

Agenda Item #:

AGENDA ITEM SUMMARY

Meeting Date:	December 19, 2017	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: A Third Amendment to Interlocal Agreement with the South Florida Water Management District for the County's purchase of SFWMD's 60.6% interest in the McMurrain Farms Property for \$8,926,380.

Summary: The County (39.4%) and SFWMD (60.6%) jointly own the 571 acre McMurrain Farm property in the Ag Reserve. The property was initially purchased for interim agricultural use with plans for SFWMD to construct an above ground reservoir as part of SFWMD's Agricultural Reserve Reservoir program. SFWMD has since determined that the Ag Reserve Reservoir program is not feasible, has terminated the program, and has declared its interest in the McMurrain Farm property to be surplus. SFWMD desires to sell its interest in the property to recover its investment. During the budget process, the Board programmed \$9,000,000 in funding over 3 years to acquire SFWMD's interest in the property. SFWMD obtained an appraisal valuing SFWMD's interest in property at \$8,926,380. This Third Amendment provides for the County to purchase SFWMD's 60.6% interest in 3 installments of \$2,975,460. The first installment is due on March 31, 2018, the second installment on November 1, 2018, and the third installment on November 1, 2019. Upon payment of each installment, the ownership interests and rental revenue shall be proportionately adjusted. SFWMD shall continue to manage property until all installment payments have been paid. **This item requires a supermajority vote (5 Commissioners) for approval. (PREM) District 5 (HJF)**

Background and Policy Issues: In June of 2000, the County and SFWMD entered into an Interlocal Agreement (R2000-0806) providing for the joint purchase of the 627 acre McMurrain Farm property. The SFWMD's share of the purchase price was to be funded by a U.S. Department of Interior grant, which funding was delayed, and the County completed the purchase on its own using Agricultural Preservation and Conservation Bond funds. The purchase price was \$23,073,600 and the transaction was closed on July 21, 2000.

Continued on Page 3

Attachments:

1. Location Map
2. Third Amendment to Interlocal Agreement
3. Budget Availability Statement

Recommended By: REH Army Wolf 12/12/17
Department Director Date

Approved By: UCB 12/15/17
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$2,975,460	\$2,975,460	\$2,975,460	0	0
Operating Costs					
External Revenues	(\$28,743)	(\$123,406)	(\$189,327)	(\$189,327)	(\$189,327)
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$2,946,717	\$2,852,054	\$2,786,133	(\$189,327)	(\$189,327)

Is Item Included in Current Budget: Yes X No

Does this item include the use of federal funds? Yes No X

Budget Account No: Fund 3900 Dept 381 Unit E464 Object 6101
Program

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

This purchase will be funded through ad valorem supported transfers from the General Fund.

Fixed Assets Number N/A

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB 12/13 12/13
Contract Development and Control 12/15/17

B. Legal Sufficiency:

Assistant County Attorney 12/15/17

C. Other Department Review:

Department Director

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

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Background and Policy Issues: Subsequently, the existing farmer Pero Family Farms, requested that the County sell them 52.37 acres of the McMurrain Farms property to enable Pero to expand their existing hydroponic farming facility. After lengthy negotiations between the County, SFWMD and Pero regarding both the sale of 57 acres to Pero and measures to ensure Pero would not be impacted by construction and operation of SFWMD's planned reservoir, and SFWMD finally obtaining grant funding to complete the purchase, the County and SFWMD entered into Amendment #1 to the Interlocal Agreement (R2000-0806) which reduced the acreage to 571 acres to accommodate the proposed sale to Pero, with a corresponding reduction in SFWMD's share of the purchase price to \$13,734,881. The sale to SFWMD closed August 28, 2002.

On March 22, 2006, the Board approved the sale of the 57.37 acres to Pero for a purchase price of \$1,063,700 (\$18,541/acre). The sale was subject to a deed restriction limiting use of the property to agricultural purposes.

In 2016 SFWMD determined that the Ag Reserve Reservoir Project was not feasible, terminated the project and declared the McMurrain Farms property surplus. In December of 2016, County and SFWMD Staff presented a proposal to sell the McMurrain Farms property subject to Conservation Easements limiting the use of the property to agricultural purposes. Staff projected that a sale subject to Conservation Easements would yield revenue of approximately \$15,400,000 (SFWMD \$9,335,000; County \$6,065,000). The Board did not approve Staff's recommendation and directed Staff to explore options for the County to buy-out SFWMD's 60.6% interest in the property. The Board further considered this issue as part of the County's budget process and ultimately adopted the budget with \$9,000,000 programmed over 3 years for acquisition of SFWMD's interest in the property.

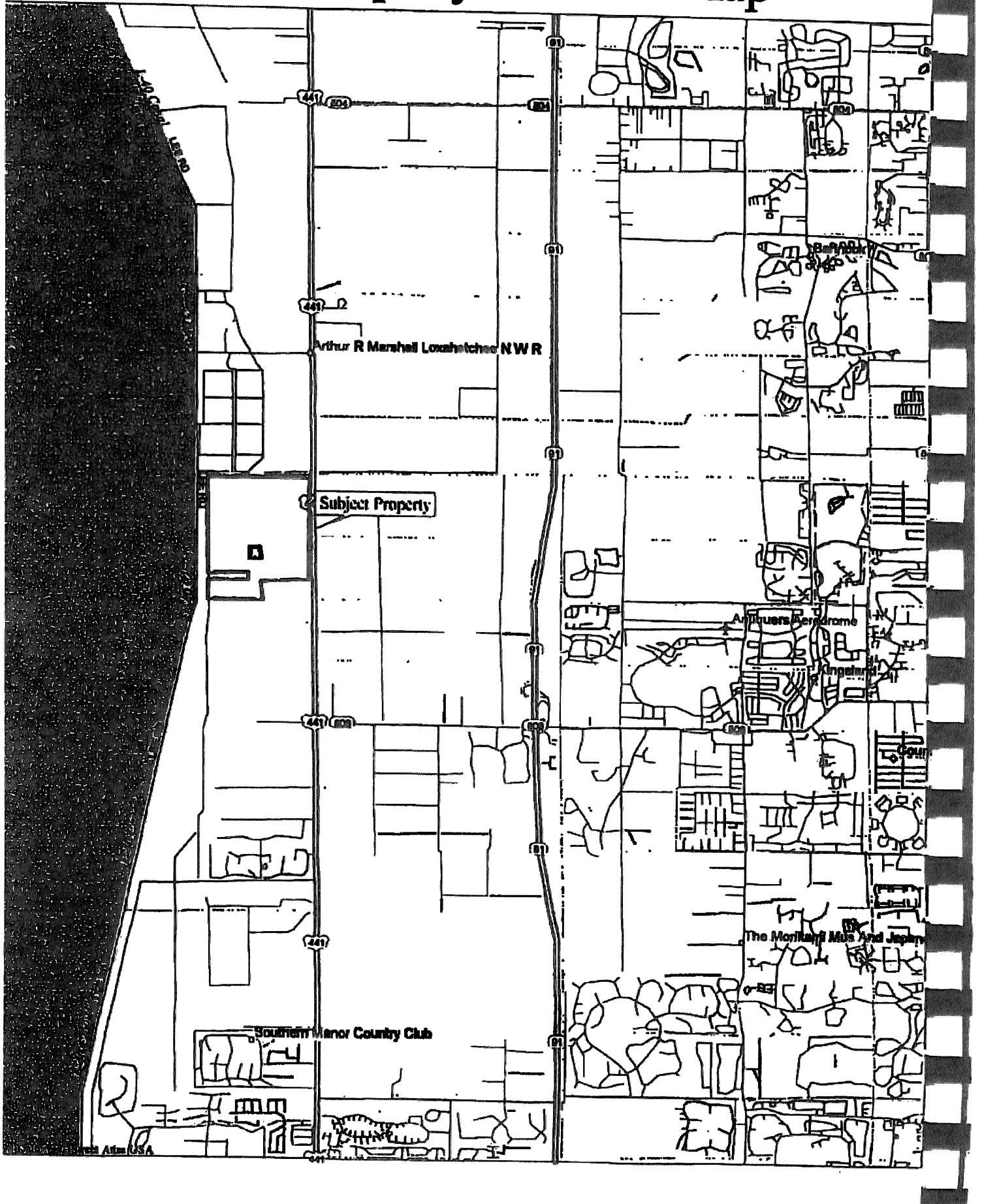
The Third Amendment to Interlocal Agreement provides for the County to purchase SFWMD's 60.6% interest at the appraised value of \$8,926,380 in 3 installments of \$2,975,460, due on March 31, 2018, November 1, 2018 and November 1, 2019. With each installment payment, SFWMD will convey a percentage interest in the property. On March 31, 2018, SFWMD will convey a 100% interest in a 10 acre parcel within the farm property which is solely owned by SFWMD, together with an 18.4% interest in the jointly owned property. On November 1, 2018, SFWMD will convey an additional 21.1% interest in the jointly owned property. On November 1, 2019, SFWMD will convey SFWMD's remaining 21.1% interest in the property.

