

3-C-9

AGENDA ITEM SUMMARY

Submitted By: Engineering and Public Works
Submitted For: Right-of-Way Acquisition Section

I. EXECUTIVE BRIEF

Approved by: Dr. J. W. M. 10/24/06
County Engineer Date

jmb

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2007 | 2008 | 2009 | 2010 | 2011 |
|-------------------------|------------------|------------|------------|------------|------------|
| Capital Expenditures | <u>\$204,000</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| Operating Costs | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| External Revenues | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| Program Income (County) | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| In-Kind Match (County) | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| NET FISCAL IMPACT | <u>\$204,000</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |

ADDITIONAL FTE

POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes X No

Budget Acct No.: Fund 3503 Dept. 361 Unit 0966 Object 6120
Program

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Road Impact Fee Fund - Zone 3

Northlake Blvd/Seminole Pratt to Coconut

| | |
|---------------------------------|----------------|
| Counter Offer-Parcels 100 & 165 | \$1,500,000.00 |
| Appraised Value | \$1,296,000.00 |
| Fiscal Impact | \$ 204,000.00 |

C. Departmental Fiscal Review: R.D. Ward 7/29/06

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

John Smith 12-25-06
OFMB

Ann J. Jaramila 10/26/06
Contract Dev. and Control
EJaramila 10/26/06

B. Approved as to Form and Legal Sufficiency:

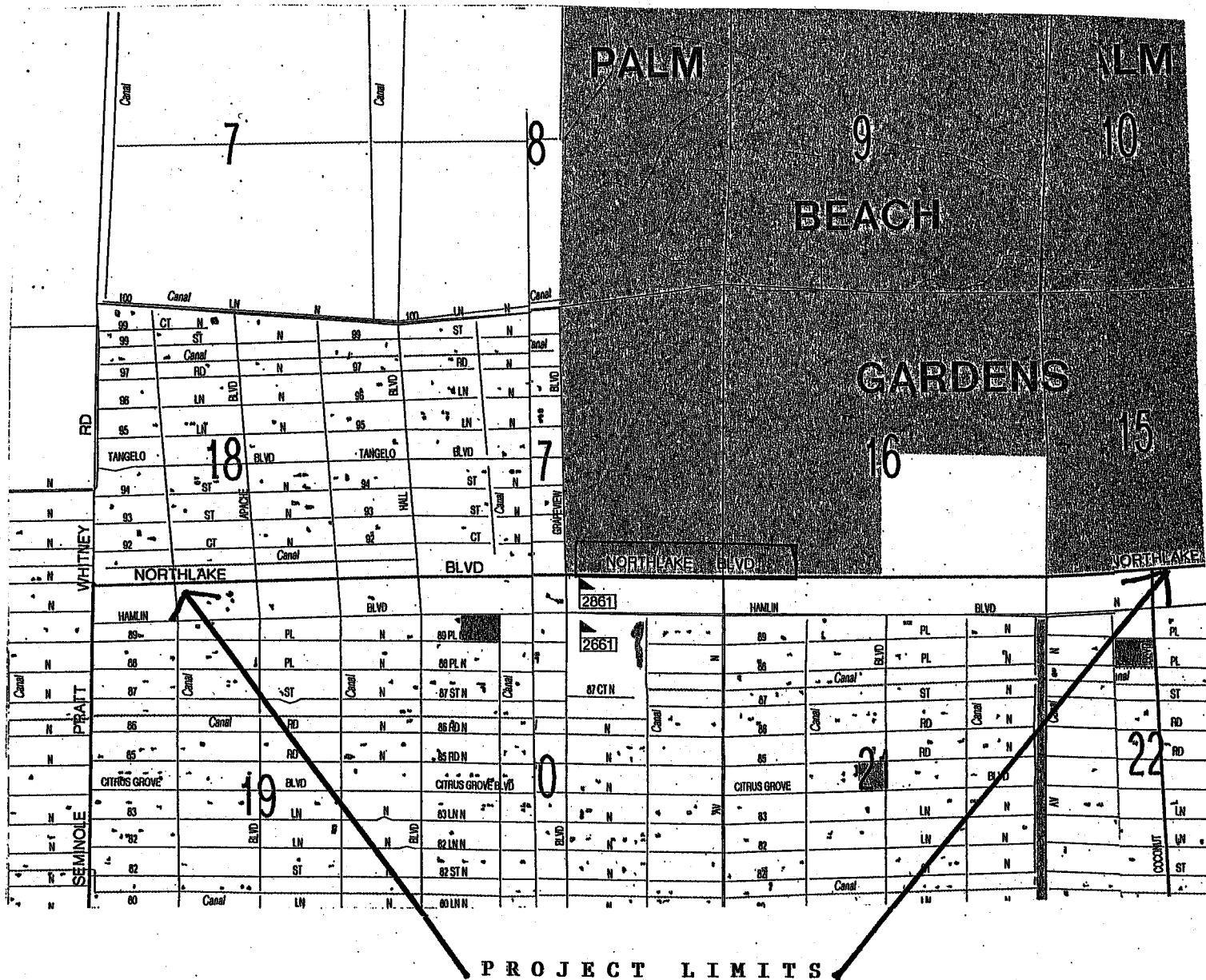
Philip H. Garcia 10-25-06
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

