

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: May 1, 2018

Consent Regular
Public Hearing

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a release of a utility easement over property owned by School Property Development West Boca, LLC.

Summary: The document will release the County's interest in a utility easement recorded in the Official Records of Palm Beach County, ORB 06581, Page 1928. During the redevelopment of the site it was determined the existing utility easement is no longer required for the public water and wastewater facilities that are being relocated as part of the redevelopment of the property. The Water Utilities Department (WUD) has determined that the release of easement will not affect existing or new water facilities and therefore, recommends the release. District 5 (MJ)

Background and Justification: On September 17, 1990, a utility easement was granted to the County for public water and wastewater facilities associated with the development of the property identified by PCN 00-41-47-25-01-064-0010. Upon redevelopment, the existing public water and wastewater facilities were removed and new public water and wastewater facilities installed. A new utility easement is being granted to the County for the new public water and wastewater facilities. The property in which the easement is located will no longer be used for any existing or future WUD utility facilities. The property owner is requesting release of the easement.

Attachments:

- 1. Location Map
- 2. Two (2) Original Release of Utility Easement
- 3. Original Grant of Easement (ORB 06581/PG 1928)
- 4. Copy of Special Warranty Deed (ORB 29256/PG 1149)
- 5. Copy of Quitclaim Deed (ORB 29256/PG 1153)

Recommended By: _____

Jim Stiles
Department Director

3-27-18

Date

Approved By: _____

[Signature]
Deputy County Administrator

4/12/18

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes _____ No N/A

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

Reporting Category N/A

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

No Fiscal Impact

C. Department Fiscal Review: _____

III. REVIEW COMMENTS

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

Ralph Brown 4/6/18
OFMB
4/6 8:45

Don J. Jernigan 4/11/18
Contract Development and Control
4/11/18

B. Legal Sufficiency:

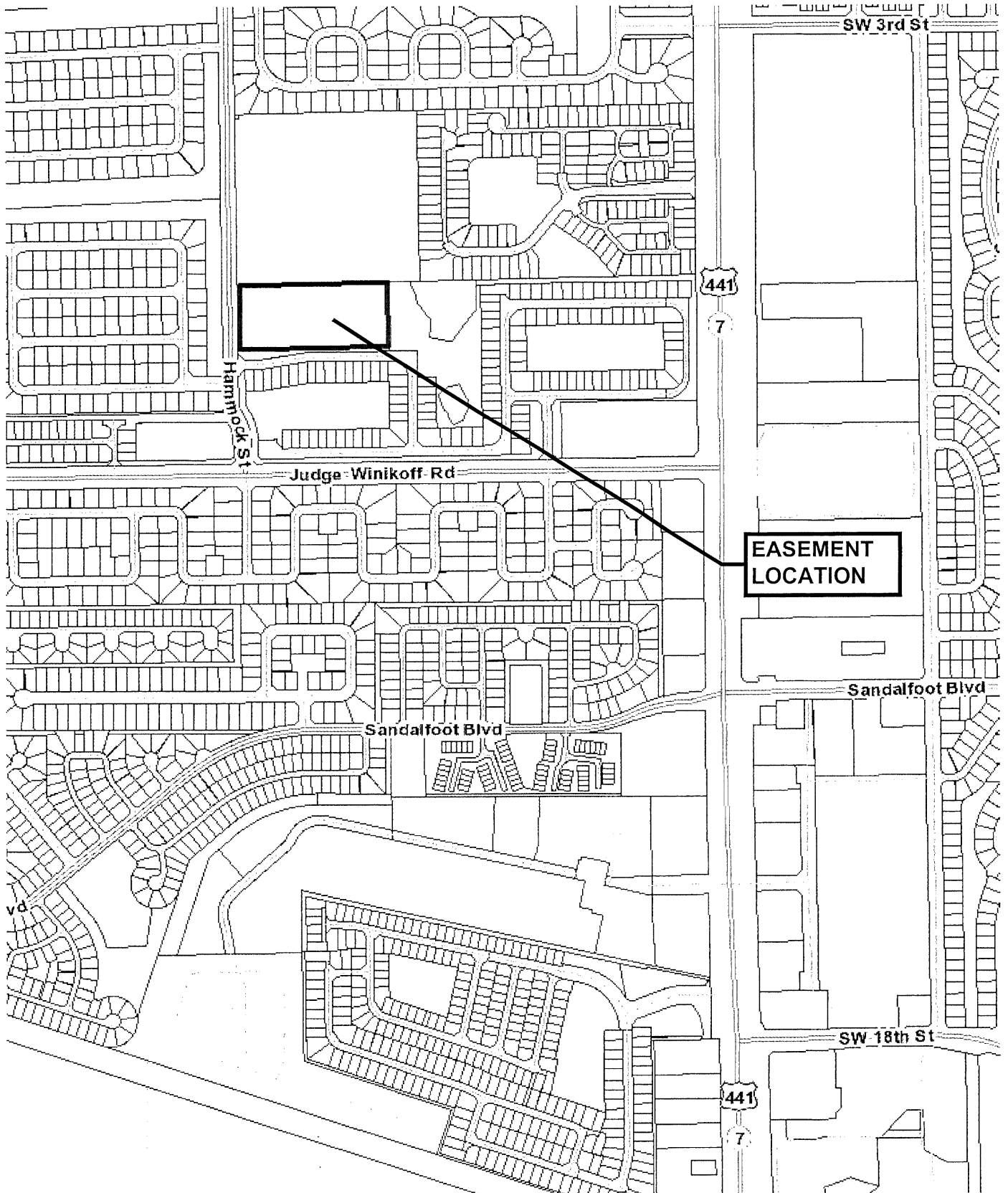
[Signature] 4/12/18
Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1



