

Prepared by:

Robert Banks
Assistant County Attorney
301 North Olive Avenue
West Palm Beach, FL 33401

Return to:

R2006 0148

DEED CONVEYING DEVELOPMENT RIGHTS

THIS QUIT-CLAIM DEED, executed this _____ day of JAN 26 2006, 200_ by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, Grantor to **LO LAND ASSETS, LP**, a Delaware limited partnership, Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of ten (\$10.00) dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which the grantor has in and to **36 (thirty six)** Development Rights units acquired through Environmentally Sensitive Lands purchase and held in the County Transfer of Development Rights bank in the County of **PALM BEACH**, State of **FLORIDA**.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, unto and on behalf of the said second party forever, subject to the following restrictions:

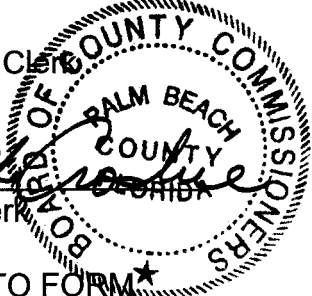
1. These **36 (thirty six)** development rights shall be used only on property legally described as in Exhibit A attached hereto and made a part hereof.
2. Each development right unit shall constitute one residential dwelling unit.

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

ATTEST:

SHARON BOCK, Clerk

By: 
Deputy Clerk



PALM BEACH COUNTY
BOARD OF COUNTY
COMMISSIONERS:


Tony Maslotti, Chairman

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
County Attorney

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1 (Harmes Property)

Parcel ID 00424512000007043

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows: Begin at the Northeast corner of the said Southwest Quarter of the Southwest Quarter and running Southerly along the East line of said Southwest Quarter of the Southwest Quarter 666.69 feet to a point; thence run Westerly parallel to the North Line of said Southwest Quarter of the Southwest Quarter, 327 feet to a point; thence run Northerly parallel to the East line of said Southwest Quarter of the Southwest Quarter 666.69 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence run Easterly on the North line of said Southwest Quarter of the Southwest Quarter 327 feet to the Point of Beginning.

Parcel 2 (Hoefler Property)

Parcel ID 00424512000007045

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows: The North 666.69 feet of the East half of the Southwest Quarter of the Southwest Quarter of Section 12 Township 45 South, Range 42 East, less the East 327 feet thereof; ALSO LESS so much thereof as is included within the boundaries of the following tract: From the Northwest corner of the said Southwest quarter of the Southwest quarter of Section 12, run thence Easterly along the North line of said Southwest quarter of the Southwest quarter a distance of 595.77 feet to the point of beginning of the tract described herewith; thence continue Easterly on the same course a distance of 200.28 feet; thence run Southerly at right angles to the preceding course a distance of 217.5 feet; thence run Westerly, parallel to the said North line of the said Southwest quarter of the Southwest quarter, a distance of 200.28 feet; thence run Northerly a distance of 217.5 feet to the point of beginning.

Parcel 3 (Jones Property)

Parcel ID 00424512000007046 / Parcel ID 00424512000007051

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida, being more specifically described as follows:

For a point of reference, commence at the SW corner of said Section 12, Bear North 0E23'30" West, a distance of 1,338.25 feet; thence North 89E51'00" East, a distance of 275.00 feet to the point of beginning; thence continue North 89E51'00" east a distance of 413.77 feet; thence South 0E09'00" East, 217.50 feet; thence South 89E51'00" West 41.87; thence South 218.34 feet; thence West 372.50 feet; thence North 434.87 feet to the point of beginning.

Parcel 4 (Perkins Property)

Parcel ID 00424512000007048

A parcel of land in the Southwest one-quarter of the Southwest one-quarter of Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

Begin at the Northeast corner of said Southwest one-quarter of the Southwest one-quarter; Thence, running Southerly on the East line of said Southwest one-quarter of the Southwest one-quarter, 666.69 feet to the POINT OF BEGINNING:

Thence, run Westerly, parallel to the North line of said Southwest one-quarter of the Southwest one-quarter, 401.65 feet to a point; Thence, run Southerly, parallel to the East line of said Southwest one-quarter of the Southwest one-quarter, 677 feet, more or less, to the South line of the Southwest one-quarter of the Southwest one-quarter;

Thence, run Easterly, along the South line of said Southwest one-quarter of the Southwest one-quarter, 401.65 feet, more or less, to the Southeast corner of said Southwest one-quarter of the Southwest one quarter;

Thence, run Northerly, on the East line of said Southwest one-quarter of the Southwest one-quarter, 680.71 feet to the POINT OF BEGINNING.

