

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: September 15, 2026 ☐ Consent ☒ Regular
 ☐ Ordinance ☐ Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

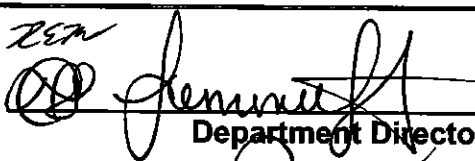
- A)** adopt a Resolution authorizing the conveyance of 1.43 acres of land to the Town of Jupiter (Town) without reservation of mineral and petroleum rights and without rights of entry and exploration;
- B)** approve a County Deed in favor of the Town; and
- C)** approve an Escrow Agreement (Escrow Agreement) with the Town and Shannon Ramsey-Chessman, Clerk of the Circuit Court and Comptroller (Clerk) Ad Interim of Palm Beach County to hold the County Deed and certain monies in escrow pursuant to the terms of the Escrow Agreement.

Summary: Since December 17, 1996, Palm Beach County Fire Rescue (PBCFR) has been the contracted provider of fire rescue and emergency medical services to the Town pursuant to a contract between the County and the Town (R96-2110D) (Contract). Per the Contract, as amended, PBCFR constructed a new fire station (Facility) on a 1.43-acre civic site at 3550 Military Trail in the Abacoa DRI (Property) that was conveyed to the County by the Town for Ten Dollars (\$10). The Town's Special Warranty Deed conveying that Property to the County includes a right of reversion to the Town should the County cease to provide fire rescue services and the Town pay the remaining unamortized cost of the Facility. On August 15, 2023, the Jupiter Town Council directed Town staff to create the Jupiter Fire Rescue Department (JFRD) to replace PBCFR commencing at 12:01 a.m. on October 1, 2026. The Town's Certified Public Accountant calculated the remaining unamortized cost of the Facility, on a straight-line basis over an estimated 30 year useful life, at \$347,284.47, while an independent appraisal obtained by the County calculated it at \$347,000. The Town and PBCFR have mutually agreed to the amount of \$347,284.47 (Unamortized Payment). PBCFR ceasing to provide fire rescue and emergency medical services on 12:01 a.m. on October 1, 2026, and the Town's payment of the Unamortized Payment to the County, will trigger the Town's right of reversion with respect to the Property. The Property is being conveyed to the Town without charge beyond the Unamortized Payment, without reservation of mineral and petroleum rights in accordance with Section 270.11, Florida Statutes, and without rights of entry and exploration on the Property. Conveyance of the Property will be pursuant to the Escrow Agreement to ensure the timely and proper exchange of the County Deed and the Unamortized Payment. **This conveyance must be approved by a Supermajority Vote (5 Commissioners). (Property & Real Estate Management) District 1 (ZQ)**

Background and Policy Issues: The County acquired the Property from the Town in 2000 and subsequently constructed the Facility (Fire Station No. 16) from which fire rescue and emergency medical services have been delivered by PBCFR. In light of the Town establishing JFRD to replace the fire rescue and emergency medical services provided by PBCFR, this return conveyance to the Town facilitates the Town's right of reversion in the Special Warranty Deed that conveyed ownership of the Property from the Town to the County. A Disclosure of Beneficial Interests is not required for transactions between the County and another governmental entity.

Attachments:

- 1. Location Map
- 2. Special Warranty Deed (ORB 12102 PGS 294-296)
- 3. Resolution w/ Exhibit A
- 4. County Deed
- 5. Escrow Agreement w/ Exhibits A, B, and C

Recommended By:  Department Director

8/14/26
Date

Approved By:  Deputy County Administrator

8/25/26
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$347,284)	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	(\$347,284)	_____	_____	_____	_____
# 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

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

Budget Account No: Fund 1300 Dept 440 Unit 4210 Rvsc 6440

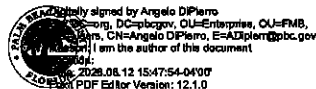
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Revenue to PBCFR in the amount of \$347,284.47 will result as Unamortized Payment for the Facility constructed upon the Property.

