

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

Meeting Date: **October 20, 2020** **Consent** **Regular**
 Ordinance **Public Hearing**

Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) a Purchase Agreement with John D. and Catherine T. MacArthur Foundation, an Illinois Not-For-Profit corporation (Foundation) (Agreement No. 1) to acquire 31.206 acres of land (Parcel 1) for \$118,600.00;

B) a Purchase Agreement with John D. and Catherine T. MacArthur Foundation, an Illinois Not-For-Profit corporation (Agreement No. 2) to acquire 10.788 acres of land (Parcel 2) for \$41,000.00; and

C) delegation of authority to the County Administrator, to execute Agreement No. 1 and Agreement No. 2 as Final Agency Acceptance, pursuant to Section 119.0711, Florida Statutes.

Summary: In 2017, the Board of County Commissioners (Board) and the Florida Department of Transportation (FDOT) entered into a Joint Participation Agreement (JPA) (R2017-1952) which provided for the Board to acquire on behalf of FDOT portions of the Old State Road 7 right of way north of PGA Boulevard and east of the Beeline Highway. Agreement No. 1 is for acquisition of the property required by the JPA (Parcel 1). The Board will advance the \$118,600 purchase price of Parcel 1 and will be reimbursed by FDOT. Agreement No. 2 is for acquisition of gap parcels lying between the Old State Road 7 right of way and the Board’s Loxahatchee Slough Natural Area. The Board will fund the acquisition of Parcel 2. Both parcels are being acquired at their appraised fair market value. **Pursuant to the Property & Real Estate Management Ordinance, all purchases must be approved by a supermajority vote (5 Commissioners). (Property & Real Estate Management) District 1 (HJF)**

Background and Policy Issues: FDOT’s State Road 7 extension project will extend the road from north of Okeechobee Blvd. to Northlake Blvd. The project will require mitigation for impacts to snail kites and wetlands. As the extension will no longer extend past Northlake, FDOT and Environmental Resource Management (ERM) developed a plan to use the old right of way north of Northlake for mitigation.

Continued on Page 3

Attachments:

- 1. Location Map
- 2. Purchase Agreement (Agreement No. 1) with Exhibit A and B
- 3. Purchase Agreement (Agreement No. 2) with Exhibit A and B
- 4. Public Disclosure Affidavit (Parcel 1) with Attachment A and B
- 5. Public Disclosure Affidavit (Parcel 2) with Attachment A and B
- 6. FDOT Letter Agreement
- 7. Budget Availability Statement

Recommended By:  10/23/20
Department Director Date

Approved By:  10/16/2020
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$162,450	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<120,500>	_____	_____	_____	_____
Program Income (County)	-	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$ 41,950</u>	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes No

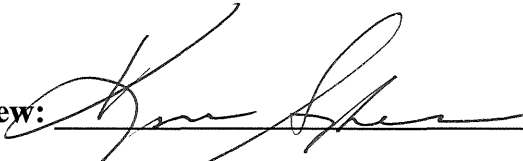
Does this item include the use of federal funds? Yes No

Budget Account No: Fund 1226 Dept 380 Unit 3162 Object 6101
 Revenue: Fund 1226 Dept 380 Unit 3162

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

The \$118,600 purchase price for Parcel 1 and \$41,000 purchase price for Parcel 2 will come from the Natural Areas Fund that is managed by ERM. Closing costs are estimated to be \$1,900 for Parcel 1 and \$950 for Parcel 2. FDOT will reimburse the County for the \$118,600 purchase price and \$1,900 of closing costs for Parcel 1 upon providing FDOT a copy of the recorded deed.

Fixed Assets Number NA

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 OFMB <u>10/13/2020</u> 10/13/2020	 Contract Development and Control 10-15-2020
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B. Legal Sufficiency:


 Assistant County Attorney

C. Other Department Review:

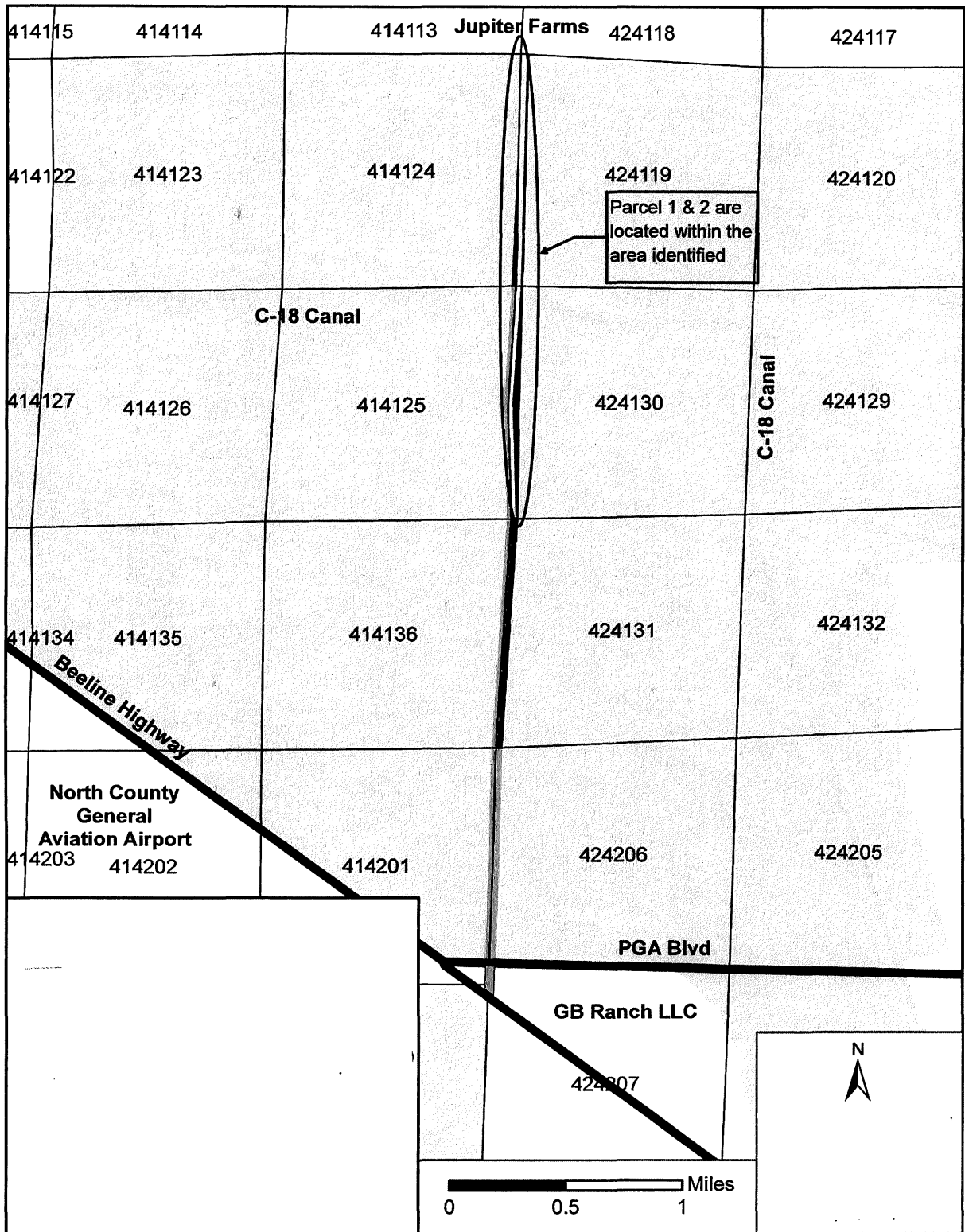

 Department Director

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

Background and Policy Issues Continued: As the right of way runs through County natural areas, use of the right of way north of Northlake for mitigation will create a contiguous natural area and allow the property to be restored and provide mitigation credits for FDOT's extension project. The JPA provides for FDOT to convey to the County 170 acres of the old right of way; provides funding for the County's acquisition of 43 acres of the old right of way from the Trustees of the Internal Improvement Trust Fund (TIITF), and provides funding for the County's long term maintenance of the property used for mitigation.

Initially, it was contemplated that FDOT and TIITF owned all of the right of way. Subsequently it was determined that the MacArthur Foundation owned approximately 31 acres of the old right of way. In addition, it was determined that there were gaps totaling approximately 10.7 acres between the old right of way and the County's Loxahatchee Slough Natural Area which the County had previously acquired from the Foundation. Acquisition of the gap parcels (Parcel 2) was not covered by the JPA, and they are being acquired using County funding. There were also several minor discrepancies in the acreage calculations included within the JPA. The District Secretary Gerry O'Reilly and County Administrator Verdenia Baker signed the attached letter clarifying the ownership of the properties and acreage calculations.

Approval of these 2 Purchase Agreements will result in the County obtaining title to the old right of way and the gaps between the County's natural area thereby creating one contiguous parcel and allow the required mitigation to take place.



ATTACHMENT NO. 1
 Location Map – 1 Page

ATTACHMENT NO. 2
Purchase Agreement (Agreement No. 1) – 19 Pages

Purchase Agreement

Seller: John D. & Catherine T. MacArthur Foundation, an Illinois Not-For-Profit corporation

Buyer: Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

- I. Description of Property:**
- (a) **Estate Being Purchased:** Fee Simple Permanent Easement Temporary Easement Leasehold
- (b) **Real Property Described As:** See attached "Exhibit A"
- (c) **Personal Property:** N/A
- (d) **Outdoor Advertising Structure(s) Permit Number(s):** N/A

Buildings, Structures, Fixtures and Other Improvements Owned By Others: N/A

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	Real Property		
	Land	1.	\$118,600.00
	Improvements	2.	\$0.00
	Real Estate Damages (Severance/Cost-to-Cure)	3.	\$0.00
	Total Real Property	4.	\$118,600.00
(b)	Total Personal Property	5.	\$0.00
(c)	Fees and Costs		
	Attorney Fees	6.	\$0.00
	Appraiser Fees	7.	\$0.00
	N/A		
	N/A		
	N/A	8.	\$0.00
	Total Fees and Costs	9.	\$0.00
(d)	Total Business Damages	10.	\$0.00
(e)	Total of Other Costs	11.	\$0.00
	List: N/A		

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) **\$0.00**

Total Global Settlement Amount

- | | | | |
|------------|--|--|--------------|
| (f) | Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing | | \$118,600.00 |
| (g) | Portion of Total Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender Of possession of N/A | | \$0.00 |

III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.

- (b) At closing, the Seller shall deliver to the Buyer a fully executed Quit Claim Deed substantially in accordance with Exhibit "B" attached hereto and made apart hereof conveying the Real Property described in Exhibit "A" attached hereto and made apart hereof. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.

(i) Other: None.

(j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with **Section 286.23, Florida Statutes**.

IV. Closing Date

The closing will occur no later than 60 days after Palm Beach County Board of County Commissioners (BCC) approval.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page _____ is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date

this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Signed, sealed and delivered
in the presence of:

Date of Execution by Seller:
September 18, 2020

John D. & Catherine T. MacArthur Foundation,
an Illinois Not-For-Profit corporation

By: _____

NAME: Joshua J. Mintz

TITLE: Vice President, General Counsel, & Secretary

(Witness)

(Print name)

(Witness)

(Print name)

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

By: _____
Deputy Clerk

Signed and delivered _____
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: Jean-Adel Williams
Assistant County Attorney

Date of Execution by Buyer:
_____, 20____

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

By: _____
, Mayor

APPROVED AS TO TERMS AND
CONDITIONS

By: [Signature]
Department Director

VII. FINAL AGENCY ACCEPTANCE

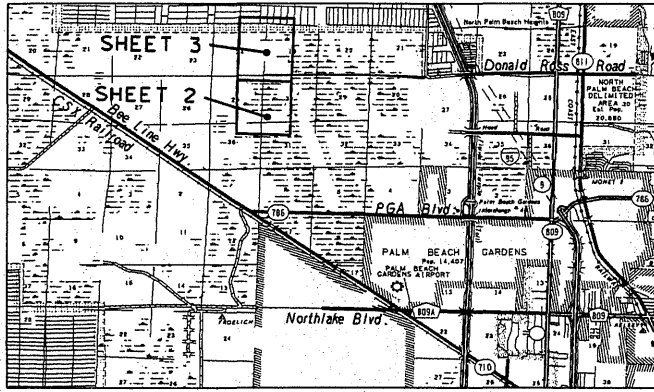
The Buyer has granted Final Agency Acceptance this _____ day of _____, _____.

BY: _____
Signature

Type or Print Name and Title

EXHIBIT "A"

SEC. 24 TWP. 41 S, RGE. 41 E
SECS. 19 & 30, TWP. 41 S, RGE. 42 E



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "A" is the south line of the S.W. 1/4 of Section 31, Township 41 South, Range 42 East. Holding the PBC published Sectional Coordinates for its reference line. Said line bears North 87°40'35" East.
- 2) Information shown hereon for State Road 7 is based on the F.D.O.T. Right of Way Map Section No. 93270-2101.
- 3) Purpose for Exhibit "A" is to depict the gap lying within the MacArthur Foundation Boundary Survey Drawing no. 41-41-23-03, as located in Sections 19 & 30, Township 41 South, Range 42 East.
- 4) All dimensions are calculated unless otherwise specified.
- 5) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.
- 6) Title search report Nos. 18-081-001, 14-157-001 and 14-157-002 for Sec. 19-41-42, Sec. 30-41-42 and Sec. 31-41-42, respectively, was supplied by the Department.
- 7) Title Commitment file No. 201807006 (effective date 07-23-18 at 8:00 AM) from Chicago Title Insurance Company for the lands described in D.B. 943, PG. 73 as Amended in D.B. 947, PG. 11.

LEGEND:

- B = AND
- Δ = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- BLVD. = BOULEVARD
- C.B. = CHORD BEARING
- COR. = CORNER
- D.B. = DEED BOOK
- (D) = DESCRIPTION
- EXIST. = EXISTING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- HWY. = HIGHWAY
- LB = LICENSED BUSINESS
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PBC = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- SFWM D = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- TIITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- TWP. = TOWNSHIP



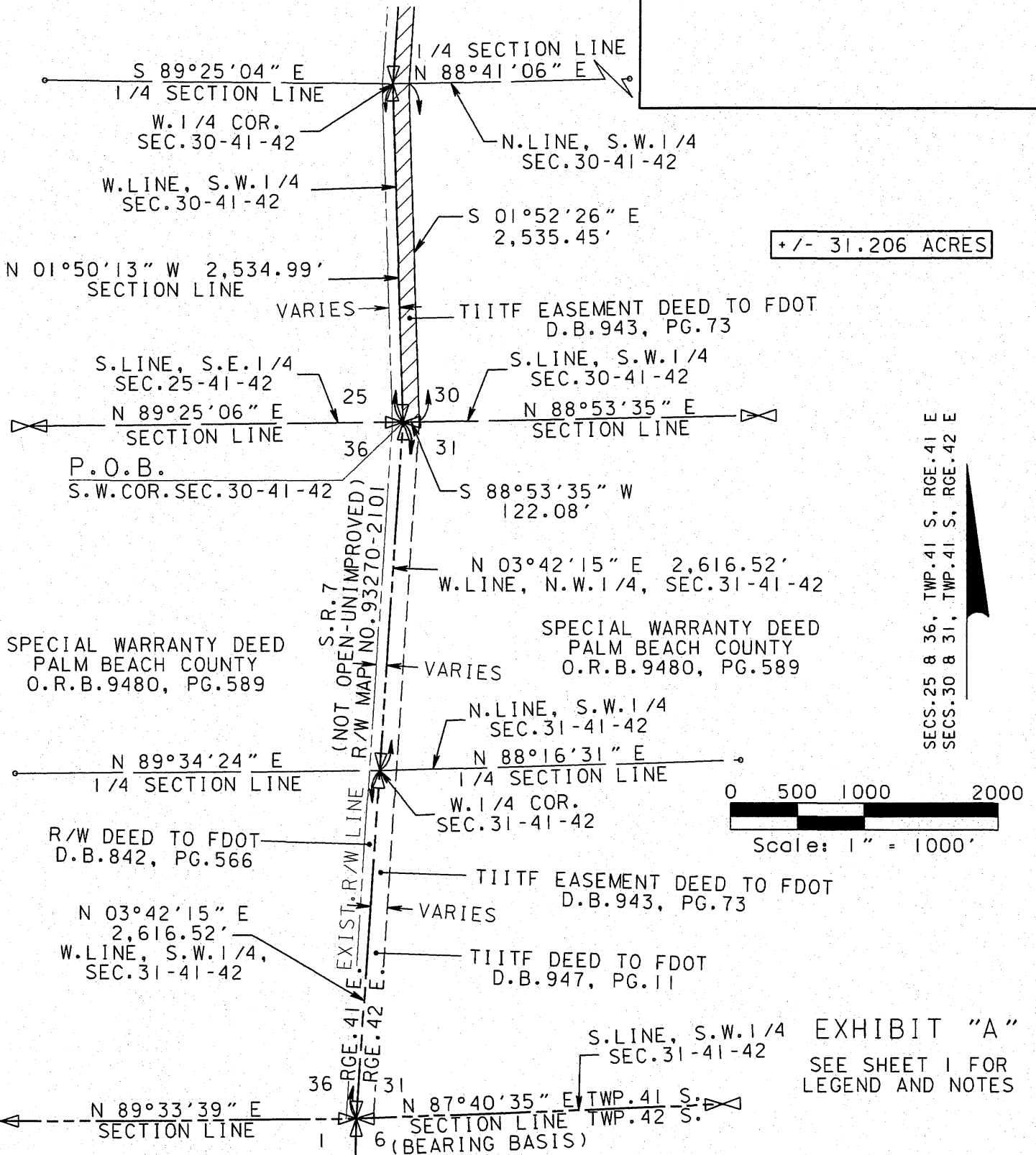
MacARTHUR GAP

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4
SURVEYING AND MAPPING
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309
(954)777-4560

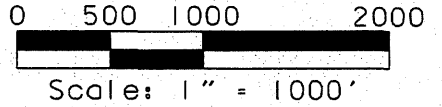
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				FLORIDA DEPARTMENT OF TRANSPORTATION	
				PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	09/08/20
				F.P. ID. NONE	SECTION 93270-2504
				SHEET 1 OF 7	

FOR CONTINUATION, SEE SHEET 3 OF 7



+/- 31.206 ACRES

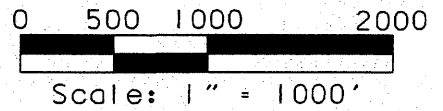
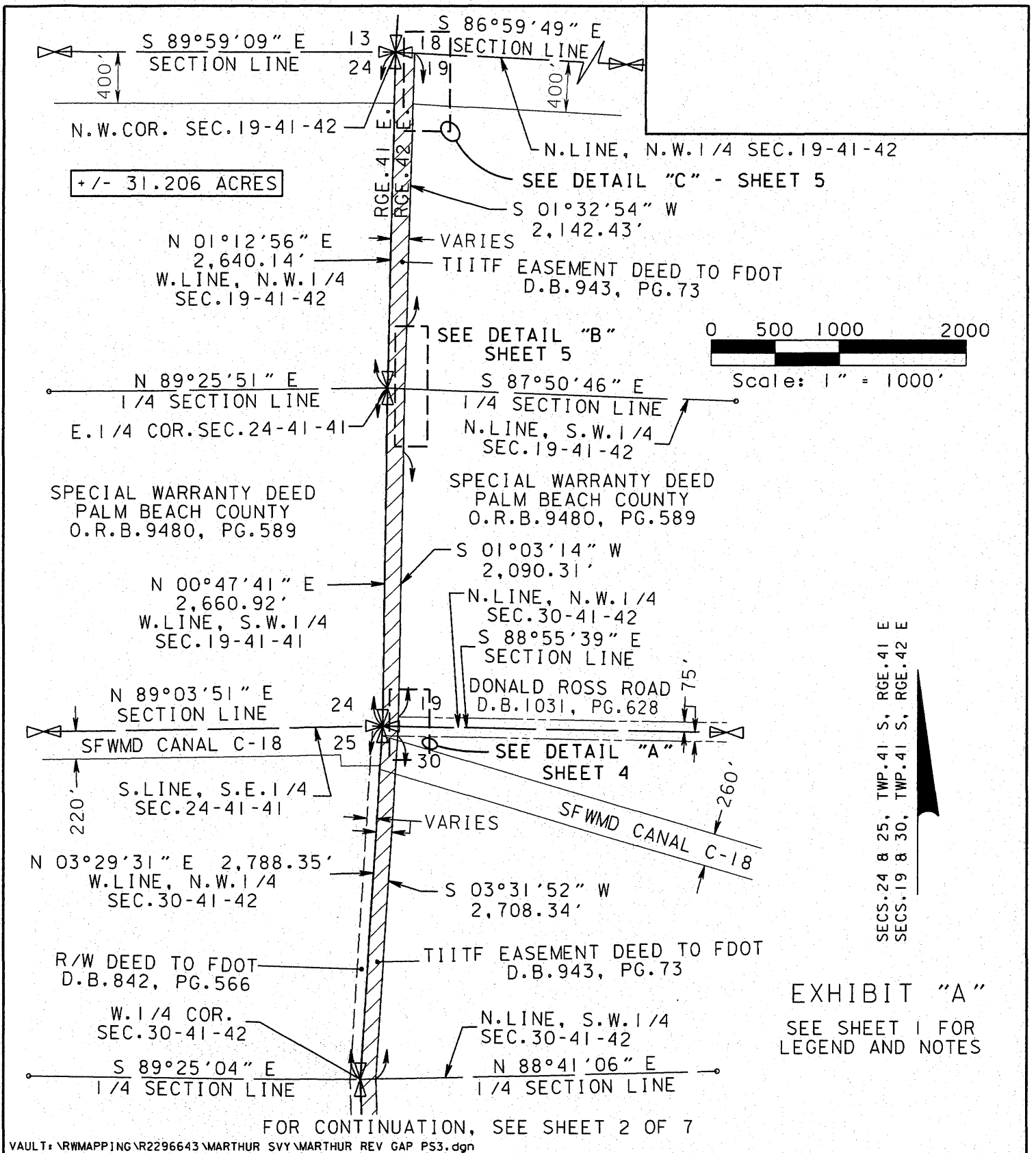


