

LAW OFFICES
CHANDLER, LANG, HASWELL & COLE, P.A.
POST OFFICE BOX 23879
GAINESVILLE, FLORIDA 32602-3879

JOHN H. HASWELL
C. WHARTON COLE*

*ADMITTED IN FL AND TX

TELEPHONE 352/376-5226
FAX 352/372-8858
726 N.E. FIRST STREET
GAINESVILLE, FL 32601-5367

JAMES F. LANG - RETIRED
WILLIAM H. CHANDLER
1920 - 1992

August 21, 2008

Via Email - bridgessh@ci.gainesville.fl.us

Mr. Sam Bridges
City of Gainesville
Public Works Department
Post Office Box 490, Station 58
Gainesville, FL 32602

Re: Ruben Rivera purchase from Patrick and Viola Penny
Lot 43, Cedar Grove Unit Two, Phase I
Tax Parcel No. 10848-020-043

Dear Sam:

I represent Ruben Rivera regarding the above-referenced transaction. You have already been contacted by Parker Lawrence, the attorney representing Mr. and Mrs. Penny, on the proposed sale of their property in Cedar Grove to Mr. Rivera. In examining the title, we determined that the City of Gainesville has reserved mineral rights and oil rights, and they were not listed as an exception in the contract. Hence, in order for this transaction to conclude in accordance with the contract between the parties, it is imperative that the City of Gainesville release its mineral and oil rights in this lot.

Obviously, it is unlikely that the City would ever benefit from any mineral or oil interests under the subdivision, since, by statute, the City could only access those minerals with the consent of the surface owner since the lot is less than 20 acres.

We were told that the City had passed an ordinance some time ago conveying those rights to the then current owners of the lots, but apparently no one can find that ordinance at this time. We, therefore, request that this be placed on the City's agenda at the next City Commission meeting with a recommendation to quit-claim those rights to Mr. Rivera.

Please call me with any questions.

Very truly yours,

/s/ John H. Haswell

John H. Haswell

JHH/bh

cc: F. Parker Lawrence, Esq.