Fixed Asset Number: Land (M09134); Building (J07737); Improvements Other Than Building (IOTB) – (H04414)

PCN: 30-42-41-13-15-006-0010

Angelo
DiPierro



C. Departmental Fiscal Review: Muler 08/13/2026

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Lin Muth 8/19/2026
OFMB
MD 8/19
8/19

Frank Gracho 8/20/26
Contract Development and Control
26 8.20.26

B. Legal Sufficiency:

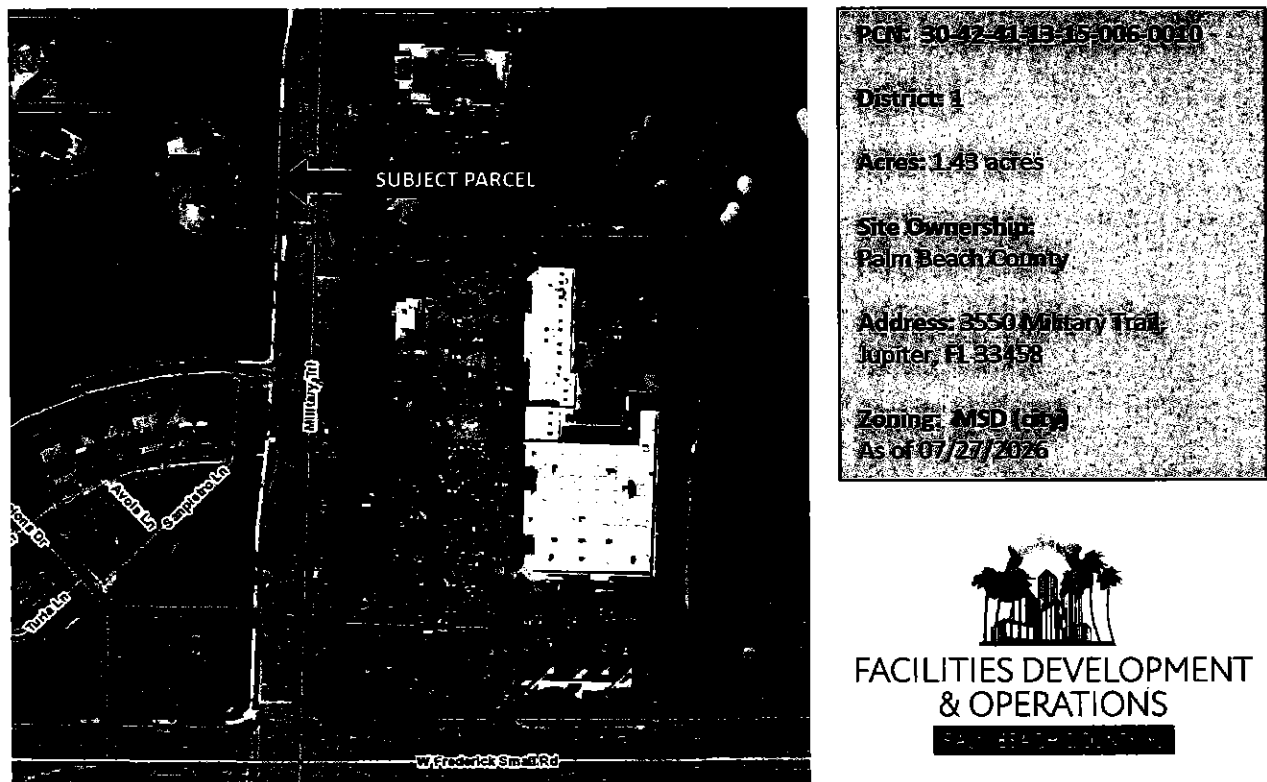
Yelina Quigley 8/20/26
Assistant County Attorney

C. Other Department Review:

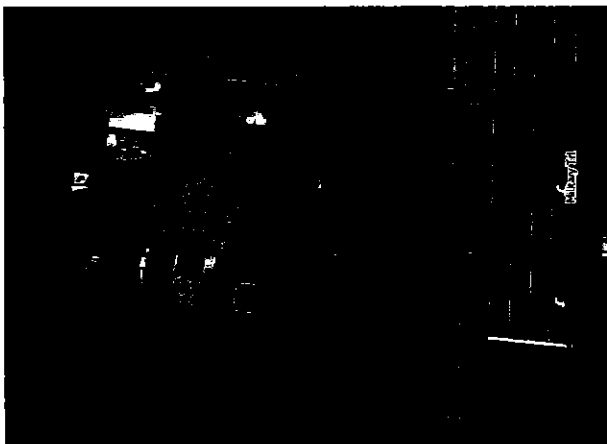
[Signature]
Department Director

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

LOCATION MAP



Street view west from Military Trail at subject parcel.



Birds-eye view of subject parcel.

