

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures	<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><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Budget Account No.:	Fund _____	Dept _____	Unit _____	Object _____	

Is Item Included in Current Budget? Yes ___ No ___

Reporting Category N/A

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

This item has no fiscal impact.

C. Department Fiscal Review: Debra M West

III. REVIEW COMMENTS

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

<p><u>Atwillhite 8-1-08</u> OFMB</p> <p style="margin-left: 100px;">(UD) 7/29/08</p> <p style="margin-left: 150px;">CN 7/29/08</p>	<p><u>John A. Jacoby 8/11/08</u> Contract Development and Control</p> <p style="margin-left: 50px;">6/29/08</p>
--	---

B. Legal Sufficiency:

James Brako 8/12/08
Assistant County Attorney

C. Other Department Review:

Department Director

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

Prepared by and return to:
Palm Beach County Water Utilities Department
Att: Plan Review
8100 Forest Hill Blvd
West Palm Beach, Florida 33413

PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT, executed this 19th day of August, 2008, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to South Florida Federal Partners – West Palm Beach, LLC, whose address is 1400 E Oakland Blvd # 201 Oakland Park, Florida 33334, second party:

WITNESSETH:

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 21590, Page 1619, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

IN WITNESS WHEREOF the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney



McLAUGHLIN ENGINEERING COMPANY

400 NORTHEAST 3rd AVENUE
FORT LAUDERDALE, FLORIDA, 33301
ENGINEERS - SURVEYORS

(LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

Legend

O.R. = Official Records Book
PG. = Page
P.B.C.R. = Palm Beach County Records

SHEET 1 OF 2

"PARTIAL ABANDONMENT"

A portion of that certain Utility Easement as described in Official Records Book 21590, Page 1619 of the public records of Palm Beach County (P.B.C.R.) Florida, lying in Lot 1, of the PLAT of ROYAL PALM BUSINESS PLAZA, according to the plat thereof as recorded in Plat Book 106, Pages 84 and 85 of the public records of Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 01°00'43" West, on the west line of said Lot 1, a distance of 40.57 feet; thence North 89°20'07" East on the North line of said utility easement, a distance of 283.80 feet to the Point of Beginning; thence Northerly, Easterly and Southerly on the boundary line of said utility easement the following fifteen (15) courses and distances; (1) North 00°39'53" West, a distance of 2.47 feet; thence (2) North 48°32'01" West, a distance of 37.99 feet; thence (3) North 02°44'44" West, a distance of 18.34 feet; thence (4) South 87°54'42" West, a distance of 14.03 feet; thence (5) North 02°05'18" West, a distance of 30.00 feet; thence (6) North 87°54'42" East, a distance of 33.17 feet; thence (7) South 03°25'10" East, a distance of 10.00 feet; thence (8) North 87°54'42" East, a distance of 10.49 feet; thence (9) North 00°59'56" West, a distance of 7.99 feet; thence (10) North 89°00'04" East, a distance of 16.41 feet; thence (11) North 00°59'56" East, a distance of 27.68 feet; thence (12) South 87°54'42" West, a distance of 25.90 feet; thence (13) South 02°44'44" East, a distance of 9.66 feet; thence (14) South 48°32'01" East, a distance of 38.42 feet; thence (15) South 00°39'53" East, a distance of 11.34 feet to a point on a north line of said utility easement and the end of said fifteen (15) courses and distances; thence South 89°20'07" West on the westerly extension of said utility easement, a distance of 20.00 feet, to the Point of Beginning.

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida and containing 2,845 square feet or 0.0653 acres more or less.

(See sheet 2 of 2 for sketch)

CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

McLAUGHLIN ENGINEERING CO.

Carl E. Albrektsen

Registered Land Surveyor No. 4185
State of Florida

NOTES:

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. TDS, LB# 283/26
JOB ORDER NO. U-4000, U-4438

DRAWN BY: RDR
CHECKED BY: _____



McLAUGHLIN ENGINEERING COMPANY

400 NORTHEAST 3rd AVENUE
FORT LAUDERDALE, FLORIDA, 33301
ENGINEERS - SURVEYORS

(LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

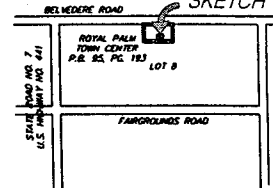
• Indicates Marker
Scale 1" = 20'