LESS, the Southerly 30 feet for Canal right of way and LESS Right of Way for Miner Road, as laid out and in use.

Parcel 5 (Jones Property)

Parcel ID 00424512000007070

A triangular parcel being the Southerly 455.30 feet of the Northerly 672.8 feet of the Easterly 41.87 feet of

the Westerly 688.77 feet of the Southwest 1/4 of the Southwest 1/4 Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida.

Parcel 6 (McManus Property)

Parcel ID 00424512040090030

The North 98 feet of the South 99 feet of the North 1/2 of Tract 9 of the Southwest corner of Section 12, Township 45 South, Range 42 East, less the right of way for State Road 809, according to the plat on file in Plat Book 9, Page 74, Public Records of Palm Beach County, Florida.

Parcel 7 (Lowe Property)

Parcel ID 00424512040100020

North 1/2 of North 1/2 of North 1/2 of Tracts 10 and 11, SW 1/4 of the Amended Plat of Section 12, Township 45 South, Range 42 East, Mary A. Lyman, et al, according to the plat thereof, recorded in Plat Book 9, page 74, Public Records of Palm Beach County, Florida.

Together with easement for ingress and egress as contained in instrument recorded in O.R. Book 1964, Page 1266, Public Records of Palm Beach County, Florida.

Parcel 8 (Lowe Property)

Parcel ID 00424512040100030

South 1/2 of the North 1/2 of North 1/2 of Tracts 10 and 11, SW 1/4 of the Amended Plat of Section 12, Township 45 South, Range 42 East, Mary A. Lyman, et al, according to the plat thereof recorded in Plat Book 9, page 74, Public Records of Palm Beach County, Florida.

Together with easement for ingress and egress as contained in instrument recorded in O.R. Book 1964, Page 1266, Public Records of Palm Beach County, Florida.

Parcel 9 (Perkins Property)

Parcel ID 00424513040110010

The West one-half (1/2) of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 12, Township 45 South, Range 42 East, Also known as the South one-half (1/2) of Tract 11, according to the Amended Plat of Section 12, Township 45 South, Range 42 East, Mary A. Lyman et al, as recorded in Plat Book 9, at page 74, Public Records of Palm Beach County, Florida.

Parcel 10 (Ellis Property)

Parcel ID 00424512000007050

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

From the Northwest corner of the said Southwest 1/4 of the Southwest 1/4 of Section 12; run thence Easterly along the North line of said Southwest 1/4, a distance of 595.77 feet to the Point of Beginning of the tract to be herein conveyed; thence continue Easterly on the same course, a distance of 200.28 feet; thence run Southerly, at right angles to the preceding course, a distance of 217.5 feet; thence run Westerly, parallel to the said North line of the Southwest 1/4 a distance of 200.28 feet; thence run Northerly, a distance of 217.5 feet to the Point of Beginning. Less the West 93 feet thereof.

Parcel 11 (Boynton Beach Community Church)

Parcel ID 00-42-45-12-04-009-0020

The South 1/2 of Tract 9, less the South 165 feet thereof, and less the Right of Way of State Road 809 and the South 1/2 of the North 1/2 of Tracts 10 and 11, less the South 165 feet thereof, Subdivision of the Southwest quarter of Section 12, Township 45 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 9, Page 74, less that certain portion conveyed to State of Florida in Deed Book 893, Page 337, and less that portion conveyed to Palm Beach County in Deed Book 909, Page 208, and O.R. Book 6090, Page 385 of the Public Records of Palm Beach County, Florida.

Total acreage = 37.01 acres +/-

NOTE: This area reflects the less out for Miner Road as mentioned in the Right-of-Way Deed recorded in O.R.B. 262, PG. 652 of the Public Records of Palm Beach County, Florida, and the less out for Military Trail as mentioned in the Right-of-Way Deed recorded in O.R.B. 5972, PG. 1673 of the Public Records of Palm Beach County, Florida. The above mentioned Right-of-Way Deeds were not included within Fund Commitment Form, Commitment No.: CF-1031143.