

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 20, 2020

Consent

Regular

Workshop

Public Hearing

Department: Engineering and Public Works

Submitted By: Engineering and Public Works

Submitted For: Roadway Production Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a Resolution repealing and replacing Resolution R2011-0860, replacing and designating certain parcels of land owned by Palm Beach County (County) as road right-of-way for State Road 7 (SR 7) from Okeechobee Boulevard to 60th Street North (Project).

SUMMARY: On June 21, 2011, Resolution R2011-0860 designated certain parcels of land owned by the County as road right-of-way for the Project. A County owned parcel controlled by the County's Environmental Resources Management Department, known as the Pond Cypress Natural Area, was inadvertently included among these parcels designated as right-of-way. The proposed new Resolution will repeal and replace Resolution 2011-0860 with a Resolution containing appropriate legal descriptions to correct the road right-of-way designations. The corrected road right-of-way designations cover an area of approximately 175 acres. District 6 (YBH)

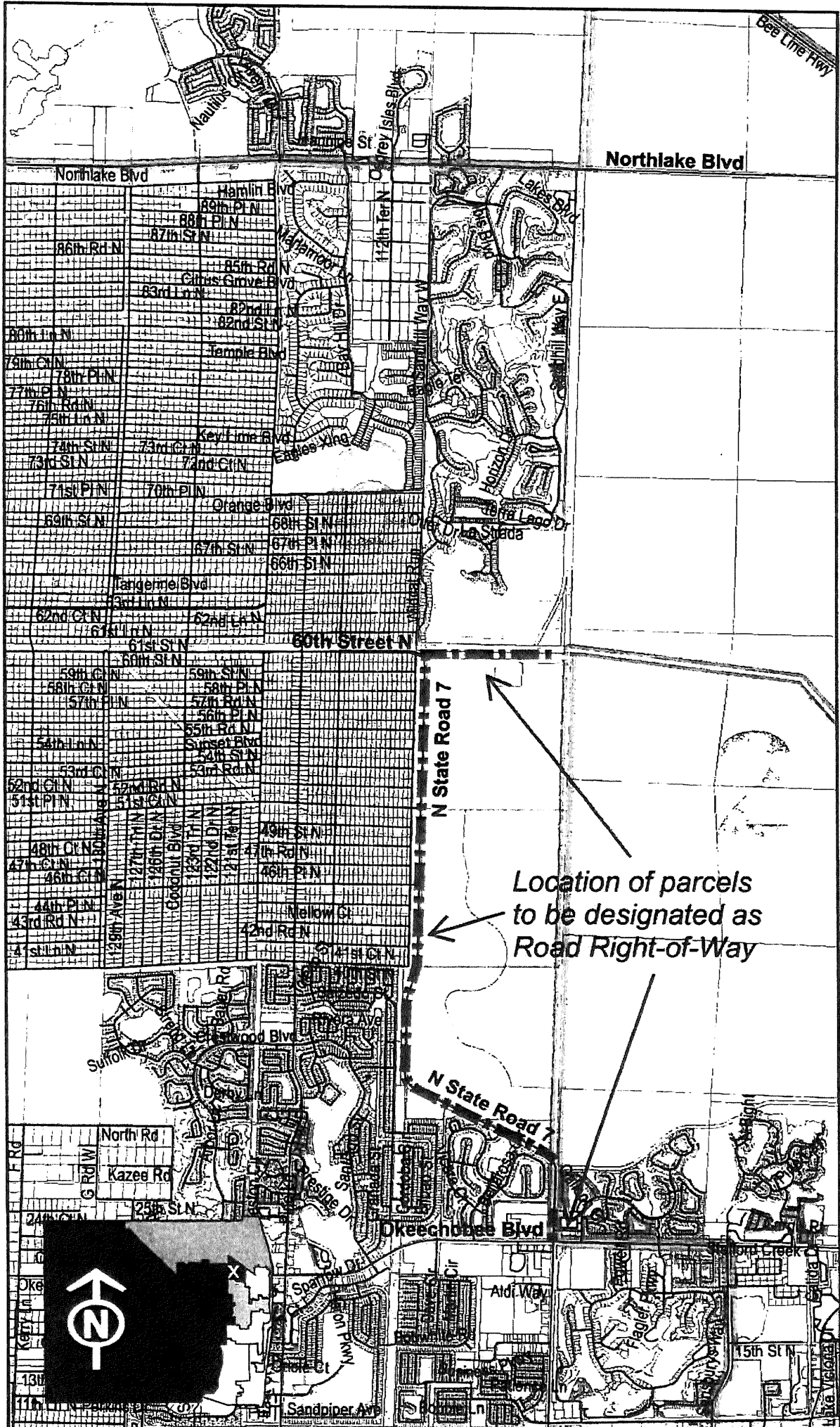
Background and Justification: The County acquired certain parcels of land to be utilized as the right-of-way necessary for the construction of the extension of SR 7 from Okeechobee Boulevard to 60th Street North. On June 21, 2011, Resolution R2011-0860 incorrectly designated a certain parcel of land owned by the County as road right-of-way for SR 7 from Okeechobee Boulevard to 60th Street North. The adoption of this Resolution will correct the designation of County-owned land as right-of-way and is in the best interest of the County. The Engineering Department recommends the Board of County Commissioners' approval.

Attachments:

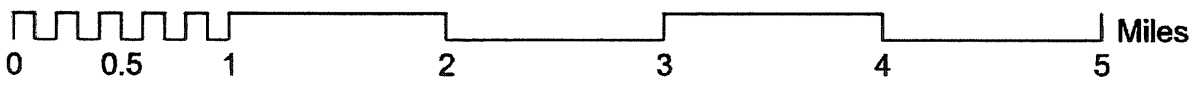
- 1. Location Map
- 2. Resolution with Exhibit "A" (2)

DK *WOM*
 Recommended by: YBH/TEL *[Signature]* 9/16/2020
 County Engineer Date

Approved by: *[Signature]* 9/25/20
 Assistant County Administrator Date



Location of parcels to be designated as Road Right-of-Way



Location Map

RESOLUTION NO. R-2020-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS (BCC) OF PALM BEACH COUNTY, FLORIDA (COUNTY), REPEALING AND REPLACING RESOLUTION R2011-0860, DESIGNATING CERTAIN PARCELS OF LAND OWNED BY THE COUNTY AS ROAD RIGHT-OF-WAY FOR STATE ROAD 7 (SR 7) FROM OKEECHOBEE BOULEVARD TO 60TH STREET NORTH.

WHEREAS, the County acquired certain parcels of land as described in the attached Exhibit "A", to be utilized as the right-of-way necessary for constructing the extension of SR 7 from Okeechobee Boulevard to 60th Street North (Project); and

WHEREAS, on June 21, 2011, Resolution R2011-0860, recorded in Official Record Book 24603, Page 1557, designated certain parcels of land to be utilized as the right-of-way necessary for the Project and inadvertently designated that certain property as described in Official Record Book 20767, Page 1452, as right-of-way; and

WHEREAS, the adoption of this Resolution will repeal and replace Resolution R2011-0860 and correctly designate County owned parcels of land as road right-of-way; and

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

1. The recitals contained above are true and correct and incorporated herein by reference.
2. Resolution R2011-0860 is hereby repealed and replaced, effective upon adoption of this Resolution.
3. Certain parcels of land described in Exhibit "A" are hereby designated as road right-of-way for the Project.
4. This Resolution shall take effect upon its adoption by the BCC.

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

Commissioner, Dave Kerner, Mayor	_____
Commissioner Robert S. Weinroth, Vice Mayor	_____
Commissioner Hal R. Valeche	_____
Commissioner Gregg K. Weiss	_____
Commissioner Mary Lou Berger	_____
Commissioner Melissa McKinlay	_____
Commissioner Mack Bernard	_____

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2020.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Assistant County Attorney

BY: _____
Deputy Clerk

EXHIBIT A

Page 1 of 27

Return to:
Name: Palm Beach County
R/W Acquisition Section
P.O. Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 360-361-0471

NOV-14-1994 12:19pm 94-378024
CNR 8502 Pg 662
11-16-82 Dec 83.30

This Instrument Prepared by:
Name: Ellie Halperin
Assistant County Attorney
Post Office Box 21229
Address: West Palm Beach, Florida 33416
P.C. No.: 00-31-32-24-00-000-1000 Cut-Out
00-41-43-13-00-000-9000 Cut-Out
00-41-43-12-00-000-9000 Cut-Out

PROJECT NO: 87516A
ROAD: STATE ROAD 7
PARCEL NO: 1

WARRANTY DEED

THIS WARRANTY DEED, made this 10th day of November, 1994, by FOX PROPERTY VENTURE, a Florida joint venture, whose post office address is 1601 Belvedere Road, Suite 407, South Tower, West Palm Beach, Florida 33406 hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, legally described as follows:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

Subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof.

ACCEPTED BY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 25, 1994
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that said grantor is lawfully seized of said land in fee simple for Right-of-Way purposes and the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is

EXHIBIT A
Page 2 of 27

NRB 8502 P 663

free of all encumbrances, except taxes subsequent to December 31, 1994.