Legend

O.R. = Official Records Book
PG. = Page
P.B.C.R. = Palm Beach County Records

SHEET 2 OF 2

THIS SKETCH

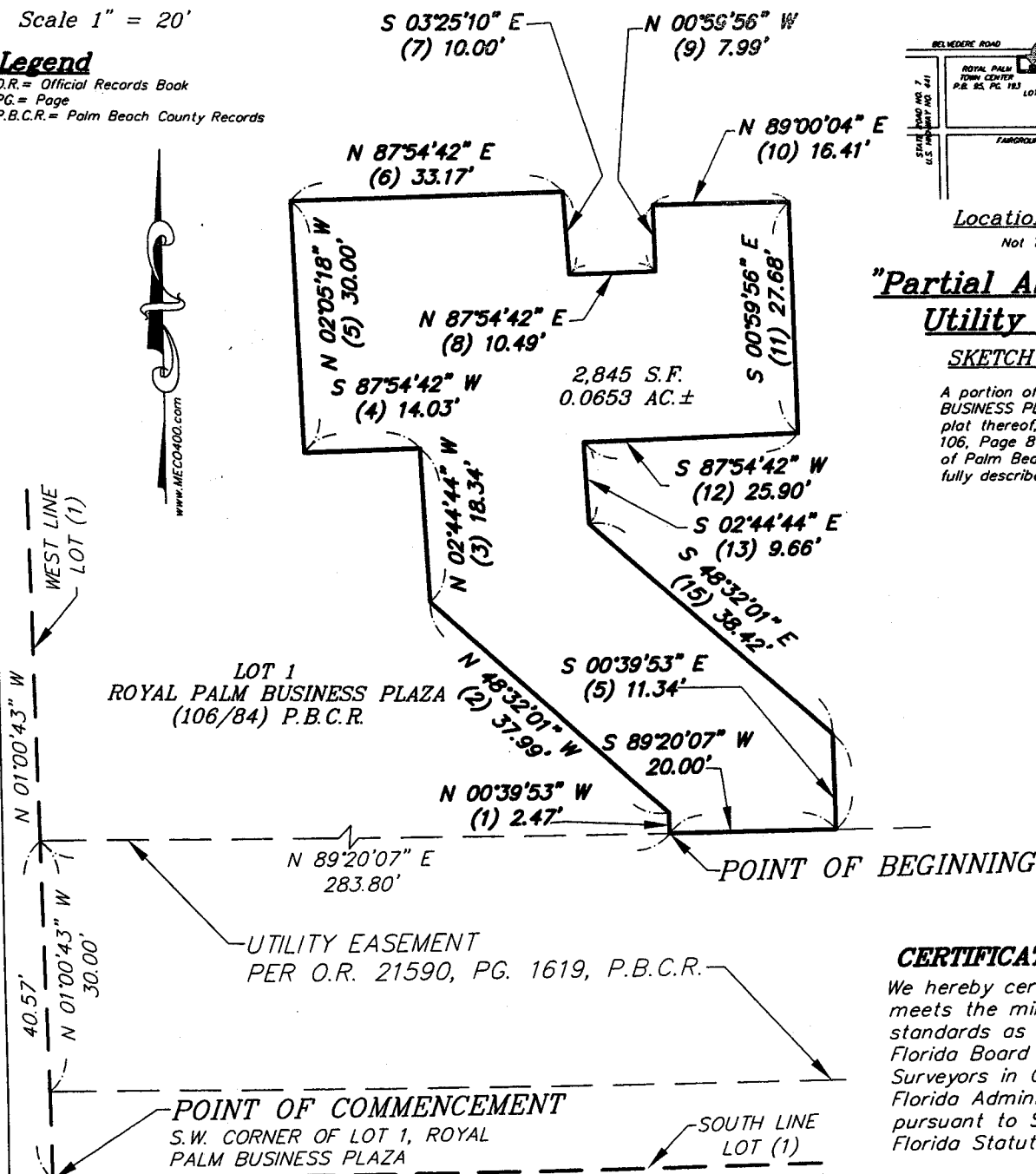


Location Sketch
Not To Scale

"Partial Abandonment" Utility Easement

SKETCH & DESCRIPTION

A portion of Lot 1, ROYAL PALM BUSINESS PLAZA, according to the plat thereof, recorded in Plat Book 106, Page 84, of the public records of Palm Beach County, Florida, more fully described on sheet 1 of 2.



CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

McLAUGHLIN ENGINEERING CO.

Carl E. Albrektsen
Carl E. Albrektsen
Registered Land Surveyor No. 4185
State of Florida

NOTES:

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. TDS, LB# 283/26

JOB ORDER NO. U-4000, U-4438

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DRAWN BY: RDR

CHECKED BY: _____



McLAUGHLIN ENGINEERING COMPANY

400 NORTHEAST 3rd AVENUE
FORT LAUDERDALE, FLORIDA, 33301
ENGINEERS - SURVEYORS

(LB# 205)

PHONE: (954) 763-7611

FAX: (954) 763-7615

SHEET 1 OF 2

Legend

O.R.= Official Records Book
PG.= Page
P.B.C.R.= Palm Beach County Records

"WATER LINE EASEMENT"

A portion of Lot 1, of the PLAT of ROYAL PALM BUSINESS PLAZA, according to the plat thereof as recorded in Plat Book 106, Pages 84 and 85 of the public records of Palm Beach County and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 01°00'43" West, on the West line of said Lot 1, a distance of 40.57 feet; thence North 89°20'07" East on the North line of an existing utility easement as recorded in O.R. 21590, Page 1619, of the public records of Palm Beach County, Florida a distance of 283.80 feet to the Point of Beginning; thence North 00°39'53" West, a distance of 12.00 feet; thence North 89°20'07" East, a distance of 15.00 feet; thence South 00°39'53" East, a distance of 12.00 feet; thence South 89°20'07" West on the westerly extension of said utility easement, a distance of 15.00 feet, to the Point of Beginning.

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida and containing 180 square feet or 0.0041 acres more or less.

(See sheet 2 of 2 for sketch)

CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

McLAUGHLIN ENGINEERING CO.

