

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: February 7, 2023 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

A) approve: a Budget Amendment of \$45,000 within the General Fund to the Morikami Museum operating budget; and

B) accept: a Quit-Claim Deed from Sally Ann Snyder, Rheta Bernice Culver a/k/a Bonnie Culver, and Nicole Annette Sorensen f/k/a Nicole Annette Campbell (Grantors) conveying their reversionary rights, title and interest in a portion of Morikami Park, being approximately 88 acres, in exchange for the County's payment of \$45,000.

Summary: Morikami Park (Park) is located on Jog Road in western Delray Beach between Linton Boulevard and Clint Moore Road and consists of approximately 188 acres. The County wishes to construct a Ryokan, or Japanese style Inn (Inn), in a portion of the Park via a competitively procured public private partnership. In the early 1970s, through several separate conveyances, George Morikami donated approximately 129 acres of the Park land to Palm Beach County. Pursuant to the quit-claim deed from Mr. Morikami to the County for that portion of the Park property where the Inn is expected to be constructed, the property may be used for public park purposes and if it ceases to be used for said purposes, title shall revert back to Mr. Morikami. Subsequently, Mr. Morikami conveyed his reversionary rights to husband and wife Ross S. Snyder and Virginia A. Snyder, both of whom have since passed away. The Grantors are the current beneficiaries of the reversionary rights as heirs of the Snyder estate and have agreed to release said rights to the County in the form of a quit claim deed in exchange for a payment of \$45,000. Morikami, Inc., a not-for-profit charitable organization dedicated to the support of the Museum located within the Park, has agreed to pay the \$45,000 for the conveyance of the reversionary rights. The County's closing costs (title insurance, doc stamps and recording fees) are estimated to be approximately \$900. (Property & Real Estate Management) District 5 (HJF)

Background and Justification:

Continued on Page 3

Attachments:

1. Location Map ✓
2. Budget Amendment
3. Budget Availability Statement - \$45,000 ✓
4. Budget Availability Statement - \$900 ✓
5. Quit-Claim Deed ✓
6. Quit-Claim Deed, Compensation and Disbursement Letter ✓
7. Morikami, Inc. Letter ✓

Recommended By: [Signature] 1/26/23
 Department Director Date

Approved By: [Signature] 1/31/23
 County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	<u>45,900</u>	_____	_____	_____	_____
External Revenues	<u>(45,000)</u>	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>900</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No X

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

Budget Account No.: Fund 0001 Dept 580 Unit 5235 Object 8301 - \$45,000
 Fund 0001 Dept 580 Unit 5235 RSRC 6690 (\$45,000)
 Fund 0001 Dept 580 Unit 5235 Object 3401 - \$900

B. Recommended Sources of Funds/Summary of Fiscal Impact:
 Morikami Museum - 0001-580-5235-8301 - \$45,000 for Quit-Claim Deed
 Morikami Museum - 0001-580-5235-3401 - \$900 for Closing Costs (title insurance, doc stamps and recording costs)

Fixed Asset Number _____

C. Departmental Fiscal Review: *Eric Mulligan*
EBM

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:
ASD 1/30/23 *Dr. J. J. J...* 1/31/23
 OFMB *EW* Contract Development and Control
 1-30-23 *MD* 1/30/23