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

Signed, sealed and delivered
in the presence of:

FOX PROPERTY VENTURE, a Florida
joint venture

By: LAND DEVELOPMENT ASSOCIATES,
LTD., a Florida limited
partnership

(1) 
PETER L. BOSTON
Typed or Printed Name

By: W.A.M. MANAGEMENT, INC., a
Florida corporation, a
General Partner

(2) 
ROSS HALVING
Typed or Printed Name

By: 
William A. Meyer,
President

(Corporate Seal)

By: LAND DEVELOPMENT ASSOCIATES II,
LTD., a Florida limited
partnership

(1) 
PETER L. BOSTON
Typed or Printed Name

By: W.A.M. MANAGEMENT, INC., a
Florida corporation, a
General Partner

(2) 
ROSS HALVING
Typed or Printed Name

By: 
William A. Meyer,
President

(Corporate Seal)

Acknowledgment On Next Page

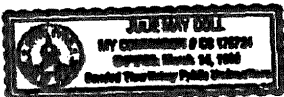
EXHIBIT A

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ORR 8502 Pa 664

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12th Day of November, 1994 by WILLIAM A. MEYER as President of W.A.M. MANAGEMENT, INC., a Florida corporation, a general partner of LAND DEVELOPMENT ASSOCIATES, LTD., a Florida limited partnership of FOX PROPERTY VENTURE, a Florida joint venture, and a general partner of LAND DEVELOPMENT ASSOCIATES II, LTD., a Florida limited partnership of FOX PROPERTY VENTURE, a Florida joint venture, who is personally known to me or who has produced _____ as identification.



J. M. May, D.D.
Notary Name: J. M. May, D.D.
Notary Public
Serial (Commission) Number _____
(if any) _____

(NOTARY STAMP)

deed.fox

EXHIBIT A

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EXHIBIT "A" 1 of 2

ORR 85112 Pa 665

STATE ROAD 7

A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES, LOCATED IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE N 88°48'13" W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 24 A DISTANCE OF 98.73 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 7, AS DESCRIBED IN DEED BOOK 992, PAGE 123; THENCE N 00°40'58" E ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7, A DISTANCE OF 1337.52 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 6320, PAGE 1274 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 00°40'58" E ALONG THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD 7, A DISTANCE OF 1269.25 FEET; THENCE N 88°47'47" W ON A LINE WHICH IS PARALLEL WITH THE CENTERLINE OF A 106 FOOT RIGHT OF WAY FOR OKEECHOBEE ROAD, AS RECORDED IN ROAD BOOK 4, PAGE 23, A DISTANCE OF 16.42 FEET; THENCE S 01°38'49" W ALONG A LINE WHICH IS 264 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD 7, WHICH IS DESCRIBED IN DEED BOOK 842, PAGE 548, A DISTANCE OF 1269.22 FEET TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, AS DESCRIBED IN OFFICIAL RECORD BOOK 6320, PAGE 1274; THENCE S 88°46'45" E ALONG THE SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD FOR A DISTANCE OF 37.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.790 ACRES.

ALL BEARINGS CITED HEREIN ARE GRID BEARINGS RELATIVE TO THE BEARING OF N 00°40'58" E ALONG THE EXISTING WEST RIGHT OF WAY LINE OF STATE ROAD 7, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THIS DESCRIPTION AND ACCOMPANYING SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Gary L. Beatty
GARY L. BEATTY, P.E.
FLORIDA CERTIFICATE #4515

Nov. 10, 1994
DATE



SHEET 2	Project STATE ROAD 7 PROPOSED RIGHT-OF-WAY	Revisions	Date	Scale	PALM BEACH COUNTY SURVEYORS AND FIELD WORK ENGINEERING SERVICES P.O. BOX 300700 WEST PALM BEACH, FL
	Drawing No. S-1-95-810				

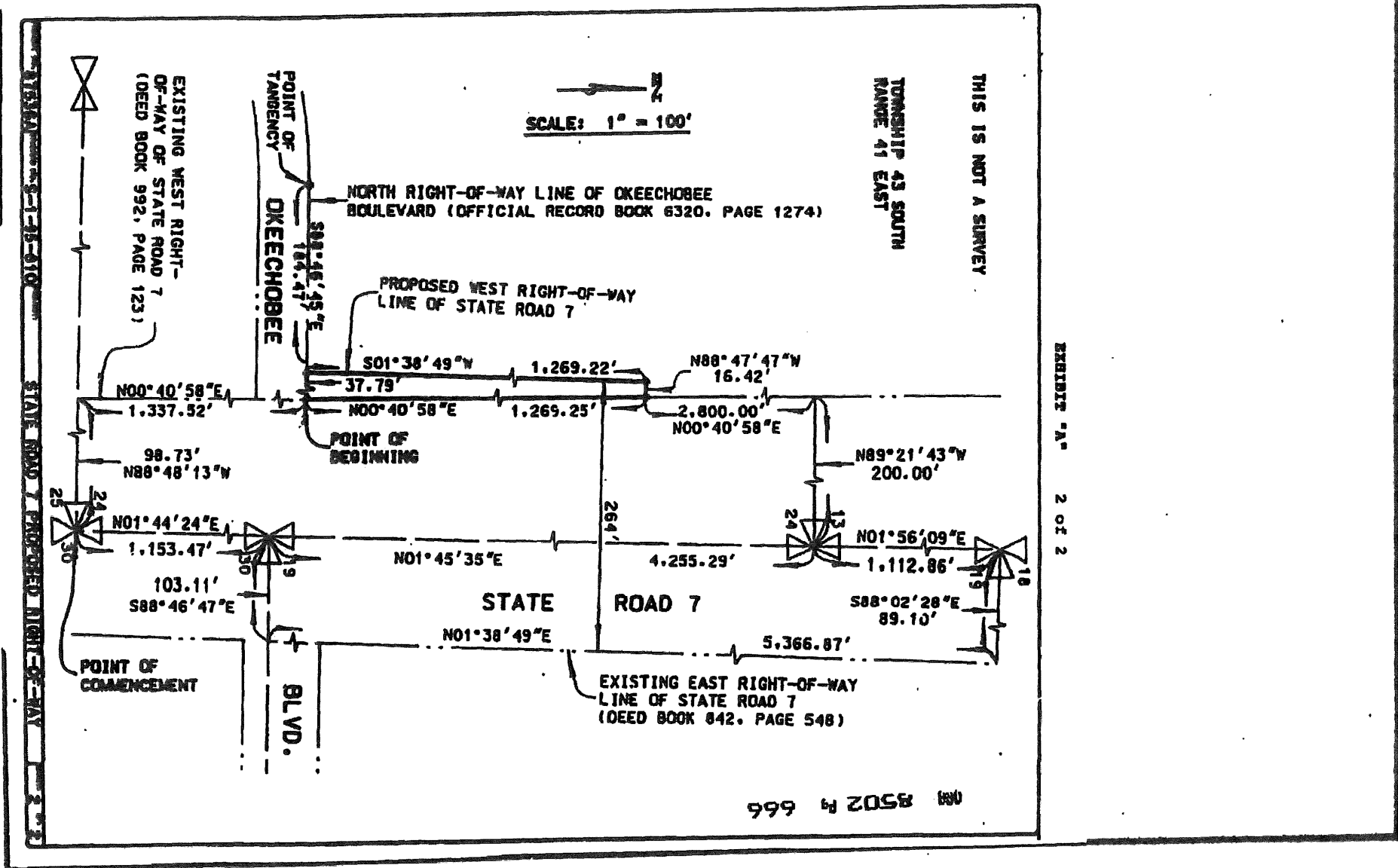


EXHIBIT "A" 2 of 2

EXHIBIT A

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088 8502 P, 667
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

EXHIBIT "B"

"PERMITTED EXCEPTIONS"

1. Right-of-Way Agreement with Florida Power and Light Company, as contained in instrument dated February 27, 1953 and recorded March 18, 1953 in Deed Book 1011, Page 489, of the Public Records of Palm Beach County, Florida. (As to Section 13).
2. Notice of Administrative Proceedings as set forth in instrument recorded August 25, 1993 in Official Records Book 7856,, Page 259, of Public Records of Palm Beach County, Florida.
3. Notice of Adoption of Development Order as set forth in instrument recorded September 28, 1993 in Official Records Book 7904, Page 221, of the Public Records of Palm Beach County, Florida, as amended by Resolution of the Palm Beach County Board of County Commissioners on October 25, 1994.
4. Notice and Disclosure of Taxing Authority recorded in Official Record Book 6318, Page 1379, Public Records of Palm Beach County, Florida.

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

EXHIBIT A

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A PARCEL OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 52 OF THE PLAT OF LA MANCHA, RECORDED IN PLAT BOOK 29, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG THE BOUNDARY OF THE PERSIMMON EXTENSION POND, RECORDED IN OFFICIAL RECORD BOOK 23513, PAGE 1588, OF SAID PUBLIC RECORDS, AND THE WEST BOUNDARY OF THE PLAT OF PORTOSOL, RECORDED IN PLAT BOOK 110, PAGE 37, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, N02°09'40"E FOR 398.27 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID POND BOUNDARY, N83°34'51"W FOR 1133.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 804.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID POND BOUNDARY AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°08'24" FOR 352.31 FEET TO THE BOUNDARY OF SAID PLAT OF LA MANCHA;
THENCE ALONG SAID PLAT BOUNDARY, N01°15'55"E FOR 483.42 FEET TO A NON-TANGENT CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 619.00 FEET, WHERE A RADIAL LINE BEARS N88°26'04"E;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62°00'55" FOR 689.99 FEET TO A POINT OF TANGENCY;
THENCE S83°34'51"E FOR 4905.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 789.00 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°18'00" FOR 245.17 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, RECORDED IN DEED BOOK 992, PAGE 123 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY LINE, S00°40'58"W FOR 317.21 FEET TO THE NORTHERLY BOUNDARY OF SAID PLAT OF PORTOSOL, BEING A NON-TANGENT CURVE CONCENTRIC WITH THE LAST-DESCRIBED CURVE, AND HAVING A RADIUS OF 584.00 FEET, WHERE A RADIAL LINE BEARS S88°31'17"W;
THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°26'08" FOR 412.15 FEET TO A POINT OF TANGENCY;
THENCE CONTINUE ALONG SAID NORTHERLY PLAT BOUNDARY, N83°34'51"W FOR 3771.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.10 ACRES, MORE OR LESS.