Carl E. Albrektsen
Registered Land Surveyor No. 4185
State of Florida

NOTES:

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. TDS, LB# 283/26
JOB ORDER NO. U-4000 U-4438

DRAWN BY: RDR
CHECKED BY: _____



McLAUGHLIN ENGINEERING COMPANY

400 NORTHEAST 3rd AVENUE
FORT LAUDERDALE, FLORIDA, 33301
ENGINEERS - SURVEYORS

(LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

Indicates Marker
Scale 1" = 20'

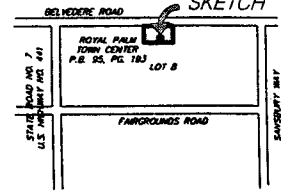
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O.R. = Official Records Book
P.C. = Page
P.B.C.R. = Palm Beach County Records

SHEET 2 OF 2

THIS

SKETCH



Location Sketch

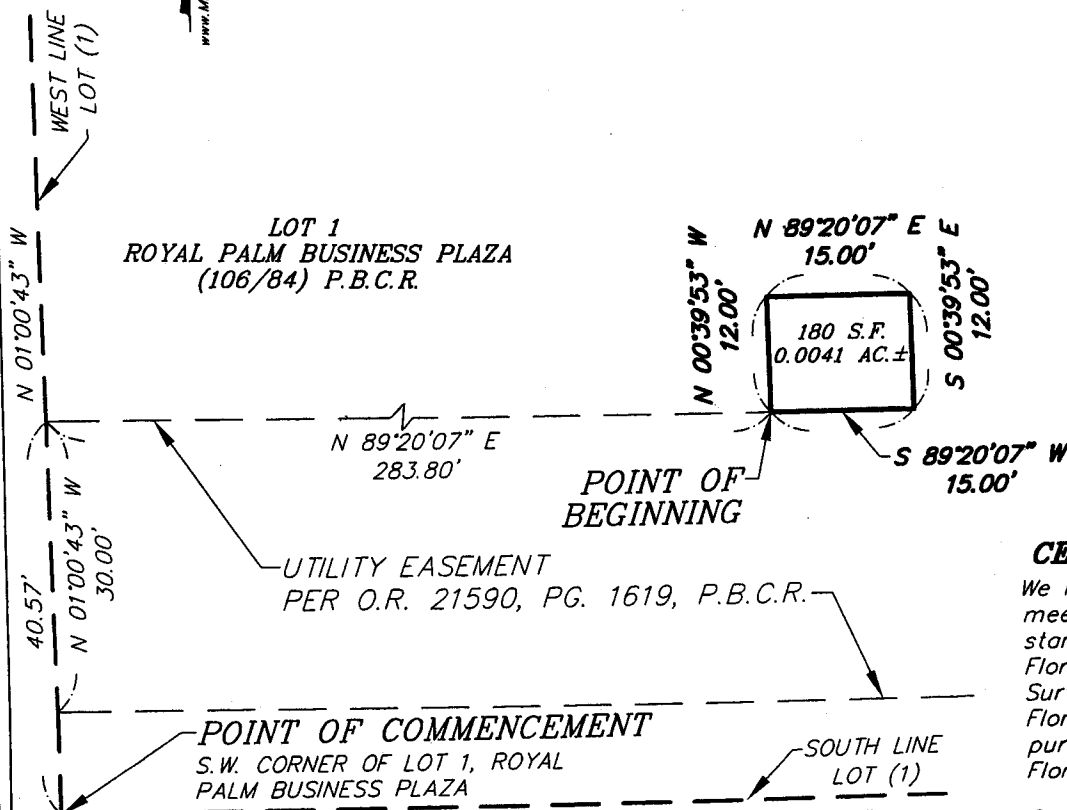
Not To Scale



Water Line Easement

SKETCH & DESCRIPTION

A portion of Lot 1, more fully described on sheet 1 of 2.



CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

McLAUGHLIN ENGINEERING CO.

Carl E. Albrechtsen

Registered Land Surveyor No. 4185
State of Florida

NOTES:

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. TDS, LB# 283/26

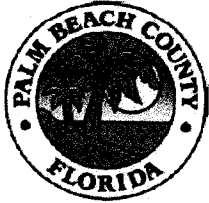
JOB ORDER NO. U-4000, U-4438

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DRAWN BY: RDR

CHECKED BY: _____

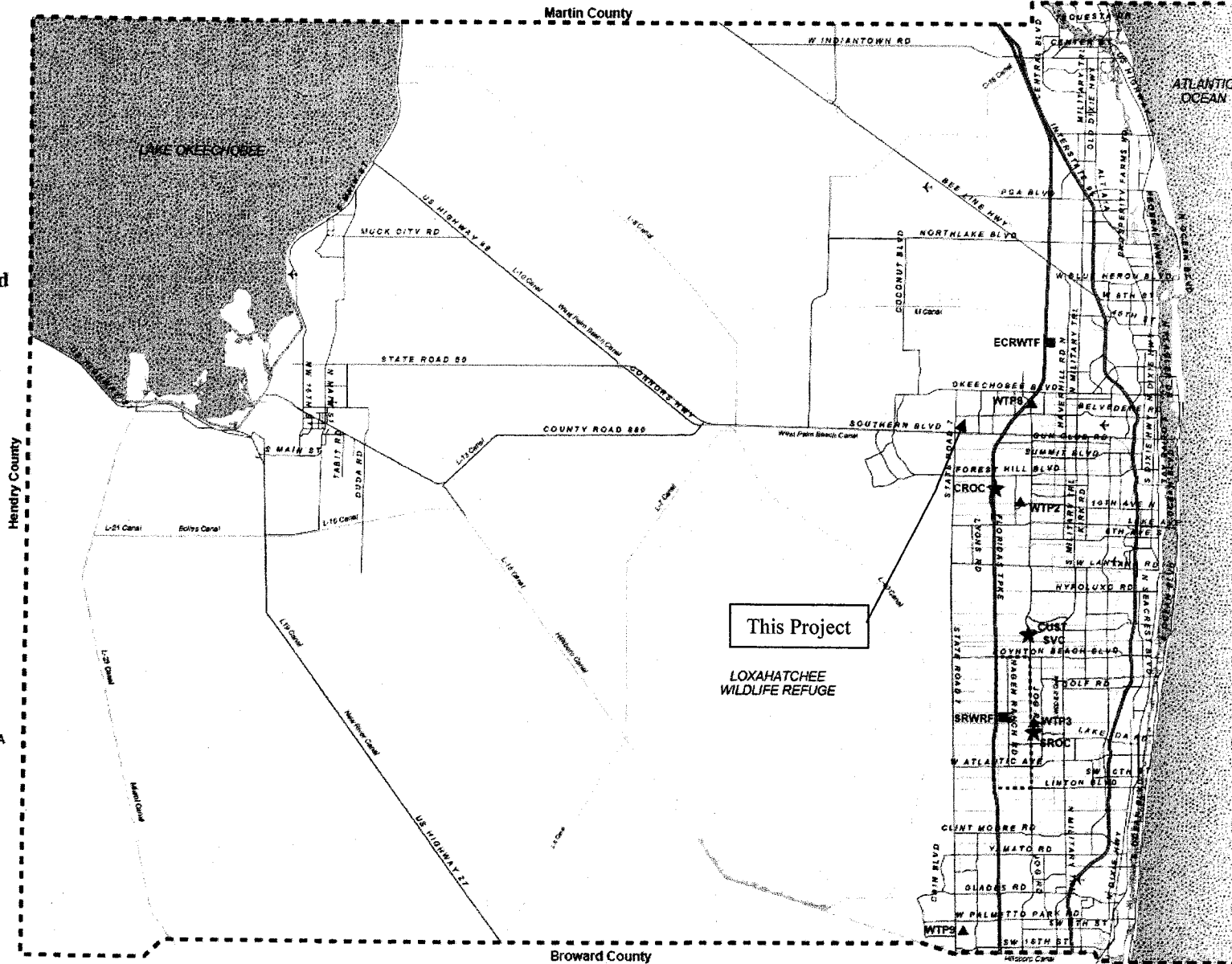
Palm Beach County Utility Easement Abandonment
 US Citizenship and Immigration Services
 PBCWUD Project # 08-543



Palm Beach County
 Water Utilities
 Department
 Service Area (SA) and
 Major Facilities

Legend

- P.B.C.W.U.D. SA
- MANDATORY RECLAIMED SA
- - - - COUNTY LIMITS
- ★ Administration
- Water Reclamation Plant
- ▲ Water Treatment Plant
- ⊙ Wetlands



SDA #
Prepared by and Return to:
Palm Beach County Water Utilities Department
P.O. Box 16097 Attn: Engineering Div.
West Palm Beach, Florida 33416-6097



FILE NUM 20070165001 OR BOOK PAGE 21590M1619 DATE: 04/05/2007 10:11:09 Pgs 1619 - 1631 (13pgs)
Sharon R. Beck, CLERK & COMPTROLLER

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 29th day of March, 2007, by Royal Palm Town Center II, LLC (hereinafter referred to as "Grantor"), whose address is 101 Pineapple Grove Way, Delray Beach, FL 33444 to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

Denise A. Wells
Witness Signature
Denise A. Wells
Print Name
Richard Klenihans
Witness Signature
Richard Klenihans
Print Name

GRANTOR:

ROYAL PALM TOWN CENTER II, LLC

[Signature]
Signature
ANTHONY V. PUGLIESE III
Print Name (and Title if applicable) Manager
[Signature]
Signature
Print Name (and Title if applicable)

NOTARY CERTIFICATE



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29th day of March, 2007 by Anthony V. Pugliese III and _____ who is/are personally known to me or who has produced _____ as identification.

My Commission Expires:

Denise A. Wells
Notary Signature

NOTARY PUBLIC-STATE OF FLORIDA
Denise A. Wells
Commission # DD447994
Expires: JULY 06, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Typed, Printed or Stamped Name of Notary

SDA #
Prepared by and Return to:
Palm Beach County Water Utilities Department
P.O. Box 16097 Attn: Engineering Div.
West Palm Beach, Florida 33416-6097

CONSENT AND SUBORDINATION OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book 19984, Page 0777, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

IN WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature

MARTHA CARRERA
Print Name

[Signature]
Witness Signature

LAURA LOPEZ
Print Name

GRANTOR/MORTGAGEE:

Name of Mortgagee:
GREAT FLORIDA BANK

[Signature]
Signature

Frank Hammad VP
Print Name (and Title if applicable)

Signature

Print Name (and Title if applicable)

(SEAL)

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29 day of March, 2007
by FRANK HAMMAD and V.P., who is/are both
personally known to me or who have produced _____ as identification.