The SFWMD obtained 2 appraisals which valued the property at \$15,400,000 and \$14,730,000 respectively. This is obviously less than the \$23,073,400 (\$36,800/acre) which the County and SFWMD paid for the Property. This lower value is due to two factors. First, the acreage has been reduced by the 51 acres which has previously sold to Pero. Second, when the County initially purchased the property, it had development rights, which have since been removed and retired. In addition, the appraisals valued the property as subject to a conservation easement. The \$8,926,380 purchase price for SFWMD's 60.6% interest in the property was based upon the lower of the 2 appraisals, \$14,730,000, multiplied by 60.6%,

SFWMD will be responsible for obtaining a release of the property from the Department of the Interior grant encumbrance associated with the grant funding used by SFWMD to purchase its interest in the property. SFWMD has coordinated the release with DOI and expects to obtain the release within 60 days after approval of this Third Amendment. If the release of said grant encumbrance is delayed, then payment of the second installment will be postponed.

The McMurrain Farms property has been leased to Pero since before the County acquired it. The lease currently generates \$122,026.73 in annual revenue to the County. The County's share of the rental revenue will increase proportionately with increases in the County's percentage ownership. In March of 2018, the County share of the revenue will increase to \$179,012.

Subject Property Location Map



THIRD AMENDMENT TO INTERLOCAL AGREEMENT

THIS THIRD AMENDMENT TO INTERLOCAL AGREEMENT ("Third Amendment") is made and entered into by and between **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a governmental entity created and existing pursuant to Chapter 373, Florida Statutes, hereinafter referred to as "**SFWMD**", and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter referred to as "**County**".

WITNESSETH:

WHEREAS, on June 6, 2000, SFWMD and County entered into an Interlocal Agreement, providing for the joint purchase by the parties of approximately 627 acres of real property located in the Agricultural Reserve in Palm Beach County also known as the McMurrian Farms property; and

WHEREAS, on February 5, 2002, SFWMD and County entered into Amendment #1 to the Interlocal Agreement, revising, among other things, the acreage of the joint purchase from approximately 627 acres to approximately 571 acres. Note: Amendment #1 has been recorded in the Palm Beach County, Florida public records in Official Records Book 13536, page 612, with the Interlocal Agreement being attached to said Amendment #1 as an exhibit thereto; and

WHEREAS, on May 28, 2002, SFWMD and County entered into Amendment #2 to the Interlocal Agreement recorded in the Palm Beach County, Florida public records in Official Records Book 14083, page 585. Note: The Interlocal Agreement of June 6, 2000; Amendment #1 dated February 5, 2002; and Amendment #2 dated May 28, 2002, are collectively referred to herein as the "Interlocal Agreement" unless an express reference is made to one instrument by its date.

WHEREAS, on August 28, 2002, and pursuant to the Interlocal Agreement, SFWMD acquired its undivided a 60.60% interest in the jointly owned property from the County identified as Tract W9-100-176, and consisting of 570.77 acres. Tract W9-100-176 is legally described on **Exhibit "A"** attached hereto; and

WHEREAS, SFWMD's 60.60% undivided interest in Tract W9-100-176 was funded under Federal Grant Agreement LWCF-1 Everglades Watershed Restoration, between SFWMD and the United States Department of Interior dated June 10, 1999 (referred to herein as the "DOI Grant Encumbrance"); and

WHEREAS, SFWMD is also vested with an undivided 100% interest in a parcel of land surrounded by Tract W9-100-176, said parcel is identified as Tract W9-100-177 and contains 10.47 acres, yet Tract W9-100-177 was not jointly acquired under the Interlocal Agreement, nor was it acquired by SFWMD with assistance under Federal Grant Agreement LWCF-1 Everglades Watershed Restoration, between SFWMD and the United States Department of Interior dated June 10, 1999; therefore, Tract W9-100-177 is not jointly owned by SFWMD and the County, nor is Tract W9-100-177 encumbered by the DOI Grant Encumbrance. Tract W9-100-177 is legally described as follows:

Tract 39, Block 65, PALM BEACH FARMS COMPANY, Plat No.3, according to the plat thereof as recorded in Plat Book 2, Page 45, Palm Beach County, Florida, public records; and

WHEREAS, Tract W9-100-176 is subject to a revenue generating, agricultural row crop lease dated July 1, 2013 (referred to herein as the “Row Crop Lease”), with Pero Family Farms, LLC, a Florida limited liability company (“Pero Family Farms”), in which SFWMD and the County share the revenue generated by the Row Crop Lease to match their respective ownership interests in Tract W9-100-176.

WHEREAS, the purpose for which SFWMD acquired its 60.60% interest in Tract W9-100-176 and its 100% interest in Tract W9-100-177 is no longer viable, therefore SFWMD desires to recoup its investment in said tracts by the sale of both tracts to the County; and

WHEREAS, the County is willing to purchase SFWMD’s 60.60% interest in Tract W9-100-176 and its 100% interest in Tract W9-100-177 at the combined fair market value of EIGHT MILLION NINE HUNDRED TWENTY SIX THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$8,926,380.00), said fair market value being the mutually agreed upon purchase price (the “Purchase Price”) based upon that certain appraisal dated November 16, 2016, prepared by Stephen D Shaw, MAI, Callaway & Price, Inc.

WHEREAS, the Purchase Price will be paid by the County to SFWMD in three (3) separate and distinct installments of TWO MILLION NINE HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED SIXTY AND NO/100 DOLLARS (\$2,975,460.00) each, on the dates, and in the manner, described below.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties, as well as the other mutual covenants contained herein, the parties agree as follows:

1. **Accuracy of Recitals.** The recitals set forth above are true and correct and are incorporated into this Third Amendment as if restated in their entirety by this reference.

2. **Due Dates for Purchase Price Installments.** The Purchase Price to acquire SFWMD's 60.60% interest in Tract W9-100-176, together with SFWMD's 100% interest in Tract W9-100-177, shall be paid in three separate and distinct installments of current funds in the amount of TWO MILLION NINE HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED SIXTY AND NO/100 DOLLARS (\$2,975,460.00) each, and shall be due and payable as follows: (a) Installment #1 shall be due and payable on March 31, 2018; (b) Installment #2 shall be due and payable on November 1, 2018; and (c) Installment #3 shall be due and payable on November 1, 2019.

3. **Conveyance of SFWMD's Vested Interests and Application of Funds.** Installment #1 will be applied in a manner whereby SFWMD's 100% interest in Tract W9-100-177, will be conveyed in full to the County based upon the agreed upon appraised value for Tract W9-100-177 of TWO HUNDRED SIXTY FIVE THOUSAND THREE HUNDRED THIRTY FIVE AND NO/100 DOLLARS (265,335.00) (See **Exhibit "B-1"** attached hereto). The balance of Installment #1 (\$2,710,125.00) will be applied in a manner whereby SFWMD conveys an 18.4% undivided interest in Tract W9-100-176 to the County (See **Exhibit "B-2"** attached hereto). Installment #2 will be applied in a manner whereby SFWMD's 21.1% interest in Tract W9-100-176, will be conveyed to the County (See **Exhibit "C"** attached hereto), and Installment #3 will be applied in a manner whereby SFWMD's remaining interest in Tract W9-100-176 will be conveyed to the County (See **Exhibit "D"** attached hereto), at which point the County will be vested with a 100% undivided interest in both Tract W9-100-176 and Tract W9-100-177. Based upon the above, and within sixty (60) days of SFWMD's receipt of any given installment payment, SFWMD will cause to be delivered to the County a properly executed Quit Claim Deed representing the conveyance of SFWMD's undivided interest in the respective tracts as outlined above. For the sake of clarity, the forms to be used as installment payments are tendered by the County are attached hereto and made a part hereof.