BEARING BASIS: N01°15'55"E (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE EAST LINE OF SECTION 14.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.


JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 3/3/11

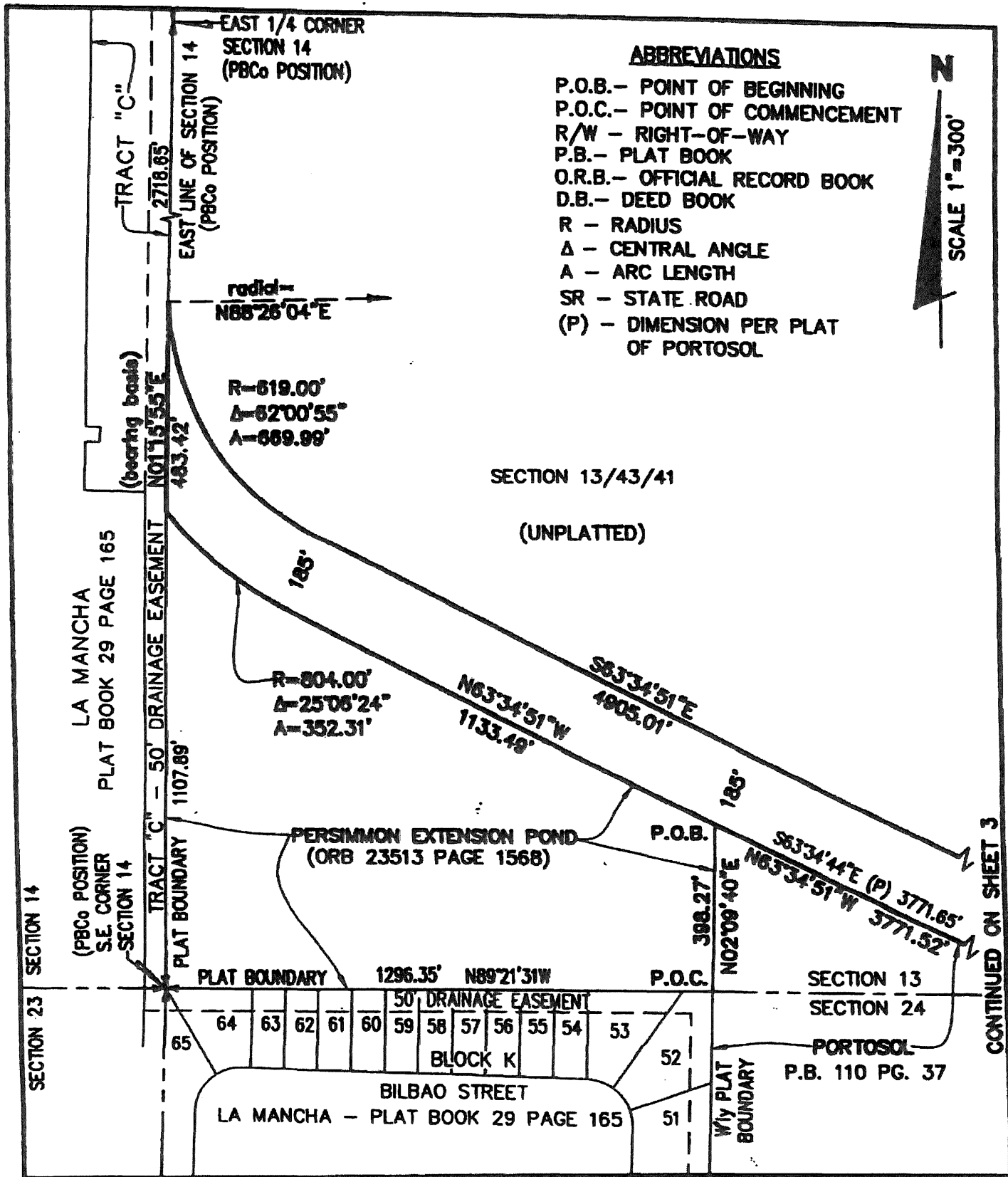
B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3988 FAX

PARCEL 2

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: NONE
PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
	SHEET 1 OF 3

EXHIBIT A
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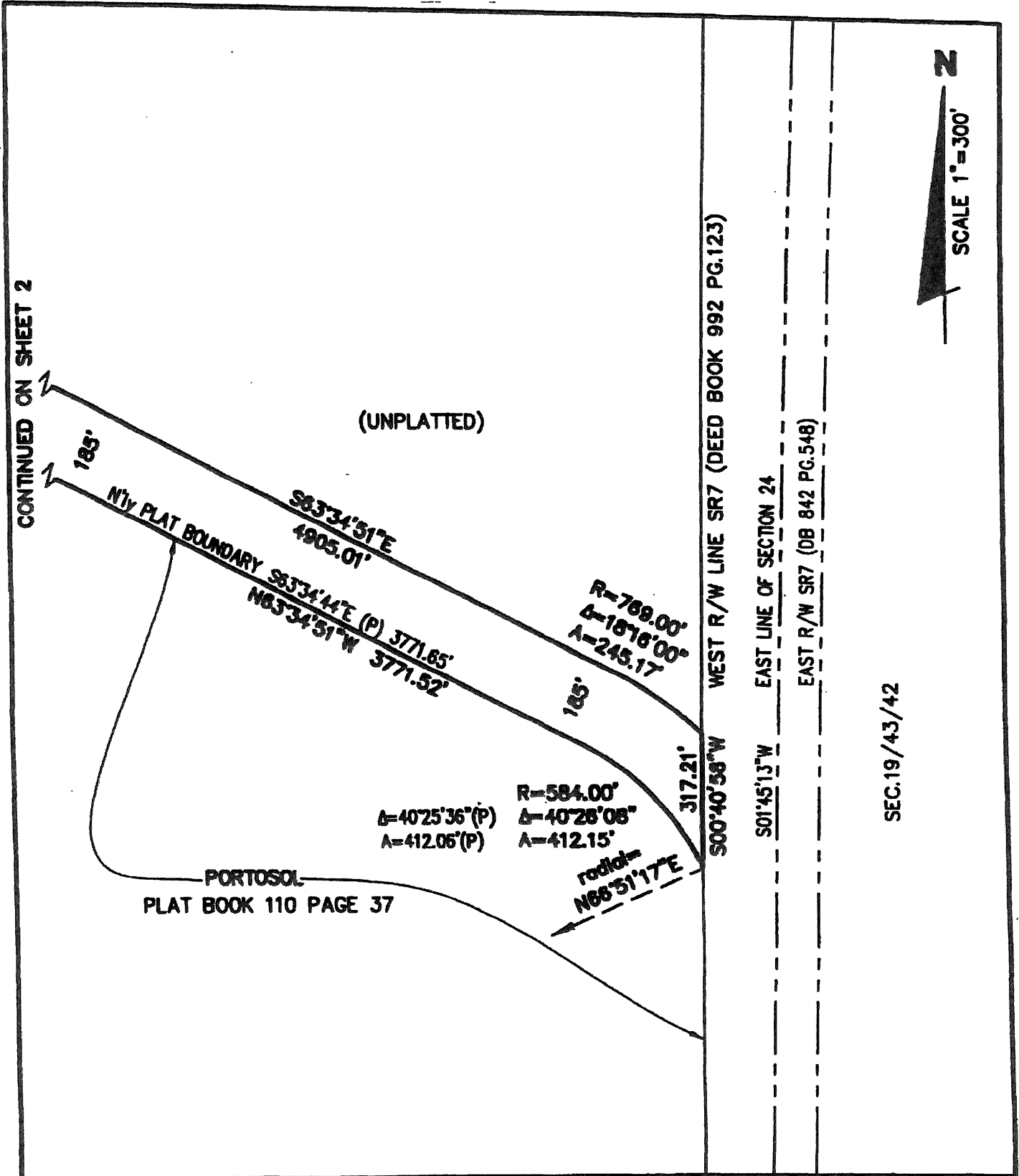
PARCEL 2

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
801 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3988 FAX

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY**

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"= 300'
PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
	SHEET 2 OF 3

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SEC. 19/43/42

PARCEL 2

B
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3988 FAX

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS SKETCH IS NOT A SURVEY**

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1" = 300'
PERSIMMON BLVD. EXTENSION	DATE: 2/25/11
	SHEET 3 OF 3

EXHIBIT A
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Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Craig Messendorf
Acct. No.: 1010 W/C BOX 1066

CFN 20060628918
OR BK 21063 PG 0283
RECORDED 11/08/2006 13:50:10
Palm Beach County, Florida
ART 257,600.00
Doc Stamp 1,803.20
Sharon R. Book, CLERK & CONTROLLER
Page 0283 - 287; (5pgs)

This Instrument Prepared by:
Name: Paul F. King
ASSISTANT COUNTY ATTORNEY
Post Office Box 21229
West Palm Beach, Florida 33416

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

PCN: 72-41-43-14-01-019-0010/72-41-43-14-02-034-0010/72-41-43-14-02-030-0010
72-41-43-14-01-020-0010 & 0011

SPACE ABOVE THIS LINE FOR PROCESSING DATA
(Corporation) PROJECT NO. 1998300
\$257,600.00 ROAD NAME: Persimmon Boulevard
PARCEL NOS. 3, 4, and 10

THIS WARRANTY DEED made this 19th day of August, 2006, by the village of Royal Palm Beach, Florida, a Florida municipal corporation, a corporation existing under the laws of Florida, and having its principal place of business at 1050 Royal Palm Beach Boulevard, Royal Palm Beach, FL 33411, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2005.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