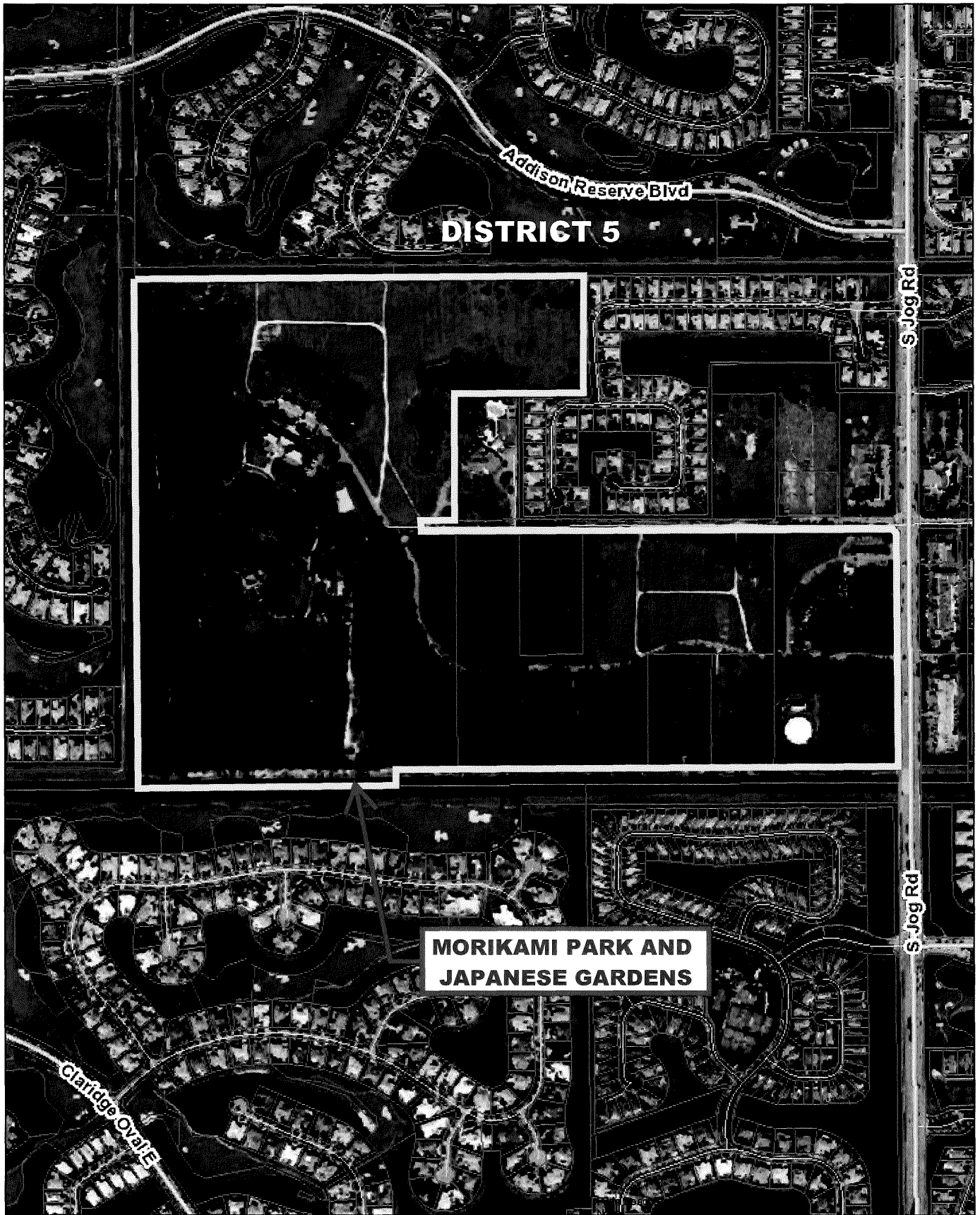
B. Legal Sufficiency:
[Signature] 1/31/23
 Assistant County Attorney

C. Other Department Review:
[Signature]
 Department Director

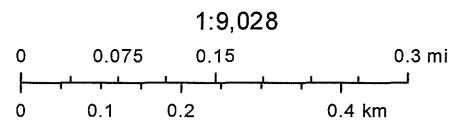
This summary is not to be used as a basis for payment.