LOCATION MAP



ROBERT B. BANTING, MAI, SRA, PRESIDENT
State-Certified General Real Estate Appraiser RZ4

FRANK J. CARDO, MAI, VICE PRESIDENT
State-Certified General Real Estate Appraiser RZ1190

ANDERSON & CARR, INC.

[illegible]

521 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401-5907

www.andersoncarr.com

Telephone (561) 833-1661

Fax (561) 833-0234

May 31, 2006

Quality Service Since 1947

**Mr L. Morton Rose, P.E., Manager
Palm Beach County Department of Engineering and Public Works,
Right-of-Way Acquisition Section
160 Australian Avenue,
West Palm Beach, Florida 33406**

Re: Project Name: Northlake Boulevard
Limits: East of Seminole Pratt Whitney Road to
East of Coconut Boulevard
Parcel 100 & 165
Coconut Northlake, LLC

Dear Mr. Rose:

At your request, we have personally appraised the subject property, consisting of two fee takings to be used for a water retention pond and road right-of-way for the widening of Northlake Boulevard. The parcels are located on the south side of Northlake Boulevard, west of Coconut Boulevard about four miles west of the Bee-Line Highway (a/k/a SR 710), in Section 15, Township 42, Range 41E within unincorporated Palm Beach County, Florida. The purpose of this complete appraisal presented in a summary report is to estimate the market value of the part to be acquired plus damages to the remainder, if any, for the property to be acquired, as of May 25, 2006.

Based on an examination and study made, as well as a general knowledge of real estate valuation procedures, we have formed the opinion that on the date mentioned, the subject property had the following values:

Summary of Compensation

| | |
|---|---------------|
| Value of the Fee Taking-Parcel 100 (Land): | \$1,259,500 |
| Value of the Fee Taking-Parcel 100 (Site Improvements): | <u>N/A</u> |
| Total Value of Fee Taking-Parcel 100: | \$1,259,500 |
| Value of the Fee Taking-Parcel 165 (Land): | \$36,500 |
| Value of the Fee Taking-Parcel 165 (Site Improvements): | <u>N/A</u> |
| Total Value of Fee Taking-Parcel 165: | \$36,500 |
| Cost to Cure Damages: | <u>N/A</u> |
| Damages to the Remainder (Severance): | <u>\$0.00</u> |
| Total Compensation Estimate: | \$1,296,000 |

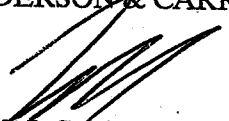
ANDERSON & CARR, INC.

Mr. L. Morton Rose
May 30, 2006

The following presents a complete appraisal in a summary report. This letter must remain attached to the report, which contains 65 pages, in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions, which follow.

