

Prepared by and to be Returned to:
Seth Behn, Esquire
Lewis, Longman & Walker, P.A.
515 North Flagler Drive, #1500
West Palm Beach, FL 33401
Telephone: (561) 640-0820

QUITCLAIM DEED

THIS QUITCLAIM DEED made the ___ day of _____, 2023, by the **CITY OF WESTLAKE, a municipal corporation of the state of Florida**, whose address is 4001 Seminole Pratt-Whitney Road, Westlake, FL 33470 (hereinafter called the "Grantor"), to **MINTO PBLH, LLC, a Florida limited liability company**, whose address is c/o Minto Communities, LLC, 4400 West Sample Road, Suite 200, Coconut Creek, FL 33073 (hereinafter called the "Grantee"):

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece of parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

SEE LEGAL DESCRIPTION AND SKETCH ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

SIGNATURES ON FOLLOWING PAGE

Signed, sealed and delivered in the presence of:

WITNESSES:

CITY OF WESTLAKE
Municipal Corporation of the State of Florida

Printed Name: _____

By: _____

Printed Name: _____

Printed Name: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023 by _____, as _____ of the **CITY OF WESTLAKE**, on behalf of the municipal corporation. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

ATTEST:

Zoie Burgess, City Clerk

EXHIBIT A

DESCRIPTION:

THE NORTHERLY 100.00 FEET OF TOWN CENTER PARKWAY, WESTLAKE SOLAR ENERGY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WITHIN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF WESTLAKE SOLAR ENERGY CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHEAST CORNER BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 60th STREET NORTH AS SHOWN ON ROAD PLAT BOOK 9, PAGE 99 OF SAID PUBLIC RECORDS, AND THE EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF WESTLAKE SOLAR ENERGY CENTER; THENCE S.02°13'32"W., ALONG SAID EAST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF 60th STREET NORTH; THENCE N.87°46'28"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 120.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE N.02°13'32"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, A DISTANCE OF 100.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 60th STREET NORTH; THENCE S.87°46'28"E. ALONG SAID SOUTH LINE OF 60th STREET NORTH, A DISTANCE OF 120.00 FEET TO THE **POINT OF BEGINNING**.


CONTAINING: 12,000.00 SQUARE FEET OR 0.275 ACRES MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

TOWN CENTER PARKWAY / 60th STREET SKETCH AND DESCRIPTION

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/01/2022	
				SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	



GeoPoint

Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

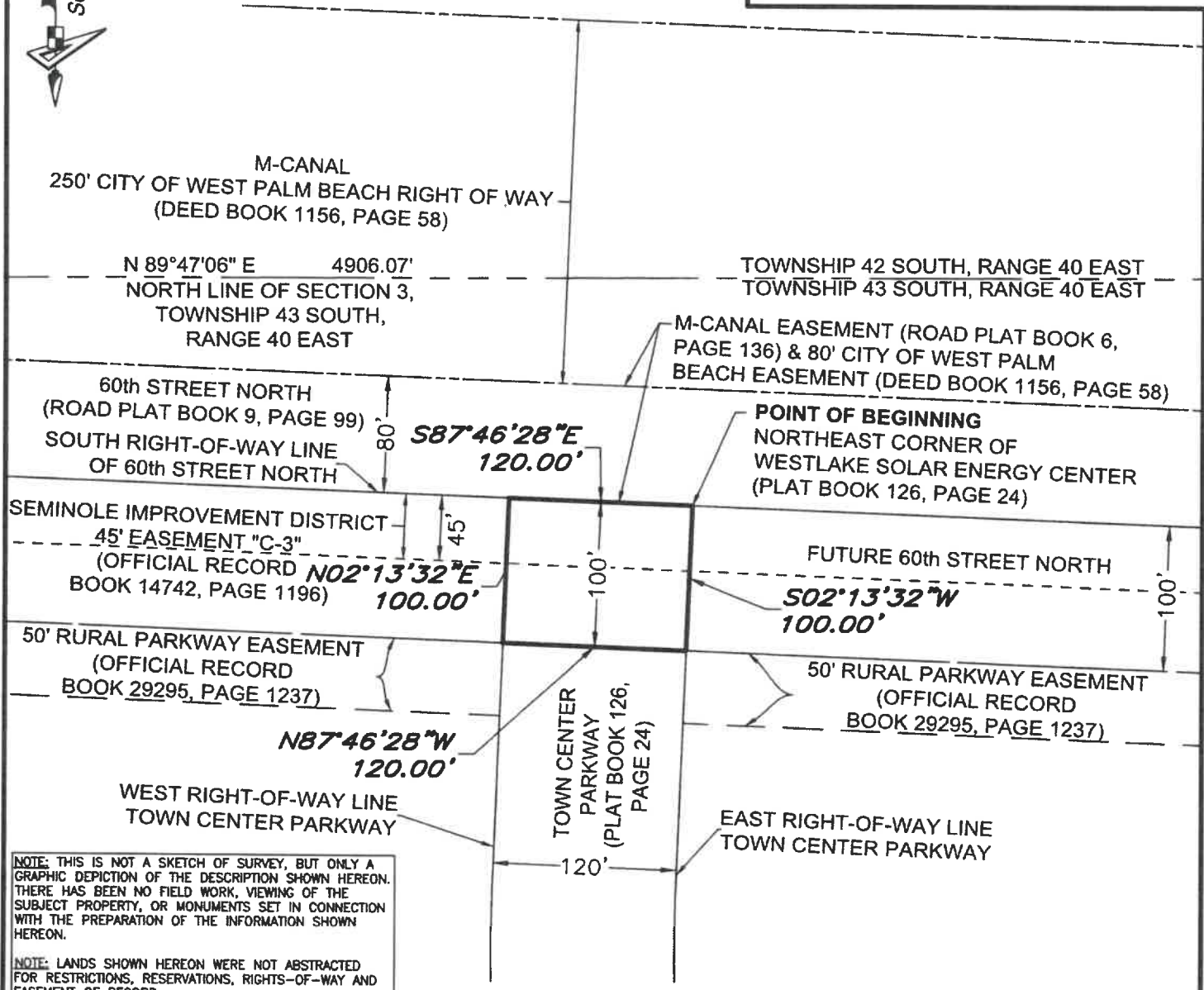
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: GAR	Date: 02/01/22	Data File: -----
Check: DJS	P.C.: ---	Field Book: -----
Section: 3 Twn. 43S Rng. 40E		Job #: WESTLAKE 60th / TCP

W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\60TH STREET\TCP-WEST TO 60TH.DWG

LEGEND

- P.O.B. -- POINT OF BEGINNING
- P.B. -- PLAT BOOK
- PG./PG(s) -- PAGE(S)
- D.B. -- DEED BOOK
- R.P.B. -- ROAD PLAT BOOK
- R/W -- RIGHT-OF-WAY




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**TOWN CENTER PARKWAY / 60th STREET
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES	
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/01/2022	



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