Background and Justification: The Park consists of approximately 188 acres. The main feature of the Park is the Morikami Museum and Japanese Gardens. The Morikami Museum is owned by the County and operated by the County's Parks and Recreation Department with the assistance of Morikami, Inc. The proposed Inn, which shall include a maximum of 120 guest rooms, has been a part of the Morikami masterplan for over 35 years and is considered an accessory use of the Park lands. The Inn shall be constructed in a style that enhances the visual appeal of the Morikami Museum and Park through a future competitively bid procurement process. The design aesthetics shall require approval of the County. Landscaping and landscaping maintenance practices shall blend with or enhance the existing Japanese gardens and will require the approval of the County with input from Hoichi Kurisu, the Morikami Gardens designer. Where possible traditional Japanese elements, styles and methods shall be utilized in construction such as tatami floors, wood and bamboo, and shoji sliding doors. The Inn should include common and/or private bathing areas or ofuro. Guests shall be provided with opportunities to enjoy the unique culture and lifestyle of Japan as well as the world renowned Japanese traditions of service.

A Disclosure of Beneficial Interests is not required from Sally Ann Snyder, Rheta Bernice Culver, or Nicole Annette Sorensen since they are all individuals.



January 24, 2023



23-0344

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET AMENDMENT

Page 1 of 1

BGRV 580 011823*168
BGEX 580 011823*678

FUND 0001 - GENERAL FUND

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED AS OF 01/18/23	REMAINING BALANCE
REVENUES								
0001-580-5235-6690	Other Contributions and Donations	160,810	160,810	45,000	0	205,810		205,810
TOTAL RECEIPTS & BALANCES		1,897,887,942	1,899,606,622	45,000	0	1,899,651,622		
EXPENDITURES								
0001-580-5235-8301	Contributions for Individuals	0	0	45,000		45,000	0	45,000
TOTAL APPROPRIATIONS & EXPENDITURES		1,897,887,942	1,899,306,350	45,000	0	1,899,351,350		

Parks and Recreation Department
INITIATING DEPARTMENT/DIVISION

Administration/Budget Department Approval

OFMB Department - Posted

Signatures

Date

Paul D. Connell 1/18/23
ABD 1/30/23

By Board of County Commissioners
At Meeting of

February 7, 2023

Deputy Clerk to the

Board of County Commissioners

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: January 18 2023 REQUESTED BY: Bob Hamilton PHONE: 561-966-6651

PROJECT TITLE: Morikami Park Hotel PROJECT NO.:

ORIGINAL CONTRACT AMOUNT: \$ BCC RESOLUTION#:

REQUESTED AMOUNT: \$ 45,000 DATE:

CSA or CHANGE ORDER NUMBER.

CONSULTANT/CONTRACTOR:

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

\$45,000.00 payment for a Quit Claim Deed from Sally Ann Snyder, Rheta Bernice Culver, a/k/a Bonnie Culver, and Nicole Annette Sorensen, f/k/a Nicole Annette Campbell (Grantors) conveying their reversionary rights, title and interest in portions of Morikami Park to the County.

CONSTRUCTION	\$
PROFESSIONAL SERVICES	\$45,000.00
STAFF COSTS*	\$
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$45,000.00

* 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: 0001 DEPT: 580 UNIT: 5235 OBJ: 8301

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

Ad Valorem (Amount \$ <u>45,000.00</u>)	Infrastructure Sales Tax (Amount \$ _____)
State (source/type: _____ Amount \$ _____)	Federal (source/type: _____ Amount \$ _____)
Grant (source/type: _____ Amount \$ _____)	Impact Fees: (Amount \$ _____)
Other (source/type: _____ Amount \$ _____)	

Department: Parks and Recreation

BAS APPROVED BY: Paul D. Gorno

DATE 1/23/23

ENCUMBRANCE NUMBER. _____

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: January 20 2023 REQUESTED BY: Bob Hamilton PHONE: 561-966-6651

PROJECT TITLE: Morikami Park Hotel PROJECT NO.:

ORIGINAL CONTRACT AMOUNT: \$ BCC RESOLUTION#:

REQUESTED AMOUNT: \$ 900.00 DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR:

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR:

\$900.00 closing cost (title insurance, doc stamp and recording fees) for a Quit Claim Deed from Sally Ann Snyder, Rheta Bernice Culver, a/k/a Bonnie Culver, and Nicole Annette Sorensen, f/k/a Nicole Annette Campbell (Grantors) conveying their reversionary rights, title and interest in portions of Morikami Park to the County.