SECS. 25 & 36, TWP. 41 S, RGE. 41 E
SECS. 30 & 31, TWP. 41 S, RGE. 42 E

EXHIBIT "A"
SEE SHEET 1 FOR
LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS2.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		PARCEL SKETCH - NOT A SURVEY			
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
PBC Comments	ClavIjo	10-06-20	CHECKED	TRUONG	09/08/20
REVISION	BY	DATE	F.P. ID. NONE		SECTION 93270-2504
					SHEET 2 OF 7

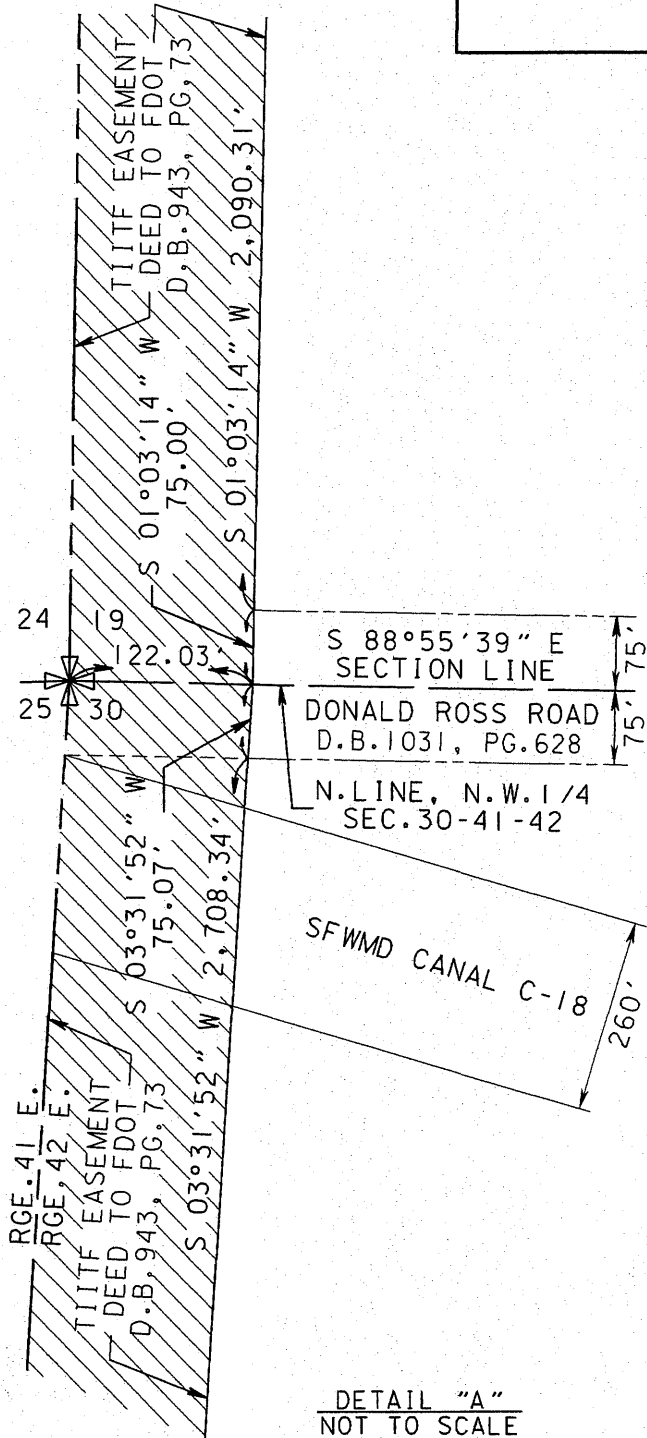


SECS. 24 & 25, TWP. 41 S, RGE. 41 E
 SECS. 19 & 30, TWP. 41 S, RGE. 42 E

EXHIBIT "A"
 SEE SHEET 1 FOR
 LEGEND AND NOTES

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
		BY	DATE
		PREPARED BY:	DATA SOURCE:
		MANUEL G. VERA & ASSOCIATES, INC.	
PBC Comments	Clavijo	10-06-20	
REVISION	BY	DATE	
	CHECKED	TRUONG	09/08/20
		F.P. ID. NONE	SECTION 93270-2504 SHEET 3 OF 7

EXHIBIT "A"



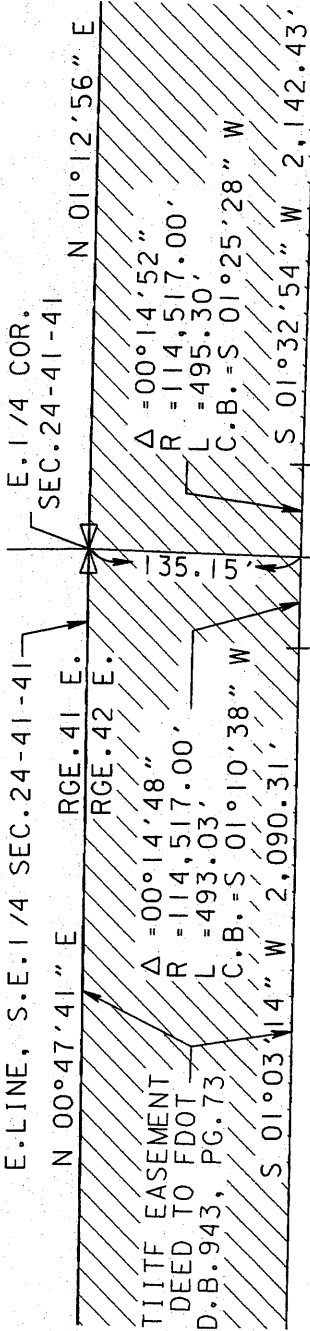
DETAIL "A"
NOT TO SCALE

SEE SHEET 1 FOR
LEGEND AND NOTES

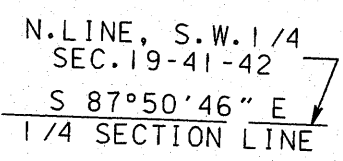
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			FLORIDA DEPARTMENT OF TRANSPORTATION		
			PARCEL SKETCH - NOT A SURVEY		
			STATE ROAD NO. 7		PALM BEACH COUNTY
			BY	DATE	PREPARED BY:
			DRAWN	CLAVIJO	08/14/20
			CHECKED	TRUONG	09/08/20
			F.P. ID. NONE		DATA SOURCE:
REVISION	BY	DATE	SECTION 93270-2504		SHEET 4 OF 7

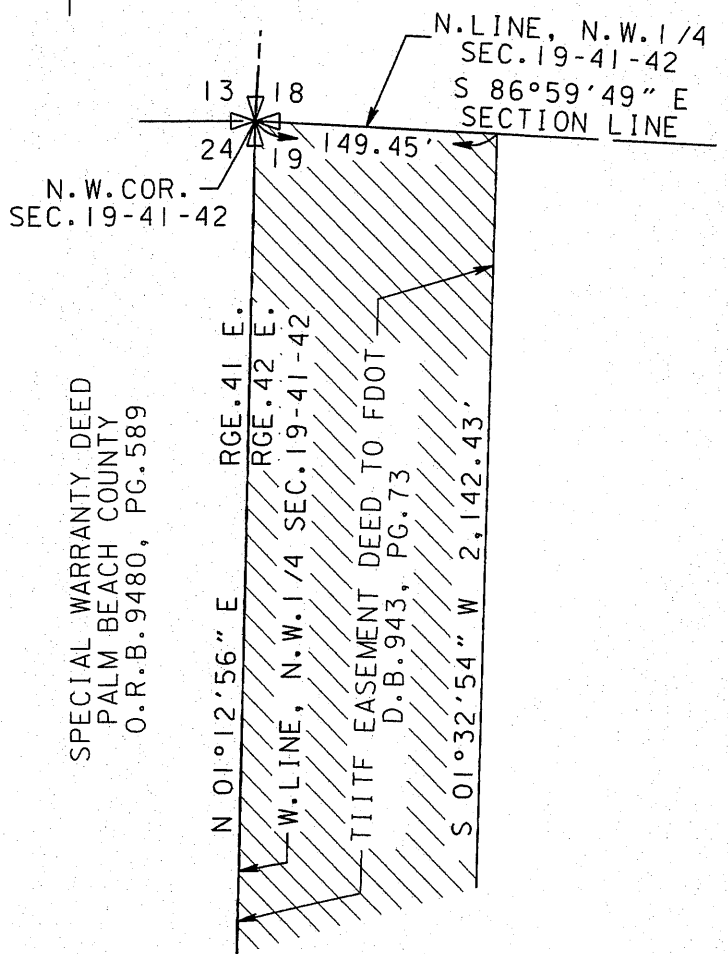
EXHIBIT "A"



DETAIL "B"
NOT TO SCALE



SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589



DETAIL "C"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

VAULT: \RWMAPP1\NG\R2296643\MARTHUR SVY\MARTHUR REV GAP P55.dgn

SEE SHEET 1 FOR
LEGEND AND NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

REVISION	BY	DATE	BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.		
			CHECKED	TRUONG	09/08/20	F.P. ID. NONE	SECTION 93270-2504	SHEET 5 OF 7

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE WEST ONE-HALF (W.1/2) OF SECTIONS 19 AND 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°50'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 2,534.99 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE NORTH 03°29'31" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30, A DISTANCE OF 2,788.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 00°47'41" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 19, A DISTANCE OF 2,660.92 FEET TO THE WEST ONE-QUARTER (W.1/4) CORNER OF SAID SECTION 19; THENCE NORTH 01°12'56" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE 2,640.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 86°59'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE 149.45 FEET; THENCE SOUTH 01°32'54" WEST, A DISTANCE OF 2,142.43 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114,517.00 FEET AND THE CHORD BEARING OF SOUTH 01°25'28" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'52" AND AN ARC DISTANCE OF 495.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 19; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114,517.00 FEET AND A CHORD BEARING OF SOUTH 01°10'38" WEST, THROUGH A CENTRAL ANGLE OF 00°14'48" AND AN ARC DISTANCE OF 493.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°03'14" WEST, A DISTANCE OF 2,090.31 FEET TO THE NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 01°03'14" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30; THENCE SOUTH 03°31'52" WEST, A DISTANCE OF 75.07 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD OF SAID DEED BOOK 1031 AT PAGE 628; THENCE CONTINUE SOUTH 03°31'52" WEST, A DISTANCE OF 2,708.34 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE SOUTH 01°52'26" EAST, A DISTANCE OF 2,535.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE SOUTH 88°53'35" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.206 ACRES, MORE OR LESS.

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS6.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				PARCEL SKETCH - NOT A SURVEY			
				STATE ROAD NO. 7		PALM BEACH COUNTY	
				BY: CLAVIJO		DATE: 08/14/20	
				DRAWN		PREPARED BY: MANUEL G. VERA & ASSOCIATES, INC.	
				CHECKED		DATA SOURCE:	
REVISION		BY		DATE		F.P. ID. NONE	
						SECTION 93270-2504	
						SHEET 6 OF 7	

EXHIBIT "A"



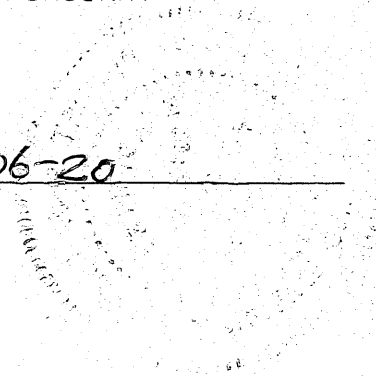
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION, AS SHOWN HERE ON THE RANGE LINE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 7, SECTION NO. 93270-2504, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
 THUY A. TRUONG, P.S.M.

10-06-20
 DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868
 MANUEL G. VERA AND ASSOCIATES, INC.
 13960 SW 47TH STREET
 MIAMI, FLORIDA 33175
 (305) 221-6210 LB 2439



VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP P57.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY					
			STATE ROAD NO. 7		PALM BEACH COUNTY			
			BY	DATE	PREPARED BY: MANUEL G. VERA & ASSOCIATES, INC.			
			DRAWN	CLAVIJO	08/14/20	DATA SOURCE:		
REVISION	BY	DATE	CHECKED	TRUONG	09/08/20	F.P. ID. NONE	SECTION 93270-2504	SHEET 7 OF 7

EXHIBIT "B"

PREPARED BY AND RETURN TO:
Marcel Pessoa, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411-5605

PCN: N/A – Former Right-of-Way
Closing Date: _____
Purchase Price: _____

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made and executed this __ day of _____, 2020, by JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, an Illinois Not-For-Profit corporation, whose post office address is 140 S. Dearborn Street, Chicago, IL 60603-5285, hereinafter called the “Grantor”, in favor of PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office 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 (\$10.00) 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, if any, 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”).

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, if any, 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, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
JOHN D. AND CATHERINE T.
MACARTHUR FOUNDATION, an
Illinois Not-For-Profit corporation

Witness Signature

By: _____

Witness Name Printed

Print Name/Title

Witness Signature

Attest: _____

Witness Name Printed

Print Name/Title

(SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2020, by _____ [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Notary Public, State of _____

(Stamp/Seal)

Print Notary Name

Commission Number

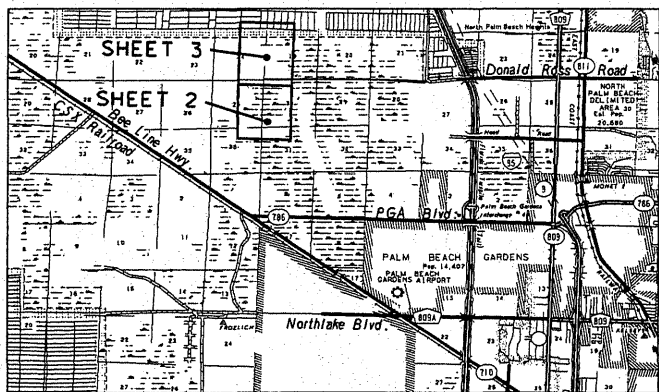
My Commission Expires: _____

Approved by the Palm Beach County
Board of County Commissioners
on _____

County Attorney or Designee

EXHIBIT "A"

SEC.24 TWP.41 S, RGE.41 E
SECS.19 & 30, TWP.41 S, RGE.42 E



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "A" is the south line of the S.W.1/4 of Section 31, Township 41 South, Range 42 East. Holding the PBC published Sectional Coordinates for its reference line. Said line bears North 87°40'35" East.
- 2) Information shown hereon for State Road 7 is based on the F.D.O.T. Right of Way Map Section No. 93270-2101.
- 3) Purpose for Exhibit "A" is to depict the gap lying within the MacArthur Foundation Boundary Survey Drawing no.41-41-23-03, as located in Sections 19 & 30, Township 41 South, Range 42 East.
- 4) All dimensions are calculated unless otherwise specified.
- 5) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.
- 6) Title search report Nos.18-081-001, 14-157-001 and 14-157-002 for Sec. 19-41-42, Sec. 30-41-42 and Sec. 31-41-42, respectively, was supplied by the Department.
- 7) Title Commitment file No. 201807006 (effective date 07-23-18 at 8:00 AM) from Chicago Title Insurance Company for the lands described in D.B. 943, PG. 73 as Amended in D.B. 947, PG. 11.

LEGEND:

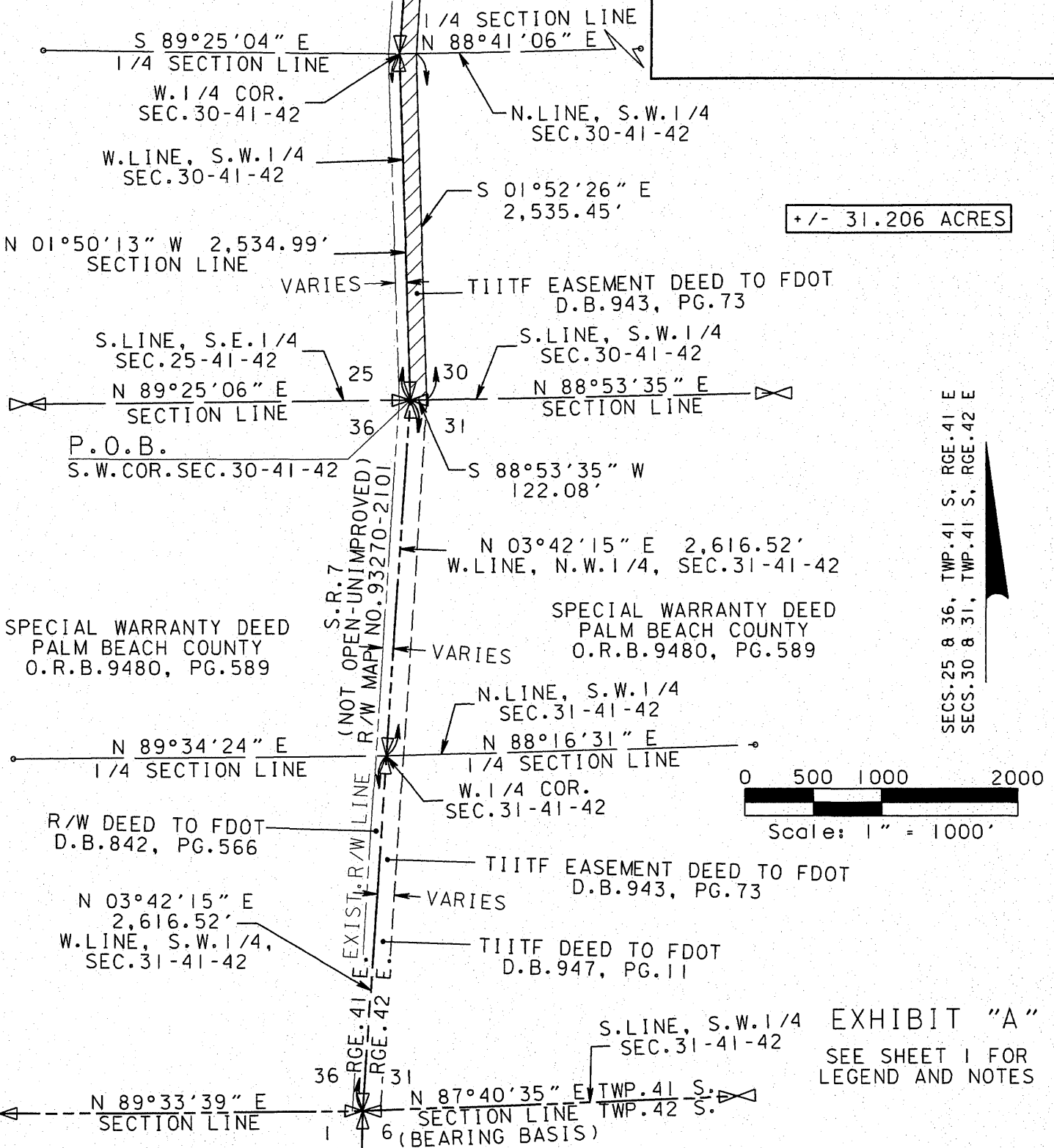
- & = AND
- Δ = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- BLVD. = BOULEVARD
- C.B. = CHORD BEARING
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- NO. = NUMBER
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- PBC = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- TIITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- TWP. = TOWNSHIP
- MacARTHUR GAP

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4
SURVEYING AND MAPPING
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309
(954)777-4560