4. **Adjustment for Row Crop Lease Revenue.** Effective on the date in which SFWMD timely receives an installment payment, an automatic accounting adjustment shall be made by the parties to reflect their new respective undivided interests in Tract W9-100-176; thereafter, Row Crop Lease revenue shall be shared based upon the parties new undivided interests in Tract W9-100-176

5. **County's Failure to Tender Installments.** In the event the County fails to timely pay any Purchase Price Installment, then 100% of all Row Crop Lease revenue shall be deemed to be earned and awarded to SFWMD as it is tendered by Pero Family Farms until such time as any delinquent Purchase Price Installment has been paid in full by the application of the County's prorata share of the Row Crop Lease revenue which shall be applied first to the Installment Payment due first in time; provided, however, that there will be no transfer of an undivided interest vested in SFWMD until such time as SFWMD executes and delivers a Quit Claim Deed as contemplated above; provided, further however, that once any Installment Payment becomes paid in full based upon the application of Row Crop Lease revenue, then the County will be entitled to the next Quit Claim Deed in the order contemplated by this Third Amendment. This provision shall not be deemed an election of remedies by SFWMD or the County such that the parties shall both be entitled to all remedies at law or in equity that may be available to them under Florida law.

6. **Transfer of DOI Grant Encumbrance.** SFWMD will diligently pursue the transfer and release of the DOI Grant Encumbrance from Tract W9-100-176, prior to the date in which the first Quit Claim Deed is to be delivered hereunder, i.e., within sixty (60) days from the County's tender of Installment Payment #1. If, after such time, the DOI Grant Encumbrance is not so transferred or released from Tract W9-100-176, then the County's requirement to tender Installment Payment #2 will be tolled for the time period in which the DOI Grant Encumbrance was originally contemplated to be transferred and released, i.e., within sixty (60) days from the County's tender of Installment Payment #1, until the time in which the DOI Grant Encumbrance has actually been transferred or released from Tract W9-100-176.

7. **Retired Development Rights.** Pursuant to Section 10 of the Interlocal Agreement, the parties acknowledge and agree that the County has effectuated a land use change that retired the development rights attributed to the Property without transferring the development rights to an alternative property; accordingly, Section 10 of the Interlocal Agreement is hereby deleted in its entirety without replacement.

8. **Management and Use of the Property.** Section 11 of the Interlocal Agreement is hereby deleted in its entirety and replaced with the following:

The District shall continue to manage the entirety of the Property until such time that all installment payments have been received by the District and all tracts have been conveyed to the County. The County agrees that the Property shall be

used solely for continued agricultural production. The District will not make any material changes to the Row Crop Lease, or the operations conducted on the Property, unless such changes are mutually agreed to by the County and the District. Management expenses incurred by the District will continue to be borne by the parties in accordance with their respective percentage ownership interests in the Property.

9. **Status of Row Crop Lease and Interlocal Agreement.** Unless expressly modified or amended by this Third Amendment, all terms and provisions contained in the Row Crop Lease and the Interlocal Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have set their hands and seals on the dates set forth below.

Executed by SFWMD this _____ day of _____, 20____

ATTEST:
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT

**SOUTH FLORIDA WATER
MANAGEMENT DISTRICT,
MANAGEMENT DISTRICT**

By: _____
Secretary

By: _____

Print Name and Title

(Corporate Seal)

Legal Form Approved:

South Florida Water Management District
Office of Counsel

Executed by County this _____ day of _____, 20____

ATTEST:
SHARON R. BOCK, CLERK &
COMPTROLLER

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

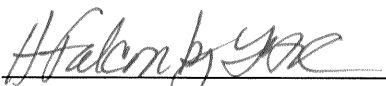
By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Chair

{County Seal}

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: 
County Attorney

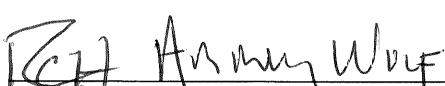
By: 
Department Director

EXHIBIT "A"
LEGAL DESCRIPTION FOR TRACT W9-100-176

EXHIBIT "A"

Legal Description

LANDS BEING COMPRISED OF ALL OR PORTIONS THEREOF OF TRACTS 1 THROUGH 38 INCLUSIVE, AND TRACTS 40 THROUGH 54 INCLUSIVE, BLOCK 65, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING FIVE (5) PARCELS:

PARCEL NO. 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 71.94 FEET; THENCE S.88°59'00"W, DEPARTING SAID EAST LINE, A DISTANCE OF 232.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-88, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 1; THENCE S.89°51'07"W., ALONG A LINE 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 1 AND 2, BLOCK 65, A DISTANCE OF 1113.22 FEET TO A POINT ON THE WEST LINE OF TRACT 2, BLOCK 65; THENCE N.00°02'28"W., ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 0.66 FEET; THENCE S.89°51'07"W., ALONG A LINE 29.70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 3, BLOCK 65, A DISTANCE OF 660.05 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE S.00°02'16"E., ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 4.62 FEET; THENCE S.89°51'07"W., ALONG A LINE 34.32 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 4, BLOCK 65, A DISTANCE OF 675.05 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 30.85 FEET; THENCE S.89°37'57"W., ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 2489.54 FEET; THENCE S.00°33'24"E., ALONG A LINE 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID SECTION 12 AND THE WEST LINE OF SAID BLOCK 65, A DISTANCE OF 585.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT 7, BLOCK 65; THENCE N.89°57'53"E., ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 75.00 FEET; THENCE S.00°33'24"E., ALONG A LINE 150.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 8, BLOCK 65, A DISTANCE OF 675.04 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°57'52"W., ALONG SAID CENTERLINE, A DISTANCE OF 105.12 FEET; THENCE S.00°33'24"E., ALONG A LINE 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 21 AND 22, BLOCK 65, A DISTANCE OF 1335.66 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF TRACTS 22 THROUGH 28, INCLUSIVE, A DISTANCE OF 4991.30 FEET TO A POINT IN THE AFOREMENTIONED WEST RIGHT OF WAY FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 2649.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 THE EAST ½ OF TRACT 2, BLOCK 65 OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Exhibit "A"
page 1 of 5

TOGETHER WITH PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 2796.87 FEET; THENCE S.89°59'00"W., DEPARTING SAID EAST LINE, A DISTANCE OF 230.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 2; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 29, BLOCK 65, A DISTANCE OF 501.01 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 29; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET; THENCE S.89°57'23"W., ALONG A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 30, BLOCK 65, A DISTANCE OF 660.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 30; THENCE N.00°02'57"W., ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W., ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 31, 32, 33, AND 34, BLOCK 65, A DISTANCE OF 2670.90 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT 34; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 35, BLOCK 65, A DISTANCE OF 1154.58 FEET; THENCE S.00°33'24"E., ALONG A LINE THAT IS 50.16 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 35, 36, 49, AND 50, BLOCK 65, A DISTANCE OF 2500.61 FEET; THENCE N.89°44'03"E., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 50, 51, AND 52, BLOCK 65, A DISTANCE OF 2467.25 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 69.64 FEET; THENCE N.89°44'03"E., ALONG A LINE 30.36 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 53 AND 54, BLOCK 65, A DISTANCE OF 1335.79 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 54; THENCE N.00°02'28"W., ALONG SAID EAST LINE OF TRACT 54, A DISTANCE OF 585.05 FEET TO THE SOUTHWEST CORNER OF TRACT 44, BLOCK 65; THENCE N.89°56'39"E., ALONG THE SOUTH LINE OF SAID TRACT 44 AND THE SOUTH LINE OF TRACT 43, BLOCK 65, A DISTANCE OF 1195.87 FEET TO A POINT IN THE AFOREMENTIONED WEST-RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1965.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS FROM PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 3415.72 FEET; THENCE S.89°57'09"W., DEPARTING SAID EAST LINE, A DISTANCE OF 2062.73 FEET TO THE NORTHEAST CORNER OF TRACT 39, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'09"W., ALONG THE NORTH LINE OF SAID TRACT 39, BLOCK 65 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 675.26 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 39, A DISTANCE OF 675.13 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE N.89°56'54"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET SOUTH OF AND PARALLEL

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WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 675.31 FEET; THENCE N.00°02'16"W., ALONG THE EAST LINE OF SAID TRACT 39 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 675.08 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH PARCEL 3

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°44'03"W., ALONG THE NORTH LINE OF SAID SECTION 13 AND THE SOUTH LINE OF BLOCK 65, A DISTANCE OF 1436.27 FEET; THENCE DEPARTING SAID LINE S.00°02'29"E, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 55, BLOCK 65, A DISTANCE OF 3.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°02'29"E, ALONG SAID PROLONGATION OF TRACT 55, A DISTANCE OF 677.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W, ALONG SAID LINE, A DISTANCE OF 1209.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W., ALONG THE SOUTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13, A DISTANCE OF 2653.96 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE N.01°12'33"W, ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 589.29 FEET; THENCE N.89°44'03"E, ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2656.28 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE N.00°59'20"W, ALONG SAID LINE, A DISTANCE OF 96.05 FEET; THENCE N.89°44'03"E., ALONG A LINE 3.96 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1220.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 4:

A STRIP OF LAND LYING WITHIN A PORTION OF TRACTS 29 THROUGH 35 INCLUSIVE, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, SAID STRIP ALSO LYING WITHIN A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 2,796.87 FEET; THENCE DEPARTING SAID LINE, S.88°59'00"W., A DISTANCE OF 230.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524 AND AS DESCRIBED IN THE ORDER OF TAKING IN OFFICIAL RECORD BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 29, A DISTANCE OF 501.01 FEET; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET TO A POINT ON A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 30; THENCE S.89°57'23"W., ALONG SAID LINE, A DISTANCE OF 660.22 FEET; THENCE N.00°02'57"W., ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W., ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACTS 31 THROUGH 34 INCLUSIVE, A DISTANCE OF 2,670.90 FEET; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 1,154.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT E-1W-N CANAL, SAID POINT BEING 50.16 FEET EAST OF AND PARALLEL WITH

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(AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 35; THENCE N.04°52'55"W., A DISTANCE OF 70.01 FEET TO A POINT ON THE SOUTH LINE OF TRACT 22, SAID POINT BEING 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF SAID TRACTS 22 THROUGH 28 INCLUSIVE, SAID LINE ALSO BEING THE NORTH LINE OF A PLATTED 30 FOOT ROADWAY AS SHOWN ON SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 4,991.30 FEET TO A POINT IN THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441); THENCE S.01°03'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.11 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH PARCEL 5:

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 2, BLOCK 65 PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID PARCEL ALSO LYING WITHIN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.89°37'57"W., ALONG THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 684.29 FEET; THENCE DEPARTING SAID NORTH LINE, S.00°02'42"E., ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 2, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 72.83 FEET TO A POINT ON A LINE LYING 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°02'42"E., ALONG SAID EAST LINE, A DISTANCE OF 638.53 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S.89°57'53"W., ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 330.05 FEET; THENCE N.00°02'36"W., DEPARTING SAID SOUTH LINE, A DISTANCE OF 637.98 FEET TO A POINT ON AFORESAID PARALLEL LINE; THENCE N.89°51'07"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO THE POINT OF BEGINNING.

(legal continued on next page)

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LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying within all of Tracts 41 and 44 and a portion of Tracts 29, 30, 42, and 43, of Block 65 Palm Beach Farms Co. Plat No. 3 according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 inclusive of the Public Records of Palm Beach County, Florida, said parcel also lying within Section 12, Township 46 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence South 01°01'00" East, as a basis of bearings, along the East line of said Block 65 said line also being the East line of said Section 12, a distance of 2,796.87 feet; thence departing said East line South 88°59'00" West, a distance of 230.73 feet to the POINT OF BEGINNING; thence South 01°03'04" East, along the West right of way line for State Road No. 7 (U.S. Highway 441) as shown on that certain Florida Department of Transportation right of way map Section 93210-2524 and as described in the order of taking recorded in Official Record Book 10644, Page 353, Palm Beach County, Records, a distance of 1,965.05 feet; thence South 89°56'38" West, along the South line of said Tracts 43 and 44 of Block 65 Palm Beach Farms Co. Plat No. 3, a distance of 1,195.87 feet to the Southwest corner of said Tract 44; thence North 00°02'29" West, along the West line of said Tracts 44, 41, and 30 of Block 65 Palm Beach Farms Co. Plat No. 3 a distance of 1,966.54 feet; thence North 89°57'23" East, a distance of 660.22 feet; thence South 00°02'42" East, a distance of 1.54 feet; thence North 89°57'23" East, a distance of 501.01 feet to the POINT OF BEGINNING.

Said Lands situate, lying and being in Palm Beach County, Florida

END OF DESCRIPTION

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EXHIBIT "B-1"

**EXAMPLE QUIT CLAIM DEED FOR TRANSFER OF SFWMD'S 100% INTEREST IN TRACT W9-100-177
AFTER INSTALLMENT #1 IS PAID BY THE COUNTY IN CURRENT FUNDS**

This instrument prepared by and return to:
South Florida Water Management District
3301 Gun Club Road,
West Palm Beach, FL 33406
ATTN: REAL ESTATE, MSC#3710

Tract No.: W9-100-177

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2017, between **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, its successors and assigns, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as the "Grantee", whose office address is 301 North Olive Avenue, West Palm Beach, Florida 33406.

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, the following described land, situate, lying and being in Palm Beach County, State of Florida, to wit:

Tract 39, Block 65, PALM BEACH FARMS COMPANY, Plat No.3, according to the plat thereof as recorded in Plat Book 2, Page 45, Palm Beach County, Florida, public records (hereinafter referred to as the "Premises").

The Grantor makes no express or implied warranty or representation with respect to the title to the Premises or the condition or suitability of the Premises and/or any improvements located thereon for the Grantee's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the Grantor. The Grantee accepts the Premises in its "AS IS", "WHERE IS" and "WITH ALL FAULTS" condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural

resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the Premises. The Premises shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the Premises by the Grantor to the Grantee shall not constitute a waiver by the Grantor of the obligation of the Grantee to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the Grantee acknowledges that there is no obligation on the part of the Grantor to approve the issuance of any required permits. The Grantor’s review process for any required permits will be done separately, independent and unfettered of the fact that the Grantor has conveyed the Premises to the Grantee and shall be in accordance with the Grantor’s applicable statutes and rules.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its Secretary.

Grantor:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY ITS GOVERNING BOARD

(Seal)

By: _____,
_____, Chairman

ATTEST:

_____, Secretary

Legal Form Approved:

By: _____
Office of Counsel

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Chairman, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Secretary, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

EXHIBIT "B-2

**EXAMPLE QUIT CLAIM DEED FOR TRANSFER OF SFWMD'S 18.4% INTEREST IN TRACT W9-100-176
AFTER INSTALLMENT #1 IS PAID BY THE COUNTY IN CURRENT FUNDS**

This instrument prepared by and return to:
South Florida Water Management District
3301 Gun Club Road,
West Palm Beach, FL 33406
ATTN: REAL ESTATE, MSC#3710

Tract No.: W9-100-176

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2017, between **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, its successors and assigns, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as the "Grantee", whose office address is 301 North Olive Avenue, West Palm Beach, Florida 33406.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, **AN UNDIVIDED 18.4% INTEREST*** in the following described land, situate, lying and being in Palm Beach County, State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof (hereinafter referred to as the "Premises").

*For the sake of public record clarity, and not to be construed in any way as a warranty or representation of any kind by Grantor, Grantor's interest in the Premises prior to this conveyance is an undivided 60.60% interest, with Grantee being vested with the remaining 39.40% undivided interest. After this conveyance, the Grantor and Grantee will be vested with joint ownership of the Premises as follows:

Grantor owning an undivided 42.20% interest in the Premises; and
Grantee owning an undivided 57.80% interest in the Premises.

Again, this statement is inserted in this Quit Claim Deed purely for the sake of public record clarity, and Grantee has no right to construe the above to be, in any way, a representation or warranty of any kind.

The Grantor makes no express or implied warranty or representation with respect to the title to the Premises or the condition or suitability of the Premises and/or any improvements located thereon for the Grantee's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the Grantor. The Grantee accepts the Premises in its "AS IS", "WHERE IS" and "WITH ALL FAULTS" condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the Premises. The Premises shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the Premises by the Grantor to the Grantee shall not constitute a waiver by the Grantor of the obligation of the Grantee to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the Grantee acknowledges that there is no obligation on the part of the Grantor to approve the issuance of any required permits. The Grantor's review process for any required permits will be done separately, independent and unfettered of the fact that the Grantor has conveyed the Premises to the Grantee and shall be in accordance with the Grantor's applicable statutes and rules.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

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IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its Secretary.