CONSTRUCTION	\$
PROFESSIONAL SERVICES	\$900.00
STAFF COSTS*	\$
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$900.00

** 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: 0001 DEPT: 580 UNIT: 5235 OBJ: 3401

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

Ad Valorem (Amount \$ 900.00) Infrastructure Sales Tax (Amount \$ _____)
State (source/type: _____ Amount \$ _____) Federal (source/type: _____ Amount \$ _____)
Grant (source/type: _____ Amount \$ _____) Impact Fees: (Amount \$ _____)
Other (source/type: _____ Amount \$ _____)

Department: Parks and Recreation

BAS APPROVED BY: [Signature] DATE 1/27/2023

ENCUMBRANCE NUMBER: _____

Prepared by and Return to:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411

Property Control Number: 00-42-46-27-00-000-7180/7190

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made and executed this 23rd day of October, 2022, by Sally Ann Snyder, Rheta Bernice Culver, a/k/a Bonnie Culver, and Nicole Annette Sorensen, f/k/a Nicole Annette Campbell, whose legal mailing address is 4545 N Sheffield Avenue, Milwaukee, WI 53211, hereinafter collectively called the "Grantor", in favor of PALM BEACH COUNTY, a political subdivision of the State of Florida, whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, hereinafter called the "Grantee".

WITNESSETH

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, 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").

The specific intent of this instrument is to release the Grantor's reversionary rights pursuant to that certain Quit-Claim Deed given by George S. Morikami to Palm Beach County dated October 28, 1975 and recorded on November 13, 1975 in Official Record Book 2477, Page 103 of the public records of Palm Beach County. George S. Morikami quit-claimed the reversionary rights by deed dated October 31, 1975 and recorded on November 19, 1975 in Deed Book 2479, Page 794 to Ross S. Snyder and Virginia A. Snyder, his wife. Ross S. Snyder died on July 14, 2010 and his interest in the reversionary rights passed to Virginia A. Snyder by operation of law. Virginia A. Snyder died on March 20, 2017 and Grantors are the beneficiaries of the Virginia A. Snyder estate.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name this day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Randall B. Miller
Witness Signature

By: Sally Ann Snyder
Sally Ann Snyder

Randall B. Miller
Print Witness Name

Cheryl Carvajal
Witness Signature

Cheryl Carvajal
Print Witness Name

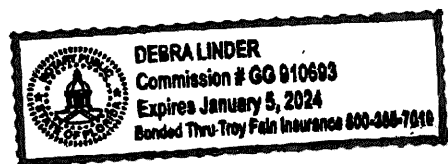
STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd, day of October, 2022, as being executed by Sally Anne Snyder, who is personally known to me or have produced _____, identification and who did (did not) take an oath.

Debra Linder
Notary Signature
Debra Linder
Name

Commission No. _____

My commission expires: _____



(Continued)

[Signature]
Witness Signature

Sam Freeburn
Print Witness Name

[Signature]
Witness Signature

Karl S Krause
Print Witness Name

GRANTOR:

By: Rheta Bernice Culver
Rheta Bernice Culver, a/k/a Bonnie Culver

STATE OF PENNSYLVANIA
COUNTY OF DAUPHIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of December, 2022, as being executed by Rheta Bernice Culver, a/k/a Bonnie Culver, who is personally known to me or have produced _____, identification and who did (did not) take an oath.