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PSI.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
	BY	DATE	PREPARED BY:
	DRAWN	CLAVIJO	08/14/20
	CHECKED	TRUONG	09/08/20
REVISION	BY	DATE	F.P. ID. NONE
			SECTION 93270-2504
			SHEET 1 OF 7

FOR CONTINUATION, SEE SHEET 3 OF 7



+/- 31.206 ACRES

SECS. 25 & 36, TWP. 41 S, RGE. 41 E
SECS. 30 & 31, TWP. 41 S, RGE. 42 E

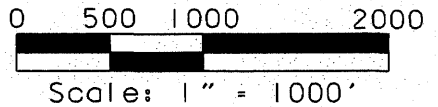
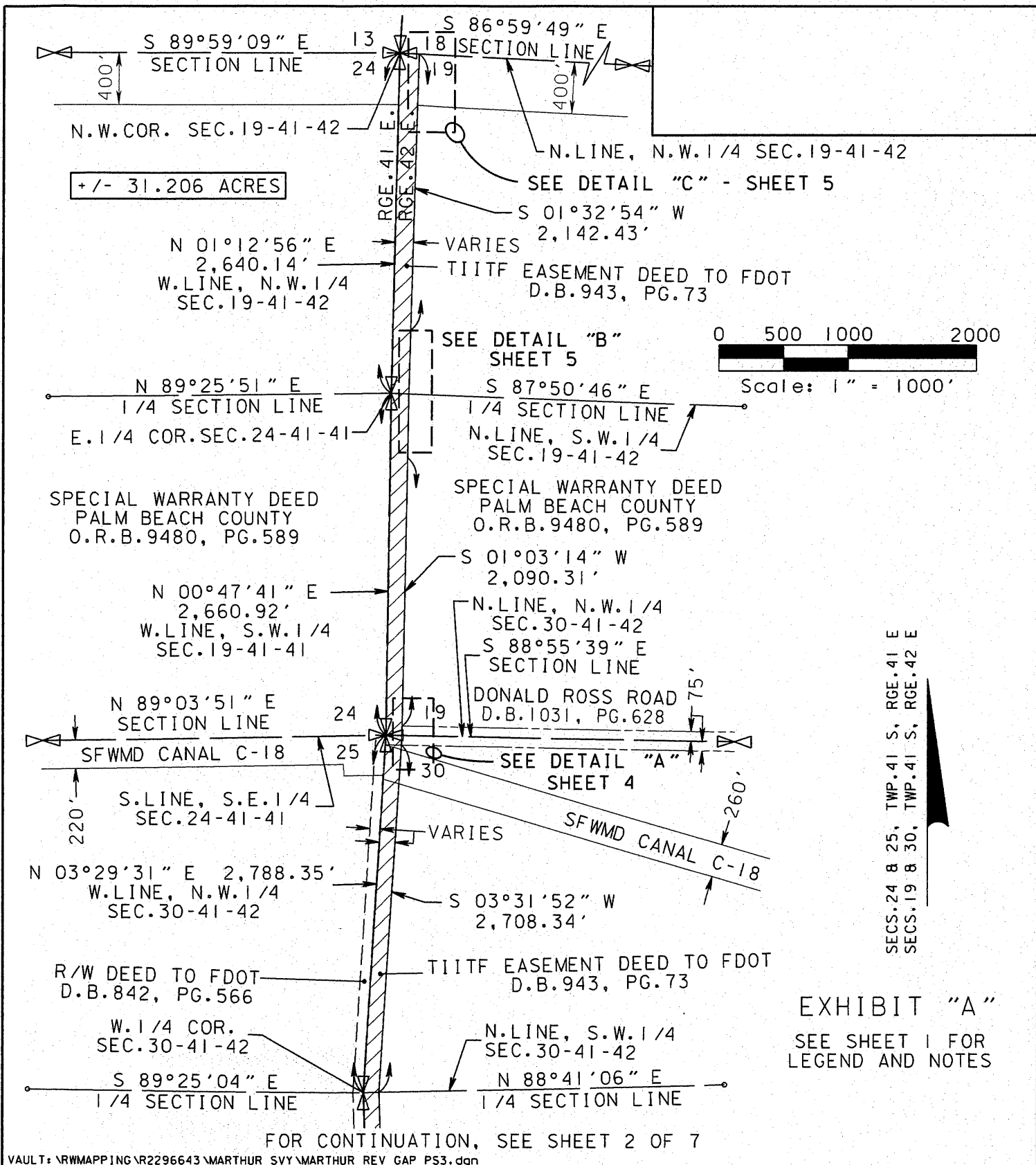


EXHIBIT "A"
SEE SHEET 1 FOR
LEGEND AND NOTES

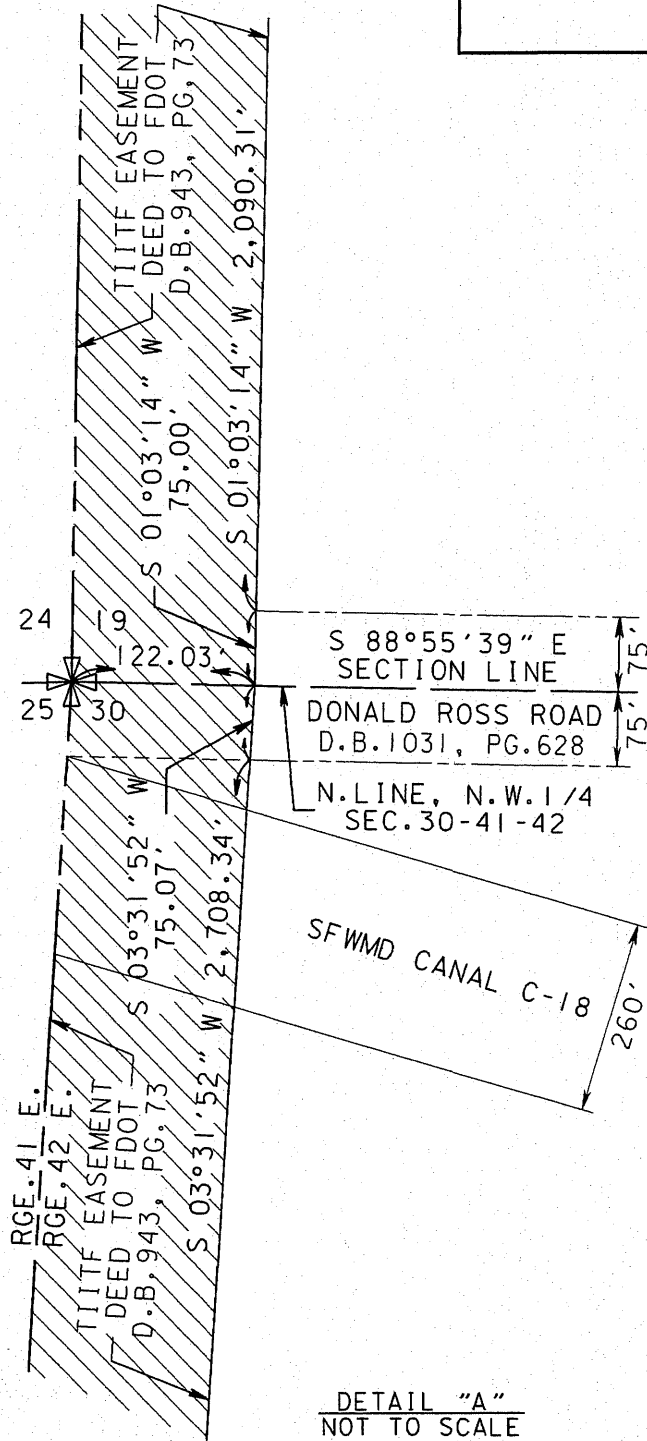
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		FLORIDA DEPARTMENT OF TRANSPORTATION			
		PARCEL SKETCH - NOT A SURVEY			
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
PBC Comments	Clavijo	10-06-20	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.	
REVISION	BY	DATE	CHECKED	F.P. ID. NONE	SECTION 93270-2504 SHEET 2 OF 7
			TRUONG	09/08/20	



		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
	BY	DATE	PREPARED BY:
	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
	DATE	CHECKED	DATA SOURCE:
PBC Comments	10-06-20	TRUONG	F.P. ID. NONE
REVISION	BY	DATE	SECTION 93270-2504
			SHEET 3 OF 7

EXHIBIT "A"



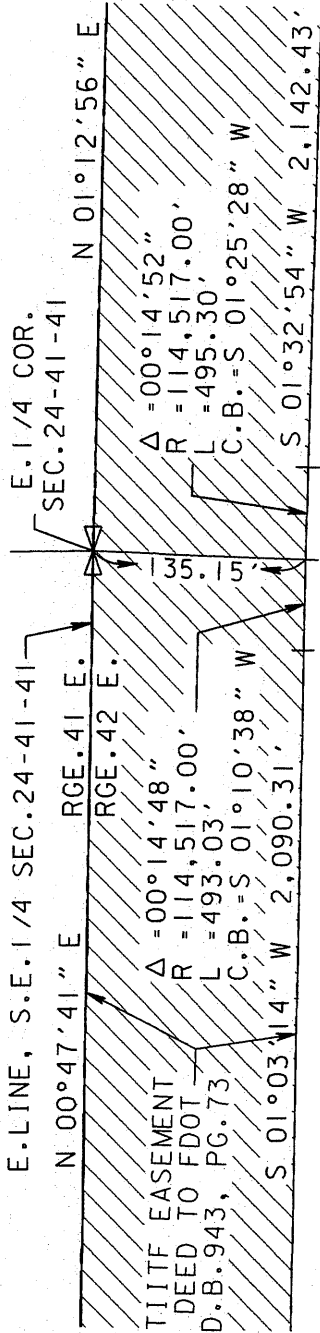
DETAIL "A"
NOT TO SCALE

SEE SHEET 1 FOR
LEGEND AND NOTES

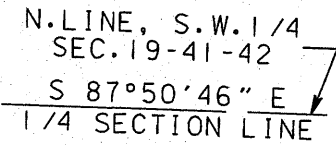
VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS4.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	09/08/20
				F.P. ID. NONE	SECTION 93270-2504
				SHEET 4 OF 7	

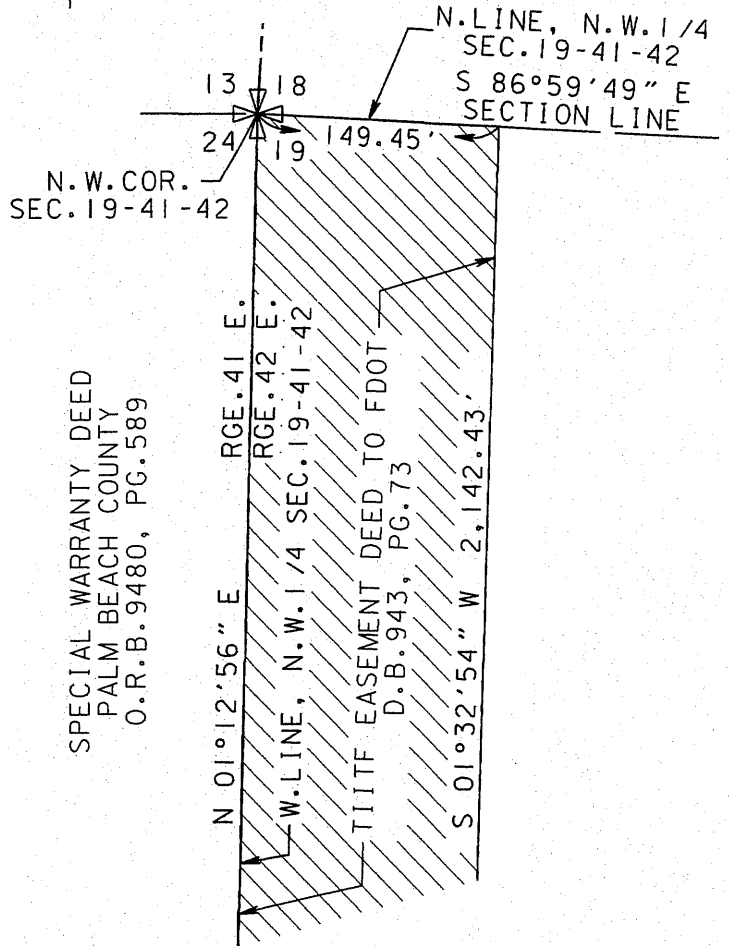
EXHIBIT "A"



DETAIL "B"
NOT TO SCALE



SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589



DETAIL "C"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP P55.dgn

SEE SHEET 1 FOR
LEGEND AND NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

BY	DATE	PREPARED BY:	DATA SOURCE:
DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
CHECKED	TRUONG	09/08/20	F.P. ID. NONE

SECTION 93270-2504

SHEET 5 OF 7

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE WEST ONE-HALF (W.1/2) OF SECTIONS 19 AND 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°50'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 2,534.99 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE NORTH 03°29'31" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30, A DISTANCE OF 2,788.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 00°47'41" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 19, A DISTANCE OF 2,660.92 FEET TO THE WEST ONE-QUARTER (W.1/4) CORNER OF SAID SECTION 19; THENCE NORTH 01°12'56" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE 2,640.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 86°59'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE 149.45 FEET; THENCE SOUTH 01°32'54" WEST, A DISTANCE OF 2,142.43 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114,517.00 FEET AND THE CHORD BEARING OF SOUTH 01°25'28" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'52" AND AN ARC DISTANCE OF 495.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 19; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114,517.00 FEET AND A CHORD BEARING OF SOUTH 01°10'38" WEST, THROUGH A CENTRAL ANGLE OF 00°14'48" AND AN ARC DISTANCE OF 493.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°03'14" WEST, A DISTANCE OF 2,090.31 FEET TO THE NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 01°03'14" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30; THENCE SOUTH 03°31'52" WEST, A DISTANCE OF 75.07 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD OF SAID DEED BOOK 1031 AT PAGE 628; THENCE CONTINUE SOUTH 03°31'52" WEST, A DISTANCE OF 2,708.34 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE SOUTH 01°52'26" EAST, A DISTANCE OF 2,535.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE SOUTH 88°53'35" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.206 ACRES, MORE OR LESS.

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS6.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				PARCEL SKETCH - NOT A SURVEY	
				STATE ROAD NO. 7	PALM BEACH COUNTY
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	09/08/20
				F.P. ID. NONE	SECTION 93270-2504
				SHEET 6 OF 7	

EXHIBIT "A"

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION, AS SHOWN HERE ON THE RANGE LINE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
 THUY A. TRUONG, P.S.M.

10-06-20
 DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868
 MANUEL G. VERA AND ASSOCIATES, INC.
 13960 SW 47TH STREET
 MIAMI, FLORIDA 33175
 (305) 221-6210 LB 2439

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS7.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY					
			STATE ROAD NO. 7		PALM BEACH COUNTY			
			BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.		
REVISION	BY	DATE	CHECKED	TRUONG	09/08/20	F.P. ID. NONE	SECTION 93270-2504	SHEET 7 OF 7

ATTACHMENT NO. 3
Purchase Agreement (Agreement No. 2) – 21 Pages

Purchase Agreement

Seller: John D. & Catherine T. MacArthur Foundation, an Illinois Not-For-Profit corporation

Buyer: Palm Beach County, a political subdivision of the State of Florida, by and through its Board of County Commissioners

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property:

(a) **Estate Being Purchased:** Fee Simple Permanent Easement Temporary Easement Leasehold

(b) **Real Property Described As:** See attached "Exhibit A"

(c) **Personal Property:** N/A

(d) **Outdoor Advertising Structure(s) Permit Number(s):** N/A

Buildings, Structures, Fixtures and Other Improvements Owned By Others: N/A

These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) **Real Property**

Land	1. <u>\$41,000.00</u>
Improvements	2. <u>\$0.00</u>
Real Estate Damages (Severance/Cost-to-Cure)	3. <u>\$0.00</u>

Total Real Property **4. \$41,000.00**

(b) **Total Personal Property** **5. \$0.00**

(c) **Fees and Costs**

Attorney Fees	6. <u>\$0.00</u>
Appraiser Fees	7. <u>\$0.00</u>

N/A

N/A

N/A 8. \$0.00

Total Fees and Costs **9. \$0.00**

(d) **Total Business Damages** **10. \$0.00**

(e) **Total of Other Costs** **11. \$0.00**

List: N/A

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) **\$0.00**

Total Global Settlement Amount

(f) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing \$41,000.00

(g) Portion of Total Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender Of possession of N/A \$0.00

III. Conditions and Limitations

(a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.

- (b) At closing, the Seller shall deliver to the Buyer a fully executed Quit Claim Deed substantially in accordance with Exhibit "B" attached hereto and made apart hereof conveying the Real Property described in Exhibit "A" attached hereto and made apart hereof. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: None.

- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with **Section 286.23, Florida Statutes**.

IV. Closing Date

The closing will occur no later than 60 days after Palm Beach County Board of County Commissioners (BCC) approval.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page _____ is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance

shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Signed, sealed and delivered
in the presence of:

Date of Execution by Seller:
September 18, 2020

John D. & Catherine T. MacArthur Foundation,
an Illinois Not-For-Profit corporation

By: _____

NAME: Joshua J. Mintz

TITLE: Vice President, General Counsel, and Secretary

(Witness)

(Print name)

(Witness)

(Print name)

ATTEST:

**SHARON R. BOCK
CLERK & COMPTRROLLER**

By: _____
Deputy Clerk

Signed and delivered _____
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: Sean-Adel Williams
Assistant County Attorney

Date of Execution by Buyer:
_____, 20____

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

By: _____
, Mayor

APPROVED AS TO TERMS AND
CONDITIONS

By: [Signature]
Department Director

VII. FINAL AGENCY ACCEPTANCE

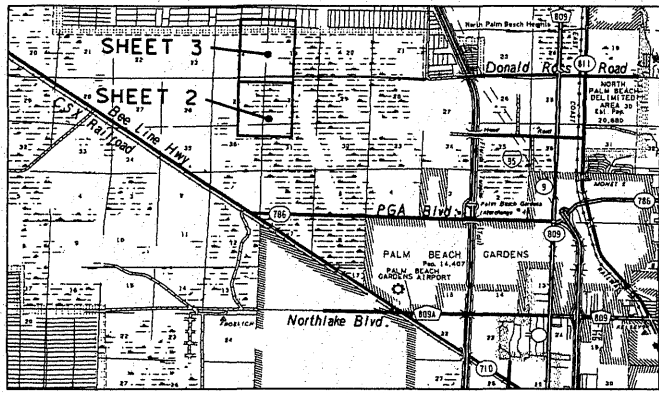
The Buyer has granted Final Agency Acceptance this _____ day of _____, _____.

BY: _____
Signature

Type or Print Name and Title

EXHIBIT "A"

SEC. 24 TWP. 41 S, RGE. 41 E
 SECS. 19 & 30, TWP. 41 S, RGE. 42 E



LOCATION MAP
 NOT TO SCALE

SURVEYOR'S NOTES

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- 2) Information shown hereon for State Road 7 is based on the F.D.O.T. Right of Way Map Section No. 93270-2101.
- 3) Purpose for Exhibit "A" is to depict the remnant gap of the MacArthur Foundation Boundary Survey Drawing no. 41-41-23-03, lying within Section 24, Township 41 South, Range 41 East and Sections 19 & 30, Township 41 South, Range 42 East.
- 4) All dimensions are calculated unless otherwise specified.
- 5) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.
- 6) Title search report Nos. 18-081-001, 14-157-001 and 14-157-002 for Sec. 19-41-42, Sec. 30-41-42 and Sec. 31-41-42, respectively, was supplied by the Department.
- 7) Title Commitment file No. 201807006 (effective date 07-23-18 at 8:00 AM) from Chicago Title Insurance Company for the lands described in D.B. 943, PG. 73 as Amended in D.B. 947, PG. 11.