Grantor:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY ITS GOVERNING BOARD

(Seal)

By: _____
_____, Chairman

ATTEST:

_____, Secretary

Legal Form Approved:

By: _____
Office of Counsel

[Notary signatures on following page]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Chairman, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Secretary, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION FOR TRACT W9-100-176

EXHIBIT "A"

Legal Description

LANDS BEING COMPRISED OF ALL OR PORTIONS THEREOF OF TRACTS 1 THROUGH 38 INCLUSIVE, AND TRACTS 40 THROUGH 54 INCLUSIVE, BLOCK 65, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING FIVE (5) PARCELS:

PARCEL NO. 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 71.84 FEET; THENCE S.88°59'00"W., DEPARTING SAID EAST LINE, A DISTANCE OF 232.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 1; THENCE S.89°51'07"W., ALONG A LINE 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 1 AND 2, BLOCK 65, A DISTANCE OF 1113.22 FEET TO A POINT ON THE WEST LINE OF TRACT 2, BLOCK 65; THENCE N.00°02'29"W., ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 0.66 FEET; THENCE S.89°51'07"W., ALONG A LINE 29.70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 3, BLOCK 65, A DISTANCE OF 660.05 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE S.00°02'16"E., ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 4.62 FEET; THENCE S.89°51'07"W., ALONG A LINE 34.32 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 4, BLOCK 65, A DISTANCE OF 675.05 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 30.85 FEET; THENCE S.89°37'57"W., ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 2489.54 FEET; THENCE S.00°33'24"E., ALONG A LINE 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID SECTION 12 AND THE WEST LINE OF SAID BLOCK 65, A DISTANCE OF 585.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT 7, BLOCK 65; THENCE N.89°57'53"E., ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 75.00 FEET; THENCE S.00°33'24"E., ALONG A LINE 150.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 8, BLOCK 65, A DISTANCE OF 675.04 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°57'52"W., ALONG SAID CENTERLINE, A DISTANCE OF 105.12 FEET; THENCE S.00°33'24"E., ALONG A LINE 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 21 AND 22, BLOCK 65, A DISTANCE OF 1335.66 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF TRACTS 22 THROUGH 28, INCLUSIVE, A DISTANCE OF 4991.30 FEET TO A POINT IN THE AFOREMENTIONED WEST RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 2649.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 THE EAST ½ OF TRACT 2, BLOCK 65 OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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TOGETHER WITH PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 2796.87 FEET; THENCE S.88°59'00"W, DEPARTING SAID EAST LINE, A DISTANCE OF 230.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 2; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 29, BLOCK 65, A DISTANCE OF 501.01 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 29; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET; THENCE S.89°57'23"W., ALONG A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 30, BLOCK 65, A DISTANCE OF 660.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 30; THENCE N.00°02'57"W, ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W, ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 31, 32, 33, AND 34, BLOCK 65, A DISTANCE OF 2670.90 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT 34; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 35, BLOCK 65, A DISTANCE OF 1154.58 FEET; THENCE S.00°33'24"E., ALONG A LINE THAT IS 50.16 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 35, 36, 49, AND 50, BLOCK 65, A DISTANCE OF 2500.61 FEET; THENCE N.89°44'03"E., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 50, 51, AND 52, BLOCK 65, A DISTANCE OF 2467.25 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 69.64 FEET; THENCE N.89°44'03"E., ALONG A LINE 30.36 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 53 AND 54, BLOCK 65, A DISTANCE OF 1335.79 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 54; THENCE N.00°02'29"W., ALONG SAID EAST LINE OF TRACT 54, A DISTANCE OF 585.05 FEET TO THE SOUTHWEST CORNER OF TRACT 44, BLOCK 65; THENCE N.89°56'39"E., ALONG THE SOUTH LINE OF SAID TRACT 44 AND THE SOUTH LINE OF TRACT 43, BLOCK 65, A DISTANCE OF 1195.87 FEET TO A POINT IN THE AFOREMENTIONED WEST-RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1965.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS FROM PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 3415.72 FEET; THENCE S.89°57'09"W, DEPARTING SAID EAST LINE, A DISTANCE OF 2062.73 FEET TO THE NORTHEAST CORNER OF TRACT 39, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'09"W., ALONG THE NORTH LINE OF SAID TRACT 39, BLOCK 65 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 675.26 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 39, A DISTANCE OF 675.13 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE N.89°56'54"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET SOUTH OF AND PARALLEL

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WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 675.31 FEET; THENCE N.00°02'16"W., ALONG THE EAST LINE OF SAID TRACT 39 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 675.08 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH PARCEL 3

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°44'03"W., ALONG THE NORTH LINE OF SAID SECTION 13 AND THE SOUTH LINE OF BLOCK 65, A DISTANCE OF 1436.27 FEET; THENCE DEPARTING SAID LINE S.00°02'29"E, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 55, BLOCK 65, A DISTANCE OF 3.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°02'29"E, ALONG SAID PROLONGATION OF TRACT 55, A DISTANCE OF 677.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W, ALONG SAID LINE, A DISTANCE OF 1209.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W., ALONG THE SOUTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13, A DISTANCE OF 2653.96 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE N.01°12'33"W, ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 589.29 FEET; THENCE N.89°44'03"E, ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2656.28 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE N.00°59'20"W, ALONG SAID LINE, A DISTANCE OF 96.05 FEET; THENCE N.89°44'03"E., ALONG A LINE 3.96 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1220.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 4:

A STRIP OF LAND LYING WITHIN A PORTION OF TRACTS 29 THROUGH 35 INCLUSIVE, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, SAID STRIP ALSO LYING WITHIN A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 2,796.87 FEET; THENCE DEPARTING SAID LINE, S.88°59'00"W., A DISTANCE OF 230.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524 AND AS DESCRIBED IN THE ORDER OF TAKING IN OFFICIAL RECORD BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 29, A DISTANCE OF 501.01 FEET; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET TO A POINT ON A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 30; THENCE S.89°57'23"W., ALONG SAID LINE, A DISTANCE OF 660.22 FEET; THENCE N.00°02'57"W., ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W., ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACTS 31 THROUGH 34 INCLUSIVE, A DISTANCE OF 2,670.90 FEET; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 1,154.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKEWORTH DRAINAGE DISTRICT E-1W-N CANAL, SAID POINT BEING 50.16 FEET EAST OF AND PARALLEL WITH

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(AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 35; THENCE N.04°52'55"W., A DISTANCE OF 70.01 FEET TO A POINT ON THE SOUTH LINE OF TRACT 22, SAID POINT BEING 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF SAID TRACTS 22 THROUGH 28 INCLUSIVE, SAID LINE ALSO BEING THE NORTH LINE OF A PLATTED 30 FOOT ROADWAY AS SHOWN ON SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 4,991.30 FEET TO A POINT IN THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441); THENCE S.01°03'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.11 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH PARCEL 5:

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 2, BLOCK 65 PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID PARCEL ALSO LYING WITHIN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.89°37'57"W., ALONG THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 684.29 FEET; THENCE DEPARTING SAID NORTH LINE, S.90°02'42"E., ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 2, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 72.83 FEET TO A POINT ON A LINE LYING 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°02'42"E., ALONG SAID EAST LINE, A DISTANCE OF 638.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S.89°57'53"W., ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 330.05 FEET; THENCE N.00°02'36"W., DEPARTING SAID SOUTH LINE, A DISTANCE OF 637.98 FEET TO A POINT ON AFORESAID PARALLEL LINE; THENCE N.89°51'07"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO THE POINT OF BEGINNING.

(legal continued on next page)

Exhibit "A"
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LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying within all of Tracts 41 and 44 and a portion of Tracts 29, 30, 42, and 43, of Block 65 Palm Beach Farms Co. Plat No. 3 according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 inclusive of the Public Records of Palm Beach County, Florida, said parcel also lying within Section 12, Township 46 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence South 01°01'00" East, as a basis of bearings, along the East line of said Block 65 said line also being the East line of said Section 12, a distance of 2,796.87 feet; thence departing said East line South 88°59'00" West, a distance of 230.73 feet to the POINT OF BEGINNING; thence South 01°03'04" East, along the West right of way line for State Road No. 7 (U.S. Highway 441) as shown on that certain Florida Department of Transportation right of way map Section 93210-2524 and as described in the order of taking recorded in Official Record Book 10644, Page 353, Palm Beach County, Records, a distance of 1,965.05 feet; thence South 89°56'38" West, along the South line of said Tracts 43 and 44 of Block 65 Palm Beach Farms Co. Plat No. 3, a distance of 1,195.87 feet to the Southwest corner of said Tract 44; thence North 00°02'29" West, along the West line of said Tracts 44, 41, and 30 of Block 65 Palm Beach Farms Co. Plat No. 3 a distance of 1,966.54 feet; thence North 89°57'23" East, a distance of 660.22 feet; thence South 00°02'42" East, a distance of 1.54 feet; thence North 89°57'23" East, a distance of 501.01 feet to the POINT OF BEGINNING.

Said Lands situate, lying and being in Palm Beach County, Florida

END OF DESCRIPTION

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EXHIBIT "C"
EXAMPLE QUIT CLAIM DEED FOR TRANSFER OF SFWMD'S 21.1% INTEREST IN TRACT W9-100-176
AFTER INSTALLMENT #2 IS PAID BY THE COUNTY IN CURRENT FUNDS

This instrument prepared by and return to:
South Florida Water Management District
3301 Gun Club Road,
West Palm Beach, FL 33406
ATTN: REAL ESTATE, MSC#3710

Tract No.: W9-100-176

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2017, between **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, its successors and assigns, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as the "Grantee", whose office address is 301 North Olive Avenue, West Palm Beach, Florida 33406.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, **AN UNDIVIDED 21.1% INTEREST*** in the following described land, situate, lying and being in Palm Beach County, State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof (hereinafter referred to as the "Premises").