[Signature]
WITNESS SIGNATURE (Required)

Patricia Steinborn
TYPED OR PRINTED NAME OF WITNESS

[Signature]
WITNESS SIGNATURE (Required)

Monika D. Bowles
TYPED OR PRINTED NAME OF WITNESS

The Village of Royal Palm Beach

CORPORATION NAME - TYPED OR PRINTED

BY: [Signature]
SIGNATURE OF PRESIDENT/MAYOR

DAVID A. LODWICK MAYOR
TYPED OR PRINTED NAME OF PRESIDENT

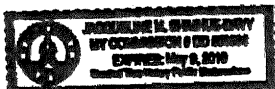
ATTEST: [Signature]
SIGNATURE OF SECRETARY

DIANE DiSANTO
TYPED OR PRINTED NAME OF SECRETARY
1050 ROYAL PALM BEACH BLVD.
ROYAL PALM BEACH, FL 33411
MAILING ADDRESS

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18-06 by DAVID A. LODWICK of Village of RPB, a Municipality corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

witness my hand and official seal this 18 day of August, 2006.
signed: [Signature]
Notary Public in and for the County and State aforementioned



277-LGL revised 5/2/06

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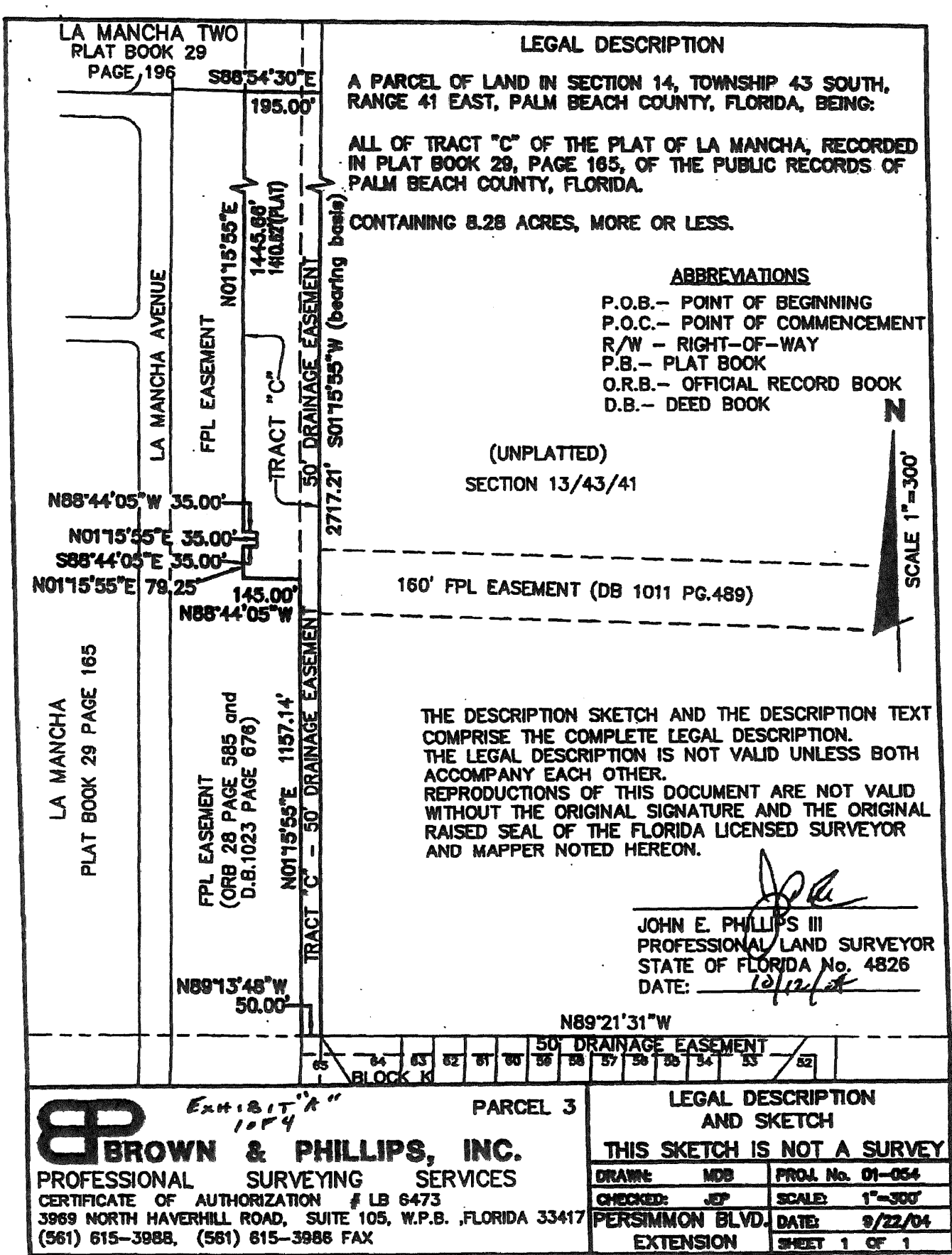
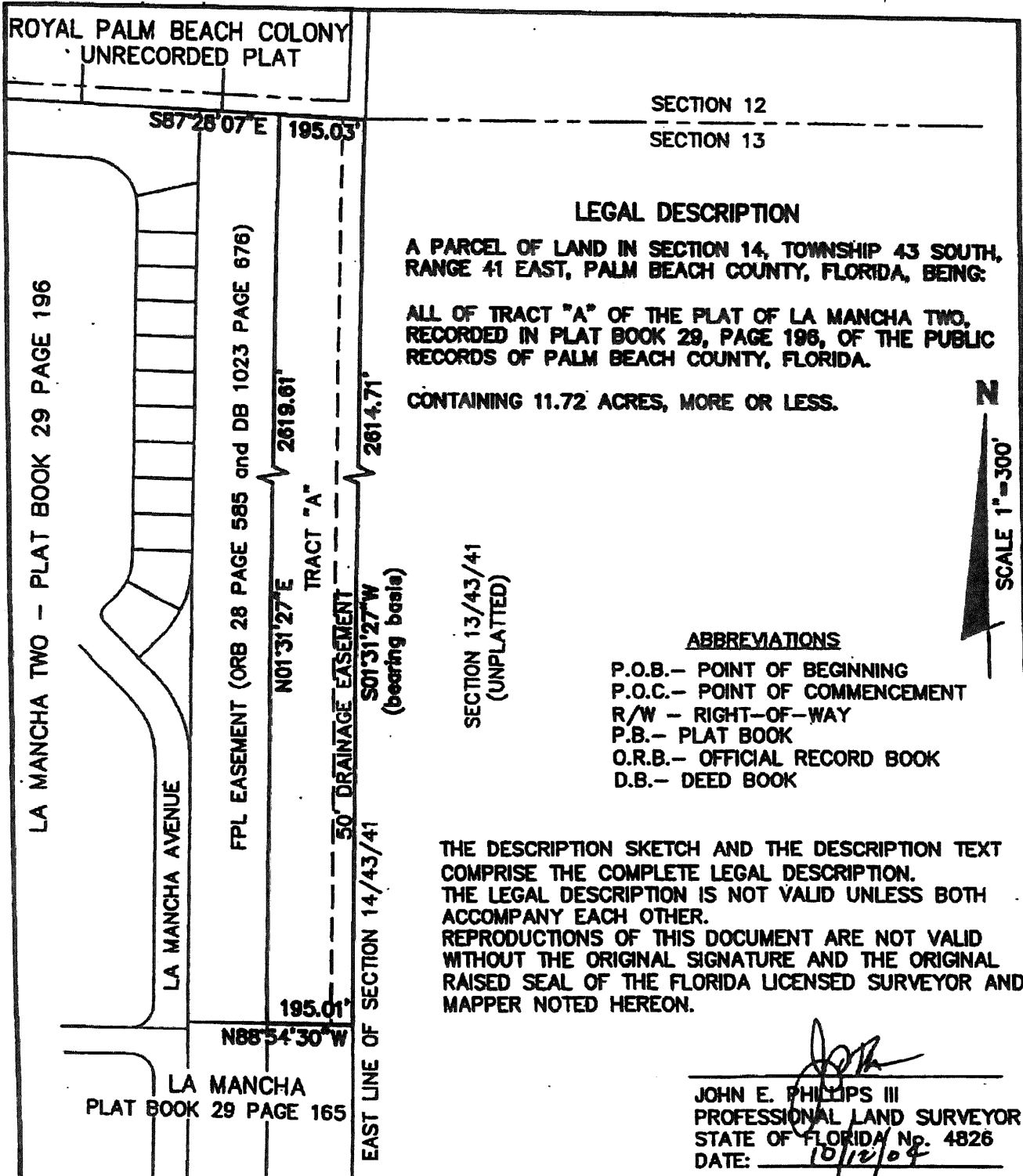



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N
SCALE 1"=300'

- ABBREVIATIONS**
- P.O.B.- POINT OF BEGINNING
 - P.O.C.- POINT OF COMMENCEMENT
 - R/W - RIGHT-OF-WAY
 - P.B.- PLAT BOOK
 - O.R.B.- OFFICIAL RECORD BOOK
 - D.B.- DEED BOOK

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.