LEGEND:

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- L = ARC LENGTH OF CURVE
- BLVD. = BOULEVARD
- C.B. = CHORD BEARING
- COR. = CORNER
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- PBC = PALM BEACH COUNTY
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- P.O.B. = POINT OF BEGINNING
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- RGE. = RANGE
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- SEC. = SECTION
- SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- TIITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- TWP. = TOWNSHIP



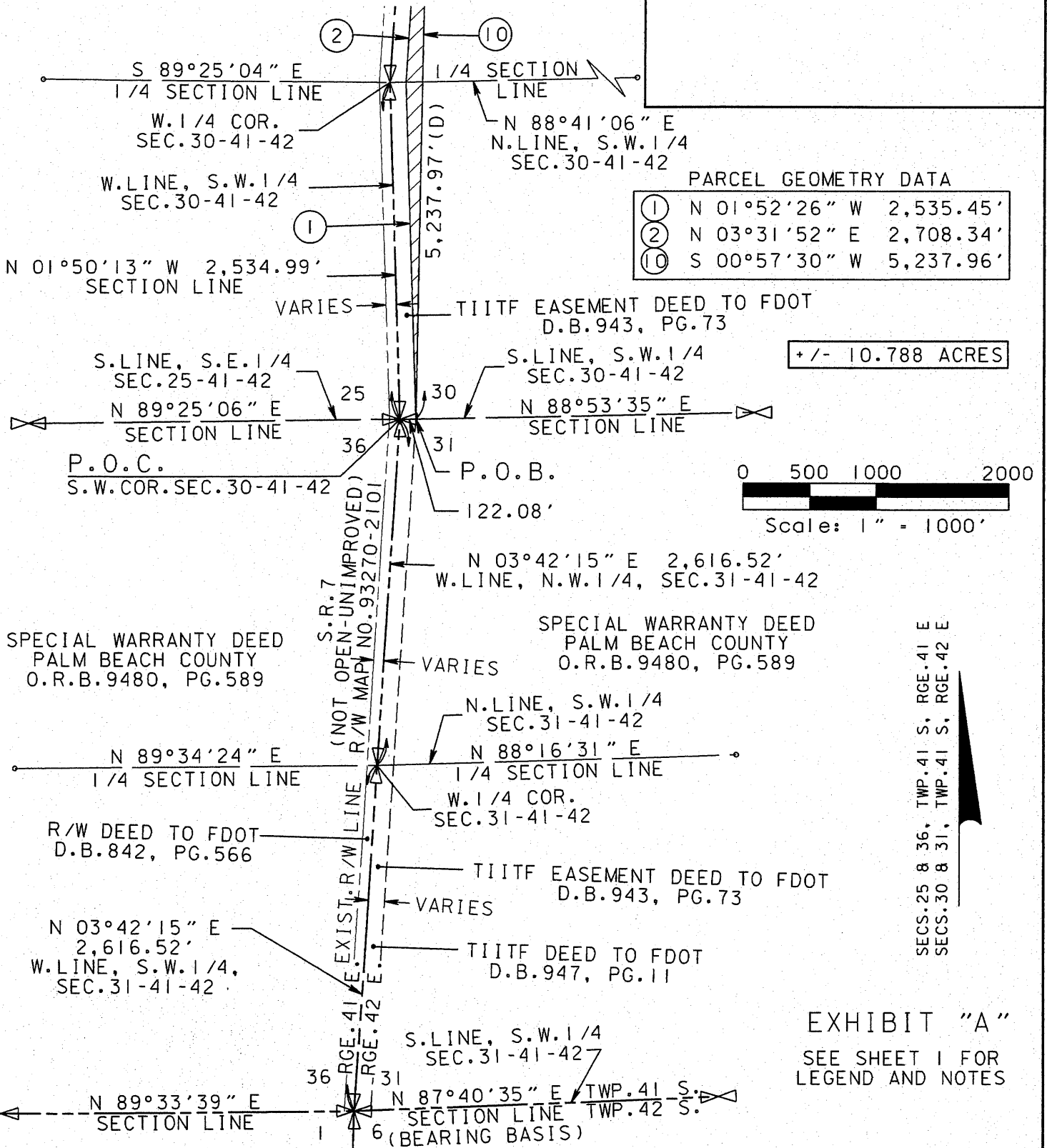
MacARTHUR REMNANT GAP

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 4
 SURVEYING AND MAPPING
 3400 WEST COMMERCIAL BLVD.
 FORT LAUDERDALE, FL 33309
 (954)777-4560

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PSI.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
	BY	DATE	PREPARED BY:
	DRAWN	CLAVIJO	08/14/18
	CHECKED	TRUONG	08/23/18
			MANUEL G. VERA & ASSOCIATES, INC.
			DATA SOURCE:
REVISION	BY	DATE	F.P. ID. NONE
			SECTION 93270-2504
			SHEET 1 OF 8

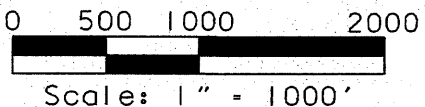
FOR CONTINUATION, SEE SHEET 3 OF 8



PARCEL GEOMETRY DATA

①	N 01°52'26" W	2,535.45'
②	N 03°31'52" E	2,708.34'
⑩	S 00°57'30" W	5,237.96'

+/- 10.788 ACRES

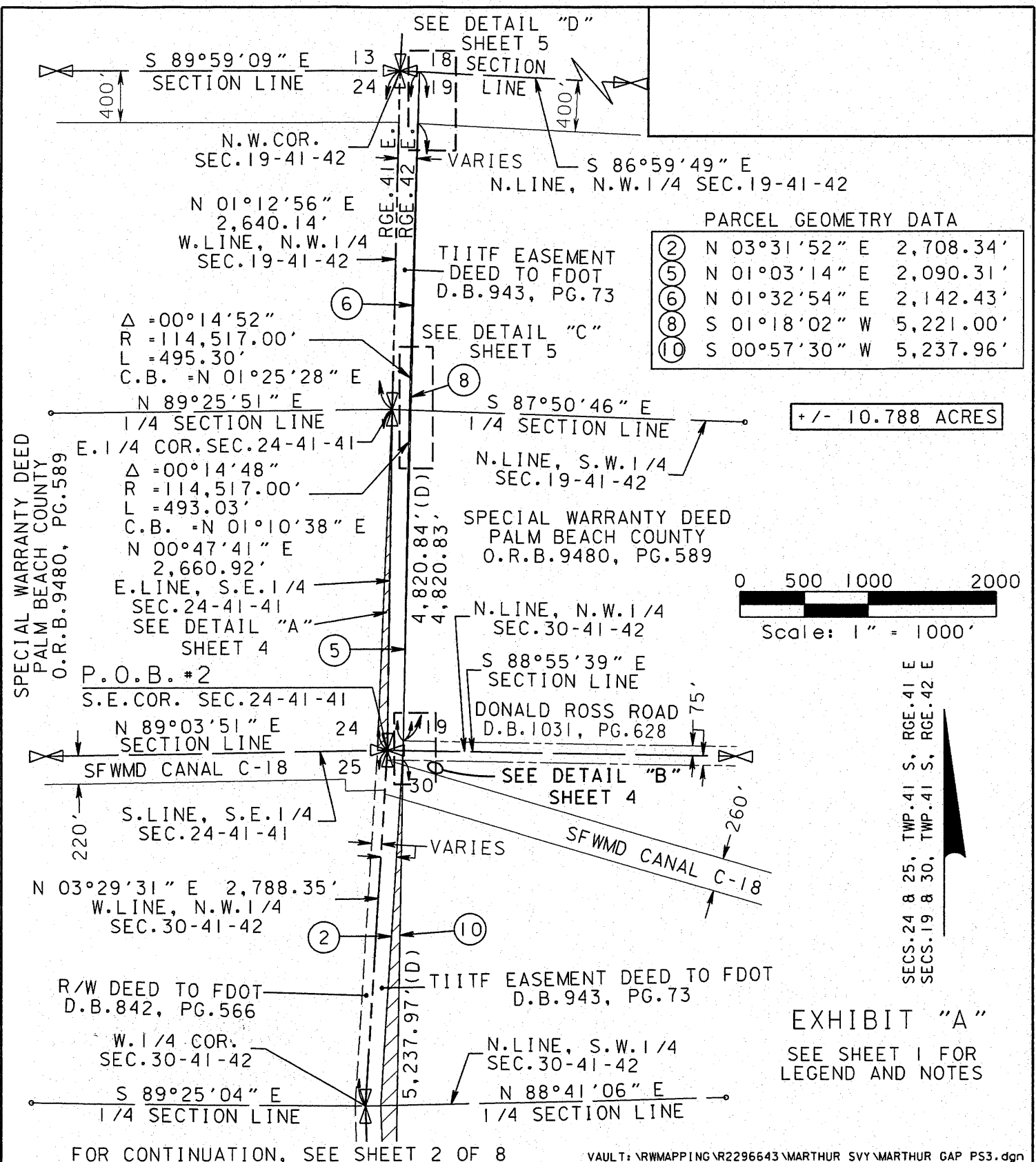


SECS. 25 & 36, TWP. 41 S, RGE. 41 E
SECS. 30 & 31, TWP. 41 S, RGE. 42 E

EXHIBIT "A"
SEE SHEET 1 FOR
LEGEND AND NOTES

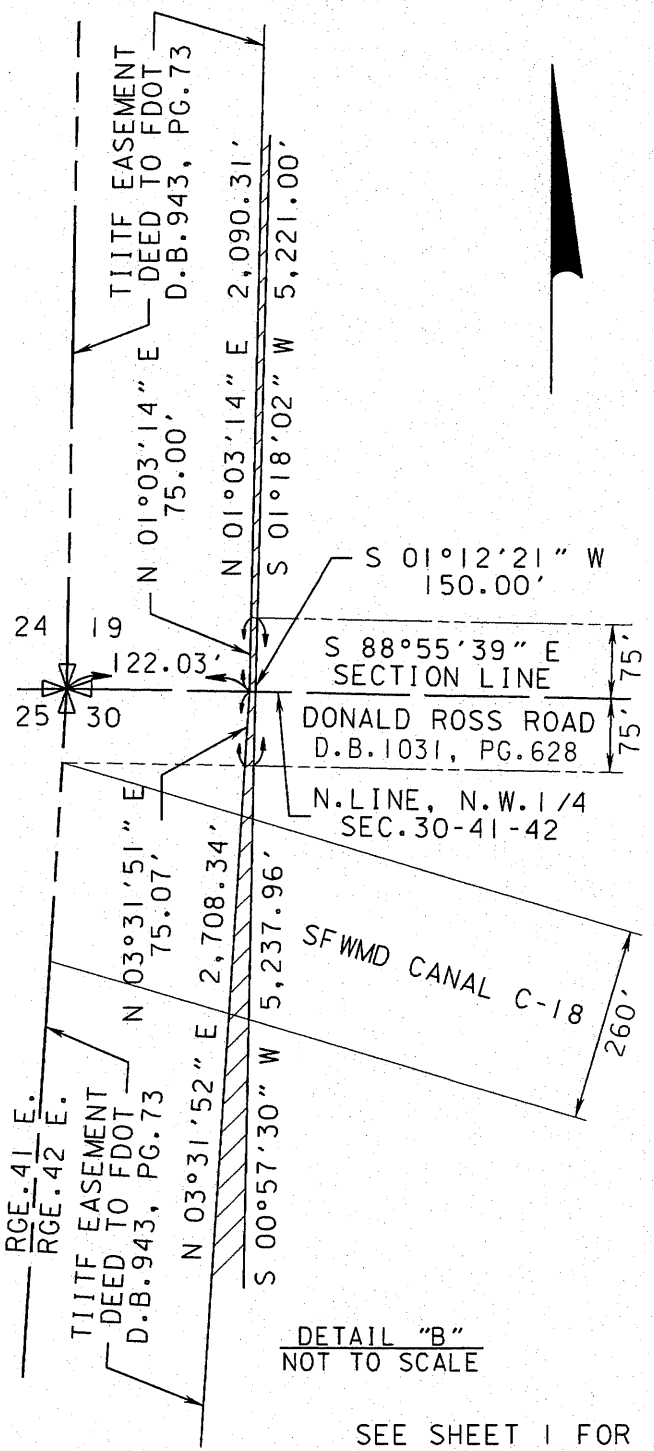
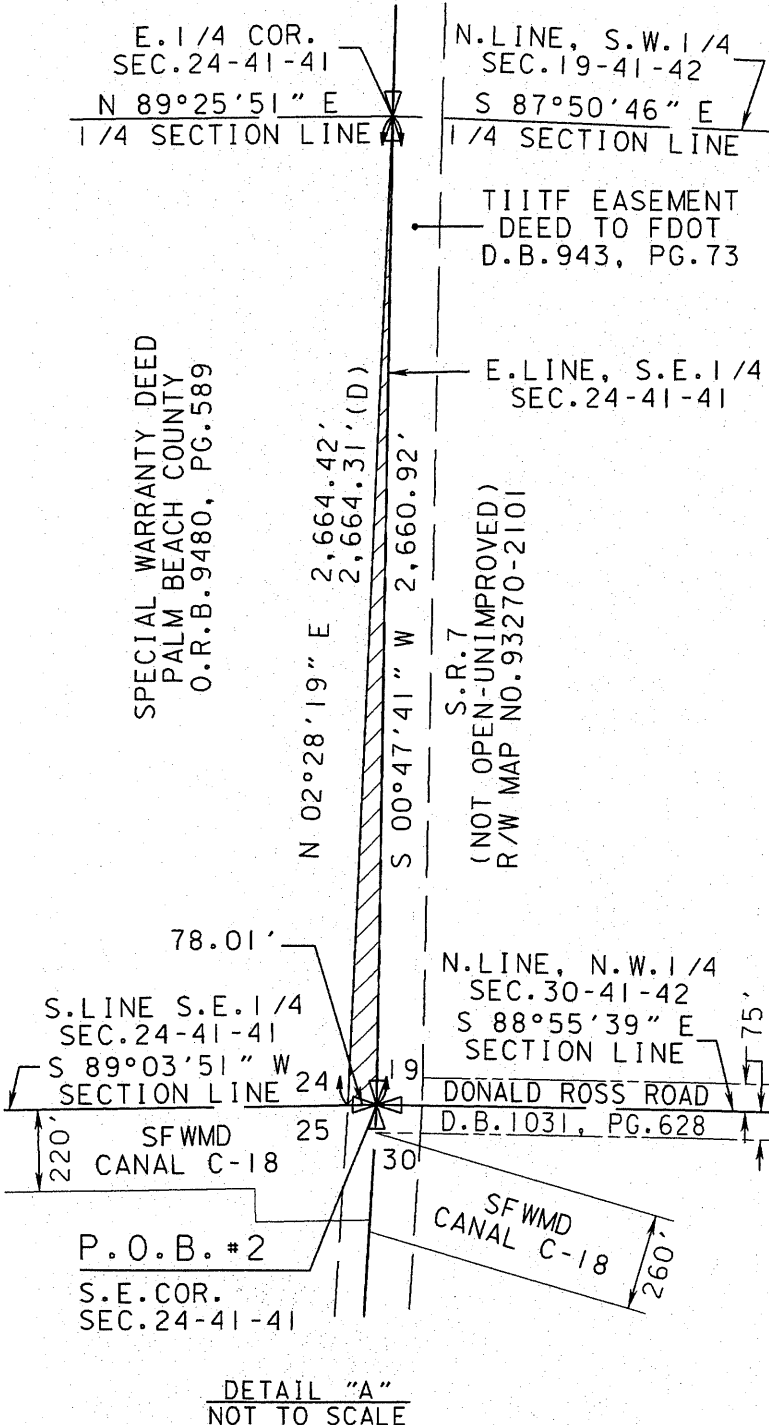
VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS2.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		PARCEL SKETCH - NOT A SURVEY			
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	08/08/18	MANUEL G. VERA & ASSOCIATES, INC.	
		CHECKED	08/23/18	F.P. ID. NONE	SECTION 93270-2504
REVISION	BY	DATE			SHEET 2 OF 8



		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
	BY	DATE	PREPARED BY:
	CLAVIJO	08/08/18	MANUEL G. VERA & ASSOCIATES, INC.
	DATE		DATA SOURCE:
	10-06-20		
PBC Comments	Clavijo	10-06-20	DRAWN
REVISION	BY	DATE	CHECKED
			TRUONG
			08/23/18
		F.P. ID. NONE	SECTION 93270-2504
		SHEET 3 OF 8	

EXHIBIT "A"

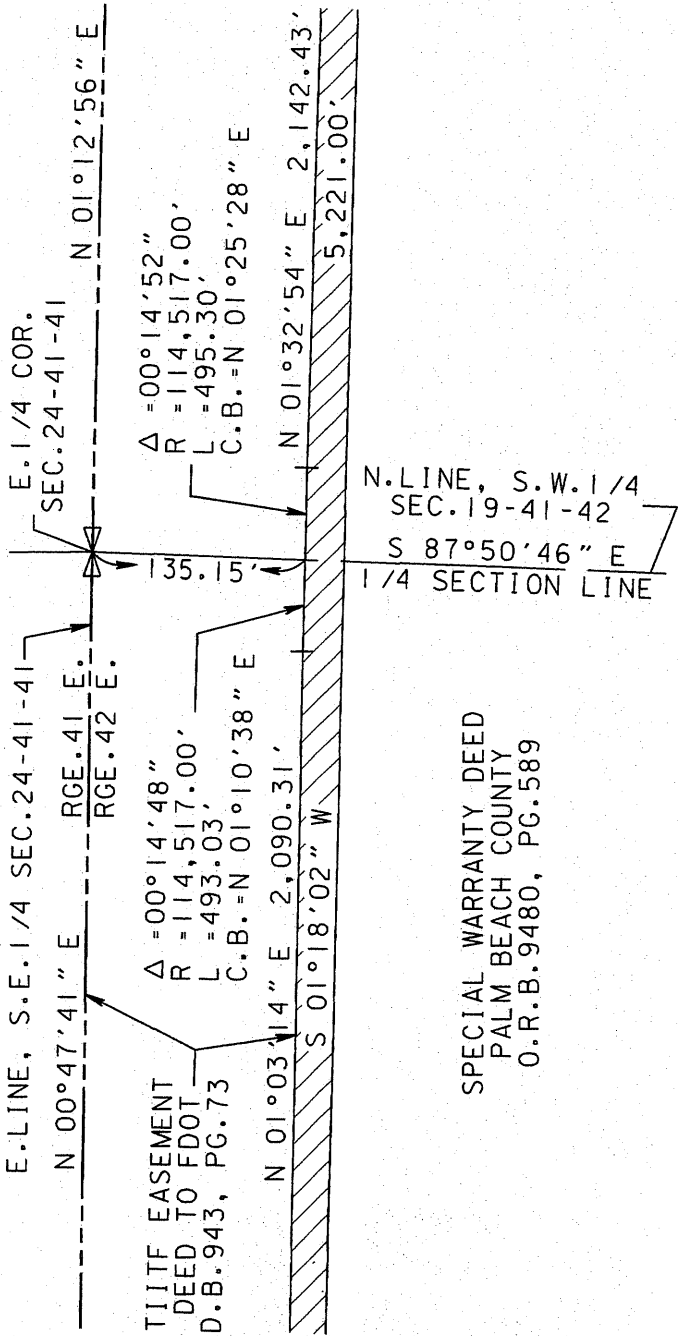


SEE SHEET 1 FOR LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS4.dgn

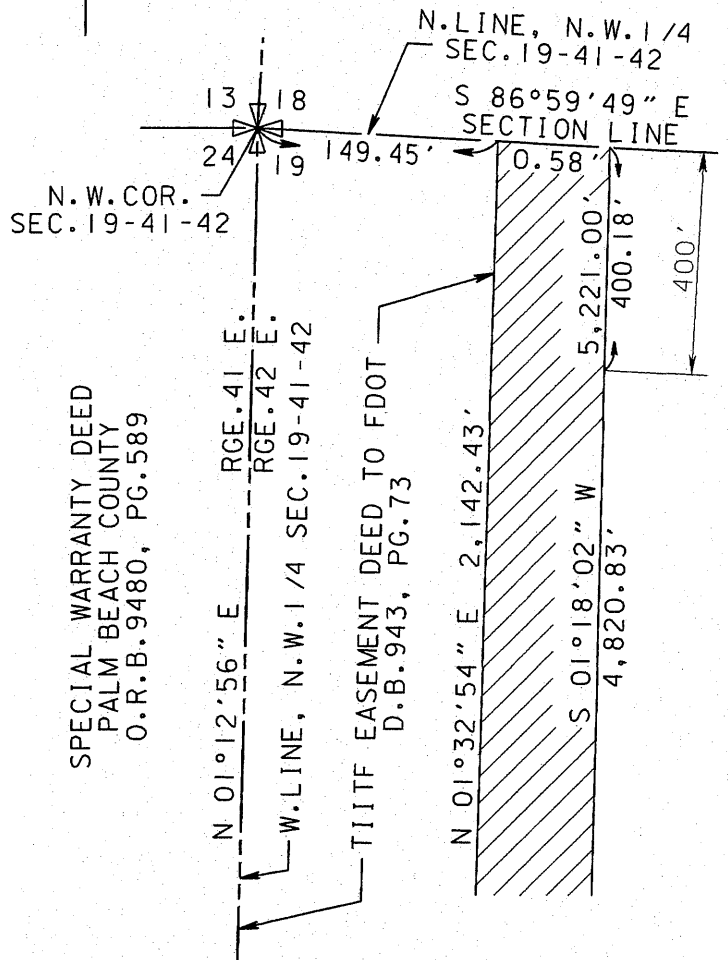
				FLORIDA DEPARTMENT OF TRANSPORTATION			
				PARCEL SKETCH - NOT A SURVEY			
		STATE ROAD NO. 7				PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:		DATA SOURCE:	
PBC Comments		CLAVIJO	10-06-20	DRAWN		MANUEL G. VERA & ASSOCIATES, INC.	
REVISION		BY	DATE	CHECKED		F.P. ID. NONE	
				TRUONG		SECTION 93270-2504	
				08/23/18		SHEET 4 OF 8	

EXHIBIT "A"



DETAIL "C"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589



DETAIL "D"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

TIIIF EASEMENT DEED TO FDOT
D.B. 943, PG. 73

SEE SHEET 1 FOR
LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS5.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

PBC Comments	Clav1jo	10-06-20	BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	CLAVIJO	08/08/18	MANUEL G. VERA & ASSOCIATES, INC.		
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18	F.P. ID. NONE	SECTION 93270-2504	SHEET 5 OF 8

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE WEST ONE-HALF (W.1/2) OF SECTIONS 19 AND 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 88°53'35" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°52'26" WEST, A DISTANCE OF 2,535.45 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE NORTH 03°31'52" EAST, A DISTANCE OF 2,708.34 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE NORTH 03°31'51" EAST, A DISTANCE OF 75.07 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30; THENCE NORTH 01°03'14" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE CONTINUES NORTH 01°03'14" EAST, A DISTANCE OF 2,090.31 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 01°10'38" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114,517.00 FEET, THROUGH A CENTRAL ANGLE OF 00°14'48", AN ARC DISTANCE OF 493.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 19; THENCE CONTINUE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 114,517.00 FEET AND A CHORD BEARING OF NORTH 01°25'28" EAST, THROUGH A CENTRAL ANGLE OF 00°14'52" AND AN ARC DISTANCE OF 495.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°32'54" EAST, A DISTANCE OF 2,142.43 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19; THENCE SOUTH 86°59'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE OF 0.58 FEET; THENCE SOUTH 01°18'02" WEST, A DISTANCE OF 5,221.00 FEET TO A POINT ON SAID NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°12'21" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON SAID SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'30" WEST, A DISTANCE OF 5,237.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.406 ACRES, MORE OR LESS.