This map is provided for informational purposes only and is not intended to be used for description, conveyance, or authoritative definition of legal boundary. The Property and Real Estate Management Division does not accept responsibility for damages experienced as a result of using, modifying, contributing or distributing the enclosed material.

ATTACHMENT 1

ATTACHMENT #2

Special Warranty Deed (ORB 12102 PGS 294-296)

The rights granted to the parties shall extend to and be binding upon their respective successors, assigns and legal representatives and shall attach to the land and run with the title to the land, including specifically, but not limited to, the Grantor's right of reversion and re-entry upon the premises should the County cease to provide fire rescue services to the Town and upon the Town's payment to the County of the remaining unamortized cost of the improvements.

THE GRANTOR hereby covenants with said Grantee that at the time of the delivery of this Deed the premises are free from all encumbrances made by Grantor.

THE GRANTOR will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

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

ATTEST:

TOWN OF JUPITER,
a Florida municipal corporation

BY: Sally M. Boylan
Sally M. Boylan, Town Clerk

BY: Karen J. Golonka
Karen J. Golonka, Mayor

{SEAL}



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6th day of July, 2000, by Karen J. Golonka, as Mayor of the Town of Jupiter, who is personally known to me or who has produced a Florida driver's license as identification.

Gwen E Carlisle, Notary Public, Commission No. CC776270

Gwen E Carlisle, Name of Notary, typed, printed or stamped

K:\Mgmt\WP7\WIN95\Thom Baird\Abacoa Fire Station Deed 76.wpd 05 Jul 00



Gwen E Carlisle
My Commission CC776270
Expires August 25, 2002

ORB 12102 Pg 296
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

EXHIBIT "A"

**TRACT FR1, ABACOA PLAT NO. 2, ACCORDING TO THE PLAT RECORDED IN
PLAT BOOK 86, PAGES 16 THROUGH 28 INCLUSIVE, PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA**

NOT A CERTIFIED COPY

H:\WPDATA\FIRE RESCUE\Fire Rescue Station - Abaccainew legal description exhibit a word

ATTACHMENT #3
Resolution w/ Exhibit A

RESOLUTION NO. 2026-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY TO THE TOWN OF JUPITER WITHOUT RESERVATION OF INTERESTS IN PHOSPHATE, MINERALS, METALS AND PETROLEUM PROVIDED BY SECTION 270.11(1), FLORIDA STATUTES, AND WITHOUT ANY RIGHTS OF ENTRY AND EXPLORATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the County owns a certain 1.43-acre property (Property) within the municipal boundaries of the Town of Jupiter (Town), which Property was conveyed by the Town to the County for the development of a fire rescue station; and

WHEREAS, the Special Warranty Deed conveying the Property from the Town to the County included a right of reversion to the Town should the County cease to provide fire rescue services to the Town and upon the Town's payment to the County of the unamortized cost of the improvements constructed on the Property (the Unamortized Payment); and

WHEREAS, the Town has created the Jupiter Fire Rescue Department (JFRD) to replace PBCFR services commencing at 12:01 a.m. on October 1, 2026; and

WHEREAS, Palm Beach County Fire Rescue (PBCFR) ceasing to provide fire rescue services on 12:01 a.m. on October 1, 2026, and the Town's payment of the Unamortized Payment to the County, will trigger the Town's right of reversion with respect to the Property; and

WHEREAS, to facilitate the Town's right of reversion with respect to the Property, the Board of County Commissioners of Palm Beach County has agreed to convey such Property, without reserving, pursuant to the Florida Statue 270.11, any interest in or title to any phosphate, minerals, metals, or petroleum that are or may be in, on or under the Property, and without any rights of entry and exploration.

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

Section 1. Recitals

The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Authorization to Convey Real Property

The Board of County Commissioners of Palm Beach County shall convey to the Town by County Deed attached hereto as Exhibit "A" and incorporated herein by reference, the Property as legally described in such County Deed. Any liens of record held by the County on the subject land shall not survive the conveyance to the Town.

Section 3. Conflict with Federal or State Law or County Charter

Any statutory or charter provisions in conflict with this Resolution shall prevail.

Section 4. Effective Date

The provisions of this Resolution shall be effective immediately upon adoption hereof.

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

Commissioner Sara Baxter, Mayor
Commissioner Marci Woodward, Vice Mayor
Commissioner Maria G. Marino
Commissioner Gregg K. Weiss
Commissioner Joel Flores
Commissioner Maria Sachs
Commissioner Bobby Powell Jr.