Commonwealth of Pennsylvania - Notary Seal
Sarah Swigart, Notary Public
Dauphin County
My commission expires April 8, 2025
Commission number 1394316
Member, Pennsylvania Association of Notaries

[Signature]
Notary Signature
Sarah Swigart
Name

Commission No. 1394316

My commission expires: April 8, 2025

(Continued)

[Signature]
Witness Signature

Brian Rogge
Print Witness Name

[Signature]
Witness Signature

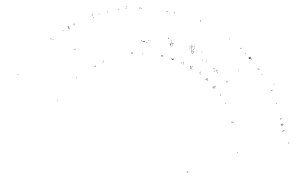
Emmy Heesacker
Print Witness Name

GRANTOR:

By: [Signature]
Nicole Annette Sorencen, f/k/a Nicole Annette Campbell

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13, day of December, 20 22, as being executed by Nicole Annett Sorencen, f/k/a Nicole Annette Campbell, who is personally known to me or have produced WI DL, identification and who did (did not) take an oath.



[Signature]
Notary Signature
Michael Cowley
Name

Commission No. 221793

My commission expires: 17 Dec 25

APPROVED BY THE PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ON _____

County Attorney or Designee

Exhibit "A"
Property

The following parcel of land in Section 28, Township 46 South, Range 42 East

PARCEL 1. The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ subject to a canal right-of-way for Lake Worth Drainage District Lateral No. 37 over the North 67.7 feet and less the road right-of-way over the South 30 feet of the East 330 feet. Containing 37.50 acres more or less.

ALSO

The following parcels of land all in Section 27, Township 46 South, Range 42 East

PARCEL 2. The West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ subject to a canal right-of-way over the South 67.7 feet for Lake Worth Drainage District Lateral No. 38 and less road right-of-way over the North 30 feet.

PARCEL 3. The West $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$, subject to right-of-way over the north 67.7 feet for the Lake Worth Drainage District Canal No. 37 and the West $\frac{1}{4}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ less road right-of-way over the South 30 feet.

PARCEL 4. The East 20 feet of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ subject to canal right-of-way over the South 67.7 feet for Lake Worth Drainage District lateral No. 38 and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, subject to canal right-of-way over the South 67.7 feet for Lake Worth Drainage District lateral No. 38 and less a road right-of-way over the East 50 feet and the North 30 feet.

Nicole A. Sorensen
4545 N Sheffield Avenue
Shorewood, WI 53211
(414) 299-0045

October 20, 2022

Palm Beach County Facilities Development & Operations Department
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411

RE: Quit-Claim Deed, Compensation and Disbursement
Property Control Numbers: 00-42-46-27-00-000-7180/7190

To whom it may concern:

The intent of the Quit-Claim Deed to Palm Beach County from Nicole Annette Sorensen, f/k/a Nicole Annette Campbell, Sally Ann Snyder, and Rheta Bernice Culver, a/k/a Bonnie Culver (collectively the "Successors"), being the successors of the reversionary interest pursuant to the Quit-Claim Deed dated October 28, 1975, and recorded on November 13, 1975, in Official Record Book 2477, Page 103 of the public records of Palm Beach County, and being the only beneficiaries of the Virginia A. Snyder estate, is to release the reversionary rights to Palm Beach County pursuant to the Quit-Claim Deed dated October 28, 1975.

The Successors are seeking consideration in the amount of \$45,000.00 for the release of the Successors reversionary rights, title, interest, claim and demand to the four (4) parcels as legally described in the copy of the attached executed Quit-Claim Deed. The Successors will provide the original executed Quit-Claim Deed to the County in exchange for the \$45,000.00 payment. The disbursement of the funds shall be made payable, with three separate checks totaling \$45,000, in the names and amounts as referenced below.

Nicole Annette Sorensen, f/k/a Nicole Annette Campbell, \$20,000.00

Address:
4545 N Sheffield Ave.
Shorewood, WI 53211

Sally Ann Snyder, \$12,500.00

Address:
4008 W. Hamilton Key
West Palm Beach FL 33411

Rheta Bernice Culver, a/k/a Bonnie Culver, \$12,500.00

Address:
2121 Laurel Glen Dr.
Harrisburg, PA 17110

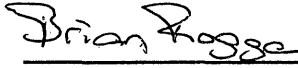
Page 1 of 4

Quit-Claim Deed, Compensation and Disbursement
Property Control Numbers: 00-42-46-27-00-000-7180/7190

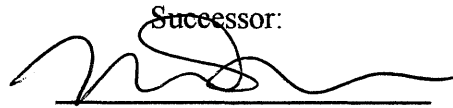
By signing this letter, the Successors agree to the proposed exchange of the Quit-Claim Deed for the \$45,000.00 compensation as set forth herein.