 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/12/04

<p align="center">EXHIBIT A 2 of 4</p> <p align="center">BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 3989 NORTH HAVERHILL ROAD, SUITE 105, W.P.B. ,FLORIDA 33417 (561) 615-3988, (561) 615-3986 FAX</p>	<p>PARCEL 4</p> <p>LEGAL DESCRIPTION AND SKETCH</p> <p>THIS SKETCH IS NOT A SURVEY</p>								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">DRAWN: MDB</td> <td style="width: 33%;">PROJ. No. 01-054</td> </tr> <tr> <td>CHECKED: JEP</td> <td>SCALE: 1"=300'</td> </tr> <tr> <td>PERSIMMON BLVD. EXTENSION</td> <td>DATE: 8/22/04</td> </tr> <tr> <td></td> <td>SHEET 1 OF 1</td> </tr> </table>	DRAWN: MDB	PROJ. No. 01-054	CHECKED: JEP	SCALE: 1"=300'	PERSIMMON BLVD. EXTENSION	DATE: 8/22/04		SHEET 1 OF 1
	DRAWN: MDB	PROJ. No. 01-054							
	CHECKED: JEP	SCALE: 1"=300'							
PERSIMMON BLVD. EXTENSION	DATE: 8/22/04								
	SHEET 1 OF 1								

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LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION THE PLATS OF LA MANCHA, AND LA MANCHA TWO, RECORDED IN PLAT BOOK 29, AT PAGES 185 AND 196, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SAID PLAT OF LA MANCHA TWO,
BOUNDED ON THE EAST BY THE WEST LINE OF TRACT "A" OF SAID PLAT;
BOUNDED ON THE WEST BY A LINE LYING 15.00 FEET WEST OF, AND PARALLEL WITH, THE SAID WEST LINE OF TRACT "A";
BOUNDED ON THE NORTH BY THE NORTH BOUNDARY OF SAID PLAT;
AND BOUNDED ON THE SOUTH BY THE SOUTH BOUNDARY OF SAID PLAT;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID PLAT OF LA MANCHA:

BEGIN AT THE NORTHWEST CORNER OF TRACT "C" OF SAID PLAT;
THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "C" FOR THE FOLLOWING COURSES:

THENCE S01°15'55"W FOR 1445.66 FEET TO AN FPL EASEMENT RECORDED IN OFFICIAL RECORD BOOK 678, PAGE 94, AS SHOWN ON SAID PLAT;
THENCE S88°44'05"E FOR 35.00 FEET;
THENCE S01°15'55"W FOR 35.00 FEET;
THENCE N88°44'05"W FOR 35.00 FEET;
THENCE S01°15'55"W FOR 79.25 FEET;


THENCE DEPARTING SAID BOUNDARY, N88°44'05"W FOR 15.00 FEET;
THENCE N01°15'55"E FOR 1559.86 FEET TO THE NORTH BOUNDARY OF SAID PLAT;
THENCE ALONG SAID NORTH BOUNDARY, S88°54'30"E FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES, MORE OR LESS.


THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

ABBREVIATIONS

P.O.B.- POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
P.B.- PLAT BOOK
O.R.B.- OFFICIAL RECORD BOOK
D.B.- DEED BOOK



JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 10/22/04

 <p align="center"><i>EXHIBIT A</i> 3 OF 4</p> <p>BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 3989 NORTH HAVERHILL ROAD, SUITE 105, W.P.B. FLORIDA 33417 (561) 615-3988, (561) 615-3986 FAX</p>	PARCEL 10		LEGAL DESCRIPTION	
	DRAWN: MOB	PROJ. No. 01-054		
	CHECKED: JEP	SCALE:		
	PERSIMMON BLVD. EXTENSION	DATE: 9/22/04	SHEET 1 OF 2	

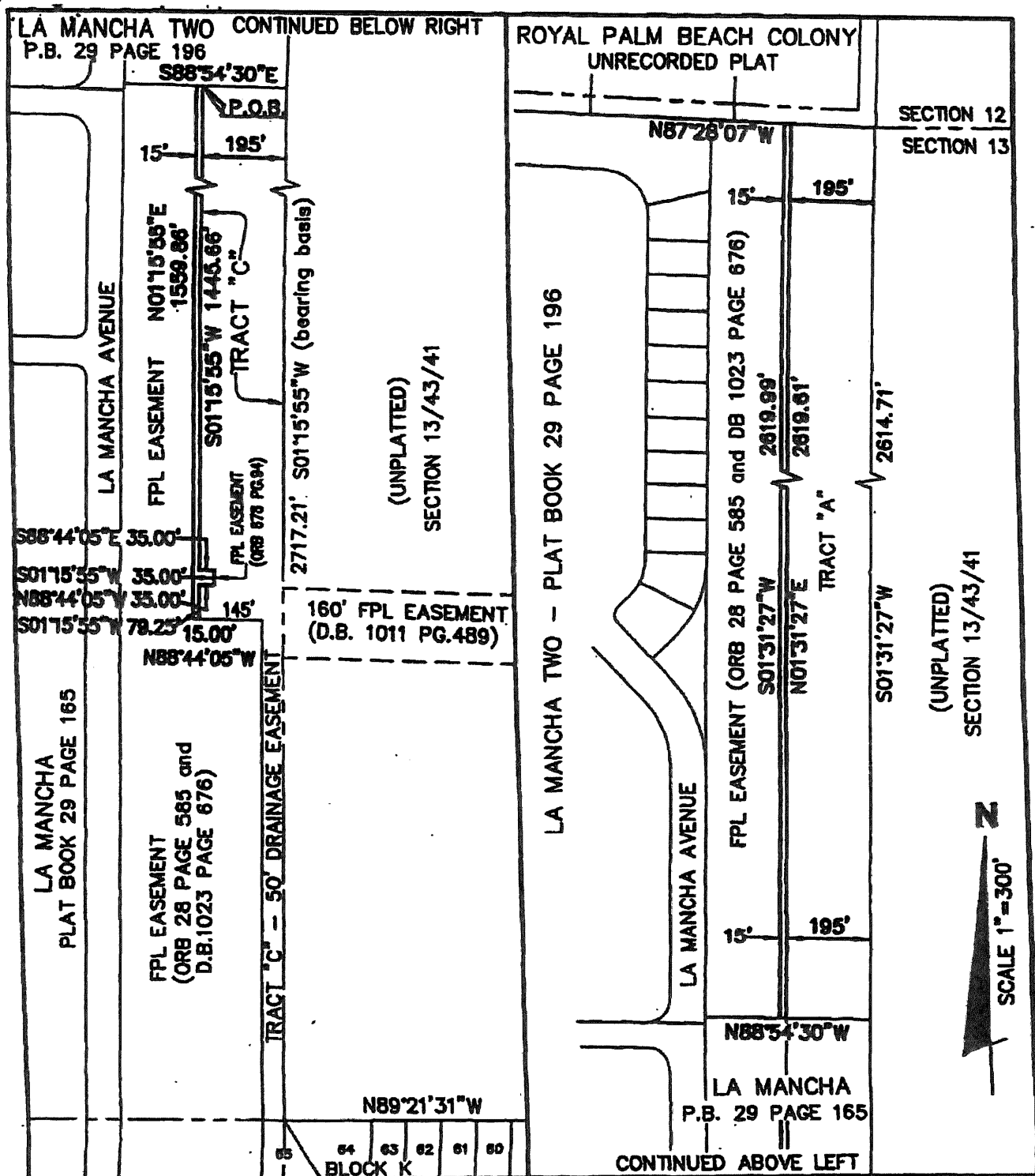


EXHIBIT A
4094

PARCEL 10

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
(561) 615-3988, (581) 615-3986 FAX

LEGAL DESCRIPTION		
SKETCH TO ACCOMPANY		
THIS SKETCH IS NOT A SURVEY		
DRAWN: MOB	PROJ. No. 01-054	
CHECKED: SP	SCALE: 1" = 300'	
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04	
	SHEET 2 OF 2	

EXHIBIT A
Page 15 of 27

A PARCEL OF LAND IN SECTIONS 12 AND 13, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

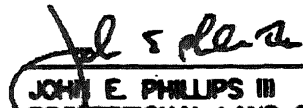
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 12;
 THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, S88°50'44"E FOR 380.00 FEET TO A LINE LYING 380.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 12;
 THENCE ALONG SAID PARALLEL LINE, S01°00'15"W FOR 2840.54 FEET TO A LINE LYING 380.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
 THENCE ALONG SAID PARALLEL LINE, S01°43'58"W FOR 2528.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2158.00 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°45'30" FOR 708.52 FEET TO A POINT OF TANGENCY;
 THENCE S20°29'28"W FOR 402.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2008.00 FEET;
 THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°55'31" FOR 663.26 FEET;
 THENCE RADIAL TO SAID CURVE, N68°28'02"W FOR 5.00 FEET TO THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12;
 THENCE ALONG SAID WEST LINE, N01°33'57"E FOR 1435.85 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;
 THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, N01°43'58"E FOR 2815.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, N01°00'15"E FOR 2847.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.06 ACRES, MORE OR LESS.

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
- P.O.C.- POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- P.B.- PLAT BOOK
- O.R.B.- OFFICIAL RECORD BOOK
- D.B.- DEED BOOK
- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.


