



**FUTURE LAND USE ATLAS AMENDMENT
APPLICATION 2013 - *Revised July 22, 2014***

Palm Beach County Planning Division
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

I. Amendment Data

Round	Requesting Out of Sequence Review
Name	Minto West
Proposed FLU	Agricultural Enclave
Proposed Underlying FLU	None
Proposed Conditions	Delete previously approved Conceptual Plan, Implementing Guidelines, and Allocation Table. Replace with revised Conceptual Plan and Implementing Guidelines.
Proposed Use	Mixed-Use
Proposed Zoning	Traditional Town Development (TTD)
Tier /Tier Amendment	Rural Tier

II. Site Data

Acres	3,788.601 total acres approximately
PCN, Legal Description, & Survey	See attached legal description, PCN list, and survey.
Location	South of intersection of Orange Blvd. and Seminole Pratt Whitney Road, north of 50 th Street N., east of 190 th Terrance N., west of 140 th Ave.
Street Address	South of intersection of Orange Blvd. and Seminole Pratt Whitney Road, north of 50 th Street N., east of 190 th Terrance N., west of 140 th Ave.
Frontage	60 th Street = 10,898 feet (All distances are approximates) 140 th Avenue = 8,023 feet 50 th Street = 10,436 feet Little Gator Lane = 5,486 feet Orange Grove Blvd = 9,053 feet Sycamore Drive = 4,069 feet Cheetham Hill Blvd = 5,114 feet Canals = 5,292 feet
Legal Access	To be determined during site planning process.
Contiguous Property under same ownership	None.
Acquisition details	See copy of deed as Attachment A.
Size purchased	3,788.601 acres

III. General Data

Current FLU	Agricultural Enclave (AGE) on approximately 3,735.43 acres and Rural Residential, 1 unit per 10 acres (RR-10) on approximately 53.17 acres
Existing Land Use	Majority of site is agricultural, Utility site on one parcel Provide a Built Feature and Inventory Map also as Attachment F.
Previous FLU Amendment(s)	1998 – Proposed CL/IND designation – Denied by BCC 2006 – Proposed TTD / DRI designation – Denied by BCC 2008 – Proposed AGE designation – Approved by BCC
Current Zoning	Agricultural Residential (AR) and Public Ownership (PO)
Development History	A copy of Ordinance No. 2008-019 is attached.
Concurrency	Concurrency application will accompany zoning applications.
Plat, Subdivision, Lot	N/A

IV. Development Potential Data and Analysis

Residential Dwelling units and population impacts (residential FLUs only)		
	Units	Population
Current FLU	Agricultural Enclave (0.80 DU per acre) 2,996 Dwelling Units	7,160.44
Proposed FLU	Agricultural Enclave (1.2 DU per acre) 4,546 Dwelling Units	10,864.94
Difference	1,550 Dwelling Units	3,706.50
Non-Residential Square Footage impacts (non-residential FLUs only)		
	Maximum Square Footage**	
Current FLU	235,000 SF	
Proposed FLU Maximum/ Voluntary Conditioned FAR/SF**	Non-Residential: 2,200,000 sf (maximum inc. public & private civic) College/University: 3,000 students (maximum) Hotel: 150 rooms (maximum) Fire Station: 4.3 acres (minimum) District Park: 50 acres (minimum) Recreation: 192 acres (minimum) 1,765,000	
Difference	Non-Residential: +1,765,000 sf (maximum inc. public & private civic) College/University: +3,000 students (maximum) Hotel: +150 rooms (maximum) Fire Station: +4.3 acres (minimum) District Park: +50 acres (minimum) Recreation: +192 acres (minimum)	

*** If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.*

V. Agent Information

Name	DONALDSON HEARING
Organization/Company	COTLEUR & HEARING, INC.
Address	1934 COMMERCE LANE, STE. 1
City, State, Zip	JUPITER, FL, 33458
Phone Number	(561) 747-6336
Fax Number	(561) 747-1377
Email	DHEARING@COTLEUR-HEARING.COM

VI. Applicant Information

	Applicant A	Applicant B	Applicant C
Name	Minto PBLH, LLC		
Address	4400 W. Sample Road, Suite 200		
City, State, Zip	Coconut Creek, FL, 33073		
Phone Number	(954) 973-4490		
Fax Number	(954) 978-5330		
Email	jcarter@mintofla.com		
Type (Owner, Lessee, Contract Purchaser, Other)	OWNER		

VII. Consistency & Compatibility

Justification	Provided as Attachment G.
Residential Density Increases	Provided as Attachment G.
Comprehensive Plan	Provided as Attachment G.
Florida Statutes/ Administrative Code	Provided as Attachment G.
Compatibility	Provided as Attachment G.

Adjacent Land Use Summary

Adjacent Uses	Existing Use	FLU	Zoning
North	Residential (The Acreage)	Rural Residential	Agricultural Residential
South	Residential (Loxahatchee Groves)	Rural Residential	Agricultural Residential
East	Residential (The Acreage)	Rural Residential	Agricultural Residential
West	Vacant / Agriculture	Rural Residential	Agricultural Residential

VIII. Public Facilities Information

A. Traffic Information

In order to be accepted on the day of intake, the application must include the Traffic Study (as Attachment H) and a Traffic Review letter from the PBC Traffic Division (ph. 561-684-4030). The letter must state if the application is consistent with FLUE 3.5-d at the maximum proposed future land use designation trip generation. If a project is not consistent with FLUE 3.5-d at the maximum intensity/density, the letter must also state that reduced intensity/density that is consistent with the policy. Call 684-4030 or visit <http://www.pbcgov.com/pzb/planning/FLU.htm> for more information.