The Successors acknowledge that the \$45,000.00 payment is subject to approval by the Board of County Commissioners of Palm Beach County.

Signed and delivered
in the presence of:



Print Witness Name

Successor:


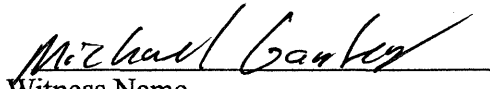
Nicole Annette Sorensen, f/k/a
Nicole Annette Campbell




Witness Signature

10/24/2022

Date



Print Witness Name



Witness Signature

[Signatures Continued on Next Pages]

Signed and delivered
in the presence of:

Doris J. Collins
Print Witness Name

Doris J. Collins
Witness Signature

Successor:

Sally Snyder
Sally Ann Snyder

10/23/2022
Date

Brenda J Dye
Print Witness Name

Brenda J Dye
Witness Signature

[Signature Continued on Next Page]

Signed and delivered
in the presence of:

Margaret Fox

Print Witness Name

Successor:

Rheta Bernice Culver

Rheta Bernice Culver, a/k/a Bonnie Culver

Margaret Fox

Witness Signature

12/13/22

Date

Claudine M. Fox

Print Witness Name

Claudine M. Fox

Witness Signature

Prepared by and Return to:
Marcel Pessoa, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411

Property Control Number: 00-42-46-27-00-000-7180/7190

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made and executed this 23rd day of October, 2022, by Sally Ann Snyder, Rheta Bernice Culver, a/k/a Bonnie Culver, and Nicole Annette Sorensen, f/k/a Nicole Annette Campbell, whose legal mailing address is 4545 N Sheffield Avenue, Milwaukee, WI 53211, hereinafter collectively called the "Grantor", in favor of PALM BEACH COUNTY, a political subdivision of the State of Florida, whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, hereinafter called the "Grantee".

WITNESSETH

That the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, 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").

The specific intent of this instrument is to release the Grantor's reversionary rights pursuant to that certain Quit-Claim Deed given by George S. Morikami to Palm Beach County dated October 28, 1975 and recorded on November 13, 1975 in Official Record Book 2477, Page 103 of the public records of Palm Beach County. George S. Morikami quit-claimed the reversionary rights by deed dated October 31, 1975 and recorded on November 19, 1975 in Deed Book 2479, Page 794 to Ross S. Snyder and Virginia A. Snyder, his wife. Ross S. Snyder died on July 14, 2010 and his interest in the reversionary rights passed to Virginia A. Snyder by operation of law. Virginia A. Snyder died on March 20, 2017 and Grantors are the beneficiaries of the Virginia A. Snyder estate.

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, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Randall B Miller
Witness Signature

By: Sally Ann Snyder
Sally Ann Snyder

Randall B Miller
Print Witness Name

Cheryl Carvajal
Witness Signature

Cheryl Carvajal
Print Witness Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

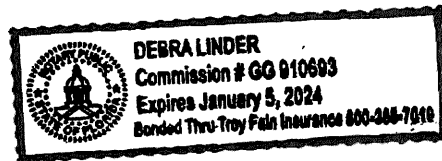
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd, day of October, 2022, as being executed by Sally Anne Snyder, who is personally known to me or have produced _____, identification and who did (did not) take an oath.