 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/12/04


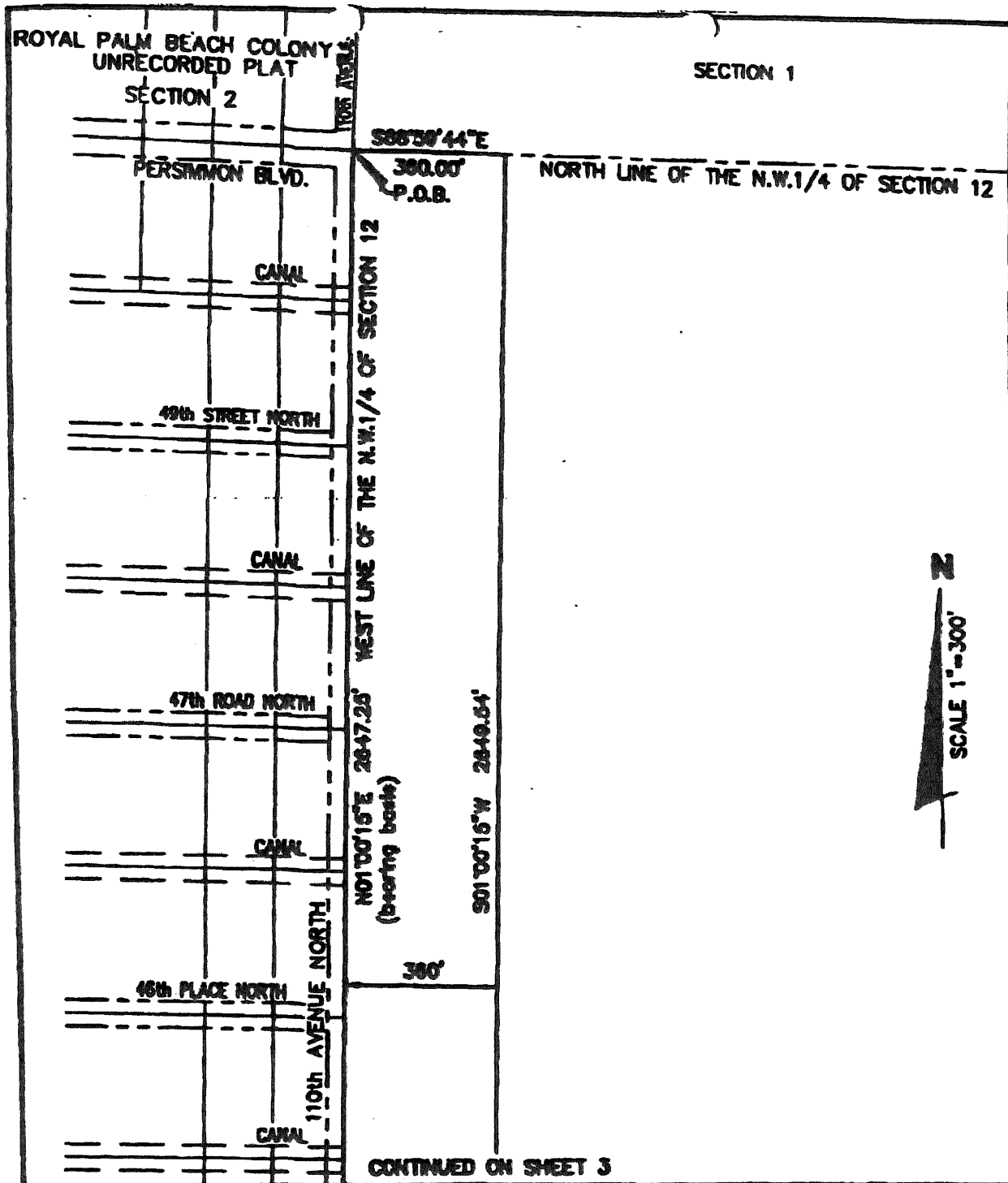
 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 3909 NORTH MAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417 (561) 615-3908, (561) 615-3906 FAX	PARCEL 5		LEGAL DESCRIPTION	
	DATE	MOB	PROJ. No.	01-054
	CHECKED	JEP	SCALE	NONE
	PERMISSION BLVD.	EXTENSION	DATE	8/4/04
			SHEET 1 OF 4	

EXHIBIT A
Page 16 of 27



CONTINUED ON SHEET 3

B
BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 3900 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (561) 615-3088, (561) 615-3088 FAX

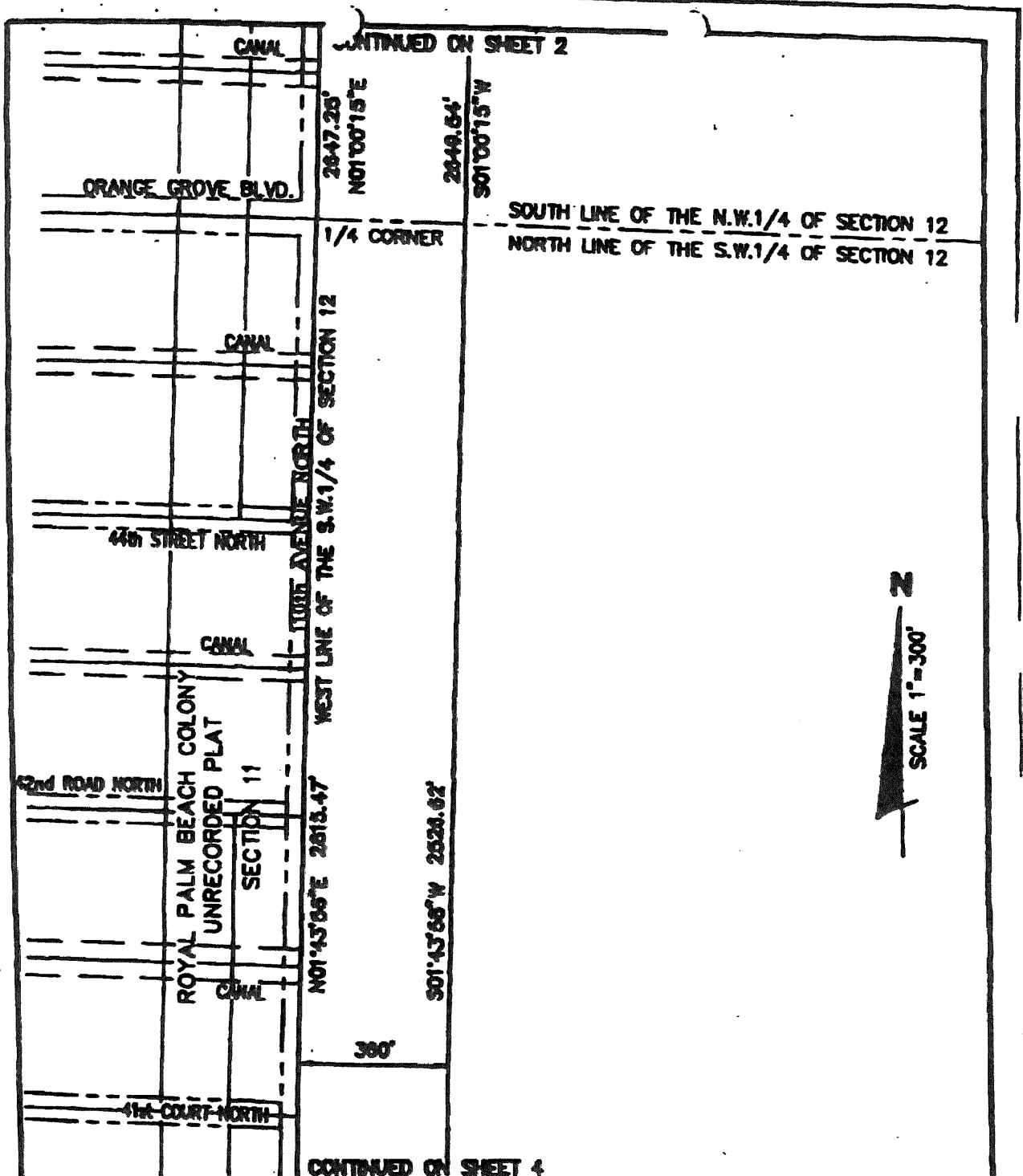
PARCEL 5

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MDS	PROJ. No. 01-054
CHECKED: JEP	SCALE: 1"=300'
PERSIMMON BLVD.	DATE: 8/1/04
EXTENSION	SHEET 3 OF 4