The Mayor thereupon declared the resolution duly passed and adopted this ____ day
of _____, 2026.

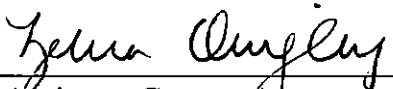
SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM

By: _____
Deputy Clerk

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

By: _____
Sara Baxter, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: 
Department Director

G:\Strategic Planning\Eric\PROJECTS\FS #16\Resolution.docx

Exhibit "A"

PREPARED BY AND RETURN TO:
Tiffany Sanchez, Division Director
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 30-42-41-13-15-006-0010
Closing Date: October 1, 2026
Purchase Price: \$0.00

COUNTY DEED

This COUNTY DEED, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, "County", and **TOWN OF JUPITER**, a municipal corporation, whose legal mailing address is 210 Military Trail, Jupiter, FL 33458, "Town".

WITNESSETH:

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

Tract FR1, ABACOA PLAT NO. 2, according to the plat recorded in Plat Book 86, Pages 16 through 28, inclusive, Public Records of Palm Beach County, Florida.

County does not reserve, pursuant to Florida Statute 270.11, any interest in or title to any phosphate, minerals, metals or petroleum that are or may be in, on or under said Property.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

ATTEST:

SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM

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

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
Assistant County Attorney

By: _____
Department Director

ATTACHMENT #4
County Deed

PREPARED BY AND RETURN TO:
Tiffany Sanchez, Division Director
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 30-42-41-13-15-006-0010
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ATTEST:

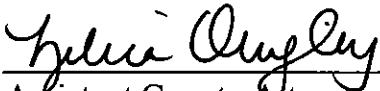
**SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM**

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

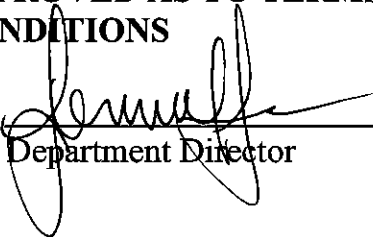
By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

By:  _____
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By:  _____
Department Director

ATTACHMENT #5

Escrow Agreement w/ Exhibits A, B, and C

ESCROW AGREEMENT

THIS ESCROW AGREEMENT ("Escrow Agreement") made and entered into _____ by and between TOWN OF JUPITER, a municipal corporation ("Town"), and PALM BEACH COUNTY, a political subdivision of the State of Florida ("County"; the Town and County are hereinafter collectively referred to as the "Principals") and SHANNON RAMSEY-CHESSMAN, Clerk of the Circuit Court and Comptroller Ad Interim of Palm Beach County ("Escrow Agent").

WHEREAS, on _____, County approved a County Deed under Resolution No. _____, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Principals desire that Escrow Agent act as escrow agent relating to the original County Deed duly executed by County (the "Escrowed Deed"), which Escrowed Deed is to be delivered by County to Escrow Agent on or before September 30, 2026, and those certain funds as described in Exhibit "B" attached hereto and incorporated herein by reference (the "Escrowed Funds"; the Escrowed Funds together with the Escrowed Deed are collectively referred to herein as the "Escrow Property"), which Escrowed Funds are to be delivered by Town to Escrow Agent on or before September 30, 2026, pursuant to the Escrow Instructions described on Exhibit "C", attached hereto and made a part hereof, (the "Instructions"); and

WHEREAS, Escrow Agent has agreed to act as Escrow Agent for the Escrow Property on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the covenants and agreements herein set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

I. Escrow.

A. Escrow Agent agrees to hold the Escrow Property in escrow subject to the terms and conditions contained in this Escrow Agreement and the Instructions.

B. Unless otherwise provided in this Escrow Agreement, Escrow Agent shall disburse the Escrow Property without interest or other accumulation in value.

C. Escrow Agent shall not be deemed to have knowledge of any matter or thing unless and until Escrow Agent has actually received written notice of such matter or thing. Escrow Agent shall not be charged with any constructive notice whatsoever.

D. In the event Instructions from Principals would require Escrow Agent to spend any monies or incur any costs, Escrow Agent shall be entitled to refrain from

taking any action until Escrow Agent has notified Principals that payment for such costs is required and Escrow Agent receives payment for such costs.

E. Principals acknowledge and agree that nothing in this Escrow Agreement shall prohibit Escrow Agent from serving in a similar capacity on behalf of others.