Prepared by and return to:
Palm Beach County Water Utilities Department
Attn: Plan Review, C/O Joe Lammert
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

RELEASE OF UTILITY EASEMENT

THIS RELEASE OF UTILITY EASEMENT, executed this ___ day of _____, 2018, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to School Property Development West Boca, LLC, whose address is 6457 Sunset Drive, Miami, Florida 33143:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a UTILITY EASEMENT recorded in Official Records Book 06581 Page 1928, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that UTILITY EASEMENT.

IN WITNESS WHEREOF the first party has caused this RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Melissa McKinlay, Mayor

JCS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

GRANT OF EASEMENT

ORIGINAL

THIS INDENTURE, made this 7 day of December, 1989, between WEST BOCA PRESBYTERIAN CHURCH, INC., A Florida Corporation, party of the first part, and PALM BEACH COUNTY, a political subdivision of the State of Florida, whose address is 2030 South Congress Avenue, West Palm Beach, FL 33406, party of the second part;

90-266763
Con. 10.00 Doc
WITNESSETH: JOHN B. DUNKLE, CLERK - PB COUNTY, FL

THAT, the party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged by the party of the first part, has granted and does hereby grant, to the party of the second part, its successors and assigns, forever, the right, privilege and easement to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, and/or sewage transmission and collection facilities and all appurtenant equipment, with full right to ingress thereto and egress therefrom, the property of the party of the first part, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A"

ACCEPTED BY
BOARD OF COUNTY COMMISSIONERS
DATE 9-18-90

Return to:
Palm Beach County
R/W Acquisition Section
Patricia A. Franklin, Manager
P.O. Box 2429
West Palm Beach, Florida 33402

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

The party of the first part does hereby fully warrant that it has good title to the above described property and that it has full power and authority to grant this easement.

IN WITNESS WHEREOF, the party of the first part by its proper officials has hereunto set its hands and seals the year and day first above written.

Signed and Sealed in the Presence of:

[Signature]
[Signature]

WEST BOCA PRESBYTERIAN CHURCH, INC.