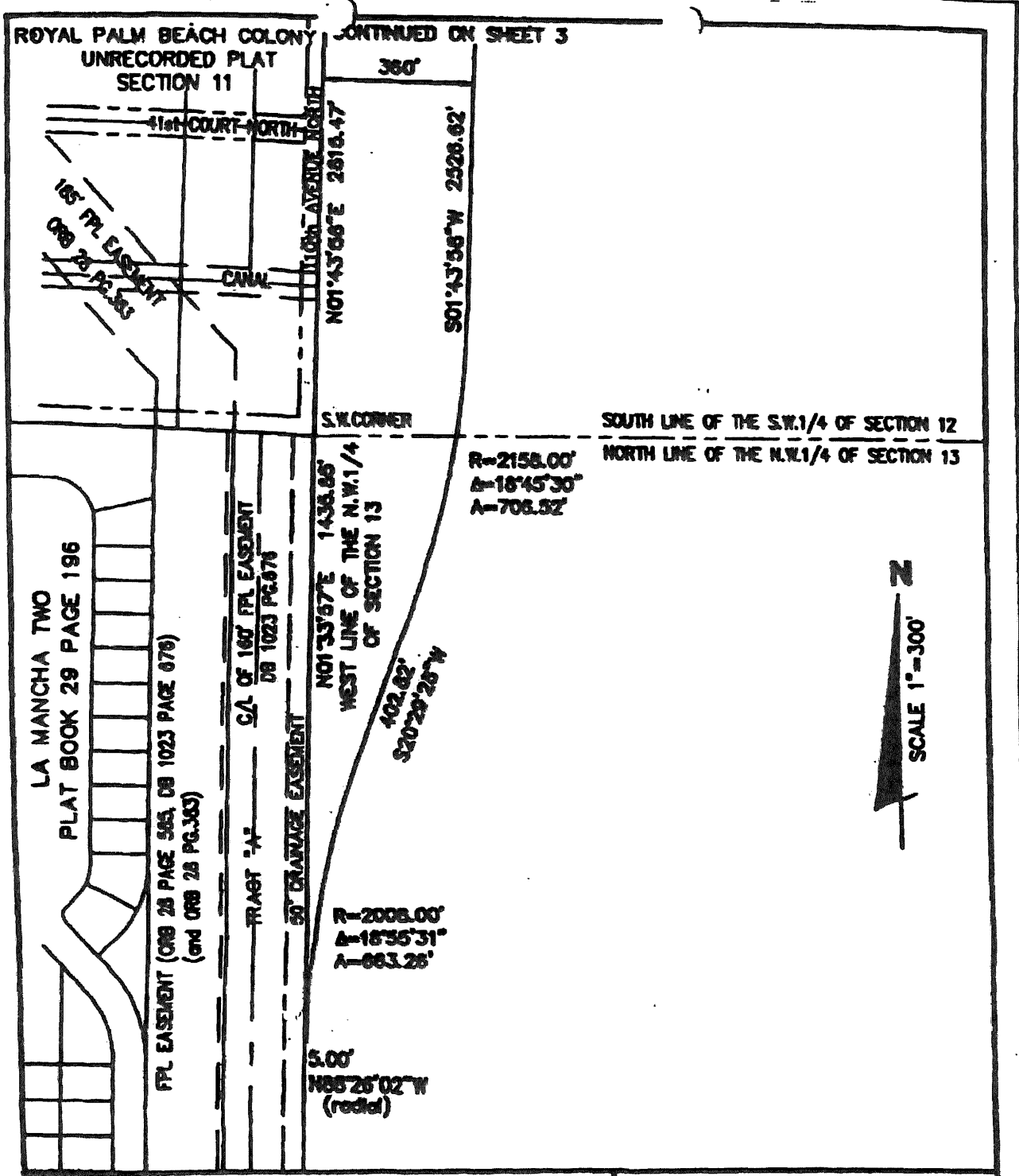
EXHIBIT A
Page 17 of 27



B **BROWN & PHILLIPS, INC.**
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 3999 NORTH HAVENHILL ROAD, SUITE 100, W.P.B. FLORIDA 33417
 (561) 615-3988, (561) 615-3986 FAX

PARCEL 5		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
THIS SKETCH IS NOT A SURVEY			
DRAWN: MCB	PROJ. No. 01-054		
CHECKED: JEP	SCALE: 1"=300'		
PERSIMMON BLVD. EXTENSION	DATE: 8/4/06		
	SHEET 3 OF 4		

EXHIBIT A
Page 18 of 27



B **BROWN & PHILLIPS, INC.**
PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 3989 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (361) 615-3988, (361) 615-3988 FAX

PARCEL 5

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MJB	PROJ. No. 01-084
CHECKED: JEP	SCALE: 1"=300'
PERSIMMON BLVD EXTENSION	DATE: 8/4/04
	SHEET 4 OF 4

EXHIBIT A
Page 19 of 27



CFN 20060491760
OR BK 20767 PG 1459
RECORDED 08/23/2006 13:59:16
Palm Beach County, Florida
ANT 10.00
Doc Stamp 0.70
Sharon E. Bock, CLERK & COMPTROLLER
Pgs 1459 - 1464; (6pgs)

PREPARED BY AND RETURN TO:
TRIPP D. CIOCI, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
3200 BELVEDERE ROAD, BUILDING 1169
WEST PALM BEACH, FLORIDA 33406-1544

A portion of PCN: 00-41-43-01-00-000-1010

SPECIAL WARRANTY DEED

294
row

THIS SPECIAL WARRANTY DEED executed as of the 22 day of August, 2006 by MINTO COMMUNITIES, LLC, a Florida limited liability company, ("Grantor") whose mailing address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073, to PALM BEACH COUNTY, a political subdivision of the State of Florida, ("Grantee") whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee those certain lands situate, lying and being in Palm Beach County, State of Florida, described as follows (the "Property"):

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof

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

And Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that the lands conveyed hereby are free from all encumbrances except those set forth on Exhibit "C" attached hereto and made a part hereof; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other.

CA

EXHIBIT A
Page 20 of 27

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

John Corbett
(Witness Signature)
John Corbett
(Witness Name Printed)
[Signature]
(Witness Signature)
Robert Robbins
(Witness Name Printed)

Grantor: MINTO COMMUNITIES, LLC, a
Florida limited liability company

By: *[Signature]*
Name: Craig S. Unger
Its: Sr. V.P.

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of August, 2006, by Craig S. Unger, its Sr. Vice Pres. of Minto Communities, LLC, a Florida limited liability company, on behalf of the limited liability company. He is () personally known to me OR () has produced _____ as identification and he () did () did not take an oath.

(Official Notary Seal)

Notary Public, State of Florida

HARRY BINNIE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #00118849
EXPIRES 11/16/06
BONDED THIRD PARTY NOTARY

[Signature]
(Type, print or stamp name)

My Commission Expires: _____
Commission Number: _____

APPROVED BY THE PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
ON: November 16, 2004
RESOLUTION NO: R2004-2412

[Signature]
County Attorney or Designee

617C:\OC\SECTION INCLUDING DOCUMENTS\SPECIAL WARRANTY DEED ROW PARCELS IS APPROVED.DOC

EXHIBIT A

Page 21 of 27

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 1;
 THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, N01°52'09"E FOR 2726.67 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, N01°53'03"E FOR 2726.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 1, S88°56'10"E FOR 2636.86 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;
 THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 1, S88°56'11"E FOR 510.63 FEET TO THE BOUNDARY OF THE AMERICAN TOWER SYSTEMS, INC. PARCEL, RECORDED IN OFFICIAL RECORD BOOK 9107, PAGE 134, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE ALONG SAID BOUNDARY, S01°03'49"W FOR 50.00 FEET;
 THENCE CONTINUE ALONG SAID BOUNDARY, S46°27'00"W FOR 276.04 FEET;
 THENCE N87°14'22"W FOR 1965.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 619.00 FEET;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°52'35" FOR 981.79 FEET TO A POINT OF TANGENCY ON A LINE LYING 360.00 FEET EAST OF, AND PARALLEL WITH, THE SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1;
 THENCE ALONG SAID PARALLEL LINE, S01°53'03"W FOR 1936.22 FEET TO A LINE LYING 360.00 FEET EAST OF, AND PARALLEL WITH, THE SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1;
 THENCE ALONG SAID PARALLEL LINE, S01°52'09"W FOR 2721.18 FEET TO THE SOUTH LINE OF SAID SECTION 1;
 THENCE ALONG SAID SOUTH LINE, N88°59'44"W FOR 360.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.91 ACRES, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

ABBREVIATIONS

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- O.R.B.- OFFICIAL RECORD BOOK
- D.B.- DEED BOOK
- R - RADIUS
- Δ - CENTRAL ANGLE
- A - ARC LENGTH


 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 10/22/04

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 3969 NORTH HAVERHILL ROAD, SUITE 105, W.P.B., FLORIDA 33417
 (561) 615-3988, (561) 615-3986 FAX