	Proposed	Maximum
Current FLU	Provided as Attachment H.	
Proposed FLU		
Difference		
Significantly impacted roadway segments that fail (Long Range)		
Significantly impacted roadway segments for Test 2		
Traffic Consultant		

B. Mass Transit Information

Nearest Palm Tran Route(s)	Route 40
Nearest Palm Tran Stop	Bus Stop No. 3246, Southern Blvd at Seminole Pratt Whitney Road
Nearest Tri Rail Connection	Route 40, Stop No. 1, Downtown West Palm Beach Tri-Rail Station

C. Potable Water & Wastewater Information

The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

Potable Water & Wastewater Providers	Seminole Improvement District
Nearest Water & Wastewater Facility, type/size	Seminole Improvement District; 0 miles; 750,000 gal/day facility

D. Drainage Information

Provide Drainage Statement as Attachment J.

E. Fire Rescue

Nearest Station	Station No. 22
Distance to Site	0 miles
Response Time	Ranges from 3:30 – 10:30 (average call time is 9:45)
Effect on Resp. Time	Provided as Attachment K.

F. Environmental

Significant habitats or species	Provided as Attachment L.
Flood Zone*	Zone: X500, Panel: 0050B
Wellfield Zone*	Provided as Attachment M.

* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.

G. Historic Resources

Provide Comment Letter as Attachment N.

H. Parks and Recreation – Residential Only

Park Type	Name and Location	Level of Service*	Population Change	Change in Demand
Regional	Okeeheelee North Park	0.00339	10,864.94	36.83 AC
Beach	Phil Foster Park	0.00035	10,864.94	3.80 AC
District	Seminole Palms Park	0.00138	10,864.94	15.00 AC

* Acres per person

I. Libraries – Residential Only

Library Name	Royal Palm Beach Branch
Address	15801 Orange Blvd
City, State, Zip	Loxahatchee, FL 33470
Distance	1.8 miles

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	10,864.94	21,729.88
Periodicals	5 subscriptions per 1,000 persons	10,864.94	54.32
Info Technology	\$1.00 per person	10,864.94	\$10,864.94
Professional staff	1 FTE per 7,500 persons	10,864.94	1.45 FTE
All other staff	3.35 FTE per professional librarian	10,864.94	4.85
Library facilities	0.34 sf per person	10,864.94	3,694.08 SF

J. Public Schools – Residential Only			
Provide Comment Letter as Attachment O.			
	Elementary	Middle	High
Name	Golden Grove	Western Pines	Seminole Ridge
Address	5959 140 th Ave. N	5959 140 th Ave. N	4601 Seminole Pratt Whitney Rd.
City, State, Zip	West Palm Beach, FL 33411	West Palm Beach, FL 33411	Loxahatchee, FL,
Distance	0.138 miles	0.138 miles	1.11 miles

IX. Attachments

- A. PCN's, Legal Description and Warranty Deed**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit and Property Appraiser Information List**
- E. Disclosure of Ownership Interests**
- F. Resolution and Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Well field Zone**
- N. Historic Resource Evaluation Letter**
- O. Palm Beach County School District LOS Letter**
- P. Survey**

Attachment A
PCN's, Legal Description and Warranty Deed

PCN	FLU
00404301000001010	AGE
00404301000001020	AGE
00404302000001010	AGE
00404302000009000	AGE
00404303000001020	AGE
00404303000001030	AGE
00404312000001000	AGE
00404312000001020	AGE
00404312000003030	AGE
00414305000001030	AGE
00414305000001040	AGE
00414306000001010	AGE
00414306000001020	AGE
00414307000001000	AGE
00414307000001010	AGE
00414308000001010	AGE
00414308000001020	AGE
3,735.43 Total AGE Acres	AGE
00404312000007010	RR10
00404301000007030	RR10
00414306000003010	RR10
53.17 Total RR-10 Acres	RR10
3,788.601 Total Acres	

Legal Description

DESCRIPTION :

Sections 1, 2, and 3, Township 43 South, Range 40 East; EXCEPTING from said Section 3, that part thereof lying North of the following described line; BEGINNING at a point on the West line of said Section 3, and 1343.16 feet Northerly of the Southwest corner of Section 3; thence run Northeasterly along the South line of Canal "M" right-of-way a distance of 4096.52 feet, more or less, to a point on the North line of said Section 3; said point being 2447.94' Westerly of the Northeast corner of said Section 3.

ALSO:

Section 12, less the East 1/2 of the Southeast 1/4 thereof. All in Township 43 South, Range 40 East, Palm Beach County, Florida.

ALSO:

Sections 5, 6 and the North 1/2 of Sections 7 and 8, in Township 43 South, Range 41 East, less the North 250 feet of said Section 5 and 6, conveyed to the City of West Palm Beach by Deed dated July 26, 1956, and recorded September 25, 1956, in Deed Book 1156, Page 58, for Canal "M" right-of-way, which deed was corrected in part by a corrective quit-claim deed dated October 7, 1963, and filed October 8, 1963, in O.R. Book 924, Page 965, Palm Beach, County, Florida.

LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Seminole Pratt-Whitney Road parcels, recorded in O.R. Book 1544, Page 378, O.R. Book 10202, Page 430 and O.R. Book 10289, Page 488, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Grove Market Place parcel, recorded in O.R. Book 10113, Page 1668, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Grove Market Place retention parcel, recorded in O.R. Book 10101, Page 452, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 2902, Page 1351, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT:

DESCRIPTION: A strip of land 80 feet wide lying in Section 1, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 1, Township 43 South, Range 40 East; Thence S.00°59'07"W. along the West boundary of said Section 1, a distance of 349.11 feet to a point

on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County; said point also being the **POINT OF BEGINNING**; Thence Easterly along said Southerly boundary of M-Canal, as found monumented, the following two (2) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,406.04 feet to the West right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida; Thence S.01°42'52"W. along said West right of way line, a distance of 80.12 feet to a point on a line 80.00 feet south of and parallel with said Southerly boundary of M-Canal, said parallel line also being the south line of the M-Canal Road Easement, an 80 foot wide City of West Palm Beach Easement, recorded in said Deed Book 1156, Page 58; Thence Westerly along said south line of the M-Canal Road Easement the following two (2) courses: 1) ; S.88°36'57"W., a distance of 1,404.23 feet; 2) N.87°46'28"W., a distance of 371.63 feet to said West boundary of Section 1; Thence N.00°59'07"E along said West boundary of Section 1, a distance of 80.02 feet to the **POINT OF BEGINNING**.

THE ABOVE ALSO BEING DESCRIBED AND BASED UPON FIELD SURVEY, AS FOLLOWS:

PARCEL 1

DESCRIPTION: A parcel of land lying in Sections 1, 2, 3, and 12, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°59'07"W., 429.13 feet to a point on the Southerly boundary of M-Canal Road Easement, an 80 foot wide City of West Palm Beach Easement, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County, said point also being the **POINT OF BEGINNING**; thence along said Southerly boundary of M-Canal Road Easement, the following two (2) courses: 1) S.87°46'28"E., 371.63 feet; 2) N.88°36'57"E., 1,404.23 feet to the West right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida; thence along said West right of way line, S.01°42'52"W., 3,336.40 feet to the Northerly most corner of additional right of way for Seminole-Pratt Whitney Road, recorded in Official Records Book 10289, Page 488, of the Public Records of Palm Beach County, Florida; thence along the West right of way line of said additional right of way for Seminole-Pratt Whitney Road, the following three (3) courses: 1) S.02°59'15"W., 540.13 feet; 2) S.01°42'52"W., 280.00 feet; 3) S.00°26'29"W., 540.13 feet to a point on aforesaid West right of way line of Seminole-Pratt Whitney Road, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34; thence along said West right of way line, the following two courses: 1) S.01°42'52"W., 5,032.98 feet to a point of curvature; 2) Southerly, 0.81 feet along the arc of said curve to the left having a radius of 22,968.61 feet and a central angle of 00°00'07" (chord bearing S.01°42'49"W., 0.81 feet) to the agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County Florida; thence along said agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in aforesaid Road Plat Book 6, Page 136, N.89°12'49"W., 501.96 feet to the Southeast corner of Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351, both of the Public Records of Palm Beach County, Florida; thence along the East, North, and West boundary of said Seminole

Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351, in respective order, the following three (3) courses: 1) along a line lying 1,090.00 feet East of and parallel with the agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in aforesaid Road Plat Book 6, Page 136, N.00°29'31"E., 60.00 feet; 2) along a line lying 60.00 feet North of and Parallel with aforesaid agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 640.01 feet 3) along a line lying 450.00 feet East of and parallel with aforesaid agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, S.00°29'31"W., 60.00 feet to aforesaid agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, also being the Southwest corner of aforesaid Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351; thence along said agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 450.01 feet to the agreed upon Southwest corner said Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136; thence along aforesaid agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in Official Records Book 5863, Page 1155, and Official Records Book 8434, Page 1410, both of the Public Records of Palm Beach County, Florida, N.00°29'31"E., 5,166.68 feet to the agreed upon and monumented Southeast corner of Section 2, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410; thence along the agreed upon and monumented South boundary of said Section 2, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410, N.85°08'43"W., 5,338.63 feet to the agreed upon Southeast corner of Section 3, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410; thence along the agreed upon and monumented South boundary of said Section 3, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410, N.88°35'25"W., 5,305.73 feet to the West boundary of aforesaid Section 3, Township 43 South, Range 40 East; thence along said West boundary of Section 3, as found monumented, N.01°02'29"E., 1,369.21 feet to the Easterly boundary of aforesaid M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58; thence along said Easterly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in said Deed Book 1156, Page 58, as found monumented, N.44°59'32"E., 4,057.61 feet, to the North boundary of aforesaid Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in aforesaid Road Plat Book 6, Page 136; thence along said North boundary of Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in said Road Plat Book 6, Page 136, also being along a line lying 80.00 feet South of and parallel with aforesaid Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58, S.87°46'28"E., 7,799.26 feet to aforesaid West boundary of Section 1 and the **POINT OF BEGINNING**.