AND

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS6.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	
		DRAWN	CLAVIJO	08/14/18	MANUEL G. VERA & ASSOCIATES, INC.
				DATA SOURCE:	
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18
			F.P. ID. NONE		SECTION 93270-2504
					SHEET 6 OF 8

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89°03'51" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 24, A DISTANCE OF 78.01 FEET; THENCE NORTH 02°28'19" EAST, A DISTANCE 2,664.42 FEET TO THE EAST ONE-QUARTER (E.1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 00°47'41" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 24, A DISTANCE OF 2,660.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.382 ACRES, MORE OR LESS.

ALL TOGETHER CONTAINING 10.788 ACRES, MORE OR LESS.

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS7.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				
			STATE ROAD NO. 7		PALM BEACH COUNTY		
			BY	DATE	PREPARED BY:		
			DRAWN	CLAVIJO	08/14/18	MANUEL G. VERA & ASSOCIATES, INC.	
			CHECKED	TRUONG	08/23/18	DATA SOURCE:	
REVISION	BY	DATE	F.P. ID. NONE		SECTION 93270-2504	SHEET 7 OF 8	

EXHIBIT "A"

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION, AS SHOWN HERE ON THE RANGE LINE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
 THUY A. TRUONG, P.S.M.

10-06-20
 DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868
 MANUEL G. VERA AND ASSOCIATES, INC.
 13960 SW 47TH STREET
 MIAMI, FLORIDA 33175
 (305) 221-6210 LB 2439

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS8.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				PARCEL SKETCH - NOT A SURVEY	
				STATE ROAD NO. 7	PALM BEACH COUNTY
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/18	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18
				F.P. ID. NONE	SECTION 93270-2504
				SHEET 8 OF 8	

Exhibit "B"

PREPARED BY AND RETURN TO:
Marcel Pessoa, Real Estate Specialist
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411-5605

PCN: N/A
Closing Date: _____
Purchase Price: _____

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made and executed this ___ day of _____, 2020, by JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, an Illinois Not-For-Profit corporation, whose post office address is 140 S. Dearborn Street, Chicago, IL 60603-5285, hereinafter called the "Grantor", in favor of PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office 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 (\$10.00) 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, if any, 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").

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, if any, 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, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
JOHN D. AND CATHERINE T.
MACARTHUR FOUNDATION, an
Illinois Not-For-Profit corporation

Witness Signature

By: _____

Witness Name Printed

Print Name/Title

Witness Signature

Attest: _____

Witness Name Printed

Print Name/Title

(SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [] physical presence or [] online notarization this _____ day of _____, 2020, by _____ [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Notary Public, State of _____

(Stamp/Seal)

Print Notary Name

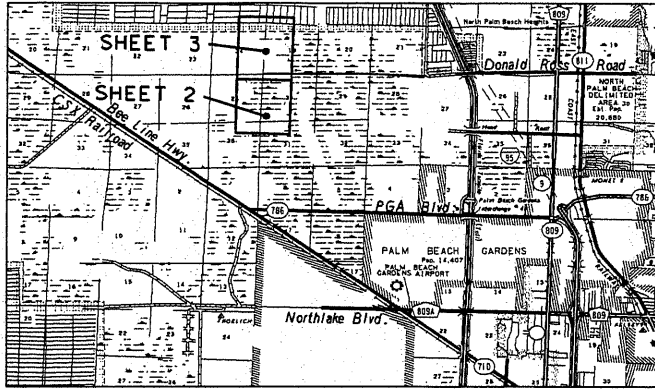
Commission Number
My Commission Expires: _____

Approved by the Palm Beach County
Board of County Commissioners
on _____

County Attorney or Designee

EXHIBIT "A"

SEC. 24 TWP. 41 S, RGE. 41 E
 SECS. 19 & 30, TWP. 41 S, RGE. 42 E



LOCATION MAP
 NOT TO SCALE

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "A" is the south line of the S.W. 1/4 of Section 31, Township 41 South, Range 42 East. Holding the PBC published Sectional Coordinates for its reference line. Said line bears North 87°40'35" East.
- 2) Information shown hereon for State Road 7 is based on the F.D.O.T. Right of Way Map Section No. 93270-2101.
- 3) Purpose for Exhibit "A" is to depict the remnant gap of the MacArthur Foundation Boundary Survey Drawing no. 41-41-23-03, lying within Section 24, Township 41 South, Range 41 East and Sections 19 & 30, Township 41 South, Range 42 East.
- 4) All dimensions are calculated unless otherwise specified.
- 5) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.
- 6) Title search report Nos. 18-081-001, 14-157-001 and 14-157-002 for Sec. 19-41-42, Sec. 30-41-42 and Sec. 31-41-42, respectively, was supplied by the Department.
- 7) Title Commitment file No. 201807006 (effective date 07-23-18 at 8:00 AM) from Chicago Title Insurance Company for the lands described in D.B. 943, PG. 73 as Amended in D.B. 947, PG. 11.

LEGEND:

- & = AND
- Δ = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- BLVD. = BOULEVARD
- C.B. = CHORD BEARING
- COR. = CORNER
- D.B. = DEED BOOK
- (D) = DESCRIPTION
- EXIST. = EXISTING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- HWY. = HIGHWAY
- LB = LICENSED BUSINESS
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PBC = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- SFWM D = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- TIITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- TWP. = TOWNSHIP



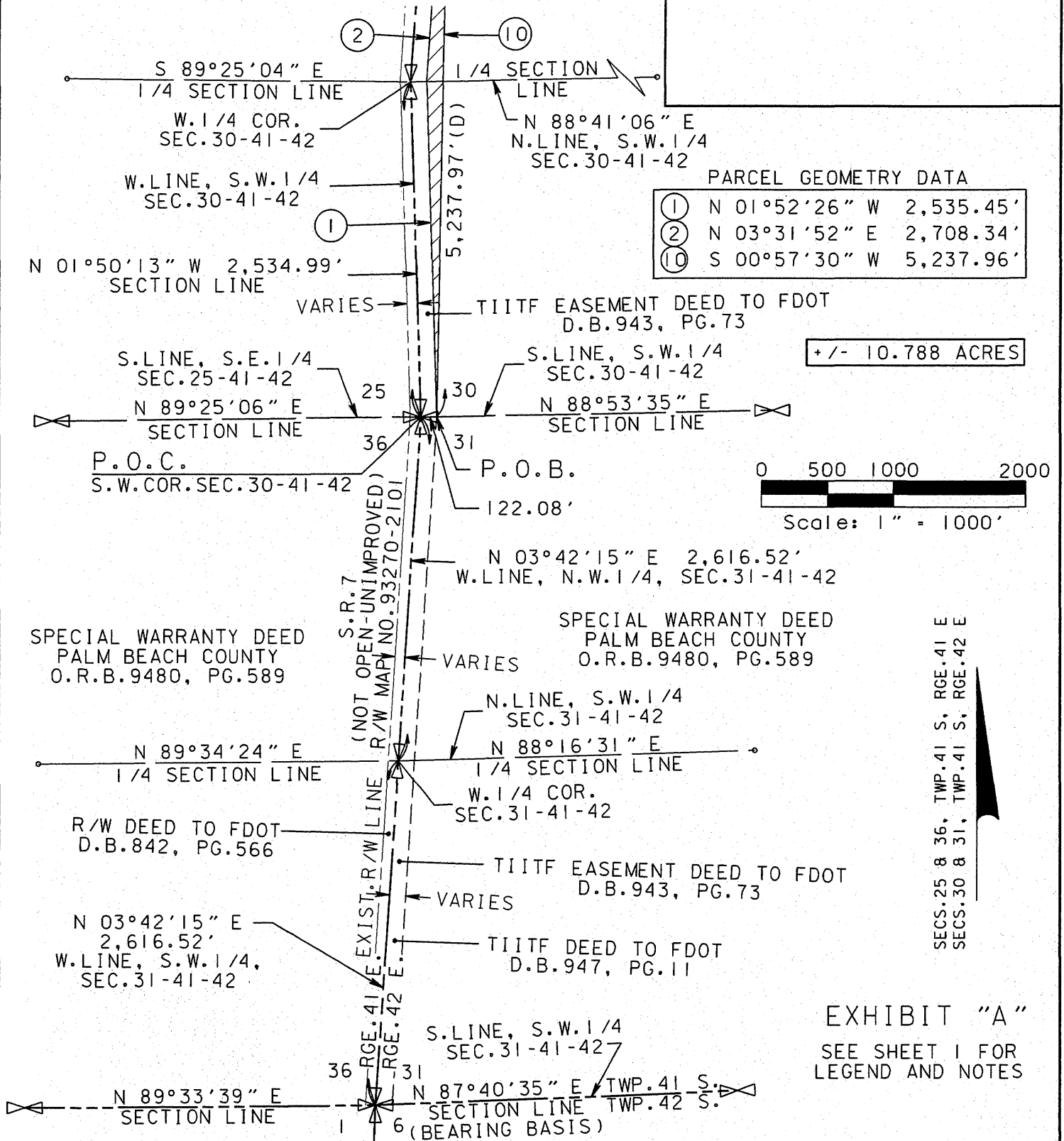
MacARTHUR REMNANT GAP

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 4
 SURVEYING AND MAPPING
 3400 WEST COMMERCIAL BLVD.
 FORT LAUDERDALE, FL 33309
 (954)777-4560

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PSI.dgn

				FLORIDA DEPARTMENT OF TRANSPORTATION	
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		STATE ROAD NO. 7		PALM BEACH COUNTY	
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				F.P. ID. NONE	SECTION 93270-2504
				SHEET 1 OF 8	

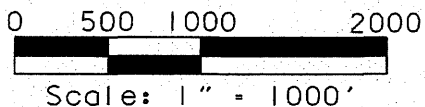
FOR CONTINUATION, SEE SHEET 3 OF 8



PARCEL GEOMETRY DATA

①	N 01°52'26" W	2,535.45'
②	N 03°31'52" E	2,708.34'
⑩	S 00°57'30" W	5,237.96'

+/- 10.788 ACRES

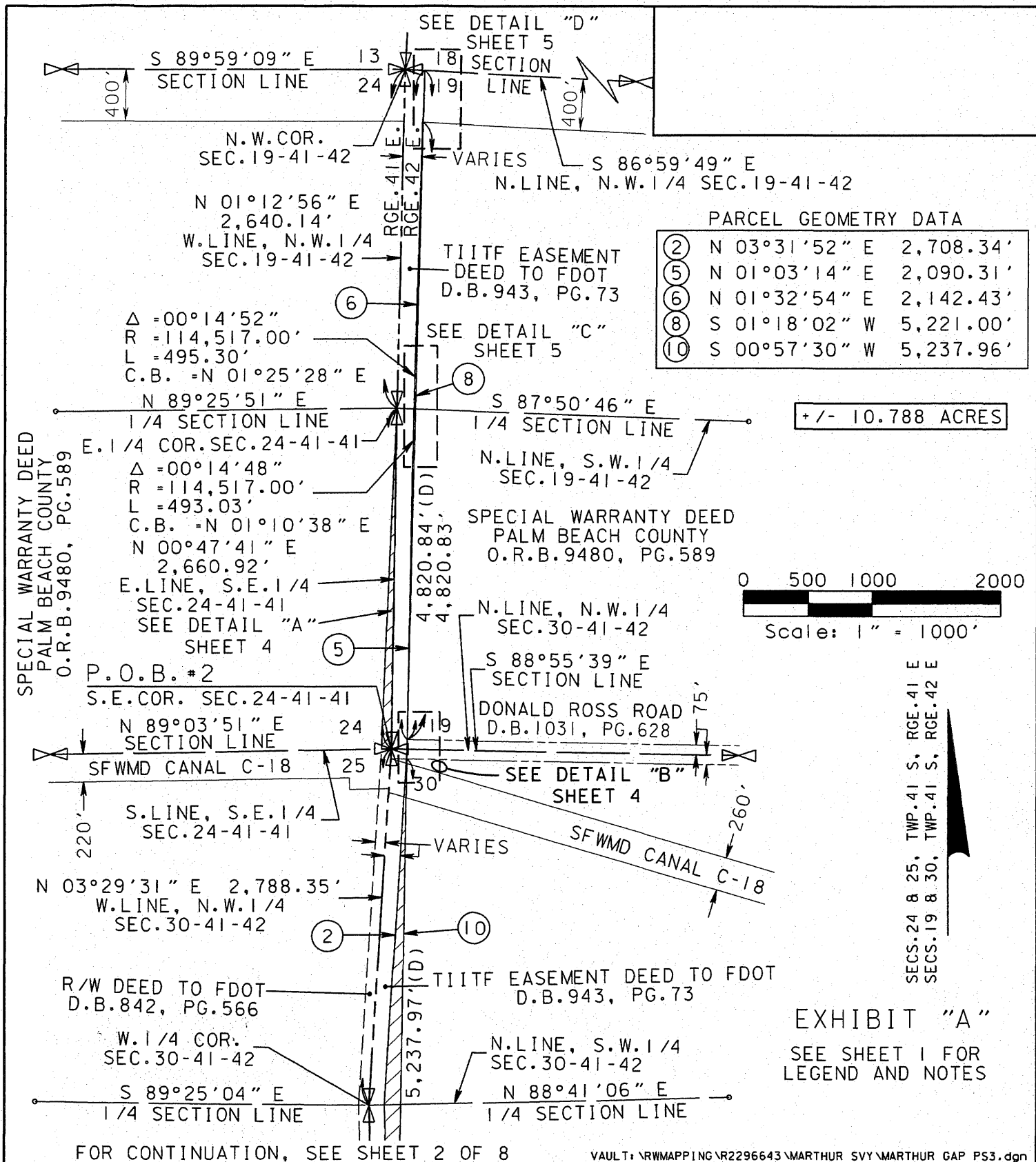


SECS. 25 & 36, TWP. 41 S, RGE. 41 E
SECS. 30 & 31, TWP. 41 S, RGE. 42 E

EXHIBIT "A"
SEE SHEET 1 FOR
LEGEND AND NOTES

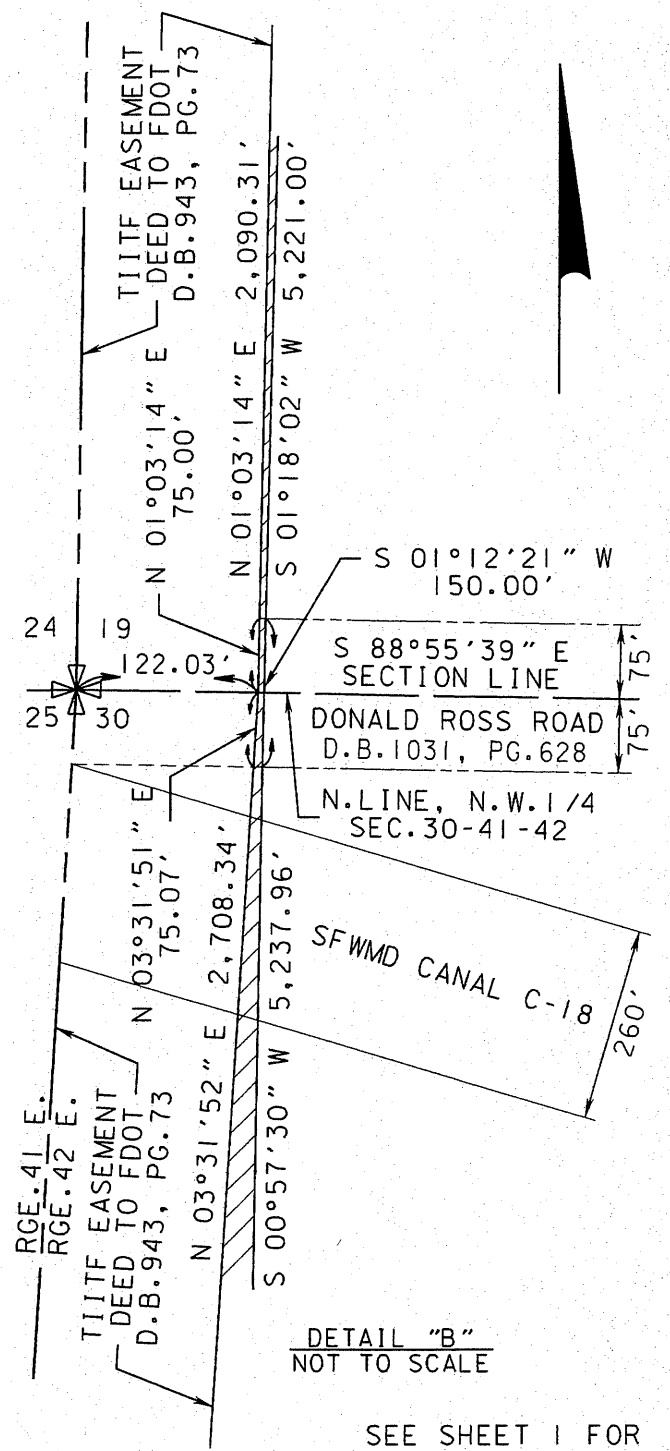
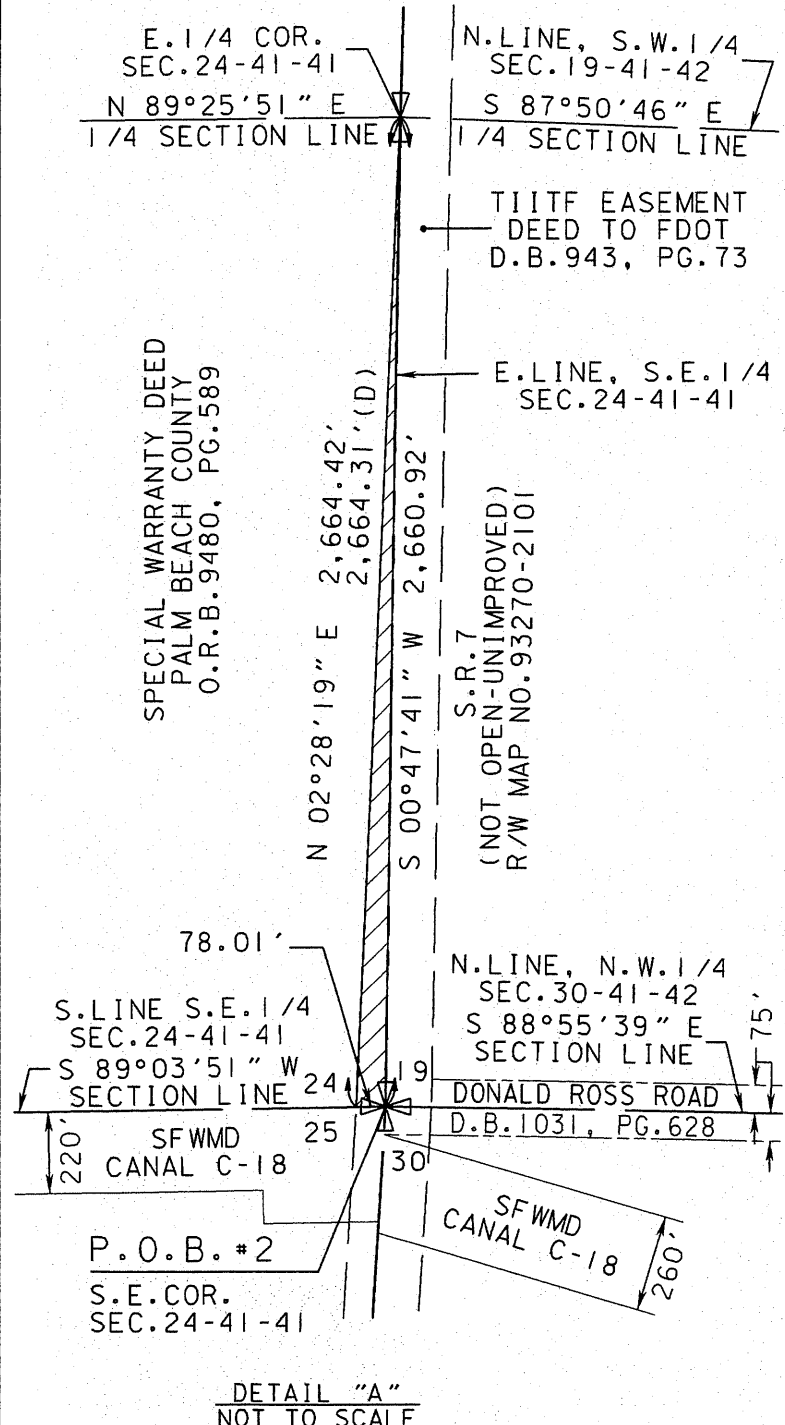
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			SHEET 2 OF 8