II. Release of County Deed and Escrow Property.

A. Escrow Agent agrees to release the Escrow Property in accordance with the terms and conditions set forth in the Instructions in this Escrow Agreement.

B. If all or any portion of the Escrow Property delivered to Escrow Agent is in the form of a check or in any form other than cash, Escrow Agent shall deposit same in an escrow or trust account but shall not be liable for the non-payment thereof nor responsible to enforce collection thereof. In the event such check or other instrument is returned to Escrow Agent unpaid, Escrow Agent shall notify the Principals for further instructions.

III. Liability of Escrow Agent.

A. It is agreed that the duties of the Escrow Agent are purely ministerial in nature and shall be expressly limited to the safe keeping of the Escrow Property and for the disposition of the same in accordance with the Instructions in this Escrow Agreement. Each party shall be liable for its own negligence and, to the extent permitted by law, County shall indemnify, defend and hold harmless Escrow Agent against any actions, claims or damages arising out of County's negligence in connection with this Agreement, and Town shall indemnify, defend and hold harmless Escrow Agent any actions, claims or damages arising out of Town's negligence in connection with this Agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in F.S. 768.28, nor shall same be construed to constitute agreement by County or Town to indemnify Escrow Agent for Escrow Agent's negligent, willful or intentional acts or omissions, or in connection with the breach by Escrow Agent of the terms of this Agreement or the failure of Escrow Agent to follow the Instructions or alternatively comply with Article IV of this Agreement.

IV. Disputes/Uncertainty of Duties.

A. In the event Escrow Agent is joined as a party to a lawsuit by virtue of the fact that it is holding the Escrow Property, Escrow Agent shall, at its option, either (1) tender the Escrow Property into the registry of the appropriate court and request judicial determination of the rights of Principals, by interpleader or other appropriate action or (2) disburse the Escrow Property in accordance with the court's ultimate disposition of the

case.

B. In the event either party disputes in writing Escrow Agent's disbursement of the Escrowed Property or Escrow Agent is otherwise in doubt about its responsibilities under this Escrow Agent, Escrow Agent may (1) continue to hold the Escrowed Property until the Principals execute a direction to Escrow Agent wherein the Principals direct Escrow Agent on the disbursement of the Escrowed Property or (2) tender the Escrow Property into the registry of the appropriate court and request judicial determination of the rights of Principals, by interpleader or other appropriate action.

C. In the event Escrow Agent tenders the Escrow Property into the registry of the appropriate court and files an action of interpleader naming the Principals and any affected third parties of whom Escrow Agent has received actual notice, Escrow Agent shall be released and relieved from any and all further obligation and liability hereunder.

V. Term of Agreement.

A. This Escrow Agreement shall remain in effect unless and until it is canceled in any of the following manners:

1. Upon written notice given by all Principals of cancellation of designation of Escrow Agent to act and serve in said capacity, in which event, cancellation shall take effect no earlier than twenty (20) days after notice to Escrow Agent of such cancellation; or

2. Upon Escrow Agent's resignation as Escrow Agent, which Escrow Agent may do at any time upon giving notice to Principals of its desire to so resign; provided, however, that resignation of Escrow Agent shall take effect no earlier than ten (10) days after the giving of notice of resignation; or

3. Upon compliance with all escrow provisions as set forth in this Escrow Agreement and in the Instructions.

B. In the event Principals fail to agree to a successor escrow agent within the time period described herein above, Escrow Agent shall have the right to deposit all of the Escrowed Property held hereunder into the registry of an appropriate court and request judicial determination of the rights of Principals, by interpleader or other appropriate action.

C. Upon termination of the duties of Escrow Agent in either manner set forth in subparagraphs 1. and 2. of Paragraph A. of this Article V., Escrow Agent shall deliver all of the Escrowed Property to the newly appointed escrow agent designated by the Principals.

D. Escrow Agent shall not be bound by any modification, cancellation or rescission of this Escrow Agreement unless in writing and signed by Escrow Agent and Principals. In no event shall any modification of this Escrow Agreement, which shall affect the rights or duties of Escrow Agent, be binding on Escrow Agent unless it shall have given it prior written consent.