LESS AND EXCEPT FROM PARCEL 1:

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

PARCEL 2:

DESCRIPTION: A parcel of land lying in Sections 1 and 12, Township 43 South, Range 40 East, and in Sections 5, 6, 7, and 8, Township 43 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°59'07"W., 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County; thence along said Southerly boundary of M-Canal, as found monumented, the following five (5) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,506.19 feet to a point on the East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida, said point also being the **POINT OF BEGINNING**; 3) continue N.88°36'57"E., 3,785.92 feet; 4) along a line lying 250.0 feet South of and parallel with aforesaid Section 6, Township 43 South, Range 41 East, S.89°48'53"E., 5,270.08 feet; 5) along a line lying 250.0 feet South of and parallel with aforesaid Section 5, Township 43 South, Range 41 East, N.88°40'55"E., 5,270.77 feet to the East boundary of said Section 5, Township 43 South, Range 41 East; thence along said East boundary of Section 5, Township 43 South, Range 41 East, S.01°54'46"W., 5,428.97 feet to the Southeast corner thereof, also being the Northeast corner of aforesaid Section 8, Township 43 South, Range 41 East; thence along the East boundary of the North 1/2 of said Section 8, Township 43 South, Range 41 East, S.02°00'06"W., 2,713.58 feet to the East 1/4 corner of said Section 8, Township 43 South, Range 41 East; thence along the South boundary of said North 1/2 of Section 8, Township 43 South, Range 41 East, as found monumented and occupied, N.88°32'08"W., 4,963.38 feet to the East boundary of Silver Lake Enterprises, Inc. Parcel 1B, recorded in Official Records Book 14034, Page 1119, of the Public Records of Palm Beach County, Florida; thence along the East, North, and West boundary of said Silver Lake Enterprises, Inc. Parcel 1B, in respective order, the following three (3) courses: 1) along a line lying 324.98 feet East of and parallel with the West boundary of aforesaid North 1/2 of Section 8, Township 43 South, Range 41 East, N.02°13'06"E., 50.00 feet; 2) along a line lying 50.00 feet North of and parallel with aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, N.88°32'08"W., 275.00 feet; 3) along a line lying 50.00 feet East of and parallel with aforesaid West boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, S.02°13'06"W., 50.00 feet to aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East; thence along aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, as found monumented and occupied, N.88°32'08"W., 50.00 feet to the West 1/4 corner of said North 1/2 of Section 8, Township 43 South, Range 41 East, also being a point on the East boundary of the North 1/2 of aforesaid Section 7, Township 43 South, Range 41 East; thence along said East boundary of the North 1/2 of Section 7, Township 43 South, Range 41 East, S.02°10'05"W., 65.55 feet to the South boundary of said North 1/2 of Section 7, Township 43 South, Range 41 East, as found monumented and occupied, also being called out as the East-West quarter section line of said Section 7 per Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), recorded in Official Records Book 2330, Page 1076, of the Public records of Palm Beach County, Florida; thence

along said South boundary of the North 1/2 of Section 7, Township 43 South, Range 41 East, as found monumented and occupied, also being called out as the East-West quarter section line of said Section 7 per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.89°11'37"W., 5,208.43 feet to the East line of aforesaid Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), ; thence along said called out East line of Section 12, per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.01°28'15"E., 486.67 feet to the East-West Quarter Section line of said Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said East-West Quarter Section line of Section 12, as called out in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.88°16'09"W., 1,406.28 feet to the West line of the East Quarter of Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said West line of the East Quarter of Section 12, as called out in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), S.01°22'47"W., 2,572.97 feet to the agreed upon and monumented South boundary of said Section 12, as surveyed by K.C. Mock and referenced in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County Florida; thence along said South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 2,389.96 feet to aforesaid East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378; thence along said East right of way line of Seminole-Pratt Whitney Road, N.01°42'52"E., 5,449.92 feet to the South right of way line of Persimmon Street, recorded in Official Records Book 10202, Page 430, of the Public Records of Palm Beach County, Florida; thence along the South and East right of way lines of said Persimmon Street, in respective order, the following two (2) courses: 1) S.88°17'08"E., 646.56 feet; 2) N.01°42'52"E., 80.00 feet to the Southeast corner of GROVE MARKET PLAT, according to the plat thereof recorded in Plat Book 82, Page 67, also being the Southwest corner of Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, of the Public Records of Palm Beach County, Florida; thence along the South boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.88°17'08"E., 140.00 feet to the Southeast corner thereof; thence along the East boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, N.01°42'52"E., 797.74 feet to the Northeast corner thereof; thence along the North boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.88°47'12"W., 437.96 feet to the Northwest corner thereof; thence along the Westerly boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.43°17'08"E., 45.79 feet to the Northeasterly corner of aforesaid GROVE MARKET PLAT; thence along the North boundary of said GROVE MARKET PLAT, and the North right of way line of additional right of way for Seminole-Pratt Whitney Road, recorded in aforesaid Official Records Book 10202, Page 430, N.88°17'08"W., 381.55 feet to aforesaid East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378; thence along said East right of way line of Seminole-Pratt Whitney Road, N.01°42'52"E., 3,541.19 feet to the **POINT OF BEGINNING.**

LESS AND EXCEPT FROM PARCEL 2:

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm Beach County, Florida.

and;

LESS AND EXCEPT FROM PARCEL 2:

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.

Containing: 3,788.601 acres more or less.



CFN 20140231233
 OR BK 26871 PG 0511
 RECORDED 06/23/2014 14:49:15
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0511 - 518; (8pgs)

THIS INSTRUMENT PREPARED BY:

Shannon Bothwell
 Jones Day
 600 Brickell Ave, Suite 3300
 Miami, FL 33131

304729554

Tax Folio Nos:

00-40-43-01-00-000-1010	00-40-43-03-00-000-1030	00-41-43-06-00-000-1010
00-40-43-01-00-000-1020	00-40-43-12-00-000-1000	00-41-43-06-00-000-1020
00-40-43-01-00-000-7030	00-40-43-12-00-000-1020	00-41-43-07-00-000-1000
00-40-43-02-00-000-1010	00-40-43-12-00-000-3030	00-41-43-07-00-000-1010
00-40-43-02-00-000-9000	00-41-43-05-00-000-1030	00-41-43-08-00-000-1010
00-40-43-03-00-000-1020	00-41-43-05-00-000-1040	00-41-43-08-00-000-1020

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made this 29th day of May, 2014, by **Minto SPW, LLC**, a Florida limited liability company ("Grantor"), whose post office address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073, to **Minto PBLH, LLC**, a Florida limited liability company ("Grantee"), whose post office address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quitclaim unto Grantee and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which Grantor has or may have in and to the following described land (the "Property") located in Palm Beach County, Florida:

See Exhibit A attached hereto and made a part hereof.