		FLORIDA DEPARTMENT OF TRANSPORTATION		PARCEL SKETCH - NOT A SURVEY	
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EXHIBIT "A"

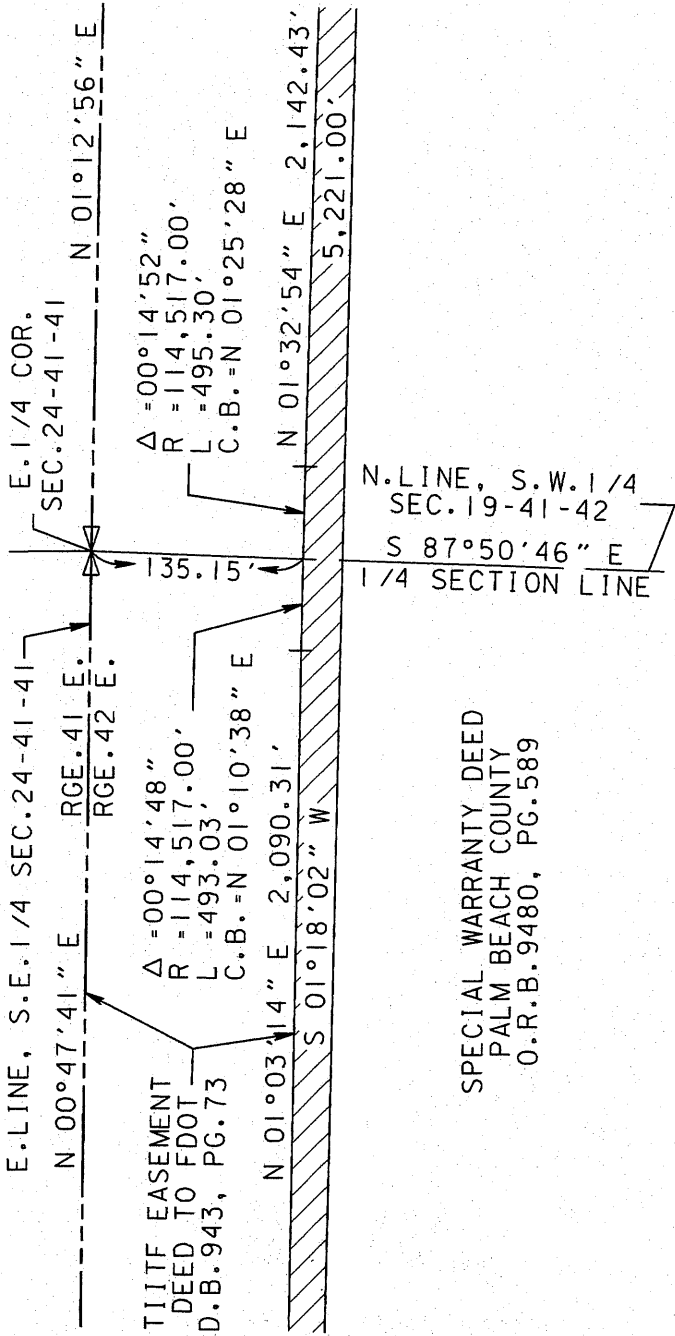


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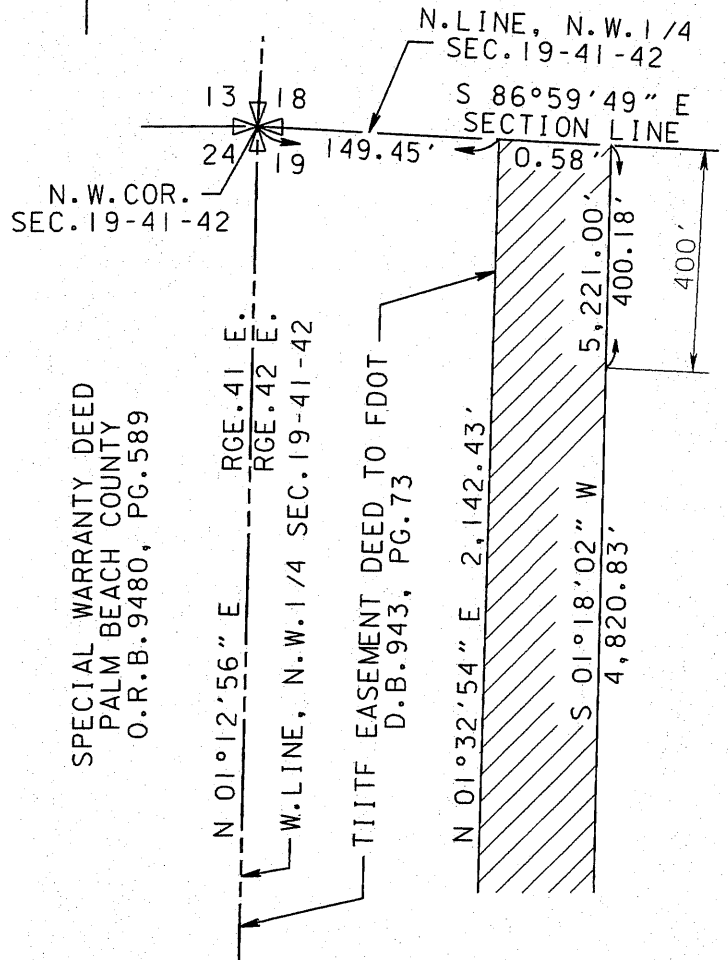
				FLORIDA DEPARTMENT OF TRANSPORTATION			
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PBC Comments		Clavijo		10-06-20		DRAWN	
REVISION		BY		DATE		CHECKED	
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						SHEET 4 OF 8	

EXHIBIT "A"



DETAIL "C"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589



DETAIL "D"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

SEE SHEET 1 FOR
LEGEND AND NOTES

VAULT: \RWMAPP\ING\R2296643\MARTHUR SVY\MARTHUR GAP PS5.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

PBC Comments	Clavijo	10-06-20	BY	DATE	PREPARED BY:	DATA SOURCE:		
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CONTAINING 8.406 ACRES, MORE OR LESS.

AND

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS6.dgn

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					SHEET 6 OF 8

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LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89°03'51" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 24, A DISTANCE OF 78.01 FEET; THENCE NORTH 02°28'19" EAST, A DISTANCE 2,664.42 FEET TO THE EAST ONE-QUARTER (E.1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 00°47'41" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 24, A DISTANCE OF 2,660.92 FEET TO THE POINT OF BEGINNING.

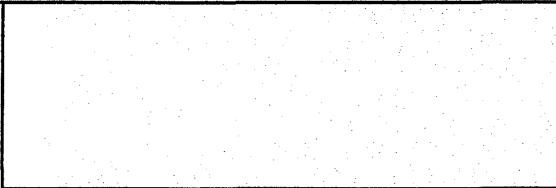
CONTAINING 2.382 ACRES, MORE OR LESS.

ALL TOGETHER CONTAINING 10.788 ACRES, MORE OR LESS.

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS7.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY					
			STATE ROAD NO. 7		PALM BEACH COUNTY			
			BY	DATE	PREPARED BY: MANUEL G. VERA & ASSOCIATES, INC.			
			DRAWN	CLAVIJO	08/14/18	DATA SOURCE:		
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18	F.P. ID. NONE	SECTION 93270-2504	SHEET 7 OF 8

EXHIBIT "A"



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION, AS SHOWN HERE ON THE RANGE LINE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
 THUY A. TRUONG, P.S.M.

10-06-20
 DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868
 MANUEL G. VERA AND ASSOCIATES, INC.
 13960 SW 47TH STREET
 MIAMI, FLORIDA 33175
 (305) 221-6210 LB 2439

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS8.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY					
			STATE ROAD NO. 7		PALM BEACH COUNTY			
			BY	DATE	PREPARED BY: MANUEL G. VERA & ASSOCIATES, INC.	DATA SOURCE:		
			DRAWN	CLAVIJO	08/14/18			
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18	F.P. ID. NONE	SECTION 93270-2504	SHEET 8 OF 8

ATTACHMENT NO. 4
Public Disclosure Affidavit (Parcel 1) – 9 Pages

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent _____

John D. and Catherine T. MacArthur Foundation in the capacity of

Name of Corporation, Partnership, etc.

Vice President, General Counsel and Secretary and; my full name

Affiant's Title (President, V.P., etc.)

and address is Joshua Mintz

140 S. Dearborn Street, Suite 1200, Chicago, IL 60603; and

Affiant's Name and Address

_____ holds legal title to

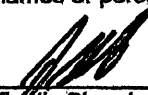
Name of Corporation, Partnership, etc.

the real estate described in **Attachment "A"** to this affidavit; and (select appropriate option)

The names and addresses of all persons who hold a beneficial interest in the real estate are listed on **Attachment "B"** to this affidavit.

All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public.


is is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less than 5% of the beneficial interest in this entity.

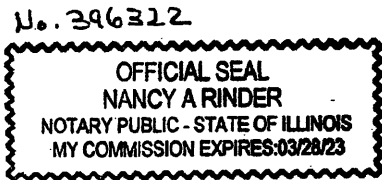

Affiant's Signature
Joshua S. Mintz
Vice President, General Counsel, and
Print or Type Name of Affiant Secretary

State of Illinois

County of Cook

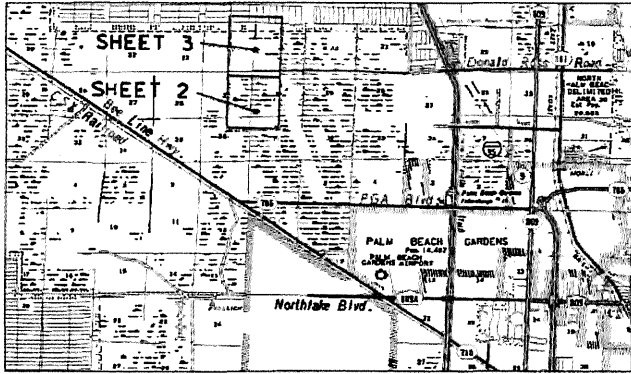
Sworn to and subscribed before me this day of 18th, day of September, 2020,
By Joshua S. Mintz who is personally known to me or who has produced
_____ as identification.

Notary's Signature: 
(Print, type or stamp name of notary public)



ATTACHMENT "A"

SEC. 24 TWP. 41 S, RGE. 41 E
SECS. 19 & 30, TWP. 41 S, RGE. 42 E



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "A" is the south line of the S.W. 1/4 of Section 31, Township 41 South, Range 42 East. Holding the PBC published Sectional Coordinates for its reference line. Said line bears North 87°40'35" East.
- 2) Information shown hereon for State Road 7 is based on the F.D.O.T. Right of Way Map Section No. 93270-2101.
- 3) Purpose for Exhibit "A" is to depict the gap lying within the MacArthur Foundation Boundary Survey Drawing no. 41-41-23-03, as located in Sections 19 & 30, Township 41 South, Range 42 East.
- 4) All dimensions are calculated unless otherwise specified.
- 5) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.
- 6) Title search report Nos. 18-081-001, 14-157-001 and 14-157-002 for Sec. 19-41-42, Sec. 30-41-42 and Sec. 31-41-42, respectively, was supplied by the Department.
- 7) Title Commitment file No. 201807006 (effective date 07-23-18 at 8:00 AM) from Chicago Title Insurance Company for the lands described in D.B. 943, PG. 73 as Amended in D.B. 947, PG. 11.

LEGEND:

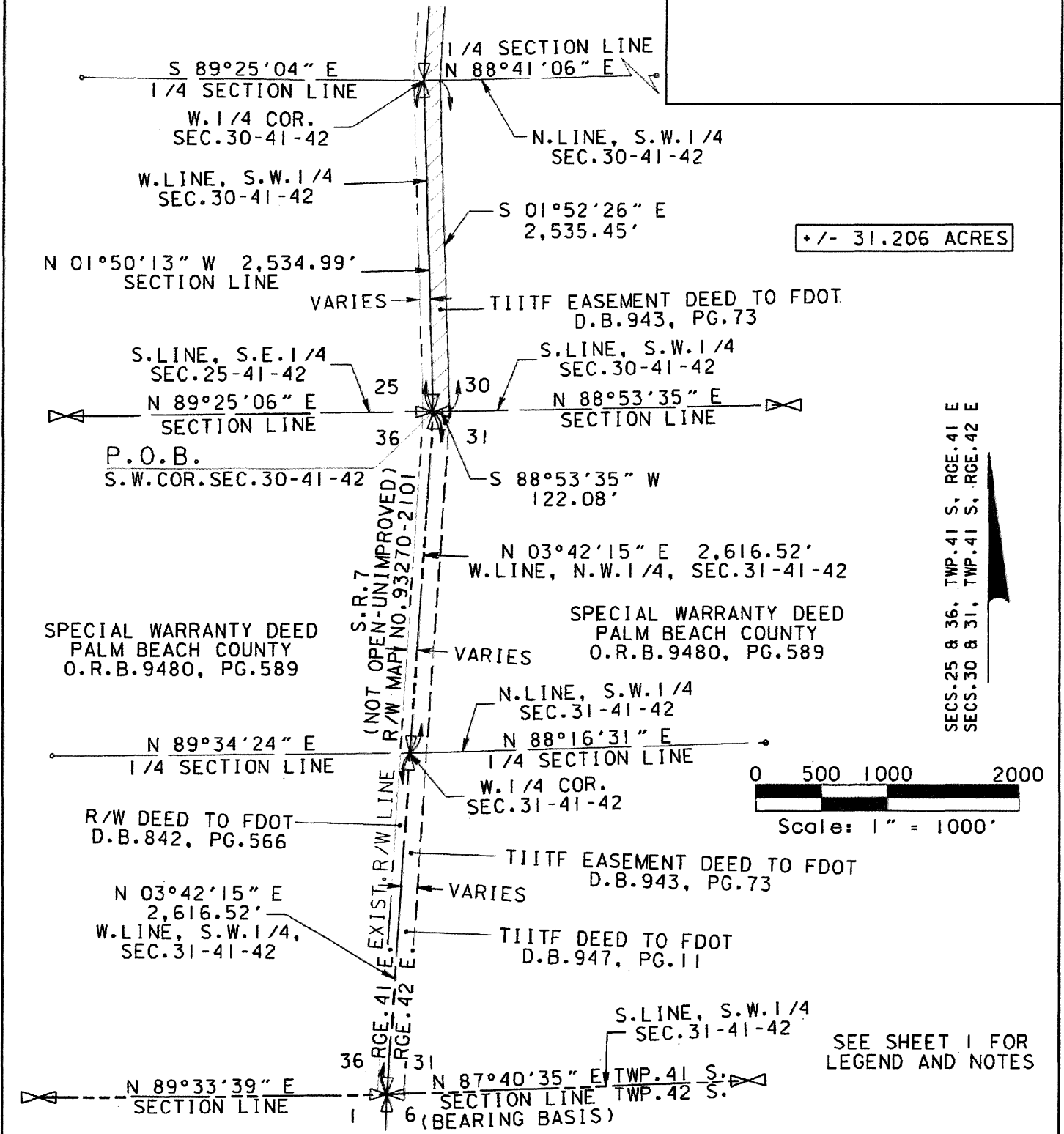
- B = AND
- Δ = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- BLVD. = BOULEVARD
- C.B. = CHORD BEARING
- COR. = CORNER
- D.B. = DEED BOOK
- (D) = DESCRIPTION
- EXIST. = EXISTING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- HWY. = HIGHWAY
- LB = LICENSED BUSINESS
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PBC = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- SFWMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. = STATE ROAD
- TIITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- TWP. = TOWNSHIP
- MacARTHUR GAP

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4
SURVEYING AND MAPPING
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FL 33309
(954)777-4560

VAULT: \RWMAPPING\2296643\MARTHUR SVY\MARTHUR REV GAP PS1.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
	BY	DATE	PREPARED BY:
			MANUEL G. VERA & ASSOCIATES, INC.
DRAWN	CLAVIJO	08/14/20	DATA SOURCE:
REVISION	BY	DATE	F.P. ID. NONE
			SECTION 93270-2504
			SHEET 1 OF 7
			CHECKED TRUONG 09/08/20

FOR CONTINUATION, SEE SHEET 3 OF 7

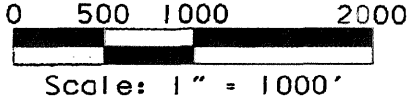
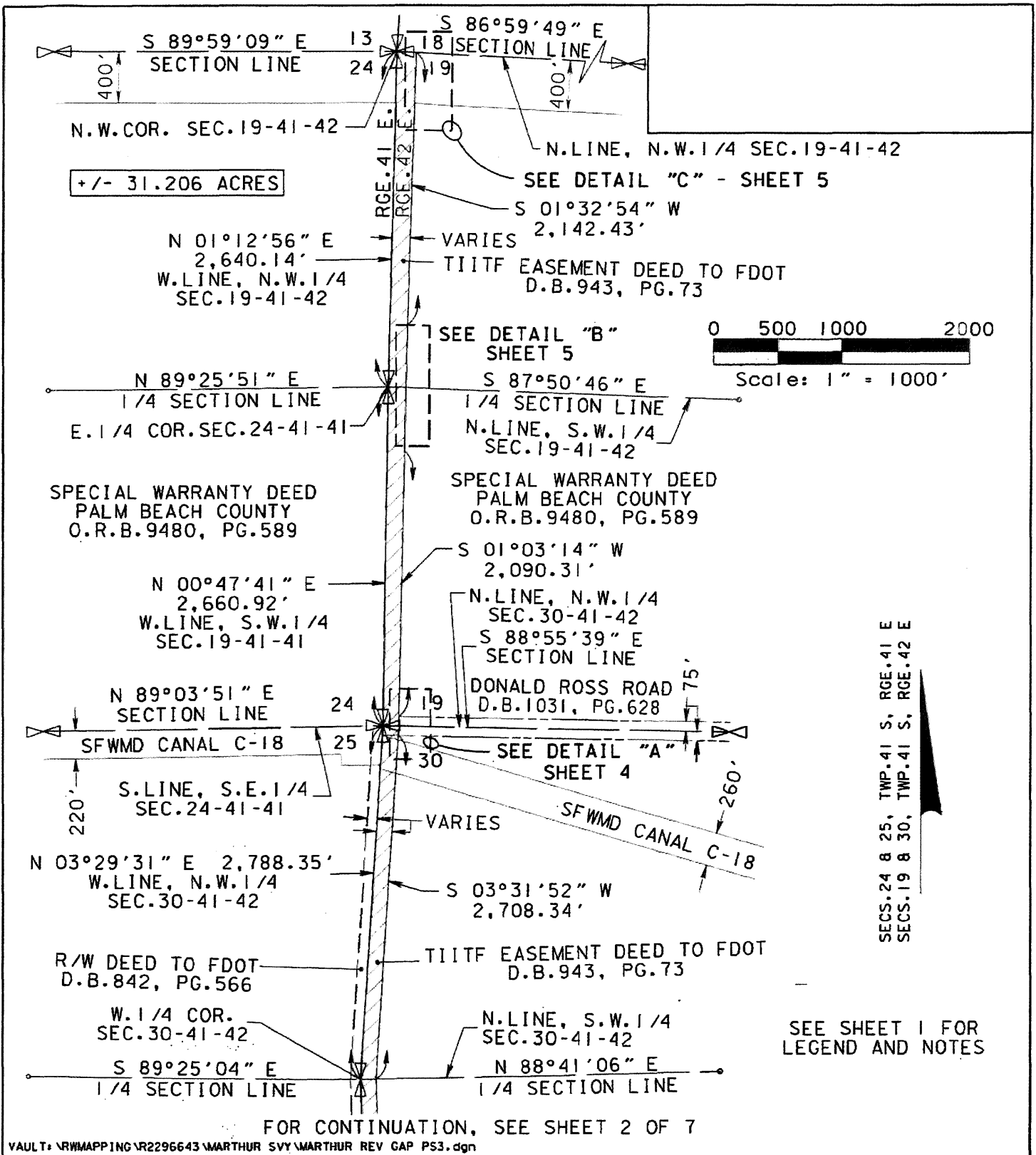