BY: Christopher Todd, Pres.
Its President

Incorporated 1980
West Boca Presbyterian Church, Inc.

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

Before me personally appeared, CHRISTOPHER TODD, President

_____ to me well known and known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

Witness my hand and official seal, this 7TH day of December, 1989.

Carmen M. Speer
NOTARY PUBLIC - State of Florida
at large

My commission expires:

OFFICIAL NOTARY SEAL
CARMEN M. SPEER
NOTARY PUBLIC STATE OF FLORIDA
My Commission Exp. JUNE 22, 1993

This instrument prepared by:
CHRISTOPHER TODD, ESQ.
Address: 1515 N. Federal Hwy., #204
Boca Raton, FL 33432

BRUCE CARTER & ASSOCIATES, INC.

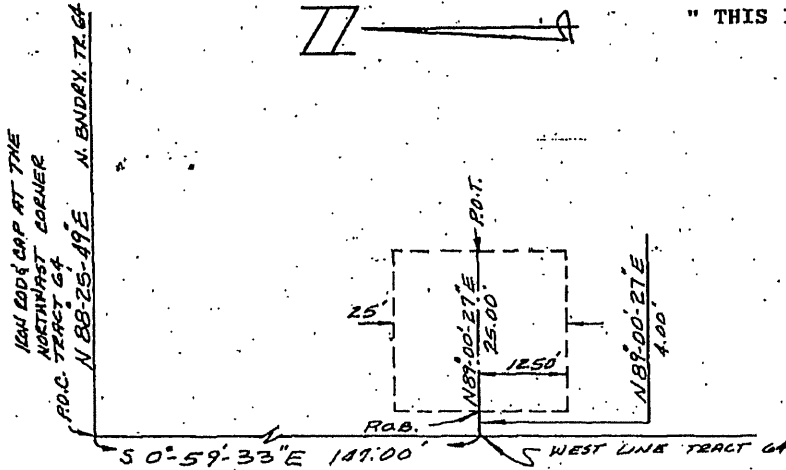


LAND SURVEYORS LAND PLANNERS
 405 S.E. 8th AVE. (SOUTH FEDERAL HIGHWAY) PHONE (304) 268-1940
 DELRAY BEACH, FLORIDA 33444

ORB 6581 Pg 1930

WEST BOCA PRESBYTERIAN CHURCH

" THIS IS NOT A SURVEY "



HAMMOC STREET

RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

SCALE: 1"=20'

LOGGERS RUN TRACT 64

DESCRIPTION: 25 FOOT UTILITY EASEMENT

A portion of Tract 64, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, in Section 25, Township 47 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 102, of the Public Records of Palm Beach County, Florida, being a 25 foot wide utility easement lying 12.50 feet on each side of the following described centerline;

Commencing at the northwest corner of said tract 64; thence S0°59'33"E along the west line of said tract a distance of 147.00 feet; thence N89°00'27"E a distance of 4.00 feet, to the Point of Beginning; thence continue N89°00'27"E a distance of 25.00 feet, to Point of Terminus.

The sides of the above described easement shall be lengthened or shortened, as necessary, in order to maintain a continuous strip of land 25 feet in width and to intersect at angle points.

Said lands situate, lying and being in Palm Beach County, Florida.

Bearings based on an assumed bearing of N88°25'49"E on the north boundary line of tract 64.

BRUCE N. CARTER
 REGISTERED LAND
 SURVEYOR NO. 2963
 STATE OF FLORIDA

DECEMBER 6, 1989

This sketch is the property of BRUCE CARTER & ASSOCIATES, INC. and shall not be reproduced in whole or part without permission of the above in writing.

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISE SKETCH LEGAL	7/18/92	C.H.	B.C.

NOTE The undersigned and BRUCE CARTER & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title search.
 NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

JOB NO.	DRAWN BY: C.H.	CHECKED BY: B.C.	FB:	PG.	FILE NO. LOGSE1
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BRUCE CARTER & ASSOCIATES, INC.