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

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

Signed, sealed and delivered
in the presence of:

WITNESSES:

(1) Linda Yonke
Print Name: LINDA YONKE

(2) [Signature]
Print Name: Robert J. Bobila

(1) Linda Yonke
Print Name: LINDA YONKE

(2) [Signature]
Print Name: Robert J. Bobila

GRANTOR:

MINTO SPW, LLC, a Florida limited liability company

By: [Signature]
Name: Michael Belmont
Title: Manager

By: [Signature]
Name: John Carter
Title: Manager

[Notary on following page]

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Michael Belmont, as Manager of Minto SPW, LLC, a Florida limited liability company, on behalf of that entity. He or she is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]



Laura LaFauci
NOTARY PUBLIC, STATE OF FLORIDA

Laura LaFauci
Print Notary Public's Name

My Commission Expires: 2-13-2016

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by John Carter, as Manager of Minto SPW, LLC, a Florida limited liability company, on behalf of that entity. He or she is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]



Laura LaFauci
NOTARY PUBLIC, STATE OF FLORIDA

Laura LaFauci
Print Notary Public's Name

My Commission Expires: 2-13-2016

EXHIBIT A

LEGAL DESCRIPTION

QUIT CLAIM PARCEL "A"

DESCRIPTION: A parcel of land being part of M-Canal Road, as shown and described in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County, Florida, lying in Sections 2, and 3, Township 43 South, Range 40 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 2, run thence along the East boundary of said Section 2, the following two (2) courses: 1) S.00°59'07"W., 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County, and the North boundary of said M-Canal Road (60th Street North), said point also being the **POINT OF BEGINNING**; 2) continue S.00°59'07"W., 80.02 feet to the South boundary of said M-Canal Road (60th Street North), also being the North boundary of Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in aforesaid Road Plat Book 6, Page 136; thence along said South boundary M-Canal Road (60th Street North) and the Westerly extension thereof, also being said North boundary of Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in said Road Plat Book 6, Page 136, N.87°46'28"W., 7,799.26 feet to the Easterly boundary of aforesaid M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58, also being the Westerly boundary of said M-Canal Road (60th Street North); thence along said Easterly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, also being said Westerly boundary of M-Canal Road (60th Street North), N.44°59'32"E., 108.97 feet; thence along aforesaid South boundary M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, also being aforesaid North boundary of M-Canal Road (60th Street North), S.87°46'28"E., 7,723.53 feet to the **POINT OF BEGINNING**.

QUIT CLAIM PARCEL "B"

DESCRIPTION: A parcel of land lying in Section 7, Township 43 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 7, as reportedly established by the United States General Land Office, run thence along the South boundary of the North 1/2 of said Section 7, as reportedly established by the United States General Land Office, the following two (2) courses: 1) S.88°48'45"E., 1,217.83 feet to a point of intersection with said South boundary of the North 1/2 of Section 7, and with the Northerly extension of the East boundary of that parcel of land described in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), recorded in Official Records Book 2330, Page 1076, of the Public records of Palm Beach County, Florida, said point also being the **POINT OF BEGINNING**; 2) continue, S.88°48'45"E., 3,972.13 feet to the East 1/4 corner of aforesaid Section 7, as reportedly established by the United States General Land Office; thence along the East boundary of the South 1/2 of said Section 7, S.02°10'05"W., 65.55' to a point on the called out East-West quarter Section line of said Section 7, per aforesaid Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said called out East-West quarter Section line of said Section 7, per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), and as found monumented and occupied, N.89°11'37"W., 3,972.83 feet to aforesaid East boundary of that parcel of land described in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said East boundary of that parcel of land described in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.02°15'49"E., 92.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH THOSE LANDS CONVEYED BY SPECIAL WARRANTY DEED AS OF THE DATE HEREOF, BEING DESCRIBED BASED UPON FIELD SURVEY, AS FOLLOWS:

PARCEL 1

DESCRIPTION: A parcel of land lying in Sections 1, 2, 3, and 12, Township 43 South, Range 40 East, Palm Beach