My Commission
Expires:

[Signature]
Notary Signature

Milagros Suarez
Typed, Printed or Stamped Name of Notary

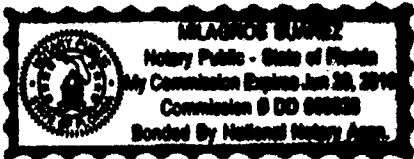


EXHIBIT A

DESCRIPTION:

A parcel of land for utility easement purposes lying within lots 1, 2 and 3 of the PLAT of ROYAL PALM BUSINESS PLAZA as recorded in Plat Book 106, pages 84 and 85 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

COMMENCING at the southwest corner of said Plat of ROYAL PALM BUSINESS PLAZA thence North 01°00'43" West, a distance of 10.57 feet to the POINT OF BEGINNING; thence continue North 01°00'43" West, a distance of 30.00 feet; thence North 89°20'07" East, a distance of 9.24 feet; thence North 45°31'01" West, a distance of 2.58 feet; thence North 44°28'59" East, a distance of 20.00 feet; thence South 45°31'01" East, a distance of 22.47 feet; thence North 89°20'07" East, a distance of 246.35 feet; thence North 00°39'53" West, a distance of 2.47 feet; thence North 48°32'01" West, a distance of 37.99 feet; thence North 02°44'44" West, a distance of 18.34 feet; thence South 87°54'42" West, a distance of 14.03 feet; thence North 02°05'18" West, a distance of 30.00 feet; thence North 87°54'42" East, a distance of 33.17 feet; thence South 03°25'10" East, a distance of 10.00 feet; thence North 87°54'42" East, a distance of 10.49 feet; thence North 00°59'56" West, a distance of 7.99 feet; thence North 89°00'04" East, a distance of 16.41 feet; thence South 00°59'56" East, a distance of 27.68 feet; thence South 87°54'42" West, a distance of 25.90 feet; thence South 02°44'44" East, a distance of 9.66 feet; thence South 48°32'01" East, a distance of 38.42 feet; thence South 00°39'53" East, a distance of 11.34 feet; thence North 89°20'07" East, a distance of 48.99 feet; thence North 89°08'38" East, a distance of 166.47 feet; thence North 00°51'22" West, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 20.00 feet; thence South 00°51'22" East, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 84.58 feet; thence North 01°11'58" West, a distance of 21.96 feet; thence North 89°15'41" West, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 20.01 feet; thence South 89°15'41" East, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 112.52 feet; thence North 89°29'53" West, a distance of 11.80 feet; thence North 00°30'07" East, a distance of 20.00 feet; thence South 89°29'53" East, a distance of 11.20 feet; thence North 01°11'58" West, a distance of 61.60 feet; thence North 89°07'14" East, a distance of 30.19 feet to REFERENCE POINT "A"; thence continue North 89°07'14" East, a distance of 225.71 feet; thence North 00°52'46" West, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 20.00 feet; thence South 00°52'46" East, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 134.53 feet; thence North 88°53'29" East, a distance of 75.59 feet to REFERENCE POINT "B"; thence continue North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 177.95 feet; thence South 00°47'53" East, a distance of 33.00 feet; thence South 89°12'07" West, a distance of 33.09 feet; thence South 00°22'19" East, a distance of 37.88

Description continued - SHEET 1 OF 2

DESCRIPTION (cont'd):

feet; thence South 00°04'50" East, a distance of 46.30 feet; thence South 01°12'55" East, a distance of 139.21 feet; thence South 89°20'38" West, a distance of 157.93 feet; thence South 88°10'01" West, a distance of 78.01 feet; thence South 00°33'26" East, a distance of 8.87 feet; thence South 89°00'47" West, a distance of 309.80 feet; thence South 89°41'51" West, a distance of 364.51 feet; thence South 00°18'09" East, a distance of 5.00 feet; thence South 89°41'51" West, a distance of 33.93 feet; thence South 89°08'38" West, a distance of 281.14 feet; thence South 89°20'07" West, a distance of 352.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

Beginning at aforesaid REFERENCE POINT "A"; thence South 00°52'46" East, a distance of 33.00 feet to the POINT OF BEGINNING of less out; thence North 89°07'14" East, a distance of 380.31 feet; thence North 88°53'29" East, a distance of 55.65 feet; thence South 01°01'04" East, a distance of 77.03 feet; thence South 01°18'25" East, a distance of 135.20 feet; thence South 89°00'47" West, a distance of 57.47 feet; thence South 89°41'51" West, a distance of 364.39 feet; thence North 01°06'33" West, a distance of 17.50 feet; thence South 88°53'27" West, a distance of 14.19 feet; thence North 01°11'58" West, a distance of 129.56 feet; thence North 89°04'32" East, a distance of 9.13 feet; thence North 00°55'28" West, a distance of 19.71 feet; thence South 88°59'09" West, a distance of 9.22 feet; thence North 01°11'58" West, a distance of 41.75 feet to the POINT OF BEGINNING.