Respectfully submitted,

ANDERSON & CARR, INC.



Frank J. Cardo, MAI
State-Certified General Real Estate Appraiser RZ1190



Richard J. Michle, II
State-Certified General Real Estate Appraiser RZ1511

FJC/RJM:cmp



INTEROFFICE MEMORANDUM

DATE: September 19, 2006

TO: Tanya N. McConnell, P.E., Deputy County Engineer

THRU: L. Morton Rose, P.E, Right-of-Way Acquisition Manager

FROM: Joyce M. Boyer, Right-of-Way Specialist
Right-of-Way Acquisition *JMB*

RE: Northlake Boulevard,
Seminole Pratt Whitney Road to Coconut Boulevard
Project No. 2003503
Parcels 100 & 165 - Coconut Northlake LLC

Please indicate your acceptance, on behalf of the Engineering & Public Works Department, the counter-offer submitted by the property owner of the subject parcels, in the amount of \$1,500,000 a difference of \$204,000, which is 15.75% over the appraised value of \$1,296,000.

The subject parcels are located on the south side of Northlake Boulevard, abutting the east side of 130th Avenue North. Both parcels will be acquired as partial fee simple. The intended use of the 9.16 acre Parcel 100 is for a retention pond and Parcel 165 is a 20⁺ foot strip (11,500 SF) of land that will be used as road right-of-way. The property owner's counter-offer request is based on what he feels would be a potential increase to his land value due to proposed changes he is currently sponsoring to amend the comprehensive plan to change the future land use from Rural Residential (RR20) to Commercial Low (CL/RR-5), and if successful will attempt to rezone the property to MUPD.

The acceptance of this counter-offer would be beneficial to the County because it would avoid the timely and costly condemnation process. This counter-offer of \$1,500,000 is inclusive of all costs and fees.

If you require additional information regarding this matter, please don't hesitate to contact me at 6-4124.

ACCEPTED: *Tanya N. McConnell* DATE: *9/19/06*
Tanya N. McConnell, P.E.
Deputy County Engineer

L. Morton Rose DATE: *9/19/06*
L. Morton Rose, P.E., Manager
Right-of-Way Acquisition

Attachment

Department of Engineering
and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
www.pbcgov.com

Palm Beach County
Board of County
Commissioners

Tony Masilotti, Chairman

Addie L. Greene, Vice Chairperson

Karen T. Marcus

Jeff Koons

Warren H. Newell

Mary McCarty

Burt Aaronson

County Administrator

Robert Weisman

"An Equal Opportunity
Affirmative Action Employer"

LAW OFFICES

BOOSE CASEY CIKLIN LUBITZ MARTENS MCBANE & O'CONNELL

A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

LINDA DICKHAUS AGNANT, P.A.
BRUCE G. ALEXANDER, P.A.
JERALD S. BEER, P.A.
WILLIAM R. BOOSE, III, P.A.
JOHN D. BOYKIN, P.A.
JESSICA M. CALLOW
PATRICK J. CASEY, P.A.
RICHARD R. CHAVES, P.A.
PATRICIA M. CHRISTIANSEN, P.A.
ALAN J. CIKLIN, P.A.
ROBERT L. CRANE, P.A.
RONALD E. CRESCENZO, P.A.
KENT B. FRAZER
JEFFREY M. GARBER
JASON S. HASELKORN, P.A.
CHRISTINE M. HOKE

W. JAY HUNSTON, III
RICHARD A. JAROLEM
BRIAN B. JOSLYN, P.A.
GREGORY S. KINO, P.A.
CHARLES A. LUBITZ, P.A.
JASON C. MAIER
RICHARD L. MARTENS, P.A.
BRIAN M. O'CONNELL, P.A.
PHIL D. O'CONNELL, P.A.
CHARLES L. PICKETT
MATTHEW N. THIBAUT
DEAN VEGOSEN, P.L.
GARY WALK, P.A.
JOHN R. YOUNG, P.A.
CORY S. ZADANOSKY