*For the sake of public record clarity, and not to be construed in any way as a warranty or representation of any kind by Grantor, Grantor's interest in the Premises prior to this conveyance is an undivided 42.20% interest, with Grantee being vested with the remaining 57.80% undivided interest. After this conveyance, the Grantor and Grantee will be vested with joint ownership as follows:

Grantor owning an undivided 21.10% interest in the Premises; and
Grantee owning an undivided 78.90% interest in the Premises.

Again, this statement is inserted in this Quit Claim Deed purely for the sake of public record clarity, and Grantee has no right to construe the above to be, in any way, a representation or warranty of any kind.

The Grantor makes no express or implied warranty or representation with respect to the title to the Premises or the condition or suitability of the Premises and/or any improvements located thereon for the Grantee’s intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the Grantor. The Grantee accepts the Premises in its “AS IS”, “WHERE IS” and “WITH ALL FAULTS” condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the Premises. The Premises shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the Premises by the Grantor to the Grantee shall not constitute a waiver by the Grantor of the obligation of the Grantee to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the Grantee acknowledges that there is no obligation on the part of the Grantor to approve the issuance of any required permits. The Grantor’s review process for any required permits will be done separately, independent and unfettered of the fact that the Grantor has conveyed the Premises to the Grantee and shall be in accordance with the Grantor’s applicable statutes and rules.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its Secretary.

Grantor:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY ITS GOVERNING BOARD

(Seal)

By: _____
_____, Chairman

ATTEST:

_____, Secretary

Legal Form Approved:

By: _____
Office of Counsel

[Notary signatures on following page]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Chairman, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Secretary, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION FOR TRACT W9-100-176

EXHIBIT "A"

Legal Description

LANDS BEING COMPRISED OF ALL OR PORTIONS THEREOF OF TRACTS 1 THROUGH 38 INCLUSIVE, AND TRACTS 40 THROUGH 54 INCLUSIVE, BLOCK 65, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING FIVE (5) PARCELS:

PARCEL NO. 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 71.94 FEET; THENCE S.88°59'00"W, DEPARTING SAID EAST LINE, A DISTANCE OF 232.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 1; THENCE S.89°51'07"W., ALONG A LINE 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 1 AND 2, BLOCK 65, A DISTANCE OF 1113.22 FEET TO A POINT ON THE WEST LINE OF TRACT 2, BLOCK 65; THENCE N.00°02'29"W., ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 0.66 FEET; THENCE S.89°51'07"W., ALONG A LINE 29.70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 3, BLOCK 65, A DISTANCE OF 660.05 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE S.00°02'16"E., ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 4.62 FEET; THENCE S.89°51'07"W., ALONG A LINE 34.32 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 4, BLOCK 65, A DISTANCE OF 675.05 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 30.85 FEET; THENCE S.89°37'57"W., ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 2489.54 FEET; THENCE S.00°33'24"E., ALONG A LINE 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID SECTION 12 AND THE WEST LINE OF SAID BLOCK 65, A DISTANCE OF 585.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT 7, BLOCK 65; THENCE N.89°57'53"E., ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 75.00 FEET; THENCE S.00°33'24"E., ALONG A LINE 150.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 8, BLOCK 65, A DISTANCE OF 675.04 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°57'52"W., ALONG SAID CENTERLINE, A DISTANCE OF 105.12 FEET; THENCE S.00°33'24"E., ALONG A LINE 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 21 AND 22, BLOCK 65, A DISTANCE OF 1335.66 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF TRACTS 22 THROUGH 28, INCLUSIVE, A DISTANCE OF 4991.30 FEET TO A POINT IN THE AFOREMENTIONED WEST RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 2549.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 THE EAST ½ OF TRACT 2, BLOCK 65 OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

Exhibit "A"
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TOGETHER WITH PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 2796.87 FEET; THENCE S.88°59'00"W, DEPARTING SAID EAST LINE, A DISTANCE OF 230.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 2; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 29, BLOCK 65, A DISTANCE OF 501.01 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 29; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET; THENCE S.89°57'23"W., ALONG A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 30, BLOCK 65, A DISTANCE OF 660.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 30; THENCE N.00°02'57"W, ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W, ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 31, 32, 33, AND 34, BLOCK 65, A DISTANCE OF 2670.90 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT 34; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 35, BLOCK 65, A DISTANCE OF 1154.58 FEET; THENCE S.00°33'24"E., ALONG A LINE THAT IS 50.16 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 35, 36, 49, AND 50, BLOCK 65, A DISTANCE OF 2500.61 FEET; THENCE N.89°44'03"E., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 50, 51, AND 52, BLOCK 65, A DISTANCE OF 2467.25 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 69.64 FEET; THENCE N.89°44'03"E., ALONG A LINE 30.36 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 53 AND 54, BLOCK 65, A DISTANCE OF 1335.79 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 54; THENCE N.00°02'29"W., ALONG SAID EAST LINE OF TRACT 54, A DISTANCE OF 585.05 FEET TO THE SOUTHWEST CORNER OF TRACT 44, BLOCK 65; THENCE N.89°56'39"E., ALONG THE SOUTH LINE OF SAID TRACT 44 AND THE SOUTH LINE OF TRACT 43, BLOCK 65, A DISTANCE OF 1195.87 FEET TO A POINT IN THE AFOREMENTIONED WEST-RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1965.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS FROM PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 3415.72 FEET; THENCE S.89°57'09"W, DEPARTING SAID EAST LINE, A DISTANCE OF 2062.73 FEET TO THE NORTHEAST CORNER OF TRACT 39, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'09"W., ALONG THE NORTH LINE OF SAID TRACT 39, BLOCK 65 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 675.26 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 39, A DISTANCE OF 675.13 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE N.89°56'54"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET SOUTH OF AND PARALLEL

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WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 675.31 FEET; THENCE N.00°02'16"W., ALONG THE EAST LINE OF SAID TRACT 39 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 675.08 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH PARCEL 3

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°44'03"W., ALONG THE NORTH LINE OF SAID SECTION 13 AND THE SOUTH LINE OF BLOCK 65, A DISTANCE OF 1436.27 FEET; THENCE DEPARTING SAID LINE S.00°02'29"E, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 55, BLOCK 65, A DISTANCE OF 3.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°02'29"E, ALONG SAID PROLONGATION OF TRACT 55, A DISTANCE OF 677.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W, ALONG SAID LINE, A DISTANCE OF 1209.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W., ALONG THE SOUTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13, A DISTANCE OF 2853.96 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE N.01°12'33"W, ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 589.29 FEET; THENCE N.89°44'03"E, ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2656.28 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE N.00°59'20"W, ALONG SAID LINE, A DISTANCE OF 96.05 FEET; THENCE N.89°44'03"E., ALONG A LINE 3.96 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1220.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 4:

A STRIP OF LAND LYING WITHIN A PORTION OF TRACTS 29 THROUGH 35 INCLUSIVE, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, SAID STRIP ALSO LYING WITHIN A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 2,796.87 FEET; THENCE DEPARTING SAID LINE, S.88°59'00"W., A DISTANCE OF 230.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524 AND AS DESCRIBED IN THE ORDER OF TAKING IN OFFICIAL RECORD BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 29, A DISTANCE OF 501.01 FEET; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET TO A POINT ON A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 30; THENCE S.89°57'23"W., ALONG SAID LINE, A DISTANCE OF 660.22 FEET; THENCE N.00°02'57"W., ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W., ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACTS 31 THROUGH 34 INCLUSIVE, A DISTANCE OF 2,670.90 FEET; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 1,154.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKEWORTH DRAINAGE DISTRICT E-1W-N CANAL, SAID POINT BEING 50.16 FEET EAST OF AND PARALLEL WITH

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(AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 35; THENCE N.04°52'55"W., A DISTANCE OF 70.01 FEET TO A POINT ON THE SOUTH LINE OF TRACT 22, SAID POINT BEING 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF SAID TRACTS 22 THROUGH 28 INCLUSIVE, SAID LINE ALSO BEING THE NORTH LINE OF A PLATTED 30 FOOT ROADWAY AS SHOWN ON SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; A DISTANCE OF 4,991.30 FEET TO A POINT IN THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441); THENCE S.01°03'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.11 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH PARCEL 5:

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 2, BLOCK 65 PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID PARCEL ALSO LYING WITHIN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.89°37'57"W., ALONG THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 684.29 FEET; THENCE DEPARTING SAID NORTH LINE, S.00°02'42"E., ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 2, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 72.83 FEET TO A POINT ON A LINE LYING 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°02'42"E., ALONG SAID EAST LINE, A DISTANCE OF 638.63 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S.89°57'53"W., ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 330.05 FEET; THENCE N.00°02'36"W., DEPARTING SAID SOUTH LINE, A DISTANCE OF 637.98 FEET TO A POINT ON AFORESAID PARALLEL LINE; THENCE N.89°51'07"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO THE POINT OF BEGINNING.

