

*This Instrument was Prepared by and  
after recording return to:*  
Adrienne McNamara  
Fagre Baker Daniels LLP  
1700 Lincoln Street, Suite 3200  
Denver, Colorado 80203

Property Appraiser's Parcel ID Number: 28-37-22-50-  
00001.0-0014.00

No documentary stamps due per Florida Administrative Code 12B-4.014(2)

*(Recording Data Above)*

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed this 30 day of July, 2012, by COMMUNITY DEVELOPMENT INSTITUTE HEAD START, a Colorado nonprofit corporation authorized to do business in Florida as Community Development Institute Head Start, Inc. ("Grantor"), whose mailing address is 10065 E. Harvard Avenue, Suite 700, Denver, Colorado 80231, to THE SCHOOL BOARD OF BREVARD COUNTY, FLORIDA ("Grantee"), whose mailing address is 2700 Judge Fran Jamieson Way, Viera, Florida 32940-6601.

**(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their successors and assigns whenever the context so admits or requires.)**

WITNESSETH, That the said Grantor, in recognition of Grantee's status as the replacement grantee designated by the Administration for Children and Families in the United States Department of Health and Human Services ("HHS") to operate the Head Start program serving Brevard County, Florida, by these presents 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 or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lots 14, 15, 16, 17, 18, 39, 40, 41, 42, 43, 44, 45, 46 and 47,  
Block 1, SUNNYSIDE PARK, according to the plat thereof, as  
recorded in Plat Book 7, Page 11, of the Public Records of Brevard  
County, Florida.

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

Grantor hereby consents to the filing of the Notice of Federal Interest of HHS attached hereto as Exhibit A and made a part hereof, and Grantee acknowledges that the property is subject to a federal interest as evidenced by such Notice.

HHS's consent to the transfer of this Property is evidenced by the Consent to Transfer of Certain Property attached hereto as Exhibit B.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in the presence of the following two witnesses:

Lauri Gravelin  
Print Name: Lauri Gravelin

Grace Hardy  
Print Name: Grace Hardy

COMMUNITY DEVELOPMENT  
INSTITUTE HEAD START,  
a Colorado nonprofit corporation authorized  
to do business in Florida as Community  
Development Institute Head Start, Inc.

By: Carolyn Miller  
Title: Executive Director  
Printed Name: Carolyn Miller  
Address: 10065 E. Harvard Avenue, #700  
Denver, Colorado 80231

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 30 day of July, 2012, by Carolyn Miller as Executive Director of COMMUNITY DEVELOPMENT INSTITUTE HEAD START, a Colorado nonprofit corporation authorized to do business in Florida as Community Development Institute Head Start, Inc., on behalf of such nonprofit corporation. She is personally known to me or has produced driver license(s) as identification.

(AFFIX NOTARY SEAL)



Amy Lechliter  
NOTARY PUBLIC  
Amy Lechliter  
(Type or print name of Notary)  
My commission expires: 8/4/2015

**EXHIBIT A**Notice of Federal Interest

This is to notify all potential sellers, purchasers, transferors, transferees, mortgagees, creditors and any other persons or entities who have or may seek to obtain an interest of any kind in the real property described in the foregoing Quit Claim Deed (the "Property") of the Federal government's beneficial ownership interest and other interests ("Federal Interest") in the Property, and all improvements thereto, as defined in and/or regulated by the Head Start Act, as amended, 42 U.S.C. § 9801 et seq., 45 C.F.R. Parts 74, 92 and 1309, and relevant decisions of the United States courts. The United States Department of Health and Human Services, through its component the Administration for Children and Families ("HHS") has awarded funds to The School Board of Brevard County, Florida ("SBBC"), in connection with its acquisition of the Property, and HHS may award further amounts in the future. The Federal Interest in the Property previously arose because a prior grantee, Child Care Association of Brevard County, Inc., a Florida non-profit corporation ("CCABC"), used federal grant funds awarded to acquire and/or construct and/or improve the Property, and subsequent title holders, including Community Development Institute Head Start, a Colorado nonprofit corporation authorized to do business in Florida as Community Development Institute Head Start, Inc. ("CDI HS") and SBBC, have used or will use such additional amounts awarded in the future for that purpose. The Head Start grants incorporated conditions that include restrictions on the use of the Property and provide for a Federal Interest in the Property.