LAND SURVEYORS LAND PLANNERS
 405 S.E. 8th AVE. (SOUTH FEDERAL HIGHWAY) PHONE (305) 265-1910
 DELRAY BEACH, FLORIDA 33444

ORB 6581 Pg 1931

" THIS IS NOT A SURVEY "

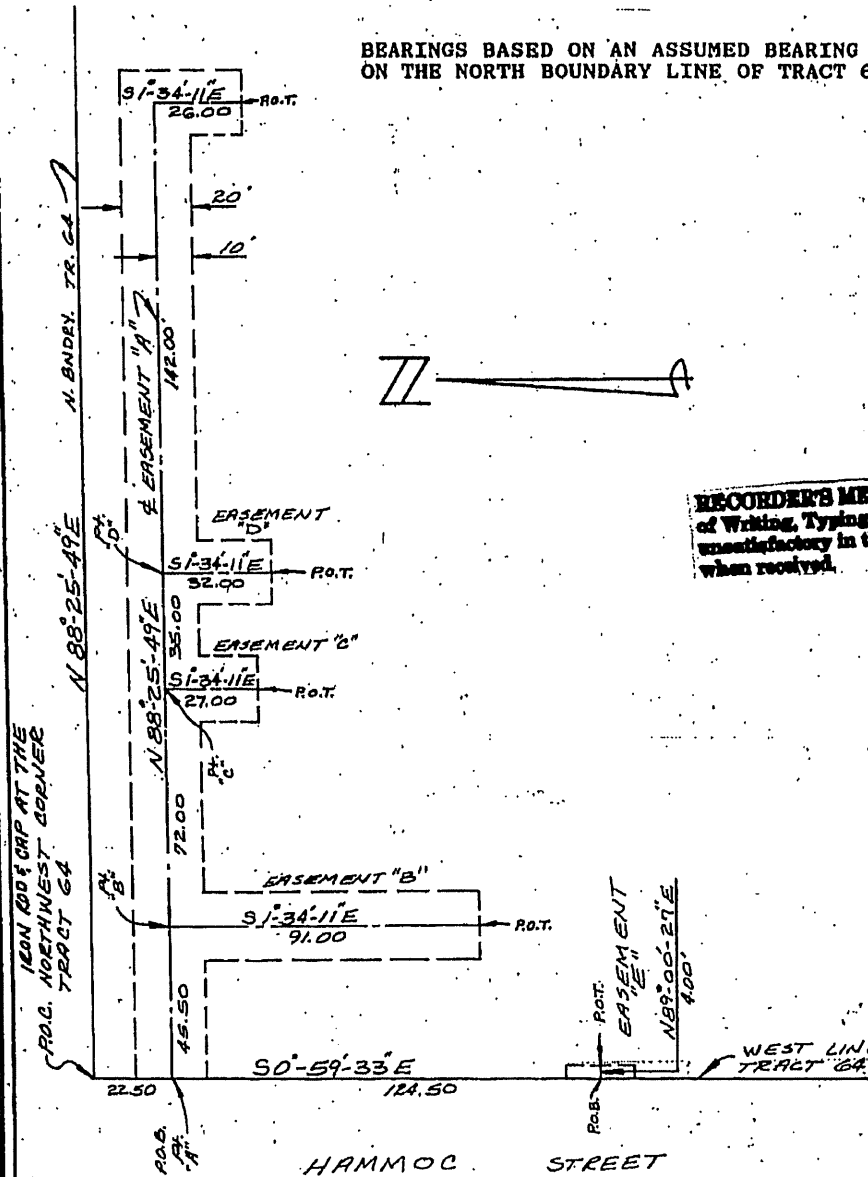
LOGGERS RUN TRACT 64

WEST BOCA PRESBYTERIAN CHURCH

20 FOOT UTILITY EASEMENT

SCALE: 1"=20'

BEARINGS BASED ON AN ASSUMED BEARING OF N88°25'49"E ON THE NORTH BOUNDARY LINE OF TRACT 64.



RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.



BRUCE N. CARTER
 REGISTERED LAND SURVEYOR NO. 2963
 STATE OF FLORIDA

DECEMBER 6, 1989

SHEET 1 OF 2

This sketch is the property of BRUCE CARTER & ASSOCIATES, INC. and shall not be reproduced in whole or part without permission of the above in writing.

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISE SKETCH INFO.	7/7/90	G.H.	BC.

NOTE The undersigned and BRUCE CARTER & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title search.
 NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

JOB NO. DRAWN BY: G.H. CHECKED BY: B.C. FB. PG. FILE NO. LOGWEI

BRUCE CARTER & ASSOCIATES, INC.



LAND SURVEYORS

LAND PLANNERS

408 S.E. 6th AVE. (SOUTH FEDERAL HIGHWAY) PHONE (305) 265-1810
 DELRAY BEACH, FLORIDA 33444

ORB 6581 Pg 1932

LOGGERS RUN
 TRACT 64

DESCRIPTION: 20 FOOT UTILITY EASEMENT

A portion of Tract 64, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, in Section 25, Township 47 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 102, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the northwest corner of said tract 64; thence S0°59'33"E along the west line of said tract 64 a distance of 22.50 feet to a point said point hereinafter to be known as point "A";

Easement "A", being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline; beginning at the aforesaid point "A"; thence N88°25'49"E a distance of 45.50 feet, to a point, said point hereinafter to be known as point "B"; thence continue N88°25'49"E a distance of 72.00 feet, to a point, said point hereinafter to be known as point "C"; thence continue N88°25'49"E a distance of 35.00 feet, to a point, said point hereinafter to be known as point "D"; thence continue N88°25'49"E a distance of 142.00 feet; thence S1°34'11"E a distance of 26.00 feet to the point of terminus;

Together with Easement "B", being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline; beginning at the aforesaid point "B"; thence S1°34'11"E a distance of 91.00 feet, to the point of terminus;

Together with Easement "C", being 20.00 feet in width, lying 10.00 feet on each side of the following described centerline; beginning at the aforesaid point "C"; thence S1°34'11"E a distance of 27.00 feet, to the point of terminus;

Together with Easement "D", being 20.00 in width, lying 10.00 feet on each side of the following described centerline; beginning at the aforesaid point "D"; thence S1°34'11"E a distance of 32.00 feet, to the point of terminus;

Together with Easement "E", being 20.00 feet in width, lying 10.00 feet on each of the following described centerline; commencing at the aforesaid point "A"; thence S0°59'33"E along said south line of tract 64 a distance of 124.50 feet, to the point of beginning; thence N89°00'27"E a distance of 4.00 feet, to the point of terminus.

The sides of the above described easements shall be lengthened or shortened, as necessary, in order to maintain a continuous strip of land 20 feet in width and to intersect at angle points.

Said lands situate, lying and being in Palm Beach County, Florida.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

RECORD VERIFIED
 PALM BEACH COUNTY, FLA.
 JOHN B. DUNKLE
 CLERK CIRCUIT COURT

SHEET 2 OF 2

THIS sketch is the property of BRUCE CARTER & ASSOCIATES, INC. and shall not be reproduced in whole or part without permission of the above in writing.