County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°59'07"W., 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County, said point also being the **POINT OF BEGINNING**; thence along said Southerly boundary of M-Canal, as found monumented, the following two (2) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,406.04 feet to the West right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida; thence along said West right of way line, S.01°42'52"W., 3,416.52 feet to the Northerlymost corner of additional right of way for Seminole-Pratt Whitney Road, recorded in Official Records Book 10289, Page 488, of the Public Records of Palm Beach County, Florida; thence along the West right of way line of said additional right of way for Seminole-Pratt Whitney Road, the following three (3) courses: 1) S.02°59'15"W., 540.13 feet; 2) S.01°42'52"W., 280.00 feet; 3) S.00°26'29"W., 540.13 feet to a point on aforesaid West right of way line of Seminole-Pratt Whitney Road, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34; thence along said West right of way line, the following two courses: 1) S.01°42'52"W., 5,032.98 feet to a point of curvature; 2) Southerly, 0.81 feet along the arc of said curve to the left having a radius of 22,968.61 feet and a central angle of 00°00'07" (chord bearing S.01°42'49"W., 0.81 feet) to the agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County Florida; thence along said agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in aforesaid Road Plat Book 6, Page 136, N.89°12'49"W., 501.96 feet to the Southeast corner of Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351, both of the Public Records of Palm Beach County, Florida; thence along the East, North, and West boundary of said Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351, in respective order, the following three (3) courses: 1) along a line lying 1,090.00 feet East of and parallel with the agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in aforesaid Road Plat Book 6, Page 136, N.00°29'31"E., 60.00 feet; 2) along a line lying 60.00 feet North of and Parallel with aforesaid agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 640.01 feet; 3) along a line lying 450.00 feet East of and parallel with aforesaid agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, S.00°29'31"W., 60.00 feet to aforesaid agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, also being the Southwest corner of aforesaid Seminole Improvement District parcel retained in Official Records Book 14742, Page 1196, and as described in Indian Trail Water Control District Easement Deed, recorded in Official Records Book 2902, Page 1351; thence along said agreed upon and monumented South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 450.01 feet to the agreed upon Southwest corner said Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136; thence along aforesaid agreed upon and monumented West boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in Official Records Book 5863, Page 1155, and Official Records Book 8434, Page 1410, both of the Public Records of Palm Beach County, Florida, N.00°29'31"E., 5,166.68 feet to the agreed upon and monumented Southeast corner of Section 2, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410; thence along the agreed upon and monumented South boundary of said Section 2, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410, N.85°08'43"W., 5,338.63 feet to the agreed upon Southeast corner of Section 3, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410; thence along the agreed upon and monumented South boundary of said Section 3, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, and per said Sketch of Survey prepared by S.P. Musick dated March 5, 1965 and

referenced in said Official Records Book 5863, Page 1155, and said Official Records Book 8434, Page 1410, N.88°35'25"W., 5,305.73 feet to the West boundary of aforesaid Section 3, Township 43 South, Range 40 East; thence along said West boundary of Section 3, as found monumented, N.01°02'29"E., 1,369.21 feet to the Easterly boundary of aforesaid M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58; thence along said Easterly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in said Deed Book 1156, Page 58, as found monumented, N.44°59'32"E., 4,057.61 feet, to the North boundary of aforesaid Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in aforesaid Road Plat Book 6, Page 136; thence along said North boundary of Township 43 South, Range 40 East, as re-established by John T. Pickett in 1955 and referenced in said Road Plat Book 6, Page 136, also being along a line lying 80.00 feet South of and parallel with aforesaid Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in aforesaid Deed Book 1156, Page 58, S.87°46'28"E., 7,799.26 feet to aforesaid West boundary of Section 1; thence along said West boundary of Section 1, N.00°59'07"E., 80.02 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT:

Seminole Improvement District parcel, recorded in Official Records Book 14034, Page 1147, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

PARCEL 2:

DESCRIPTION: A parcel of land lying in Sections 1 and 12, Township 43 South, Range 40 East, and in Sections 5, 6, 7, and 8, Township 43 South, Range 41 East, Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°59'07"W., 349.11 feet to a point on the Southerly boundary of M-Canal, a 250 foot wide City of West Palm Beach right of way, recorded in Deed Book 1156, Page 58, of the Public Records of Palm Beach County; thence along said Southerly boundary of M-Canal, as found monumented, the following five (5) courses: 1) S.87°46'28"E., 370.84 feet; 2) N.88°36'57"E., 1,506.19 feet to a point on the East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378, and Road Plat Book 4, Page 34, both of the Public Records of Palm Beach County Florida, said point also being the **POINT OF BEGINNING**; 3) continue N.88°36'57"E., 3,785.92 feet; 4) along a line lying 250.0 feet South of and parallel with aforesaid Section 6, Township 43 South, Range 41 East, S.89°48'53"E., 5,270.08 feet; 5) along a line lying 250.0 feet South of and parallel with aforesaid Section 5, Township 43 South, Range 41 East, N.88°40'55"E., 5,270.77 feet to the East boundary of said Section 5, Township 43 South, Range 41 East; thence along said East boundary of Section 5, Township 43 South, Range 41 East, S.01°54'46"W., 5,428.97 feet to the Southeast corner thereof, also being the Northeast corner of aforesaid Section 8, Township 43 South, Range 41 East; thence along the East boundary of the North 1/2 of said Section 8, Township 43 South, Range 41 East, S.02°00'06"W., 2,713.58 feet to the East 1/4 corner of said Section 8, Township 43 South, Range 41 East; thence along the South boundary of said North 1/2 of Section 8, Township 43 South, Range 41 East, as found monumented and occupied, N.88°32'08"W., 4,963.38 feet to the East boundary of Silver Lake Enterprises, Inc. Parcel 1B, recorded in Official Records Book 14034, Page 1119, of the Public Records of Palm Beach County, Florida; thence along the East, North, and West boundary of said Silver Lake Enterprises, Inc. Parcel 1B, in respective order, the following three (3) courses: 1) along a line lying 324.98 feet East of and parallel with the West boundary of aforesaid North 1/2 of Section 8, Township 43 South, Range 41 East, N.02°13'06"E., 50.00 feet; 2) along a line lying 50.00 feet North of and parallel with aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, N.88°32'08"W., 275.00 feet; 3) along a line lying 50.00 feet East of and parallel with aforesaid West boundary of the North 1/2 of Section 8, Township 43 South,