(Legal continued on next page)

Exhibit "A"
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LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying within all of Tracts 41 and 44 and a portion of Tracts 29, 30, 42, and 43, of Block 65 Palm Beach Farms Co. Plat No. 3 according to the plat thereof as recorded in Plat Book 2, Pages 43 through 54 inclusive of the Public Records of Palm Beach County, Florida, said parcel also lying within Section 12, Township 46 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence South 01°01'00" East, as a basis of bearings, along the East line of said Block 65 said line also being the East line of said Section 12, a distance of 2,796.87 feet; thence departing said East line South 88°59'00" West, a distance of 230.73 feet to the POINT OF BEGINNING; thence South 01°03'04" East, along the West right of way line for State Road No. 7 (U.S. Highway 441) as shown on that certain Florida Department of Transportation right of way map Section 93210-2524 and as described in the order of taking recorded in Official Record Book 10644, Page 353, Palm Beach County, Records, a distance of 1,965.05 feet; thence South 89°56'39" West, along the South line of said Tracts 43 and 44 of Block 65 Palm Beach Farms Co. Plat No. 3, a distance of 1,195.87 feet to the Southwest corner of said Tract 44; thence North 00°02'29" West, along the West line of said Tracts 44, 41, and 30 of Block 65 Palm Beach Farms Co. Plat No. 3 a distance of 1,966.54 feet; thence North 89°57'23" East, a distance of 660.22 feet; thence South 00°02'42" East, a distance of 1.54 feet; thence North 89°57'23" East, a distance of 501.01 feet to the POINT OF BEGINNING.

Said Lands situate, lying and being in Palm Beach County, Florida

END OF DESCRIPTION

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EXHIBIT "D"

EXAMPLE QUIT CLAIM DEED FOR TRANSFER OF SFWMD'S REMAINING INTEREST IN TRACT W9-100-176 AFTER INSTALLMENT #3 IS PAID BY THE COUNTY IN CURRENT FUNDS

This instrument prepared by and return to:
South Florida Water Management District
3301 Gun Club Road,
West Palm Beach, FL 33406
ATTN: REAL ESTATE, MSC#3710

Tract No.: W9-100-176

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2017, between **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, a government entity created by Chapter 373, Florida Statutes, its successors and assigns, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and **PALM BEACH COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as the "Grantee", whose office address is 301 North Olive Avenue, West Palm Beach, Florida 33406.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, **AN UNDIVIDED 21.10% INTEREST*** in the following described land, situate, lying and being in Palm Beach County, State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof (hereinafter referred to as the "Premises").

*For the sake of public record clarity, and not to be construed in any way as a warranty or representation of any kind by Grantor, Grantor's interest in the Premises prior to this conveyance is an undivided 21.10% interest, with Grantee being vested with the remaining 78.90% undivided interest. After this conveyance, Grantee will be vested with an undivided 100% interest in the Premises.

Again, this statement is inserted in this Quit Claim Deed purely for the sake of public record clarity, and Grantee has no right to construe the above to be, in any way, a representation or warranty of any kind.

The Grantor makes no express or implied warranty or representation with respect to the title to the Premises or the condition or suitability of the Premises and/or any

improvements located thereon for the Grantee's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the Grantor. The Grantee accepts the Premises in its "AS IS", "WHERE IS" and "WITH ALL FAULTS" condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the Premises. The Premises shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the Premises by the Grantor to the Grantee shall not constitute a waiver by the Grantor of the obligation of the Grantee to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the Grantee acknowledges that there is no obligation on the part of the Grantor to approve the issuance of any required permits. The Grantor's review process for any required permits will be done separately, independent and unfettered of the fact that the Grantor has conveyed the Premises to the Grantee and shall be in accordance with the Grantor's applicable statutes and rules.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its Secretary.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Grantor:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY ITS GOVERNING BOARD

(Seal)

By: _____,
_____, Chairman

ATTEST:

_____, Secretary

Legal Form Approved:

By: _____
Office of Counsel

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Chairman, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____, as Secretary, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who is personally known to me.

Notary Public
Print: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION FOR TRACT W9-100-176

EXHIBIT "A"

Legal Description

LANDS BEING COMPRISED OF ALL OR PORTIONS THEREOF OF TRACTS 1 THROUGH 38 INCLUSIVE, AND TRACTS 40 THROUGH 54 INCLUSIVE, BLOCK 65, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING FIVE (5) PARCELS:

PARCEL NO. 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 71.94 FEET; THENCE S.88°59'00"W., DEPARTING SAID EAST LINE, A DISTANCE OF 232.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 1; THENCE S.89°51'07"W., ALONG A LINE 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 1 AND 2, BLOCK 65, A DISTANCE OF 1113.22 FEET TO A POINT ON THE WEST LINE OF TRACT 2, BLOCK 65; THENCE N.00°02'28"W., ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 0.66 FEET; THENCE S.89°51'07"W., ALONG A LINE 29.70 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 3, BLOCK 65, A DISTANCE OF 660.05 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE S.00°02'16"E., ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 4.62 FEET; THENCE S.89°51'07"W., ALONG A LINE 34.32 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 4, BLOCK 65, A DISTANCE OF 675.05 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 30.85 FEET; THENCE S.89°37'57"W., ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 2489.54 FEET; THENCE S.00°33'24"E., ALONG A LINE 100.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID SECTION 12 AND THE WEST LINE OF SAID BLOCK 65, A DISTANCE OF 585.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT 7, BLOCK 65; THENCE N.89°57'53"E., ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 75.00 FEET; THENCE S.00°33'24"E., ALONG A LINE 150.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACT 8, BLOCK 65, A DISTANCE OF 675.04 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°57'52"W., ALONG SAID CENTERLINE, A DISTANCE OF 105.12 FEET; THENCE S.00°33'24"E., ALONG A LINE 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 21 AND 22, BLOCK 65, A DISTANCE OF 1335.66 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF TRACTS 22 THROUGH 28, INCLUSIVE, A DISTANCE OF 4991.30 FEET TO A POINT IN THE AFOREMENTIONED WEST RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 2649.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1 THE EAST ½ OF TRACT 2, BLOCK 65 OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

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TOGETHER WITH PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 2796.87 FEET; THENCE S.88°58'00"W, DEPARTING SAID EAST LINE, A DISTANCE OF 230.73 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524, SHEETS 6 THROUGH 10 (LAST REVISION DATE 11-02-99, 2-5-98, 11-2-99, 2-5-98, AND 2-5-98, RESPECTIVELY), AND AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCEL 2; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 29, BLOCK 65, A DISTANCE OF 501.01 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 29; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET; THENCE S.89°57'23"W., ALONG A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 30, BLOCK 65, A DISTANCE OF 660.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 30; THENCE N.00°02'57"W, ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W, ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACTS 31, 32, 33, AND 34, BLOCK 65, A DISTANCE OF 2670.90 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT 34; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF TRACT 35, BLOCK 65, A DISTANCE OF 1154.58 FEET; THENCE S.00°33'24"E., ALONG A LINE THAT IS 50.16 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF TRACTS 35, 36, 49, AND 50, BLOCK 65, A DISTANCE OF 2500.61 FEET; THENCE N.89°44'03"E., ALONG A LINE 100.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 50, 51, AND 52, BLOCK 65, A DISTANCE OF 2467.25 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, A DISTANCE OF 69.64 FEET; THENCE N.89°44'03"E., ALONG A LINE 30.36 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF TRACTS 53 AND 54, BLOCK 65, A DISTANCE OF 1335.79 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 54; THENCE N.00°02'28"W., ALONG SAID EAST LINE OF TRACT 54, A DISTANCE OF 585.05 FEET TO THE SOUTHWEST CORNER OF TRACT 44, BLOCK 65; THENCE N.89°56'39"E., ALONG THE SOUTH LINE OF SAID TRACT 44 AND THE SOUTH LINE OF TRACT 43, BLOCK 65, A DISTANCE OF 1195.87 FEET TO A POINT IN THE AFOREMENTIONED WEST-RIGHT OF WAY FOR STATE ROAD NO.7 (U.S. HIGHWAY 441); THENCE N.01°03'04"W., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1965.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS FROM PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS PLAT NO. 3; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND BLOCK 65, A DISTANCE OF 3415.72 FEET; THENCE S.89°57'09"W, DEPARTING SAID EAST LINE, A DISTANCE OF 2062.73 FEET TO THE NORTHEAST CORNER OF TRACT 39, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'09"W., ALONG THE NORTH LINE OF SAID TRACT 39, BLOCK 65 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 675.26 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE S.00°02'03"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 39, A DISTANCE OF 675.13 FEET TO THE CENTERLINE OF A 30 FOOT WIDE ROADWAY ACCORDING TO SAID PLAT OF PALM BEACH FARMS CO. NO. 3; THENCE N.89°56'54"E., ALONG SAID CENTERLINE, SAID CENTERLINE ALSO BEING 15 FEET SOUTH OF AND PARALLEL