Debra Linder
Notary Signature

Debra Linder
Name

Commission No. _____

My commission expires: _____



(Continued)

[Signature]
Witness Signature

Sam Freeburn
Print Witness Name

[Signature]
Witness Signature

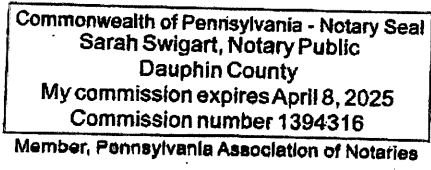
Karl S Krause
Print Witness Name

GRANTOR:

By: Rheta Bernice Culver
Rheta Bernice Culver, a/k/a Bonnie Culver

STATE OF PENNSYLVANIA
COUNTY OF DAUPHIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of December, 2022, as being executed by Rheta Bernice Culver, a/k/a Bonnie Culvar, who is personally known to me or have produced _____, identification and who did (did not) take an oath.



[Signature]
Notary Signature
Sarah Swigart
Name

Commission No. 1394316

My commission expires: April 8, 2025

(Continued)

[Signature]
Witness Signature

Brian Rasse
Print Witness Name

[Signature]
Witness Signature

Emmy Heesacker
Print Witness Name

GRANTOR:

By: [Signature]
Nicole Annette Sorencen, f/k/a Nicole Annette Campbell

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13, day of December, 20 22, as being executed by Nicole Annett Sorencen, f/k/a Nicole Annette Campbell, who is personally known to me or have produced WI DL, identification and who did (did not) take an oath.



[Signature]
Notary Signature
Michael Carley
Name

Commission No. 221793

My commission expires: 17 Dec 25

APPROVED BY THE PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ON _____

County Attorney or Designee

Exhibit "A"
Property

The following parcel of land in Section 28, Township 46 South, Range 42 East

PARCEL 1. The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ subject to a canal right-of-way for Lake Worth Drainage District Lateral No. 37 over the North 67.7 feet and less the road right-of-way over the South 30 feet of the East 330 feet. Containing 37.50 acres more or less.

ALSO

The following parcels of land all in Section 27, Township 46 South, Range 42 East

PARCEL 2. The West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ subject to a canal right-of-way over the South 67.7 feet for Lake Worth Drainage District Lateral No. 38 and less road right-of-way over the North 30 feet.

PARCEL 3. The West $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$, subject to right-of-way over the north 67.7 feet for the Lake Worth Drainage District Canal No. 37 and the West $\frac{1}{4}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ less road right-of-way over the South 30 feet.

PARCEL 4. The East 20 feet of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ subject to canal right-of-way over the South 67.7 feet for Lake Worth Drainage District lateral No. 38 and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, subject to canal right-of-way over the South 67.7 feet for Lake Worth Drainage District lateral No. 38 and less a road right-of-way over the East 50 feet and the North 30 feet.

December 13, 2022

Palm Beach County Board of County Commissioners
301 North Olive Ave.
West Palm Beach, FL 33401
Re: Ryokan at Morikami Park

Dear Commissioners:

On November 16, 2022, the Morikami, Inc.'s Board of Trustees voted to support the Palm Beach County's Board of County Commissioners moving ahead with the plans as previously agreed upon in the Morikami Master Plan, for the development of a Ryokan, by providing \$45,000 in funding in order to secure the release of the reversionary rights from the beneficiaries of Virginia Snyder's estate and obtain the Quit-Claim Deed.

The Morikami, Inc. Board of Trustees unanimously voted and is willing to provide \$45,000.00 in funding in order to support this initiative as it is their understanding that the beneficiaries of the estate of Virginia Snyder have been assigned reversionary rights to the property which was donated by George Morikami to Palm Beach County. Ms. Snyder's heirs are willing to release the reversionary rights and quit claim and release all interests in the Morikami Park property to Palm Beach County in exchange for the payment of \$45,000.

The Morikami, Inc.'s Board of Trustees is fully supportive of this initiative and is eager to move the efforts forward in order to ensure the RFP (request for proposal) for the Ryokan is advertised as soon as possible.

Sincerely,


Celia Zahringer, President
Morikami, Inc. Board of Trustees

4000 Morikami Park Road
Delray Beach, FL 33446
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