VAULT: \RWMAPPING\2296643\WARTHUR SVY\WARTHUR REV GAP PS2.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7		PALM BEACH COUNTY	
BY	DATE	PREPARED BY:	DATA SOURCE:
DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
CHECKED	TRUONG	09/08/20	F.P. ID. NONE SECTION 93270-2504 SHEET 2 OF 7

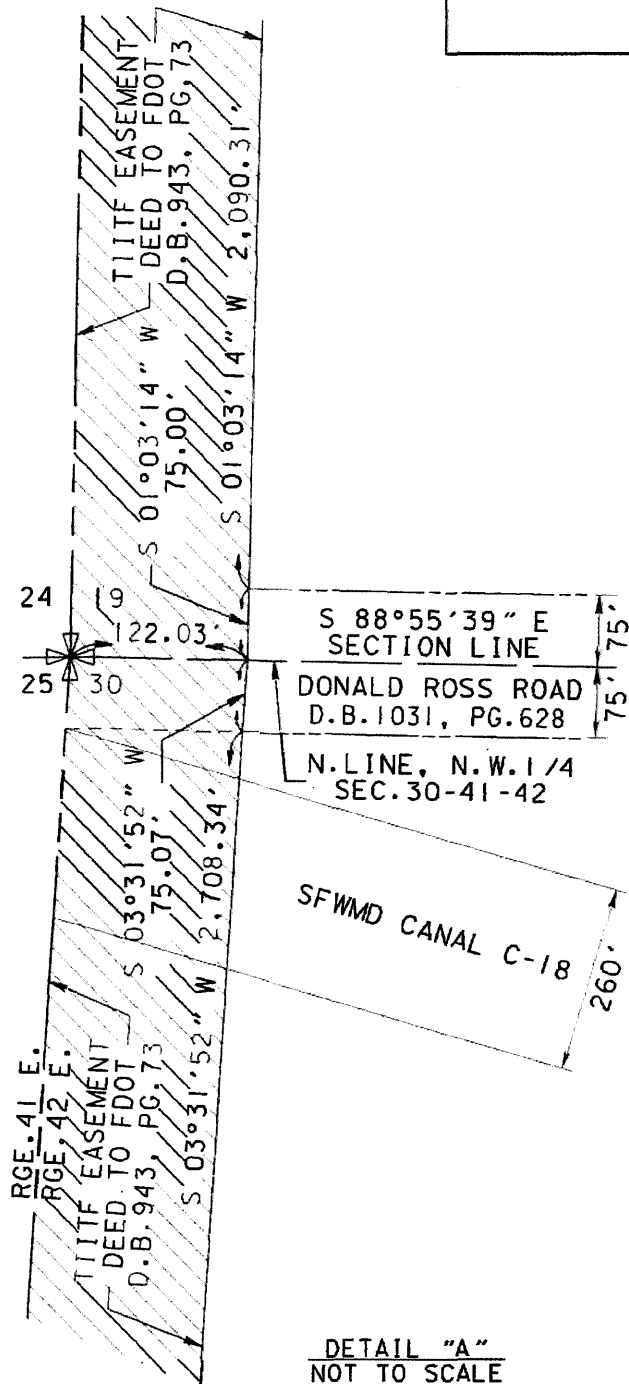
PBC Comments	Clavijo	10-06-20
REVISION	BY	DATE



SECS. 24 & 25, TWP. 41 S, RGE. 41 E
 SECS. 19 & 30, TWP. 41 S, RGE. 42 E

SEE SHEET 1 FOR LEGEND AND NOTES

		FLORIDA DEPARTMENT OF TRANSPORTATION	
		PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
		BY	DATE
		PREPARED BY:	DATA SOURCE:
PBC Comments	Clavijo	10-06-20	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	F.P. ID. NONE SECTION 93270-2504 SHEET 3 OF 7
		DRAWN	08/14/20
		CHECKED	09/08/20



DETAIL "A"
NOT TO SCALE

SEE SHEET 1 FOR
LEGEND AND NOTES

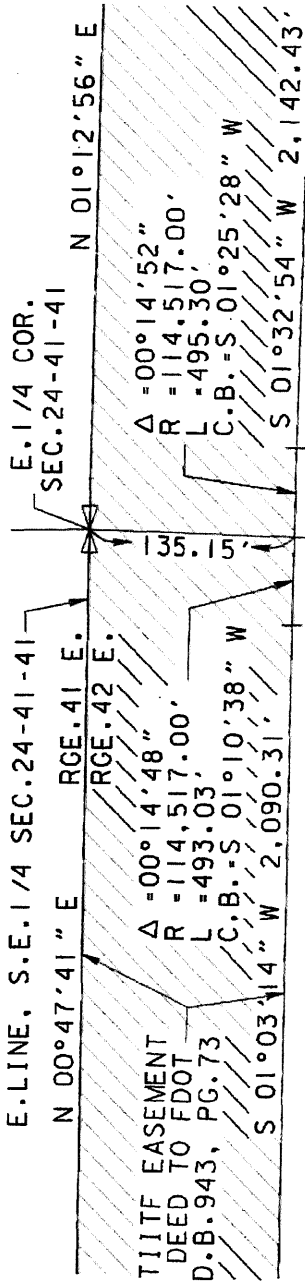
VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS4.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

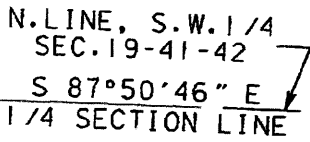
STATE ROAD NO. 7

PALM BEACH COUNTY

	BY	DATE	PREPARED BY:	DATA SOURCE:
	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.	
REVISION	BY	DATE	F.P. ID. NONE	SECTION 93270-2504 SHEET 4 OF 7
	TRUONG	09/08/20		



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

SEE SHEET 1 FOR
LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP P55.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

REVISION	BY	DATE	BY	DATE	PREPARED BY:	DATA SOURCE:
			CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.	
			TRUONG	09/08/20		

F.P. ID. NONE

SECTION 93270-2504

SHEET 5 OF 7

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE WEST ONE-HALF (W.1/2) OF SECTIONS 19 AND 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°50'13" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 2,534.99 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE NORTH 03°29'31" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30, A DISTANCE OF 2,788.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 00°47'41" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 19, A DISTANCE OF 2,660.92 FEET TO THE WEST ONE-QUARTER (W.1/4) CORNER OF SAID SECTION 19; THENCE NORTH 01°12'56" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE 2,640.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 86°59'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE 149.45 FEET; THENCE SOUTH 01°32'54" WEST, A DISTANCE OF 2,142.43 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114,517.00 FEET AND THE CHORD BEARING OF SOUTH 01°25'28" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'52" AND AN ARC DISTANCE OF 495.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 19; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 114,517.00 FEET AND A CHORD BEARING OF SOUTH 01°10'38" WEST, THROUGH A CENTRAL ANGLE OF 00°14'48" AND AN ARC DISTANCE OF 493.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°03'14" WEST, A DISTANCE OF 2,090.31 FEET TO THE NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 01°03'14" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30; THENCE SOUTH 03°31'52" WEST, A DISTANCE OF 75.07 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD OF SAID DEED BOOK 1031 AT PAGE 628; THENCE CONTINUE SOUTH 03°31'52" WEST, A DISTANCE OF 2,708.34 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE SOUTH 01°52'26" EAST, A DISTANCE OF 2,535.45 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE SOUTH 88°53'35" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.206 ACRES, MORE OR LESS.

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP P56.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

BY		DATE	PREPARED BY:	DATA SOURCE:
DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.	
REVISION	BY	DATE	CHECKED	TRUONG
			09/08/20	F.P. ID. NONE

SECTION 93270-2504

SHEET 6 OF 7

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION, AS SHOWN HERE ON THE RANGE LINE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
 THUY A. TRUONG, P.S.M.

10-06-20
 DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868
 MANUEL G. VERA AND ASSOCIATES, INC.
 13960 SW 47TH STREET
 MIAMI, FLORIDA 33175
 (305) 221-6210 LB 2439

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR REV GAP PS7.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION		
			PARCEL SKETCH - NOT A SURVEY		
			STATE ROAD NO. 7		
			PALM BEACH COUNTY		
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/20	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	09/08/20
			F.P. ID.	NONE	
			SECTION 93270-2504		SHEET 7 OF 7

Attachment "B"
PUBLIC DISCLOSURE AFFIDAVIT

No person(s) holds a beneficial interest in the real estate listed on Attachment "A".

N/A

Name (Print Name)

Address (Line 1)

Address (Line 2)

Name (Print Name)

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

ATTACHMENT NO. 5
Public Disclosure Affidavit (Parcel 2) – 10 Pages

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent _____

John D. and Catherine T. MacArthur Foundation in the capacity of
Name of Corporation, Partnership, etc.

Vice President, General Counsel and Secretary and; my full name
Affiant's Title (President, V.P., etc.)

and address is Joshua Mintz

140 S. Dearborn Street, Suite 1200, Chicago, IL 60603; and
Affiant's Name and Address


_____ holds legal title to
Name of Corporation, Partnership, etc.

the real estate described in **Attachment "A"** to this affidavit; and (select appropriate option)

The names and addresses of all persons who hold a beneficial interest in the real estate are listed on **Attachment "B"** to this affidavit.

All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to **Chapter 517, Florida Statutes**, whose interest is for sale to the general public.

_____ is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less than 5% of the beneficial interest in this entity.



Affiant's Signature

Joshua J. Mintz

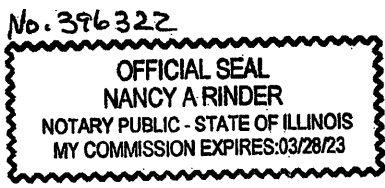
Print or Type Name of Affiant
Vice President, General Counsel, and Secretary

State of Illinois

County of Cook

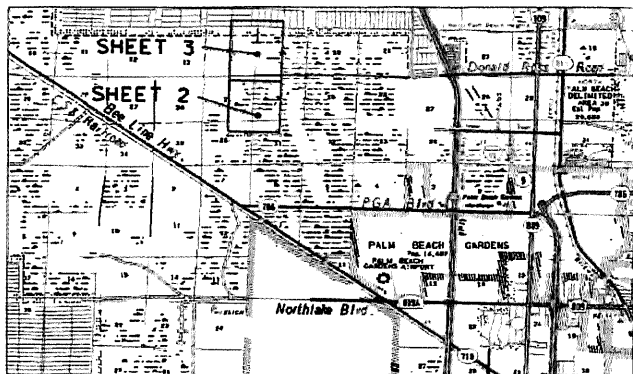
Sworn to and subscribed before me this day of 18th, day of September, 2020,
By Joshua J. Mintz who is personally known to me or who has produced
_____ as identification.

Notary's Signature: Nancy A. Rinder
(Print, type or stamp name of notary public)



ATTACHMENT "A"

SEC. 24 TWP. 41 S, RGE. 41 E
 SECS. 19 & 30, TWP. 41 S, RGE. 42 E



LOCATION MAP
 NOT TO SCALE

SURVEYOR'S NOTES

- 1) Bearing basis for Exhibit "A" is the south line of the S.W. 1/4 of Section 31, Township 41 South, Range 42 East. Holding the PBC published Sectional Coordinates for its reference line. Said line bears North 87°40'35" East.
- 2) Information shown hereon for State Road 7 is based on the F.D.O.T. Right of Way Map Section No. 93270-2101.
- 3) Purpose for Exhibit "A" is to depict the remnant gap of the MacArthur Foundation Boundary Survey Drawing no. 41-41-23-03, lying within Section 24, Township 41 South, Range 41 East and Sections 19 & 30, Township 41 South, Range 42 East.
- 4) All dimensions are calculated unless otherwise specified.
- 5) This sketch exists solely for the purpose of illustrating a legal description to which it is attached.
- 6) Title search report Nos. 18-081-001, 14-157-001 and 14-157-002 for Sec. 19-41-42, Sec. 30-41-42 and Sec. 31-41-42, respectively, was supplied by the Department.
- 7) Title Commitment file No. 201807006 (effective date 07-23-18 at 8:00 AM) from Chicago Title Insurance Company for the lands described in D.B. 943, PG. 73 as Amended in D.B. 947, PG. 11.

LEGEND:

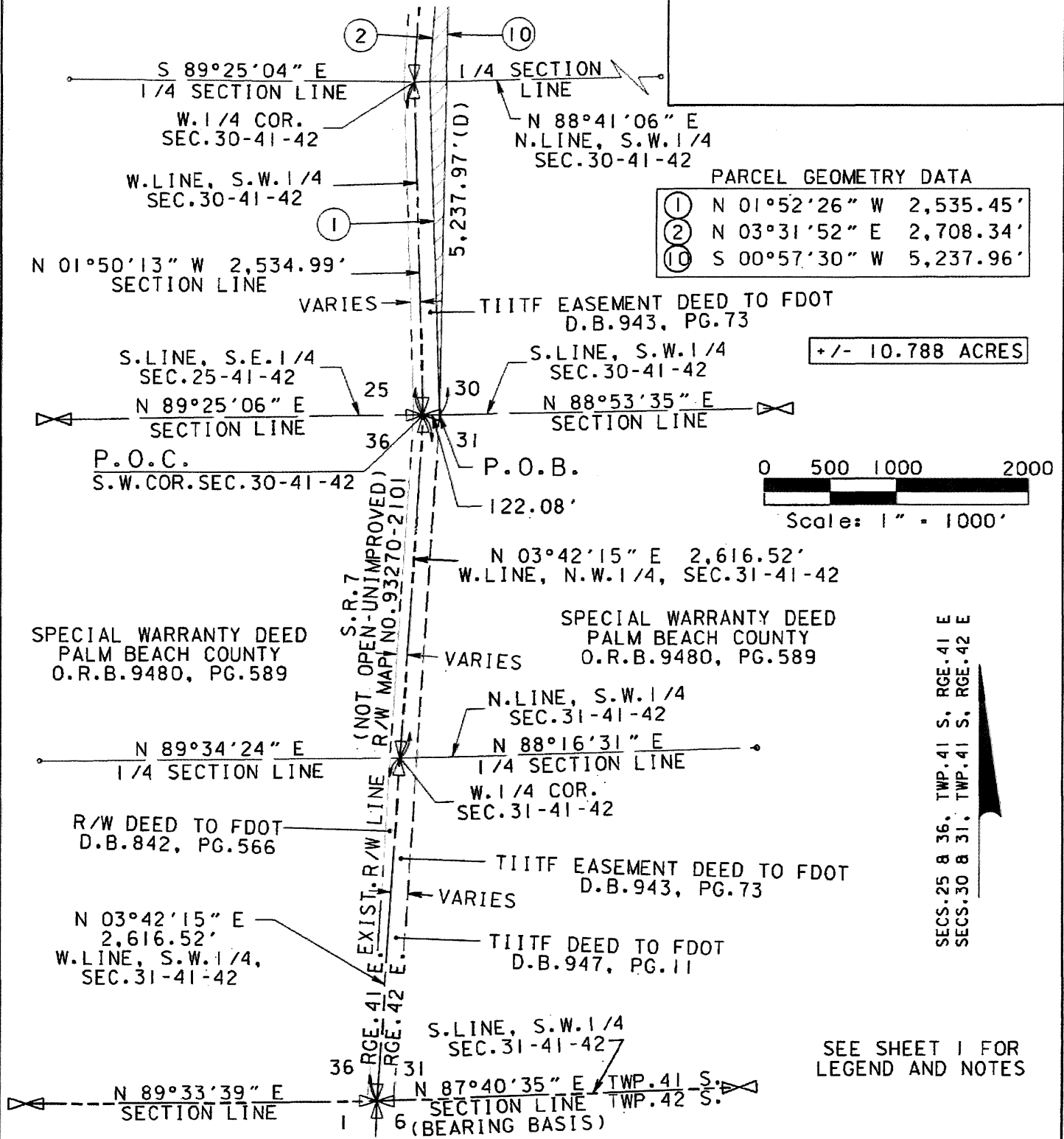
- & - AND
- Δ - CENTRAL ANGLE
- L - ARC LENGTH OF CURVE
- BLVD. - BOULEVARD
- C.B. - CHORD BEARING
- COR. - CORNER
- D.B. - DEED BOOK
- (D) - DESCRIPTION
- EXIST. - EXISTING
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- HWY. - HIGHWAY
- LB - LICENSED BUSINESS
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORDS BOOK
- PBC - PALM BEACH COUNTY
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- RGE. - RANGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- SFWMD - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.R. - STATE ROAD
- TIITF - TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- TWP. - TOWNSHIP
- MacARTHUR REMNANT GAP

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 DISTRICT 4
 SURVEYING AND MAPPING
 3400 WEST COMMERCIAL BLVD.
 FORT LAUDERDALE, FL 33309
 (954)777-4560

VAULT: \RWMAPPING\2296643\MARTHUR SVY\MARTHUR GAP PSI.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		PARCEL SKETCH - NOT A SURVEY			
		STATE ROAD NO. 7		PALM BEACH COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/18	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18
			F.P. ID. NONE	SECTION 93270-2504	SHEET 1 OF 8

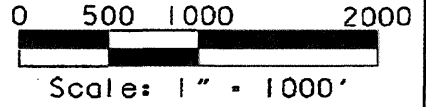
FOR CONTINUATION, SEE SHEET 3 OF 8



PARCEL GEOMETRY DATA

①	N 01°52'26" W	2,535.45'
②	N 03°31'52" E	2,708.34'
⑩	S 00°57'30" W	5,237.96'