UPDATES and/or REVISIONS	DATE	BY	CHK'D	NOTE
				NOTE The undersigned and BRUCE CARTER & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title search. NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

JOB NO.	DRAWN BY:	CHECKED BY:	F.B.	PG.	FILE NO.
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I hereby certify the foregoing is a true copy of the record in my office with redactions, if any as required by law as of this day, Jan 16, 2018.
 Sharon R. Bock, Clerk and Comptroller, Palm Beach County, Florida
 BY _____ Deputy Clerk

Catherine S. Siegel



CFN 20170275304

OR BK 29256 PG 1149
RECORDED 08/01/2017 11:48:04
AMT 3,000,000.00
Doc Stamp 21,000.00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1149 - 1152 (4pgs)

This Instrument Prepared By:
Robert E. Murdoch, Esquire
Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A.
790 East Broward Boulevard, Suite 400
Fort Lauderdale, FL 33301

Upon Recording, Return To:
Aminda P. Schlechter, Esq.
Nason, Yeager, Gerson, White & Lioce, P.A.
3001 PGA Blvd, Suite 305
Palm Beach Gardens, Florida 33410

Tax Folio No _____

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of July, 2017, between WEST BOCA PRESBYTERIAN CHURCH, INC., a Florida not-for-profit corporation, whose address is: 22500 Hammock Street, Boca Raton, FL 33428, hereinafter referred to as "Grantor", and SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC, a Florida limited liability company, whose address is: 6457 Sunset Drive, Miami, FL 33143, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situated, lying and being in the County of Palm Beach, State of Florida, described as follows:

See attached Exhibit A.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances thereto, unto said Grantee to Grantee's own proper use, benefit and behoof forever, SUBJECT TO:

1. Zoning ordinances, if any, none of which are hereby reimposed; and
2. Those matters described on attached Exhibit B, none of which are hereby reimposed; and
3. Real estate taxes for the year 2017 and subsequent years.

AND Grantor hereby covenants as follows:

- A. That the lands conveyed hereby are free from all encumbrances made by Grantor; and
- B. Grantor has good right and lawful authority to sell and convey the above described real property, and hereby warrants the title to said real property for any acts of Grantor and will defend the title against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

WEST BOCA PRESBYTERIAN
CHURCH, INC.

By: [Signature]
Bruce Allen
(print name)

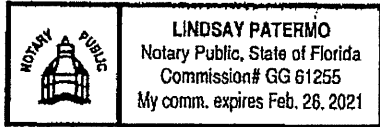
[Signature]
(print witness name)

Eneida Montanez
(print witness name)

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing Special Warranty Deed was acknowledged before me this 14 day of July, 2017, by Bruce Allen, the President of West Boca Presbyterian Church, Inc., a Florida not-for-profit corporation, on behalf of the corporation () who is personally known to me OR () who produced _____ as identification.

[Signature]
Notary Signature
Lindsay Paterno
Print Notary Name



NOTARY PUBLIC
State of Florida at Large
My Commission Expires: Feb. 26, 2021

Exhibit "A"
Legal Description

A PORTION OF TRACT 64 AND PART OF AN ABANDONED ROAD RIGHT OF WAY, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 64; THENCE SOUTH 88 DEGREES 35' 38" WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT 64, A DISTANCE OF 507.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 35' 38" WEST A DISTANCE OF 789.33 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HAMMOCK STREET; THENCE NORTH 01 DEGREES 07' 16" WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 334.17 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID TRACT 64; THENCE NORTH 88 DEGREES 25' 49" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 790.10 FEET; THENCE SOUTH 00 DEGREES 59' 33" EAST, A DISTANCE OF 336.43 FEET TO THE POINT OF BEGINNING.

LESS THOSE LANDS LYING WESTERLY OF THE WEST LINE OF TRACT 64, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING EASTERLY OF AND ADJACENT TO THE EASTERLY RIGHT-OF-WAY LINE OF HAMMOCK STREET AS SHOWN ON THE PLAT OF HOLIDAY CITY AT BOCA RATON SECTION 9, AS RECORDED IN PLAT BOOK 37, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS ALSO BEING A PORTION OF THE FOLLOWING DESCRIBED PARCEL:

THE EASTERLY 15 FEET OF THAT PART OF A 30 FOOT ABANDONED ROAD RIGHT OF WAY AS APPEARS IN OFFICIAL RECORDS BOOK 1841, PAGE 1960 LYING WEST OF AND ADJACENT TO TRACT 64, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"
TITLE EXCEPTIONS

1 Resolution To Abandon Rights-Of-Way in Section 25, Township 47 South, Range 41 East recorded in O.R. Book 1841, Page 1960, Public Records of Palm Beach County, Florida.