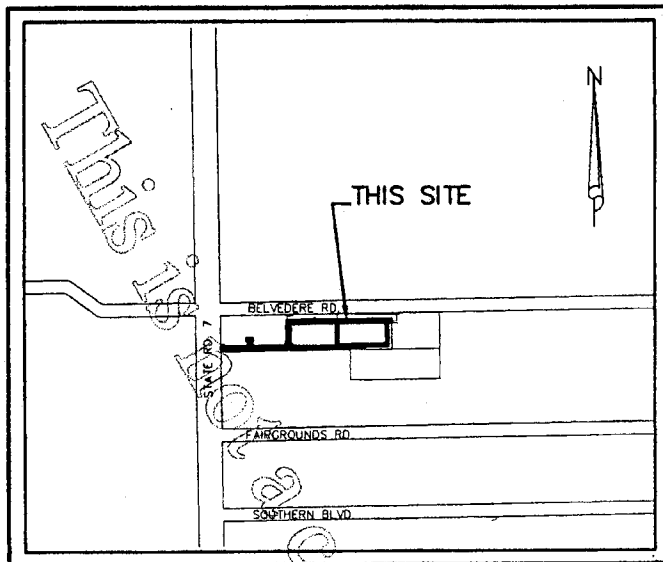
ALSO EXCEPTING THEREFROM:

Beginning at aforesaid REFERENCE POINT "B"; thence South 01°06'31" East, a distance of 33.00 feet to the POINT OF BEGINNING of less out; thence North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 108.77 feet; thence South 00°39'05" East, a distance of 12.39 feet; thence North 89°20'55" East, a distance of 15.85 feet; thence South 00°22'19" East, a distance of 25.27 feet; thence South 00°04'59" East, a distance of 46.52 feet; thence South 01°12'55" East, a distance of 110.99 feet; thence South 88°49'28" West, a distance of 17.34 feet; thence South 01°21'15" East, a distance of 7.96 feet; thence South 89°20'38" West, a distance of 120.61 feet; thence South 88°09'35" West, a distance of 86.89 feet; thence South 89°12'03" West, a distance of 216.52 feet; thence North 46°56'59" West, a distance of 9.57 feet; thence North 01°18'25" West, a distance of 119.12 feet; thence North 01°01'04" West, a distance of 77.06 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida

Containing 91,970 square feet or 2.111 acres, more or less.

SKETCH & DESCRIPTION



LOCATION MAP
NOT TO SCALE

LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG = PAGE
- (P1) = ROYAL PALM BUSINESS PLAZA (P.B. 106, PG. 84, P.B.C.R.)
- (P2) = ROYAL PALM TOWN CENTER (P.B. 95, PG. 193, P.B.C.R.)

SURVEY NOTES:

1. BEARINGS HEREON ARE RELATIVE TO THE SOUTH LINE OF THE PLAT OF ROYAL PALM BUSINESS PLAZA AS SHOWN ON (P.B. 106, PG. 84, P.B.C.R. SAID LINE BEING DEPICTED AS HAVING A BEARING OF SOUTH 89°01'09" WEST.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSE BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB6599.
5. THIS IS NOT A SURVEY.

REVISIONS

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

460 Business Park Way * Suite D
Royal Palm Beach, Florida 33411
phone 561 753-0650 fax 561 753-0290

SKETCH & DESCRIPTION
For: THE PUGLIESE COMPANY

DRAWN	EB	SCALE:	N/A	DATE:	03/14/07
F.B./PG.	N/A	JOB#	05-077-04	SHEET	1 OF 9

DESCRIPTION:

A parcel of land for utility easement purposes lying within lots 1, 2 and 3 of the PLAT of ROYAL PALM BUSINESS PLAZA as recorded in Plat Book 106, pages 84 and 85 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

COMMENCING at the southwest corner of said Plat of ROYAL PALM BUSINESS PLAZA thence North 01°00'43" West, a distance of 10.57 feet to the POINT OF BEGINNING; thence continue North 01°00'43" West, a distance of 30.00 feet; thence North 89°20'07" East, a distance of 9.24 feet; thence North 45°31'01" West, a distance of 2.58 feet; thence North 44°28'59" East, a distance of 20.00 feet; thence South 45°31'01" East, a distance of 22.47 feet; thence North 89°20'07" East, a distance of 246.35 feet; thence North 00°39'53" West, a distance of 2.47 feet; thence North 48°32'01" West, a distance of 37.99 feet; thence North 02°44'44" West, a distance of 18.34 feet; thence South 87°54'42" West, a distance of 14.03 feet; thence North 02°05'18" West, a distance of 30.00 feet; thence North 87°54'42" East, a distance of 33.17 feet; thence South 03°25'10" East, a distance of 10.00 feet; thence North 87°54'42" East, a distance of 10.49 feet; thence North 00°59'56" West, a distance of 7.99 feet; thence North 89°00'04" East, a distance of 16.41 feet; thence South 00°59'56" East, a distance of 27.68 feet; thence South 87°54'42" West, a distance of 25.90 feet; thence South 02°44'44" East, a distance of 9.66 feet; thence South 48°32'01" East, a distance of 38.42 feet; thence South 00°39'53" East, a distance of 11.34 feet; thence North 89°20'07" East, a distance of 48.99 feet; thence North 89°08'38" East, a distance of 166.47 feet; thence North 00°51'22" West, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 20.00 feet; thence South 00°51'22" East, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 84.58 feet; thence North 01°11'58" West, a distance of 21.96 feet; thence North 89°15'41" West, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 20.01 feet; thence South 89°15'41" East, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 112.52 feet; thence North 89°29'53" West, a distance of 11.80 feet; thence North 00°30'07" East, a distance of 20.00 feet; thence South 89°29'53" East, a distance of 11.20 feet; thence North 01°11'58" West, a distance of 61.60 feet; thence North 89°07'14" East, a distance of 30.19 feet to REFERENCE POINT "A"; thence continue North 89°07'14" East, a distance of 225.71 feet; thence North 00°52'46" West, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 20.00 feet; thence South 00°52'46" East, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 134.53 feet; thence North 88°53'29" East, a distance of 75.59 feet to REFERENCE POINT "B"; thence continue North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 177.95 feet; thence South 00°47'53" East, a distance of 33.00 feet; thence South 89°12'07" West, a distance of 33.09 feet; thence South 00°22'19" East, a distance of 37.88