+/- 10.788 ACRES



SECS. 25 & 36, TWP. 41 S, RGE. 41 E
SECS. 30 & 31, TWP. 41 S, RGE. 42 E

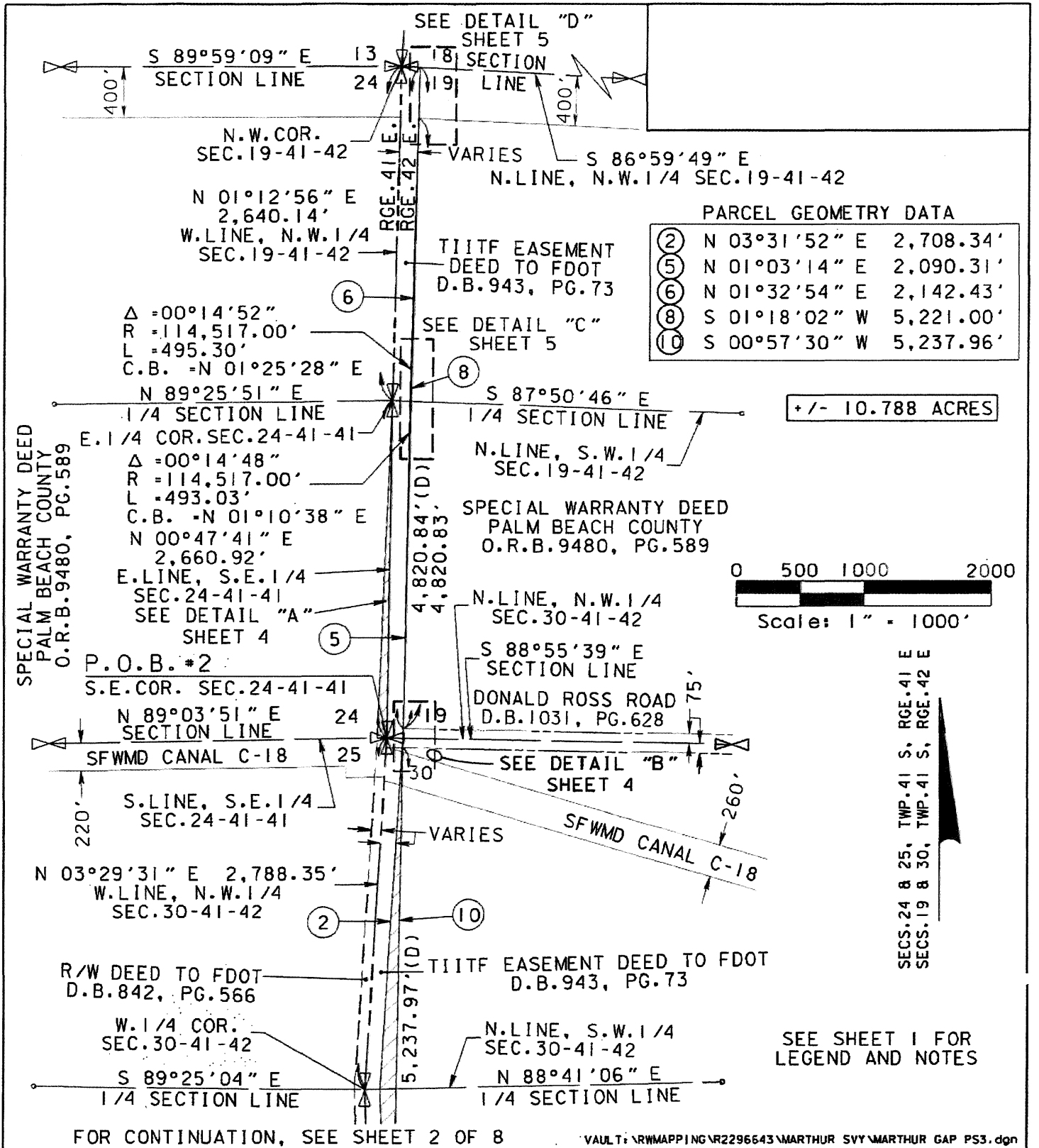
SEE SHEET 1 FOR LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS2.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7				PALM BEACH COUNTY			
BY	DATE	PREPARED BY:	DATA SOURCE:				
DRAWN	CLAVIJO	08/08/18	MANUEL G. VERA & ASSOCIATES, INC.				
CHECKED	TRUONG	08/23/18	F.P. ID. NONE	SECTION 93270-2504	SHEET 2 OF 8		

REVISION	BY	DATE



FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

PBC Comments	Clavijo	10-06-20	BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	CLAVIJO	08/08/18	MANUEL G. VERA & ASSOCIATES, INC.		
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18	F.P. ID. NONE	SECTION 93270-2504	SHEET 3 OF 8

E. 1/4 COR.
SEC. 24-41-41
N 89°25'51" E
1/4 SECTION LINE

N. LINE, S.W. 1/4
SEC. 19-41-42
S 87°50'46" E
1/4 SECTION LINE

TIITF EASEMENT
DEED TO FDOT
D.B. 943, PG. 73

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

E. LINE, S.E. 1/4
SEC. 24-41-41

N 02°28'19" E 2,664.42'
2,664.31' (D)

S 00°47'41" W 2,660.92'

S.R. 7
(NOT OPEN-UNIMPROVED)
R/W MAP NO. 93270-2101

TIITF EASEMENT
DEED TO FDOT
D.B. 943, PG. 73

N 01°03'14" E 75.00'

N 01°03'14" E 2,090.31'

S 01°18'02" W 5,221.00'

S 01°12'21" W 150.00'

S 88°55'39" E
SECTION LINE

DONALD ROSS ROAD
D.B. 1031, PG. 628

N. LINE, N.W. 1/4
SEC. 30-41-42

N. LINE, N.W. 1/4
SEC. 30-41-42
S 88°55'39" E
SECTION LINE

DONALD ROSS ROAD
D.B. 1031, PG. 628

RGE. 41 E.
RGE. 42 E.

TIITF EASEMENT
DEED TO FDOT
D.B. 943, PG. 73

N 03°31'51" E 75.07'

N 03°31'52" E 2,708.34'

S 00°57'30" W 5,237.96'

SFWMD CANAL C-18
260'

S. LINE S.E. 1/4
SEC. 24-41-41
S 89°03'51" W
SECTION LINE

SFWMD
CANAL C-18
220'

P.O.B. #2

S.E. COR.
SEC. 24-41-41

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

SEE SHEET 1 FOR
LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS4.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

BY DATE

PREPARED BY:

DATA SOURCE:

MANUEL G. VERA & ASSOCIATES, INC.

PBC Comments Clavijo 10-06-20

DRAWN CLAVIJO 08/08/18

F.P. ID. NONE

SECTION 93270-2504

SHEET 4 OF 8

REVISION

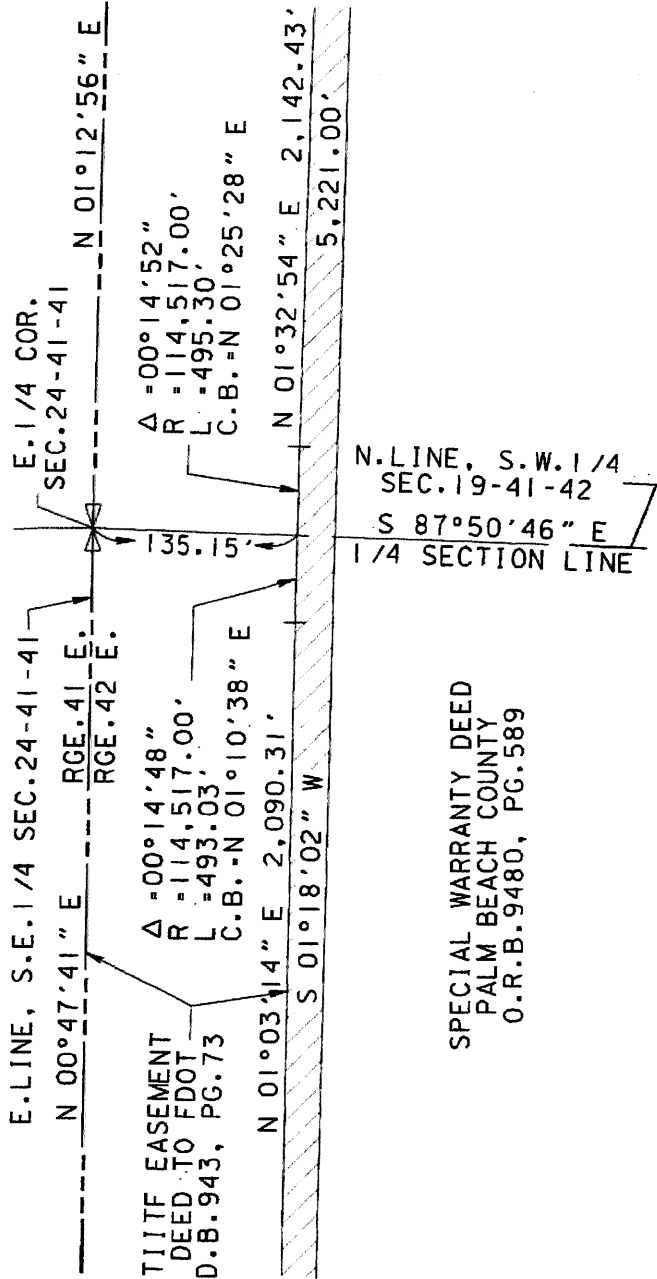
BY

DATE

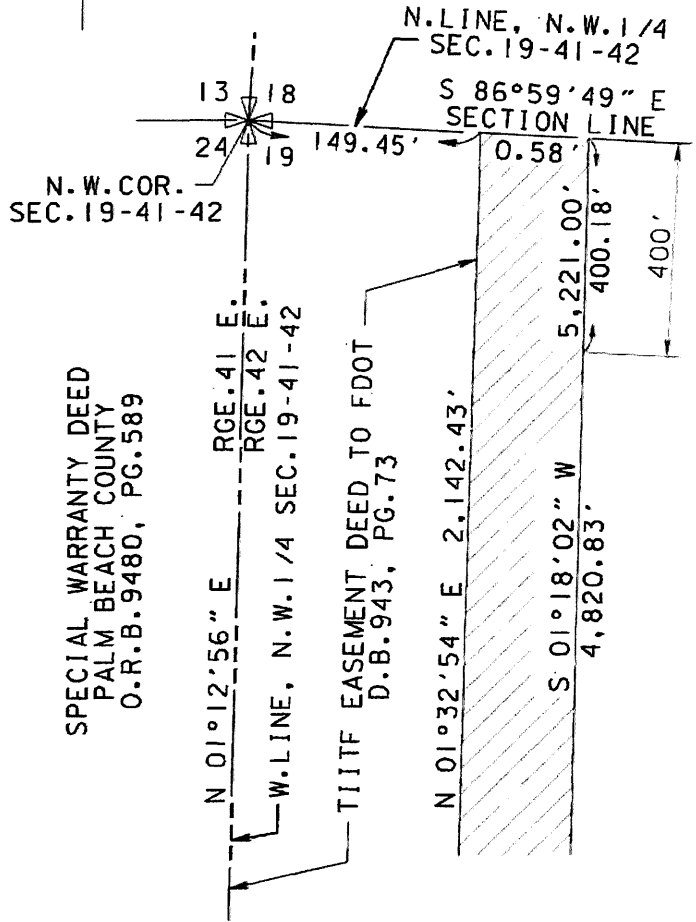
CHECKED

TRUONG

08/23/18



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

SPECIAL WARRANTY DEED
PALM BEACH COUNTY
O.R.B. 9480, PG. 589

SEE SHEET 1 FOR
LEGEND AND NOTES

VAULT: \RWMAPPING\R2296643\WARTHUR SVY\WARTHUR GAP PSS.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 7

PALM BEACH COUNTY

PBC Comments	Clavijo	10-06-20	BY	DATE	PREPARED BY:	DATA SOURCE:		
			DRAWN	CLAVIJO	08/08/18	MANUEL G. VERA & ASSOCIATES, INC.		
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18	F.P. ID. NONE	SECTION 93270-2504	SHEET 5 OF 8

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE WEST ONE-HALF (W.1/2) OF SECTIONS 19 AND 30, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 88°53'35" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30, A DISTANCE OF 122.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°52'26" WEST, A DISTANCE OF 2,535.45 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST ONE-QUARTER (S.W.1/4) OF SAID SECTION 30; THENCE NORTH 03°31'52" EAST, A DISTANCE OF 2,708.34 FEET TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE NORTH 03°31'51" EAST, A DISTANCE OF 75.07 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 30; THENCE NORTH 01°03'14" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE CONTINUES NORTH 01°03'14" EAST, A DISTANCE OF 2,090.31 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 01°10'38" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114,517.00 FEET, THROUGH A CENTRAL ANGLE OF 00°14'48", AN ARC DISTANCE OF 493.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 19; THENCE CONTINUE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 114,517.00 FEET AND A CHORD BEARING OF NORTH 01°25'28" EAST, THROUGH A CENTRAL ANGLE OF 00°14'52" AND AN ARC DISTANCE OF 495.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°32'54" EAST, A DISTANCE OF 2,142.43 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19; THENCE SOUTH 86°59'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SAID SECTION 19, A DISTANCE OF 0.58 FEET; THENCE SOUTH 01°18'02" WEST, A DISTANCE OF 5,221.00 FEET TO A POINT ON SAID NORTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°12'21" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON SAID SOUTH EXISTING RIGHT OF WAY LINE OF DONALD ROSS ROAD AS RECORDED IN DEED BOOK 1031 AT PAGE 628 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°57'30" WEST, A DISTANCE OF 5,237.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.406 ACRES, MORE OR LESS.

AND

VAULT: \RWMAPPING\NR2296643\WARTHUR SVY\WARTHUR GAP PS6.dgn

		FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY	
		STATE ROAD NO. 7	PALM BEACH COUNTY
	BY	DATE	PREPARED BY:
	DRAWN	CLAVIJO	08/14/18
	CHECKED	TRUONG	08/23/18
			MANUEL G. VERA & ASSOCIATES, INC.
			DATA SOURCE:
REVISION	BY	DATE	F.P. ID. NONE
			SECTION 93270-2504
			SHEET 6 OF 8

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 89°03'51" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 24, A DISTANCE OF 78.01 FEET; THENCE NORTH 02°28'19" EAST, A DISTANCE 2,664.42 FEET TO THE EAST ONE-QUARTER (E.1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 00°47'41" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 24, A DISTANCE OF 2,660.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.382 ACRES, MORE OR LESS.

ALL TOGETHER CONTAINING 10.788 ACRES, MORE OR LESS.

VAULT: \RWMAPPING\2296643\WARTHUR SVY\WARTHUR GAP PST.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY		
			STATE ROAD NO. 7 PALM BEACH COUNTY		
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	CLAVIJO	08/14/18	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18
			F.P. ID. NONE		SECTION 93270-2504
			SHEET 7 OF 8		

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED LEGAL DESCRIPTION, AS SHOWN HERE ON THE RANGE LINE RIGHT OF WAY PARCEL SKETCH FOR STATE ROAD 7, SECTION NO.93270-2504, IS TRUE, ACCURATE AND WAS PREPARED UNDER MY DIRECTION.

I FURTHER CERTIFY THAT SAID SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Thuy A. Truong
 THUY A. TRUONG, P.S.M.

10-06-20
 DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5868
 MANUEL G. VERA AND ASSOCIATES, INC.
 13960 SW 47TH STREET
 MIAMI, FLORIDA 33175
 (305) 221-6210 LB 2439

VAULT: \RWMAPPING\R2296643\MARTHUR SVY\MARTHUR GAP PS8.dgn

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY			
			STATE ROAD NO. 7		PALM BEACH COUNTY	
			BY	DATE	PREPARED BY:	DATA SOURCE:
			DRAWN	CLAVIJO	08/14/18	MANUEL G. VERA & ASSOCIATES, INC.
REVISION	BY	DATE	CHECKED	TRUONG	08/23/18	F.P. ID. NONE SECTION 93270-2504 SHEET 8 OF 8

Attachment "B"
PUBLIC DISCLOSURE AFFIDAVIT

No person(s) holds a beneficial interest in the real estate listed on Attachment "A".

NIA

Name (Print Name)

Address (Line 1)

Address (Line 2)

Name (Print Name)

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

Name

Address (Line 1)

Address (Line 2)

ATTACHMENT NO. 6
FDOT Letter Agreement – 2 Pages



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT, P.E.
SECRETARY

September 21, 2020

Ms. Verdenia C. Baker, County Administrator
Palm Beach County
301 North Olive Avenue, 11th Floor
West Palm Beach, Florida 33401

Dear Ms. Baker:

**RE: JOINT PARTICIPATION AGREEMENT between the FLORIDA DEPARTMENT OF TRANSPORTATION and
PALM BEACH COUNTY
CONTRACT NO.: AS-881 (County Resolution 2017-1952)**

As you know, the Florida Department of Transportation ("FDOT") is ready to move forward with fulfilling the State Road 7 Extension (SR-7) mitigation requirements pursuant to the terms of the Joint Participation Agreement ("Agreement" or "JPA", Enclosure 1), as approved by R-2017-1952 and referenced above as Contract No. AS-881.

However, title and survey due diligence reviews revealed there were some errors in the legal descriptions contained in the above-referenced Agreement. The purpose of this letter is to confirm and clarify the interpretation between the parties of the above referenced Agreement and the deliverables thereunder. Errors in the legal descriptions shall be addressed by conveyance documents approved by both the FDOT and the County. These confirmations and clarifications are as follows:

DELIVERABLES per Exhibit B

1. Proof of the dedication of 42.48 credits for wetland mitigation at the Pine Glades Mitigation Bank;
2. Written acceptance of the conveyance of the approximately 170.59 acres of FDOT Right of Way (ROW) along the "Rangeline" as depicted in Figure 2; and
3. Proof of acquisition of the approximately 43.17 acres of property along the "Rangeline", currently held by the Trustees of the Internal Improvement Fund (TIIF); as depicted in Figure 2.

Deliverable as interpreted/clarified by FDOT and the County

1. Proof of the dedication of 42.48 credits for wetland mitigation at the Pine Glades Mitigation Bank.
 - a. *The value of this deliverable has been received by FDOT. This amount was paid.*
2. Written acceptance of the conveyance of the approximately 170.59 acres of FDOT Right of Way (ROW) along the "Rangeline" as depicted in Figure 2.
 - a. *The acreage pursuant to this deliverable is actually 186.752 acres. A Corrective Deed will be executed for this property after the legal description is finalized by the FDOT and the County. FDOT confirms that it owns the property to be transferred subject to a conservation easement.*

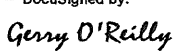
Improve Safety, Enhance Mobility, Inspire Innovation
www.fdot.gov

Ms. Verdenia C. Baker
September 21, 2020
Page 2

3. Proof of acquisition of the approximately 43.17 acres of property along the "Rangeline", currently held by the Trustees of the Internal Improvement Fund (TIIF); as depicted in Figure 2.
 - a. *FDOT and the County acknowledge that in fact approximately 31.206 acres of the property was not owned by TIIF but is in fact owned currently by the MacArthur Foundation. The intent of this Agreement is that the County will purchase this property interest from the true owners (i.e., the MacArthur Foundation) as determined by the title search at the time of purchase of this property. It is also the intent of FDOT and the County for FDOT to reimburse the County for all costs associated with the acquisition of these lands, including the cost of acquiring initial and updated appraisals as otherwise provided in the Agreement. Once acquired by the County, FDOT may use these lands for mitigation purposes. FDOT will make the third installment payment of \$385,788, (unless adjusted as provided by the Agreement) to the County following FDOT's receipt of a recorded deed that provides proof of acquisition of the Property referenced above (from the correct owner) and documentation of the County's cost to acquire the property.*
 - b. *FDOT and the County acknowledge that the MacArthur Foundation owns a few narrow strips of land ("Gap Parcels") between within the undeveloped SR-7 right-of-way and lands. FDOT also acknowledges that the County is independently (not part of the JPA) purchasing the Gap Parcels from the owner in order to fill gaps in the Rangeline. The County will acquire the Gap Parcels at its own expense.*
 - c. *FDOT and the County shall agree to the correction of the legal description and to less out the 2.82-acre strip of undeveloped SR-7 right-of-way land lying between PGA Boulevard (State Road 806) and Bee Line Highway (State Road 710.)*

The JPA identifies the undeveloped SR-7 right-of-way to be conveyed to, or acquired by, the County to help accomplish the mitigation activities and services for the SR-7 Extension Project. The interpretation of the various provisions of the JPA as referenced herein are materially consistent with the principles of the JPA as originally executed by both parties. Please sign the acknowledgment and agreement to this letter below.

Sincerely,

DocuSigned by:

 135034EECB844E3
 Gerry O'Reilly, P.E.
 District Four Secretary

Acceptance by: *Verdenia C. Baker* Date: 9/25/2020
 Verdenia C. Baker, County Administrator
 Palm Beach County

Enclosures (5)

- cc: Deborah Drum, Director Environmental Resources Management (w/o enclosures)
 Ross C. Hering, Director, PREM (w/o enclosures)
 Howard J. Falcon, III, Chief Assistant County Attorney, CAO (w/o enclosures)
 Rafael S. Garcia, District Chief Counsel, FDOT District Four
 Steven C. Braun, P.E., Director of Transportation Development – FDOT District Four

ATTACHMENT NO. 7
Budget Availability Statement – 1 Page

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 10/7/2020

REQUESTED BY: Marcel Pessoa

PHONE: 561-233-0209

PROJECT TITLE: ERM – Old SR-7 Right-of-Way

PROJECT NO.:

ORIGINAL CONTRACT AMOUNT: \$

BCC RESOLUTION#:

REQUESTED AMOUNT: \$162,450.00

DATE:

CSA or CHANGE ORDER NUMBER:

CONSULTANT/CONTRACTOR: Survey Section

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: Closing cost for the County's Acquisition of 31.206 acres and 10.788 acres of the MacArthur Foundation Property in Palm Beach County.

CONSTRUCTION	\$
PROFESSIONAL SERVICES	\$
STAFF COSTS*	\$162,450.00
EQUIP. / SUPPLIES	\$
CONTINGENCY	\$
TOTAL	\$162,450.00

* 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: 1226

DEPT: 380

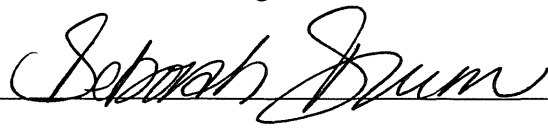
UNIT: 3162

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: Environmental Resources Management

BAS APPROVED BY: 

DATE 10/7/2020

ENCUMBRANCE NUMBER: _____