Easement in favor of Palm Beach County recorded in O.R. Book 6581, Page 1928, Public Records of Palm Beach County, Florida.

Easement to Florida Power and Light Company recorded in O.R. Book 6111, Page 480, Public Records of Palm Beach County, Florida.

4 All matters contained on the Plat of Florida Fruit Lands Company's Subdivision No. 2, as recorded in Plat Book 1, Page(s) 102, Public Records of Palm Beach County, Florida.

5 Surveyor's Affidavit recorded in O.R. Book 22438, Page 554, Public Records of Palm Beach County, Florida.

6 The following matters shown on the Map of Boundary Survey, prepared by Boundary Surveying & Mapping as Job No.: 15-00579, dated April 9, 2015, revised June 15, 2017: (a) light poles outside easement areas on west side of property; (b) electric boxes outside easement areas on west side of property; (c) shed outside easement area located in southwest corner of property; (d) asphalt over easement areas on northern and southern portions of the west side of property; and (e) pond encroaches outside the southern and eastern boundary lines of property.

THIS DOCUMENT IS A UNLAWFUL COPY

ATTACHMENT 5



CFN 20170275305

OR BK 29256 PG 1153

RECORDED 09/01/2017 11:48:04

AMT 10.00

Doc Stamp 0.70

Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 1153 - 1153; (3pgs)

This Instrument Prepared By:

Robert E. Murdoch, Esquire
Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A.
790 East Broward Boulevard, Suite 400
Fort Lauderdale, FL 33301

Upon Recording, Return To:

Amanda P. Schlechter, Esq.
Nason, Yeager, Gerson, White & Lioce, P.A.
3001 PGA Blvd, Suite 305
Palm Beach Gardens, Florida 33410

Tax Folio No _____

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 26th day of July, 2017, by WEST BOCA PRESBYTERIAN CHURCH, INC., a Florida not-for-profit corporation, whose post office address is: 22500 Hammock Street, Boca Raton, FL 33428, ("First Party"), to SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC, a Florida limited liability company, whose post office address is: 6457 Sunset Drive, Miami, FL 33143, ("Second Party"):

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all of the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Palm Beach, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

THIS Quitclaim Deed is an absolute conveyance of the Property, and is otherwise not intended as a mortgage, trust conveyance, deed of trust or security interest of any kind.

[SIGNATURES TO FOLLOW.]

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

Witnesses:

[Signature]
Print Name: Michael Alvarez

[Signature]
Print Name: Eneida Montanez

WEST BOCA PRESBYTERIAN CHURCH, INC., a Florida not-for-profit corporation

By: *[Signature]*

Name: Bruce Allen

Title: President

Address: 22500 Hammock Street
Boca Raton, Florida 33428

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing Quitclaim Deed was acknowledged before me this 14 day of July, 2017, by Bruce Allen, as President of West Boca Presbyterian Church, Inc., a Florida not-for-profit corporation, on behalf of the corporation (), who is personally known to me () or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Printed Name: Lindsay Paterno
My Commission Expires: FEB. 26, 2021

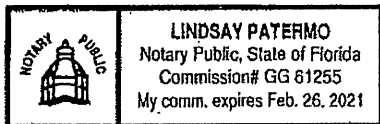


EXHIBIT "A"
LEGAL DESCRIPTION

THE EASTERLY 15 FEET OF THAT PART OF A 30 FOOT ABANDONED ROAD RIGHT OF WAY AS APPEARS IN OFFICIAL RECORDS BOOK 1841, PAGE 1960 LYING WEST OF AND ADJACENT TO TRACT 64, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

This is not a certified copy