The Property to which this Notice applies is further identified as that certain property located in the County of Brevard, City of Palm Bay, State of Florida, at 1430 Knecht Road NE, Palm Bay, Florida 32905 and more specifically described in the foregoing Quit Claim Deed.

In accordance with the terms of the Federal grants, the Head Start Act, as amended, 42 U.S.C. § 9801 et seq., 45 C.F.R. Parts 74, 92 & 1309, and relevant decisions of the United States courts, the restrictions on the Property include, among others, the following:

- The Property may not be used for any purpose inconsistent with that authorized by the Head Start Act and applicable regulations.
- The Property may not be encumbered, mortgaged, used as collateral, sold or otherwise transferred to another party without the written permission of the responsible HHS official.
- The grant conditions and requirements cannot be altered or nullified through a transfer of ownership.

Further information regarding the Federal Interest in the Property described in this Notice can be obtained from the Administration for Children and Families, Atlanta Regional Office, 61 Forsyth Street, Suite 4M60, Atlanta, Georgia 30303-8909; Attn: Regional Administrator.

The recording of this Notice of Federal Interest is not intended to abrogate or replace any previously filed Notice of Federal Interest or other similar document

PROPERTY OWNER: The School Board of Brevard County, Florida

**EXHIBIT B**

**CONSENT TO TRANSFER OF CERTAIN PROPERTY**

**(See Attached)**

JUL-31-2012 12:48 From:WMDC

3036711018

To:Faegre Baker Daniels P.1/1

### CONSENT TO TRANSFER OF CERTAIN PROPERTY

This Consent to Transfer of Certain Property is made on August 1, 2012 by the United States Department of Health and Human Services, through its component the Administration for Children and Families ("IHS"), whose address is 61 Forsyth Street, Suite 4M60, Atlanta, Georgia 30303-8909.

WHEREAS, Community Development Institute Head Start, a Colorado nonprofit corporation authorized to do business in Florida as Community Development Institute Head Start, Inc. ("CDI HS") holds title to certain property located in the County of Brevard, City of Palm Bay, State of Florida, at 1430 Knecht Road NE, Palm Bay, Florida 32905 and more particularly described in the foregoing Quit Claim Deed (the "Property"); and

WHEREAS, HHS has a Federal Interest in the Property as evidenced by that certain Special Warranty Deed from Child Care Association of Brevard County, Inc. to CDI HS recorded on October 7, 2010 in the Official Records of the Clerk of Courts, Brevard County, Florida in Book 6255, Page 2253 (the "2010 Special Warranty Deed"); and

WHEREAS, HHS's Federal Interest in the Property includes the right to consent to any transfer of the Property; and

WHEREAS, IHS has instructed CDI HS to transfer all of its right, title and interest in the Property to The School Board of Brevard County, Florida ("SBBC") and now wishes to evidence and record its consent to such transfer.

NOW THEREFORE,

HHS hereby approves the transfer from Community Development Institute Head Start, a Colorado nonprofit corporation authorized to do business in Florida as Community Development Institute Head Start, Inc., to The School Board of Brevard County, Florida of the Property located in the County of Brevard, City of Palm Bay, State of Florida, at 1430 Knecht Road NE, Palm Bay, Florida 32905 and more particularly described in the foregoing Quit Claim Deed.

The above-referenced Property remains subject to a Federal Interest, as set forth in the 2010 Special Warranty Deed referenced above and as referenced in the foregoing Quit Claim Deed from CDI HS to SBBC.

Dated: August 1, 2012.

THE ADMINISTRATION FOR CHILDREN AND  
FAMILIES IN THE UNITED STATES  
DEPARTMENT OF HEALTH AND HUMAN  
SERVICES

By: Jean Anderson  
Its: Grants Management Officer