Description continued - SHEET 3 OF 9

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Land Surveyors * Mappers

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SKETCH & DESCRIPTION
 For: THE PUGLIESE COMPANY

DRAWN EB	SCALE: N/A	DATE: 03/14/07
F.B./PG. N/A	JOB# 05-077-04	SHEET 2 OF 9

DESCRIPTION (cont'd):

feet; thence South 00°04'50" East, a distance of 46.30 feet; thence South 01°12'55" East, a distance of 139.21 feet; thence South 89°20'38" West, a distance of 157.93 feet; thence South 88°10'01" West, a distance of 78.01 feet; thence South 00°33'26" East, a distance of 8.87 feet; thence South 89°00'47" West, a distance of 309.80 feet; thence South 89°41'51" West, a distance of 364.51 feet; thence South 00°18'09" East, a distance of 5.00 feet; thence South 89°41'51" West, a distance of 33.93 feet; thence South 89°08'38" West, a distance of 281.14 feet; thence South 89°20'07" West, a distance of 352.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

Beginning at aforesaid REFERENCE POINT "A"; thence South 00°52'46" East, a distance of 33.00 feet to the POINT OF BEGINNING of less out; thence North 89°07'14" East, a distance of 380.31 feet; thence North 88°53'29" East, a distance of 55.65 feet; thence South 01°01'04" East, a distance of 77.03 feet; thence South 01°18'25" East, a distance of 135.20 feet; thence South 89°00'47" West, a distance of 57.47 feet; thence South 89°41'51" West, a distance of 364.39 feet; thence North 01°06'33" West, a distance of 17.50 feet; thence South 88°53'27" West, a distance of 14.19 feet; thence North 01°11'58" West, a distance of 129.56 feet; thence North 89°04'32" East, a distance of 9.13 feet; thence North 00°55'28" West, a distance of 19.71 feet; thence South 88°59'09" West, a distance of 9.22 feet; thence North 01°11'58" West, a distance of 41.75 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

Beginning at aforesaid REFERENCE POINT "B"; thence South 01°06'31" East, a distance of 33.00 feet to the POINT OF BEGINNING of less out; thence North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 108.77 feet; thence South 00°39'05" East, a distance of 12.39 feet; thence North 89°20'55" East, a distance of 15.85 feet; thence South 00°22'19" East, a distance of 25.27 feet; thence South 00°04'59" East, a distance of 46.52 feet; thence South 01°12'55" East, a distance of 110.99 feet; thence South 88°49'28" West, a distance of 17.34 feet; thence South 01°21'15" East, a distance of 7.96 feet; thence South 89°20'38" West, a distance of 120.61 feet; thence South 88°09'35" West, a distance of 86.89 feet; thence South 89°12'03" West, a distance of 216.52 feet; thence North 46°56'59" West, a distance of 9.57 feet; thence North 01°18'25" West, a distance of 119.12 feet; thence North 01°01'04" West, a distance of 77.06 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida

Containing 91,970 square feet or 2.111 acres, more or less.