Range 41 East, S.02°13'06"W., 50.00 feet to aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East; thence along aforesaid South boundary of the North 1/2 of Section 8, Township 43 South, Range 41 East, as found monumented and occupied, N.88°32'08"W., 50.00 feet to the West 1/4 corner of said North 1/2 of Section 8, Township 43 South, Range 41 East, also being a point on the East boundary of the North 1/2 of aforesaid Section 7, Township 43 South, Range 41 East; thence along said East boundary of the North 1/2 of Section 7, Township 43 South, Range 41 East, S.02°10'05"W., 65.55 feet to the South boundary of said North 1/2 of Section 7, Township 43 South, Range 41 East, as found monumented and occupied, also being called out as the East-West quarter section line of said Section 7 per Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), recorded in Official Records Book 2330, Page 1076, of the Public records of Palm Beach County, Florida; thence along said South boundary of the North 1/2 of Section 7, Township 43 South, Range 41 East, as found monumented and occupied, also being called out as the East-West quarter section line of said Section 7 per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.89°11'37"W., 5,208.43 feet to the East line of aforesaid Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), ; thence along said called out East line of Section 12, per said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.01°28'15"E., 486.67 feet to the East-West Quarter Section line of said Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said East-West Quarter Section line of Section 12, as called out in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), N.88°16'09"W., 1,406.28 feet to the West line of the East Quarter of Section 12, as called out in said Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan); thence along said West line of the East Quarter of Section 12, as called out in Final Judgment (Case No.: 73 1016 CA (L) 01 MacMillan), S.01°22'47"W., 2,572.97 feet to the agreed upon and monumented South boundary of said Section 12, as surveyed by K.C. Mock and referenced in Road Plat Book 6, Page 136, of the Public Records of Palm Beach County Florida; thence along said South boundary of Section 12, as surveyed by K.C. Mock and referenced in said Road Plat Book 6, Page 136, N.89°12'49"W., 2,389.96 feet to aforesaid East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378; thence along said East right of way line of Seminole-Pratt Whitney Road, N.01°42'52"E., 5,449.92 feet to the South right of way line of Persimmon Street, recorded in Official Records Book 10202, Page 430, of the Public Records of Palm Beach County, Florida; thence along the South and East right of way lines of said Persimmon Street, in respective order, the following two (2) courses: 1) S.88°17'08"E., 646.56 feet; 2) N.01°42'52"E., 80.00 feet to the Southeast corner of GROVE MARKET PLAT, according to the plat thereof recorded in Plat Book 82, Page 67, also being the Southwest corner of Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, of the Public Records of Palm Beach County, Florida; thence along the South boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.88°17'08"E., 140.00 feet to the Southeast corner thereof; thence along the East boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, N.01°42'52"E., 797.74 feet to the Northeast corner thereof; thence along the North boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.88°47'12"W., 437.96 feet to the Northwest corner thereof; thence along the Westerly boundary of said Seminole Water Control District parcel, recorded in Official Records Book 10101, Page 452, S.43°17'08"E., 45.79 feet to the Northeasterly corner of aforesaid GROVE MARKET PLAT; thence along the North boundary of said GROVE MARKET PLAT, and the North right of way line of additional right of way for Seminole-Pratt Whitney Road, recorded in aforesaid Official Records Book 10202, Page 430, N.88°17'08"W., 381.55 feet to aforesaid East right of way line of Seminole-Pratt Whitney Road, a 100 foot wide right of way, recorded in Official Records Book 1544, Page 378; thence along said East right of way line of Seminole-Pratt Whitney Road, N.01°42'52"E., 3,541.19 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 6062, Page 1116, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 9949, Page 611, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.



CFN 20140231232
 OR BK 26871 PG 0505
 RECORDED 06/23/2014 14:49:15
 Palm Beach County, Florida
 ART 25,500,000.00
 Doc Stamp 178,500.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0505 - 510; (6pgs)

THIS INSTRUMENT PREPARED BY:

Shannon Bothwell
 Jones Day
 600 Brickell Ave, Suite 3300
 Miami, FL 33131
 304709554

Tax Folio Nos.:

00-40-43-01-00-000-1010	00-40-43-03-00-000-1030	00-41-43-06-00-000-1010
00-40-43-01-00-000-1020	00-40-43-12-00-000-1000	00-41-43-06-00-000-1020
00-40-43-01-00-000-7030	00-40-43-12-00-000-1020	00-41-43-07-00-000-1000
00-40-43-02-00-000-1010	00-40-43-12-00-000-3030	00-41-43-07-00-000-1010
00-40-43-02-00-000-9000	00-41-43-05-00-000-1030	00-41-43-08-00-000-1010
00-40-43-03-00-000-1020	00-41-43-05-00-000-1040	00-41-43-08-00-000-1020

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 29th day of May, 2014, by Minto SPW, LLC, a Florida limited liability company ("Grantor"), whose post office address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073, to Minto PBLH, LLC, a Florida limited liability company ("Grantee"), whose post office address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073.

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee's successors and assigns, as appropriate, forever, the following property situate in Palm Beach County, Florida, to-wit (the "Property"):

See Exhibit A attached hereto and made a part hereof.