PARCEL 6--WEST

LEGAL DESCRIPTION

DRAWN: MDB	PROJ. No. 01-054
CHECKED: JEP	SCALE:
PERSIMMON BLVD. EXTENSION	DATE: 9/22/04
	SHEET 1 OF 2

EXHIBIT A

Page 22 of 27

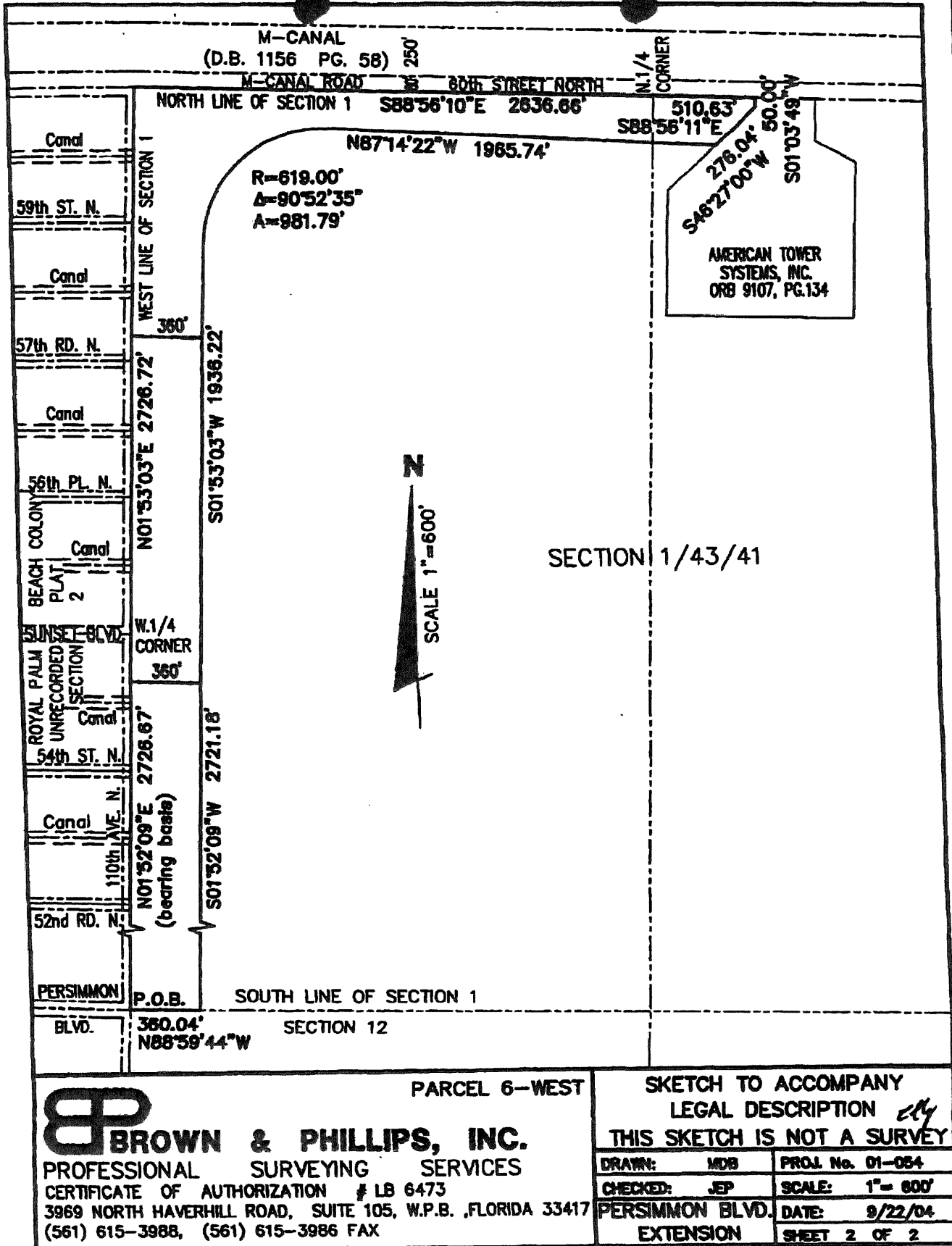


EXHIBIT A
Page 23 of 27

EXHIBIT "B"

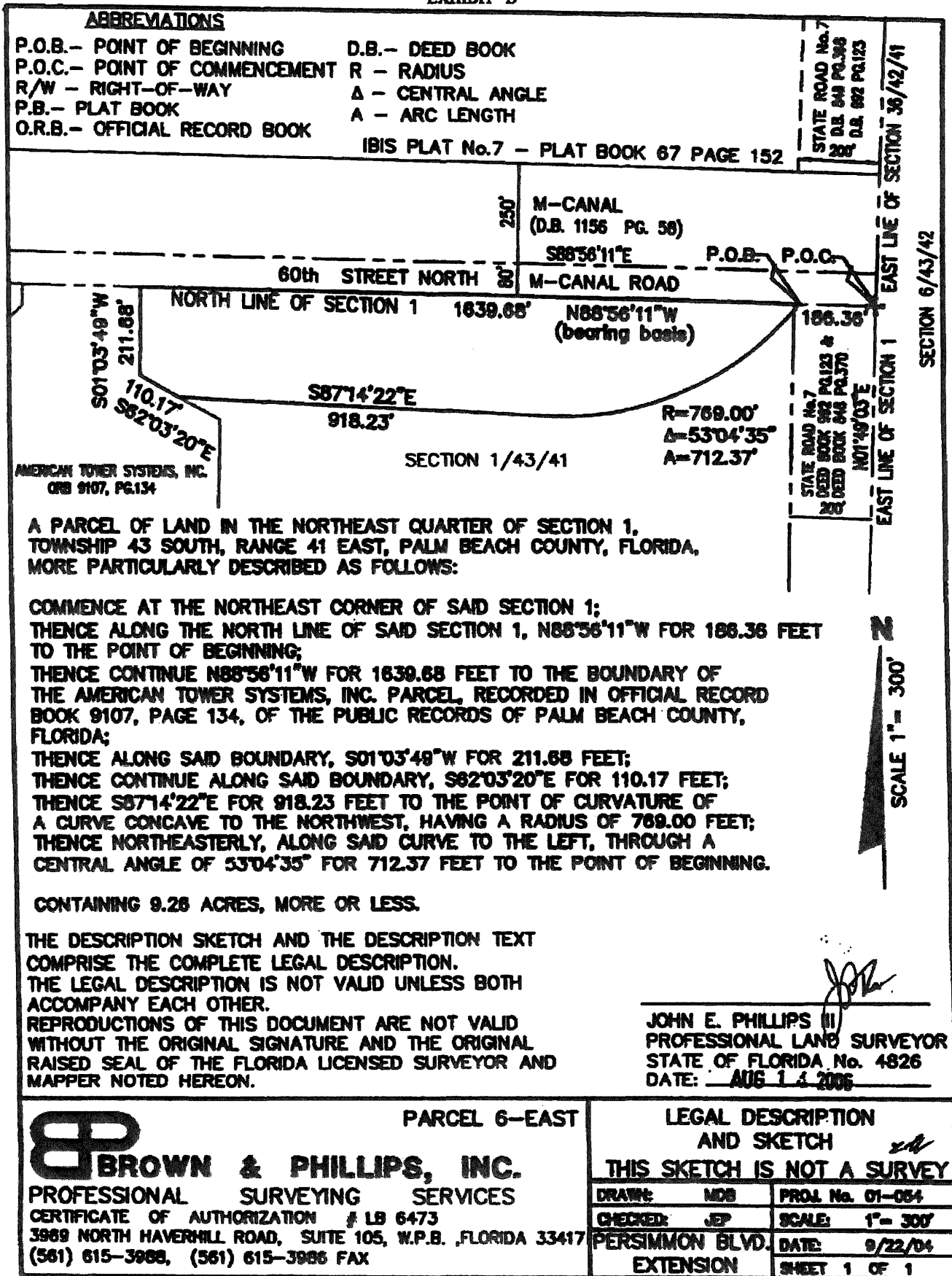


EXHIBIT "C"

PERMITTED EXCEPTIONS

1. Zoning restrictions and prohibitions imposed by governmental authority.
2. Agreement dated August 24, 2004 by and between Palm Beach County, a political subdivision of the State of Florida and the Village of Royal Palm Beach, a municipal corporation created under the laws of the State of Florida, recorded in Official Records Book 17664, Page 583, of the Public Records of Palm Beach County, Florida.

EXHIBIT A
Page 25 of 27



Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: Ed Handy
Acct. No.: 1010 W/C BOX 1066

CFN 20090407899
OR BK 23557 PG 0641
RECORDED 11/20/2009 11:02:00
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0641 - 643; (3pgs)

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
West Palm Beach, Florida 33416

NO CONSIDERATION / DONATION

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

PCN: 09-41-42-16-00-000-9029
AGCD (Redemption)
BOARD OF COUNTY COMMISSIONERS

SPACE ABOVE THIS LINE FOR PROCESSING DATA
PROJECT NO. 2009507
ROAD NAME: 6TH ST. W. E. S. R. T. EXTENSION
PARCEL NO. 101

DATE: Nov. 18, 2009

WARRANTY DEED

THIS WARRANTY DEED, made this 18th day of OCTOBER, 2009, by Indian Trail Groves, LP, a Corporation existing under the laws of FLORIDA, and having its principal place of business at 3725 So. Ocean Drive, Ste. 707, Hollywood, FL 33019-2942, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2008.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

Rebecca F. Morse
WITNESS SIGNATURE (Required)

Rebecca F. Morse
TYPED OR PRINTED NAME OF WITNESS

F. Basilio
WITNESS SIGNATURE (Required)

Fe Basilio
TYPED OR PRINTED NAME OF WITNESS

INDIAN TRAIL GROVES, LP

CORPORATION NAME - TYPED OR PRINTED

BY: Shane Cowan

Cowan Indian Trail, LLC SIGNATURE OF PRESIDENT G. P. P. P.

IRVING (Cowan) MGR.
TYPED OR PRINTED NAME OF PRESIDENT

ATTEST: Jack Friedman

FRIEDMAN INDIAN TRAIL, LLC SIGNATURE OF SECRETARY Jack Friedman

JACK M. FRIEDMAN; MANAGER
TYPED OR PRINTED NAME OF SECRETARY

MAILING ADDRESS

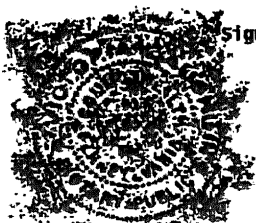
STATE OF Pennsylvania
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 10/18/09 by JACK FRIEDMAN of Friedman Indian Trail, LLC, a FLORIDA corporation, on behalf of the corporation. He/she is personally known to me or has produced Florida Drivers License as identification. Witness my hand and official seal this 18 day of October, 2009.

Signed: Victoria Laughlin

Notary Public in and for
the County and State aforementioned
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
VICTORIA LAUGHLIN, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires March 2, 2012



277-LGL Revised 08/29/08

EXHIBIT A
Page 26 of 27

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST, WEST PALM BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH EIGHTY (80) FEET OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 41 EAST.

LESS THE EAST 200.00 FEET FOR STATE ROAD 7 AS RECORDED IN DEED BOOK 848, PAGE 368, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL CONTAINS 9.3161 ACRES MORE OR LESS.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

THIS INSTRUMENT WAS PREPARED BY NORMAN J. HOWARD, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, 160 AUSTRALIAN AVENUE, SUITE 405, WEST PALM BEACH, FLORIDA 33406.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Norman J. Howard

 NORMAN J. HOWARD, P.S.M.
 FLORIDA CERTIFICATE NO. 5776

7-21-04

 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


PROJECT: 60th STREET, ROYAL PALM BEACH BOULEVARD-PERSIMMON EXT PARCEL 101 DESIGN FILE NO. PERSIMMON EXT S-1-04-2228	SHEET NO. 2 OF 1	DATE: 7/21/04 DRAWN BY: N.J.H. CHECKED BY: N.J.H.	REVISION: 1 LESS E. 200'	DATE: 7/21/04	 PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 160 AUSTRALIAN AVENUE WEST PALM BEACH, FL 33406
	FILED: 7/21/04	SCALE: AS SHOWN	BY: N.J.H.	DATE: 7/21/04	

EXHIBIT A
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