VI. Notices.

All notices, certificates, requests, demands, materials and other communications hereunder shall be in writing and deemed to have been duly given (1) upon delivery by hand to the appropriate address of each Principal or Escrow Agent as set forth in this Escrow Agreement, or (2) on the third business day after mailing by United States registered or certified mail, return receipt requested, postage prepaid to such address or (3) upon delivery by an overnight courier service at the following addresses:

COUNTY:

Palm Beach County
Property & Real Estate Management Division
Attention: Director
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

With a copy to:

County Attorney's Office
Attention: Real Estate
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401-4791

TOWN:

Town of Jupiter
Attention: Town Manager
210 Military Trail
Jupiter, Florida 33458

With a copy to:

Town Attorney
210 Military Trail
Jupiter, Florida 33458

ESCROW AGENT:

Shannon Ramsey-Chessman
Clerk Ad Interim of the Circuit Court and Comptroller of Palm
Beach County
Governmental Center
301 North Olive Avenue
9th Floor Administration
West Palm Beach, Florida 33401

VII. Choice of Law and Venue.

This Escrow Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Escrow Agreement will be held in a court of competent jurisdiction located in Palm Beach County, Florida.

No provision of this Escrow Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Escrow Agreement, including but not limited to any citizen or employees of the County, Town and/or Escrow Agent.

VIII. Cumulative Rights.

No right, power or remedy conferred upon Escrow Agent by this Escrow Agreement is exclusive of any other right, power or remedy, but each and every such right, power or remedy, shall be cumulative and concurrent and shall be in addition to any other right, power or remedy Escrow Agent may have under the Escrow Agreement or now or hereafter existing at law, in equity or by statute. The exercise of one right, power or remedy by Escrow Agent shall not be construed or considered as a waiver of any other right, power or remedy.

IX. Binding Agreement.

This Escrow Agreement shall be binding upon the Principals and Escrow Agent and their respective successors and assigns.

(REMAINDER OF PAGE IS LEFT BLANK INTENTIONALLY)

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of _____.

SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM

By: _____
Deputy Clerk

ATTEST:

SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM

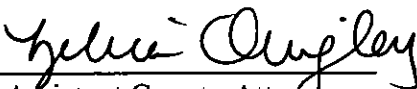
PALM BEACH COUNTY, a political
subdivision of the State of Florida

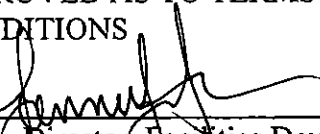
By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

APPROVED AS TO
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: 
Assistant County Attorney

By: 
Director, Facilities Development
& Operations

TOWN OF JUPITER, a municipal
corporation

By: 
Jim Kuretski, Mayor

EXHIBIT “A” TO ESCROW AGREEMENT

COPY OF COUNTY DEED

PREPARED BY AND RETURN TO:
Tiffany Sanchez, Division Director
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 30-42-41-13-15-006-0010
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ATTEST:

**SHANNON RAMSEY-CHESSMAN
CLERK of the CIRCUIT COURT
& COMPTROLLER AD INTERIM**

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

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By: _____
Assistant County Attorney

By: _____
Department Director

EXHIBIT “B” TO ESCROW AGREEMENT

ESCROWED FUNDS

THREE HUNDRED FOURTY SEVEN THOUSAND TWO HUNDRED EIGHTY FOUR
AND 47/100 DOLLARS (\$347,284.47).

EXHIBIT "C" TO ESCROW AGREEMENT

INSTRUCTIONS

DEFINITIONS:

For the purposes of this Escrow Agreement Instructions, "Closing Conditions" shall be defined as:

1. County shall vacate the Property and deliver same to Town in broom-clean conditions.

DISBURSEMENT:

On October 1, 2026, provided that the Town has delivered to Escrow Agent the Escrowed Funds and the Town has provided Escrow Agent with written notice confirming that County has satisfied the Closing Conditions set forth in this Escrow Agreement (the "Town Notice"), then Escrow Agent shall (a) disburse the Escrowed Funds to County; and (b) release the Escrowed Deed to Town. Promptly following Escrow Agent's release of the Escrowed Deed to Town, Town shall record same in the Public Records of Palm Beach County and provide a recorded copy to County.

If the Escrow Agent does not receive the Escrowed Funds or the Town Notice by midnight on September 30, 2026, County may request Town to deliver the Escrowed Funds to Escrow Agent and/or send the Town Notice, as applicable, within the next three (3) business days after September 30, 2026. If Town still does not provide the Escrowed Funds and/or the Town Notice to Escrow Agent, as applicable, on or before October 5, 2026, then on October 6, 2026, Escrow Agent shall return (i) the Escrowed Deed to County and (ii) the Escrowed Funds to Town.