PHILLIP D. O'CONNELL, SR. (1907-1987)
LOUIS R. MCBANE (RETIRED)

OF COUNSEL
MICHAEL J. MONCHICK, P.A.
MICHAEL J. KENNEDY, P.A.
JOHN L. REMSEN

515 NORTH FLAGLER DRIVE, STE. 1900
WEST PALM BEACH, FLORIDA 33401-4343
TELEPHONE: (561) 832-5900
FACSIMILE: (561) 833-4209

RECEIVED

AUG 14 '06

RIGHT-OF-WAY

August 11, 2006

L. Morton Rose, P.E., Manager
Right-of-way Acquisition Section
Roadway Production Division
Palm Beach County Engineering Department
Vista Center, 3rd Floor
2300 North Jog Road
West Palm Beach, FL 33411-2745

Joyce M. Boyer, Specialist
Right-of-way Acquisition Section
Roadway Production Division
Palm Beach County Engineering Department
Vista Center, 3rd Floor
2300 North Jog Road
West Palm Beach, FL 33411-2745

Re: PROJECT NUMBER: 2003503
PROJECT NAME: Northlake Boulevard
JOB LIMITS: East of Seminole Pratt Whitney Road to
East of Coconut Blvd.
PARCEL NO.: 100 and 165
TYPE OF TAKING: Partial Fee Simple

Dear Mr. Rose and Ms. Boyer:

We are in receipt of and thank you for Morton Rose's correspondence dated June 26, 2006 and Joyce Boyer's correspondence dated July 3, 2006 in regard to the above-referenced Northlake Boulevard roadway construction project. In the June 26, 2006 correspondence, Palm Beach County has offered \$1,296,000 to purchase Parcel 100 (Pond Parcel) and Parcel 165 (Right-of-way Parcel) for 130th Avenue North from the 30.71 acre \pm parcel owned by Coconut Northlake, LLC.

Please accept this letter as a written counteroffer to Palm Beach County for acquisition of the above-referenced two (2) subject Parcels for the acquisition price of \$1,500,000.

As you are aware, Coconut Northlake, LLC is sponsoring a comprehensive plan amendment to change the Future Land Use Atlas (FLUA) land use designation of this 30.71 acre \pm property from Rural Residential (RR20) to Commercial Low (CL/RR-5) comprising a four (4) acre retail commercial component to include a pharmacy and financial institution, a 7.71 acre \pm office / government services component, a 9 acre wetland preserve and the County's proposed 10 acre Northlake Boulevard water retention parcel subject of this correspondence for a total projected 80,000 square feet of development

L. Morton Rose, P.E.
Joyce M. Boyer
August 11, 2006
Page 2

with an FAR of six percent (6%). The Multiple Use Planned Development ("MUPD") zoning application for this property contemplates using for lot coverage and FAR computation the wetland preserve parcel (9 acres), the Northlake water retention pond parcel (10 acres), the development parcel (11.71 acres \pm) and the previously dedicated Northlake Boulevard right-of-way at no cost to Palm Beach County from Coconut Boulevard on the east to 130th Avenue North extension to Northlake Boulevard on the west. We would require confirmation of approval of this plan by Palm Beach County and their subsequent consent and joinder to these governmental approval applications.

The above-referenced comprehensive plan amendment and MUPD zoning applications further contemplate the creation of a thirty foot (30') landscape buffer easement along Hamlin Boulevard and a fifty foot (50') rural parkway non-vehicular multi-purpose pathways easement along Northlake Boulevard from Coconut Boulevard on the east to 130th Avenue North on the west as part of an equestrian pathway (Hamlin Boulevard) and pedestrian / bicycle pathway (Northlake Boulevard) continuous pathway systems from 120th Avenue North on the east and Grapeview Boulevard on the west. For your information and review, we have enclosed the following documents previously used on the property located at the southeast intersection of Coconut Boulevard and Northlake Boulevard (USPS parcel) previously owned by an affiliate of Coconut Northlake, LLC. We would require similar easements with the right to construct the equestrian pathway system and pedestrian / bicycle pathway system to be recorded on the subject parcels being acquired by Palm Beach County:

- Landscape Buffer Easement by and between George T. Elmore, as Trustee, and Palm Beach County, recorded in Official Records Book 14989, Page 302, of the Public Records of Palm Beach County, Florida; and
- Northlake Boulevard Rural Parkway Non-Vehicular Multi-Purpose Pathways Easement by and between George T. Elmore, as Trustee, and Palm Beach County, recorded in Official Records Book 14989, Page 309, of the Public Records of Palm Beach County, Florida.

It is our understanding that the County will pay for all transactional closing costs, if any, in regard to this transaction and the property owner will pay all of the property owner's legal and consulting fees and all ad valorem real estate taxes due for calendar year 2006 as part of this condemnation settlement counteroffer. It is further our understanding that the Palm Beach County Roadway Production Division will place this matter on the Board of County Commission meeting agenda for October 3, 2006 and that the mutually approved closing date shall be on or about November 15, 2006 if this counteroffer is accepted by the County.

If you have any questions concerning any of the matters discussed in this correspondence and/or its enclosures, please do not hesitate to contact us at your earliest convenience.

Sincerely yours,



William R. Boose III

WRB/cer
Enclosures

xc: Coconut Northlake, LLC members (w/o enclosures)

Return to: Palm Beach County
Name: R/W Acquisition Section
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn: JOYCE M. BOYER
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Paul F. King
Assistant County Attorney
Post Office Box 21229
Address: West Palm Beach, Florida 33416

NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE

PCN: 00-41-42-15-00-000-7010
(Individual/Partnership)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO. 2003503

ROAD NAME: NORTHLAKE BOULEVARD / EAST OF
SEMINOLE PRATT WHITNEY RD TO E. OF COCONUT BL.
PARCEL NO. 100 AND 165

WARRANTY DEED

THIS WARRANTY DEED, made this 12th day of SEPT., 2006, by COCONUT NORTHLAKE, L.L.C., a Florida Limited Liability Company, whose post office address is 2350 S. Congress Avenue, Delray Beach, FL 33445, hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

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

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

AND the grantor hereby covenants with said grantee that said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is subject to encumbrances of record, and taxes subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

WITNESS signature (Required)

TYPED OR PRINTED NAME OF WITNESS

SIGNATURE OF GRANTOR

George T. Elmore, Managing Member

TYPED OR PRINTED NAME OF GRANTOR

2350 S. Congress Avenue

Delray Beach, FL 33445

MAILING ADDRESS

N/A

SIGNATURE OF GRANTOR

N/A

TYPED OR PRINTED NAME OF GRANTOR

N/A

MAILING ADDRESS

STATE OF Florida

COUNTY OF Palm Beach

BEFORE ME, the undersigned authority, personally appeared GEORGE T. ELMORE who is / are personally known to me or who has produced as identification and who did/did not take an oath, executed the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal this 12th day of Sept., 2006

Signed:

Notary Public in and for
the County and State aforementioned



LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 15,
N86°54'00"E FOR 60.16 FEET TO A LINE LYING 60.00 FEET EAST OF, AND PARALLEL
WITH, THE WEST LINE OF SAID SECTION 15, AND THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID SOUTH LINE, N86°54'00"E FOR 788.99 FEET;
THENCE N03°00'52"W FOR 517.82 FEET TO A LINE LYING 50.00 FEET SOUTH OF,
AND PARALLEL WITH, THE SOUTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD,
RECORDED IN OFFICIAL RECORD BOOK 12017, PAGE 1009 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA;
THENCE ALONG SAID PARALLEL LINE, S86°54'00"W FOR 751.65 FEET TO SAID LINE
LYING 60.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SECTION 15;
THENCE ALONG SAID PARALLEL LINE, S01°06'33"W FOR 519.22 FEET TO THE POINT
OF BEGINNING.