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

THIS CONVEYANCE is subject to taxes and assessments subsequent to December 31, 2013; zoning ordinances, restrictions prohibitions and other requirements imposed by governmental authorities; and all conditions, covenants, restrictions, limitations and easements of record, none of which are reimposed hereby.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

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:

WITNESSES:

(1) Linda Yanke
Print Name: LINDA YANKE

(2) [Signature]
Print Name: Robert J. Bobula

(1) Linda Yanke
Print Name: LINDA YANKE

(2) [Signature]
Print Name: Robert J. Bobula

GRANTOR:

MINTO SPW, LLC, a Florida limited liability company

By: [Signature]
Name: Michael Belmont
Title: Manager

By: [Signature]
Name: John Carter
Title: Manager

[Notary on following page]

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by Michael Belmont, as Manager of Minto SPW, LLC, a Florida limited liability company, on behalf of that entity. He or she is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]



Laura LaFauci
NOTARY PUBLIC, STATE OF FLORIDA

Laura LaFauci
Print Notary Public's Name

My Commission Expires: 2-13-2016

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29th day of May, 2014 by John Carter, as Manager of Minto SPW, LLC, a Florida limited liability company, on behalf of that entity. He or she is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]



Laura LaFauci
NOTARY PUBLIC, STATE OF FLORIDA

Laura LaFauci
Print Notary Public's Name

My Commission Expires: 2-13-2016

EXHIBIT A

LEGAL DESCRIPTION

Sections 1, 2, and 3, Township 43 South, Range 40 East; EXCEPTING from said Section 3, that part thereof lying North of the following described line; BEGINNING at a point on the West line of said Section 3, and 1343.16 feet Northerly of the Southwest corner of Section 3; thence run Northeasterly along the South line of Canal "M" right-of-way a distance of 4096.52 feet, more or less, to a point on the North line of said Section 3; said point being 2447.94' Westerly of the Northeast corner of said Section 3.

ALSO:

Section 12, less the East 1/2 of the Southeast 1/4 thereof. All in Township 43 South, Range 40 East, Palm Beach County, Florida.

ALSO:

Sections 5, 6 and the North 1/2 of Sections 7 and 8, in Township 43 South, Range 41 East, less the North 250 feet of said Section 5 and 6, conveyed to the City of West Palm Beach by Deed dated July 26, 1956, and recorded September 25, 1956, in Deed Book 1156, Page 58, for Canal "M" right-of-way, which deed was corrected in part by a corrective quit-claim deed dated October 7, 1963, and filed October 8, 1963, in O.R. Book 924, Page 965, Palm Beach, County, Florida.

LESS AND EXCEPT:

Seminole Improvement District parcel, recorded in Official Records Book 14034, Page 1147, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 6062, Page 1116, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 9949, Page 611, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Seminole Pratt-Whitney Road parcels, recorded in O.R. Book 1544, Page 378, O.R. Book 10202, Page 430 and O.R. Book 10289, Page 488, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Grove Market Place parcel, recorded in O.R. Book 10113, Page 1668, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Grove Market Place retention parcel, recorded in O.R. Book 10101, Page 452, of the Public Records of Palm Beach County, Florida.

AND LESS AND EXCEPT:

Seminole Water Control District parcel, recorded in Official Records Book 2902, Page 1351, of the Public Records of Palm Beach County, Florida.

AND THE FOLLOWING EASEMENTS APPURTENANT TO THE FOREGOING LANDS:

TOGETHER WITH: (DISTRICT RIGHTS-OF-WAY EASEMENT PARCEL)

Those certain perpetual, non-exclusive easement rights over and across the rights-of-ways as granted by and pursuant and subject to the terms and conditions of that certain Easement and Access Agreement dated June 11, 1991 and recorded among the current public records of Palm Beach County, Florida in Official Records Book 6853, page 1722.

AND FURTHER TOGETHER WITH: (PUMP EASEMENT PARCEL)

That certain non-exclusive easement to install, operate, and maintain irrigation piping and related irrigation equipment over and across the following two described parcels, together with the associated use rights, all as granted by and pursuant and subject to the terms and conditions of that certain Dedication of Irrigation Easement dated August 23, 1994 and recorded among the current public records of Palm Beach County, Florida, in Official Records Book 8405, page 1106 and Official Records Book 8405, page 1111, as corrected by that certain Corrective Dedication of Irrigation Easement dated September 19, 1994 and recorded among the current public records of Palm Beach County, Florida in Official Records Book 8497, page 1017 and Official Records Book 8497, page 1022.

A 25 foot wide easement in Section 12, Township 43 South, Range 40 East, being more particularly described as follows:

Commencing at the East Quarter corner of aforesaid Section 12, run North 88 degrees 32 minutes 19 seconds West along the Quarter Section line 1893.24 feet; thence North 01 degrees 35 minutes 15 seconds East, 676.13 feet; thence North 88 degrees 44 minutes 50 seconds West, 779.87 feet to the POINT OF BEGINNING of the centerline of a 25 foot wide easement, from the POINT OF BEGINNING, run South 01 degrees 36 minutes 45 seconds West, 698.00 feet to the point of termination of the aforescribed easement.

AND

A 20 foot wide easement in Section 12, Township 43 South, Range 40 East, being more particularly described as follows:

Commencing at the East Quarter corner of aforesaid Section 12, run North 88 degrees 32 minutes 19 seconds West along the Quarter section line, 1893.24 feet; thence North 01 degrees 35 minutes 15 seconds East, 676.13 feet to the POINT OF BEGINNING of the centerline of aforementioned 20 foot easement, from the POINT OF BEGINNING run North 88 degrees 44 minutes 50 seconds West along said centerline 792.37 feet to the point of termination of said easement.

AND FURTHER TOGETHER WITH:

Easement in favor of Callery-Judge Grove L.P. contained in instrument recorded August 29, 1994 in Official Records Book 8405, age 1106, as corrected in Official Records Book 8497, Page 1017, both of the Public Records of Palm Beach County, Florida.