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WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 39, A DISTANCE OF 675.31 FEET; THENCE N.00°02'16"W., ALONG THE EAST LINE OF SAID TRACT 39 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 675.08 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH PARCEL 3

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 41 EAST, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF BLOCK 65 OF SAID PALM BEACH FARMS CO. PLAT NO. 3; THENCE S.89°44'03"W., ALONG THE NORTH LINE OF SAID SECTION 13 AND THE SOUTH LINE OF BLOCK 65, A DISTANCE OF 1436.27 FEET; THENCE DEPARTING SAID LINE S.00°02'29"E, ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT 55, BLOCK 65, A DISTANCE OF 3.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°02'29"E, ALONG SAID PROLONGATION OF TRACT 55, A DISTANCE OF 677.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W, ALONG SAID LINE, A DISTANCE OF 1209.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE S.89°37'30"W., ALONG THE SOUTH LINE OF THE NORTH ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13, A DISTANCE OF 2653.96 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE N.01°12'33"W, ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 589.29 FEET; THENCE N.89°44'03"E, ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 2656.28 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 13; THENCE N.00°59'20"W, ALONG SAID LINE, A DISTANCE OF 96.05 FEET; THENCE N.89°44'03"E., ALONG A LINE 3.96 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1220.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 4:

A STRIP OF LAND LYING WITHIN A PORTION OF TRACTS 29 THROUGH 35 INCLUSIVE, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, SAID STRIP ALSO LYING WITHIN A PORTION OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.01°01'00"E., ALONG THE EAST LINE OF SAID SECTION 12 AND THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 2,796.87 FEET; THENCE DEPARTING SAID LINE, S.88°59'00"W., A DISTANCE OF 230.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO.7 (U.S. HIGHWAY 441) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93210-2524 AND AS DESCRIBED IN THE ORDER OF TAKING IN OFFICIAL RECORD BOOK 10644, PAGE 353 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89°57'23"W., ALONG A LINE 45.10 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 29, A DISTANCE OF 501.01 FEET; THENCE N.00°02'42"W., ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 1.54 FEET TO A POINT ON A LINE 43.56 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 30; THENCE S.89°57'23"W., ALONG SAID LINE, A DISTANCE OF 660.22 FEET; THENCE N.00°02'57"W., ALONG THE WEST LINE OF SAID TRACT 30, A DISTANCE OF 3.30 FEET; THENCE S.89°57'23"W., ALONG A LINE 40.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACTS 31 THROUGH 34 INCLUSIVE, A DISTANCE OF 2,670.90 FEET; THENCE N.00°01'36"W., ALONG THE WEST LINE OF SAID TRACT 34, A DISTANCE OF 0.50 FEET; THENCE S.89°57'23"W., ALONG A LINE 39.76 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 35, A DISTANCE OF 1,154.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKEWORTH DRAINAGE DISTRICT E-1W-N CANAL, SAID POINT BEING 50.16 FEET EAST OF AND PARALLEL WITH

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(AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 35; THENCE N.04°52'55"W., A DISTANCE OF 70.01 FEET TO A POINT ON THE SOUTH LINE OF TRACT 22, SAID POINT BEING 44.88 FEET EAST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID TRACT 22; THENCE N.89°57'23"E., ALONG THE SOUTH LINE OF SAID TRACTS 22 THROUGH 28 INCLUSIVE, SAID LINE ALSO BEING THE NORTH LINE OF A PLATTED 30 FOOT ROADWAY AS SHOWN ON SAID PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 4,991.30 FEET TO A POINT IN THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE FOR STATE ROAD NO. 7 (U.S. HIGHWAY 441); THENCE S.01°03'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.11 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH PARCEL 5:

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACT 2, BLOCK 65 PALM BEACH FARMS CO. PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID PARCEL ALSO LYING WITHIN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 65; THENCE S.89°37'57"W., ALONG THE NORTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID BLOCK 65, A DISTANCE OF 684.29 FEET; THENCE DEPARTING SAID NORTH LINE, S.00°02'42"E., ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 2, BLOCK 65, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 72.83 FEET TO A POINT ON A LINE LYING 30.36 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE NORTH LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S.00°02'42"E., ALONG SAID EAST LINE, A DISTANCE OF 638.53 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE S.89°57'53"W., ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 330.05 FEET; THENCE N.00°02'36"W., DEPARTING SAID SOUTH LINE, A DISTANCE OF 637.98 FEET TO A POINT ON AFORESAID PARALLEL LINE; THENCE N.89°51'07"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 330.03 FEET TO THE POINT OF BEGINNING.

(legal continued on next page)

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LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying within all of Tracts 41 and 44 and a portion of Tracts 29, 30, 42, and 43, of Block 65 Palm Beach Farms Co. Plat No. 3 according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 inclusive of the Public Records of Palm Beach County, Florida, said parcel also lying within Section 12, Township 46 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence South 01°01'00" East, as a basis of bearings, along the East line of said Block 65 said line also being the East line of said Section 12, a distance of 2,796.87 feet; thence departing said East line South 88°59'00" West, a distance of 230.73 feet to the POINT OF BEGINNING; thence South 01°03'04" East, along the West right of way line for State Road No. 7 (U.S. Highway 441) as shown on that certain Florida Department of Transportation right of way map Section 93210-2524 and as described in the order of taking recorded in Official Record Book 10644, Page 353, Palm Beach County, Records, a distance of 1,965.05 feet; thence South 89°56'39" West, along the South line of said Tracts 43 and 44 of Block 65 Palm Beach Farms Co. Plat No. 3, a distance of 1,195.87 feet to the Southwest corner of said Tract 44; thence North 00°02'29" West, along the West line of said Tracts 44, 41, and 30 of Block 65 Palm Beach Farms Co. Plat No. 3 a distance of 1,966.54 feet; thence North 89°57'23" East, a distance of 660.22 feet; thence South 00°02'42" East, a distance of 1.54 feet; thence North 89°57'23" East, a distance of 501.01 feet to the POINT OF BEGINNING.

Said Lands situate, lying and being in Palm Beach County, Florida

END OF DESCRIPTION

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BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 12-13-17 REQUESTED BY: Ross Hering PHONE: 233-0217

PROJECT TITLE: McMurrain Farms Purchase PROJECT NO.:

ORIGINAL CONTRACT AMOUNT: BCC RESOLUTION#:

REQUESTED AMOUNT: \$8,926,380 DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR:

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: The requested funds are for the purchase of SFWMD’s 60.6% interest in the McMurrain Farms Property to be paid over three installments. First installment – March 31, 2018, second installment November 1, 2018 and the third installment on November 1, 2019.

CONSTRUCTION	\$
PROFESSIONAL SERVICES	\$
STAFF COSTS*	\$
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$

** By signing this BAS your department agrees to these staff charges and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.*

BUDGET ACCOUNT NUMBER(S) (Specify distribution if more than one and order in which funds are to be used):

FUND: 3900 DEPT: 381 UNIT: E464 OBJ: 6101

IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check and provide detail for all that apply)

- ☒ Ad Valorem (Amount \$ _____)
- ☐ Infrastructure Sales Tax (Amount \$ _____)
- ☐ State (source/type: _____ Amount \$ _____)
- ☐ Federal (source/type: _____ Amount \$ _____)
- ☐ Grant (source/type: _____ Amount \$ _____)
- ☐ Impact Fees: (Amount \$ _____)
- ☐ Other (source/type: _____ Amount \$ _____)

Department: _____

BAS APPROVED BY:  DATE 12/14/17

ENCUMBRANCE NUMBER: _____