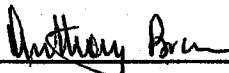
CONTAINING 9.16 ACRES, MORE OR LESS.


BEARING BASIS: N86°54'00"E ALONG THE SOUTH LINE OF SECTION 15.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT
COMPRISE THE COMPLETE LEGAL DESCRIPTION.
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH
ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL
RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND
MAPPER NOTED BELOW.

ABBREVIATIONS

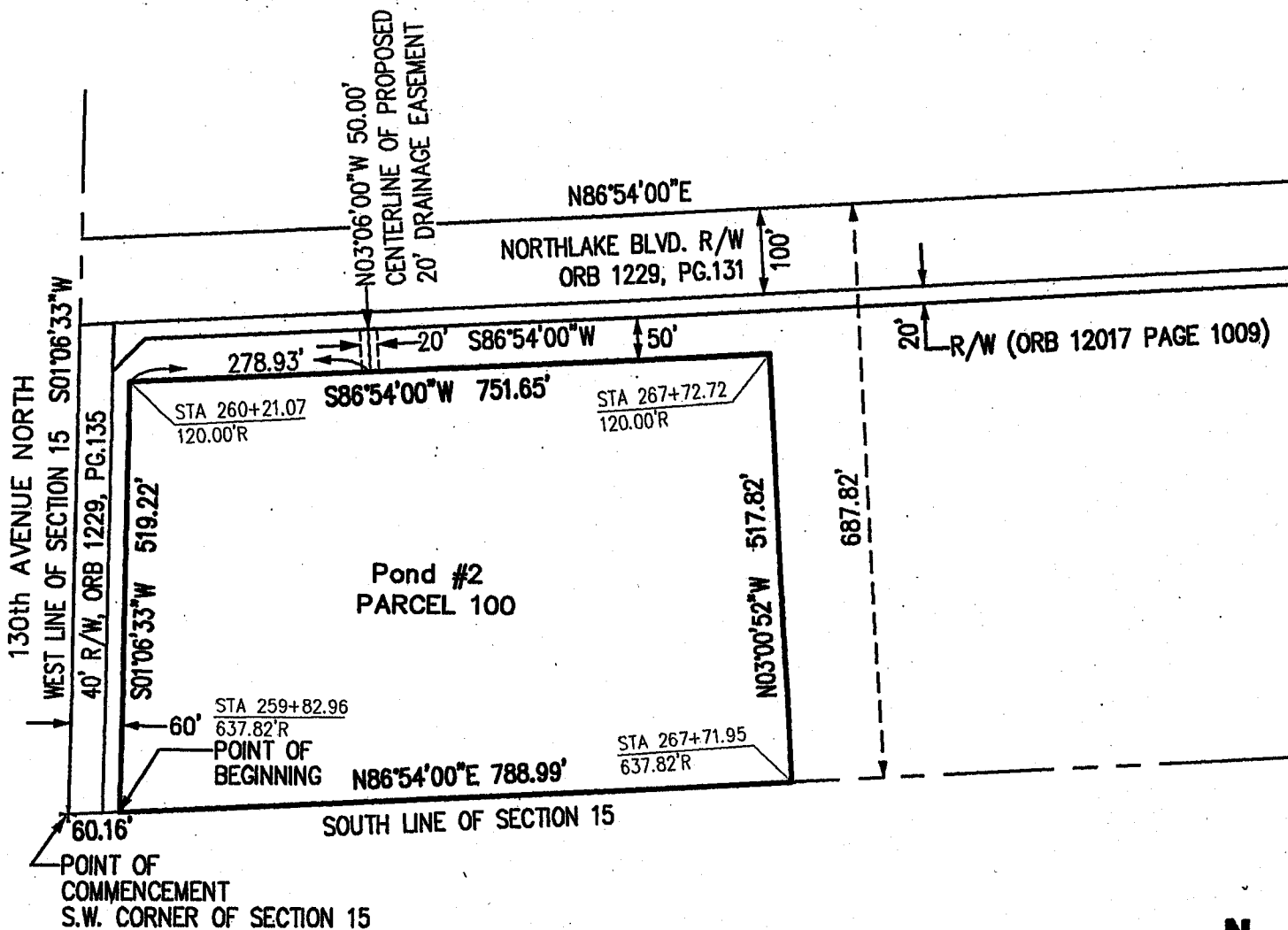
R/W - RIGHT-OF-WAY
O.R.B.- OFFICIAL RECORD BOOK
PBC - PALM BEACH COUNTY
R - DISTANCE RIGHT OF BASELINE


ANTHONY BROWN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4977
DATE: 8/10/05

 **BROWN & PHILLIPS, INC.**
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

| | |
|---|------------------|
| DRAWN: MDB | PROJ. No. 04-032 |
| CHECKED: TB | SCALE: NONE |
| DATE: 8/10/05 | SHEET 1 OF 2 |
| NORTHLAKE BOULEVARD POND #2 - PARCEL 100 | |



N
SCALE 1"=200'



THIS SKETCH IS NOT A SURVEY

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

| | |
|---------------|------------------|
| DRAWN: MDB | PROJ. No. 04-032 |
| CHECKED: TB | SCALE: 1"=200' |
| DATE: 8/10/05 | SHEET 2 OF 2 |

NORTHLAKE BOULEVARD
POND #2 - PARCEL 100

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 15,
N86°54'00"E FOR 40.11 FEET TO THE EAST RIGHT-OF-WAY OF 130th AVENUE NORTH, RECORDED IN OFFICIAL RECORD BOOK 1229, PAGE 135, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;
THENCE ALONG SAID EAST RIGHT-OF-WAY, N01°06'33"E FOR 532.19 FEET TO THE TO THE SOUTH RIGHT-OF-WAY OF NORTHLAKE BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 12017, PAGE 1009 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY, N44°00'17"E FOR 54.45 FEET;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, N86°54'00"E FOR 23.00 FEET;
THENCE S44°00'17"W FOR 58.77 FEET TO A LINE LYING 20.00 FEET EAST OF, AND PARALLEL WITH, THE SAID EAST RIGHT-OF-WAY OF 130th AVENUE NORTH;
THENCE ALONG SAID PARALLEL LINE, S01°06'33"W FOR 529.25 FEET TO THE SAID SOUTH LINE OF SECTION 15;
THENCE ALONG SAID SOUTH LINE, S86°54'00"W FOR 20.05 FEET TO THE POINT OF BEGINNING.

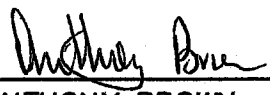
CONTAINING 11,500 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N86°54'00"E ALONG THE SOUTH LINE OF SECTION 15.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

R/W - RIGHT-OF-WAY
ORB - OFFICIAL RECORD BOOK
PBC - PALM BEACH COUNTY
R - DISTANCE RIGHT OF BASELINE


ANTHONY BROWN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4977
DATE: AUG 29 2005

 **BROWN & PHILLIPS, INC.**

PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PARKWAY, SUITE 305, W.P.B., FL 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

| | | |
|----------|---------|------------------|
| DRAWN: | MDB | PROJ. No. 04-032 |
| CHECKED: | TB | SCALE: NONE |
| DATE: | 8/22/05 | SHEET 1 OF 2 |

NORTHLAKE BOULEVARD
RIGHT-OF-WAY - PARCEL 165

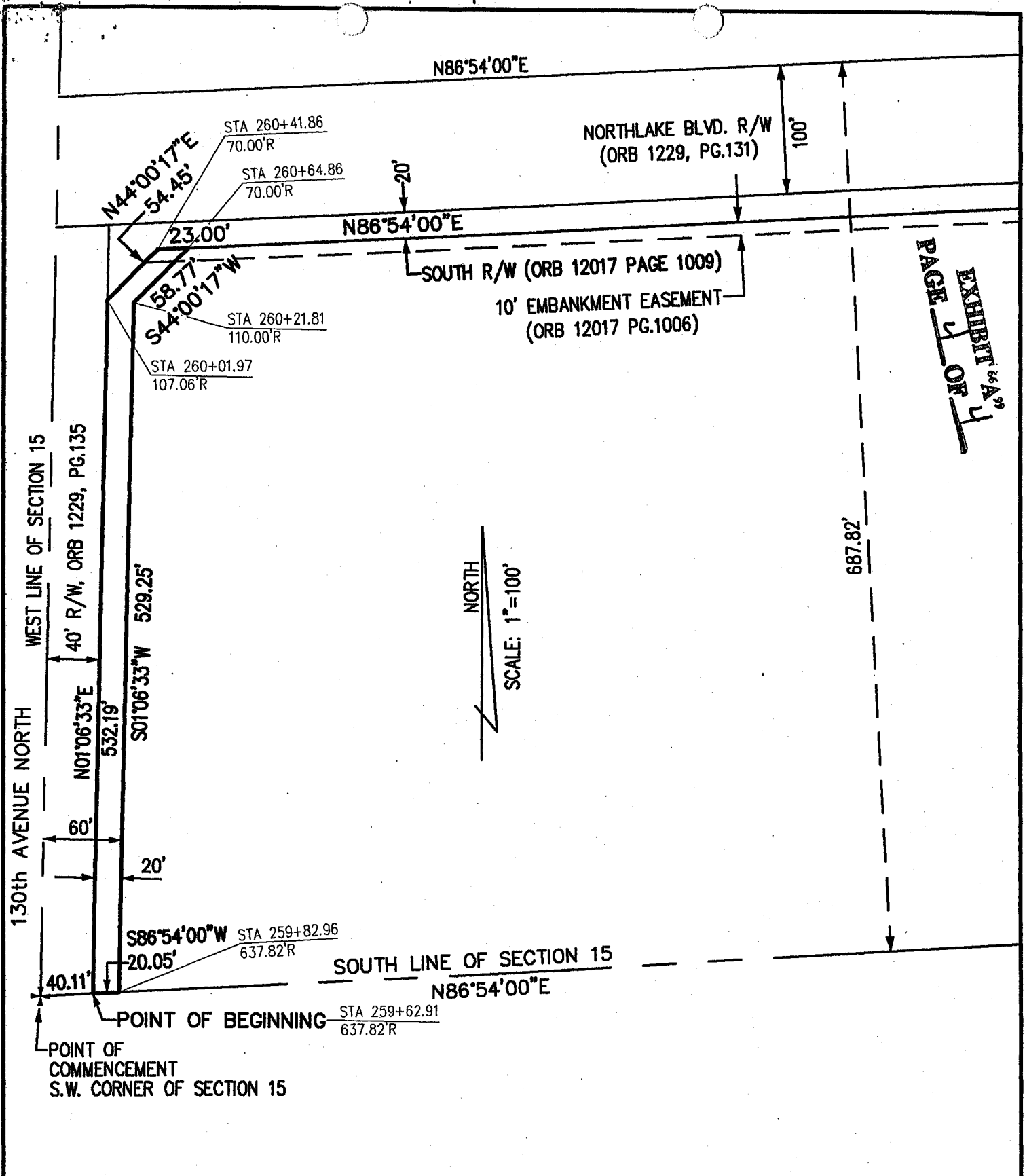


EXHIBIT "A"
PAGE 2 OF 4



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PROFESSIONAL SURVEYING SERVICES
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(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

| | | | |
|--|---------|-----------|---------|
| DRAWN: | MDB | PROJ. No. | 04-032 |
| CHECKED: | TB | SCALE: | 1"=100' |
| DATE: | 8/22/05 | SHEET | 2 OF 2 |
| NORTHLAKE BOULEVARD RIGHT-OF-WAY - PARCEL 165 | | | |