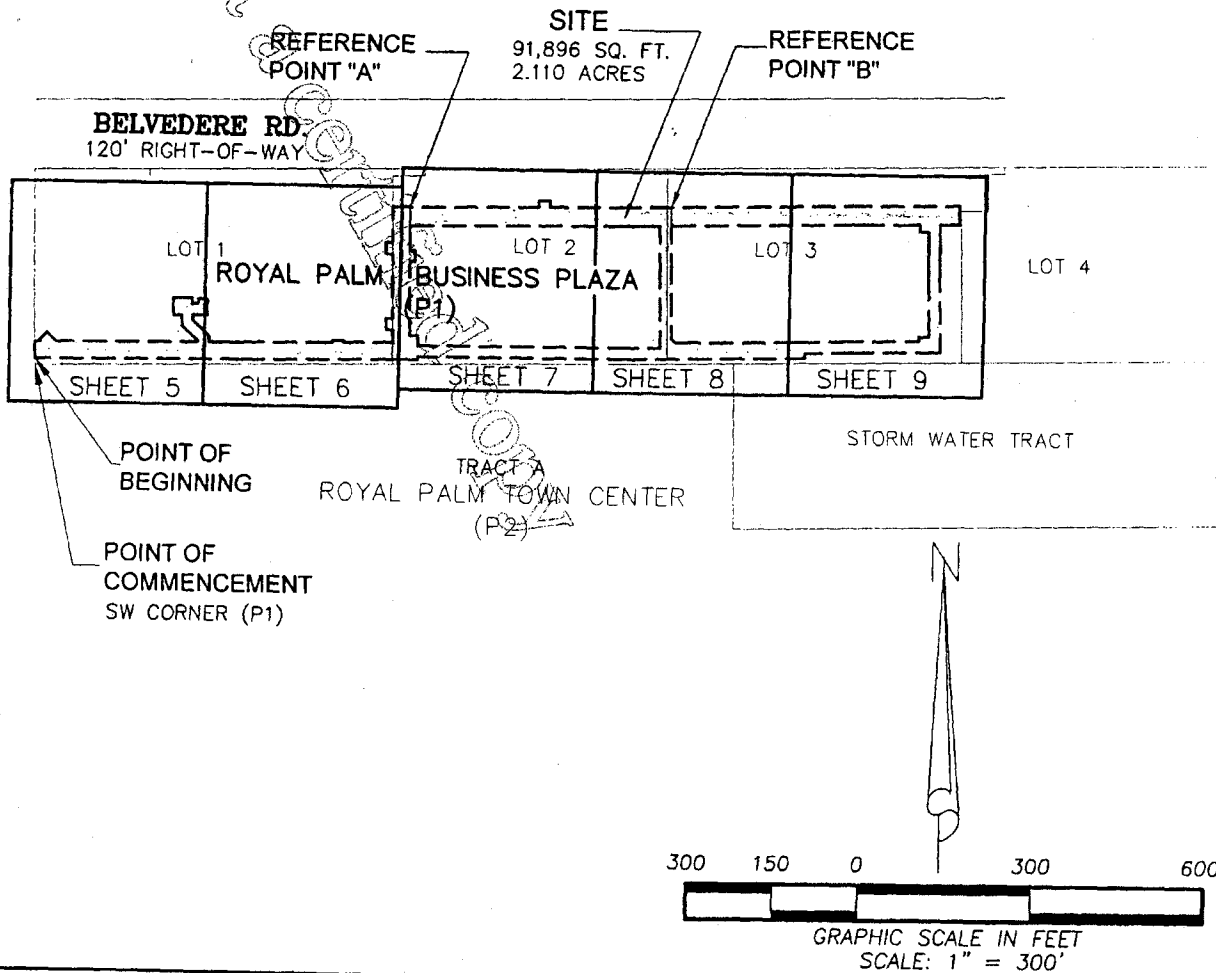
Dennis J. Leavy & Associates, Inc.
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SKETCH & DESCRIPTION
 For: THE PUGLIESE COMPANY

DRAWN EB	SCALE: N/A	DATE: 03/14/07
F.B./PG. N/A	JOB# 05-077-04	SHEET 3 OF 9

This is Not a Survey



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SKETCH & DESCRIPTION
 For: THE PUGLIESE COMPANY

DRAWN EB	SCALE: 1" = 300'	DATE: 03/14/07
F.B./PG. N/A	JOB# 05-077-04	SHEET 4 OF 9

50 25 0 50



GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

This is not a certified copy

E. LINE OF LOT 1 (P1)

N 89°07'14" E 30.19'

N 01°11'58" W 61.60'

S 89°29'53" E 11.20'

N 00°30'07" E 20.00'

N 89°29'53" W 11.80'

LOT 1

ROYAL PALM BUSINESS PLAZA (P1)

SEE DETAILS Sheet 5 of 9

S 89°15'41" E 12.13'

N 01°11'58" W 20.01'

N 89°08'38" E 20.00'

N 00°51'22" W 3.72'

N 89°15'41" W 12.13'

N 89°08'38" E 84.58'

N 89°20'07" E 48.99'

N 89°08'38" E 166.47'

S 00°51'22" E 3.72'

DESCRIBED AREA
91,970 SQ. FT. ±
2.111 AC. ±

DESCRIBED UTILITY EASEMENT

30'

S 89°08'38" W 281.14'

S 89°20'07" W 352.64'

S 89°01'09" W 1218.18' (BEARING BASE)

LIMITS OF PLAT (P1)

ROYAL PALM TOWN CENTER (P2)

SEE SHEET 5 OF 9

SEE SHEET 7 OF 9

Dennis J. Leavy & Associates, Inc.
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SKETCH & DESCRIPTION
For: THE PUGLIESE COMPANY

DRAWN	EB	SCALE: 1" = 50'	DATE: 03/14/07
F.B./PG.	N/A	JOB# 05-077-04	SHEET 6 OF 9

50 25 0 50



GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

N 89°07'14" E
30.19'

REFERENCE POINT "A"

N 89°07'14" E 20.00'
N 00°52'46" W 11.27'

S 00°52'46" E
11.27'

N 89°07'14" E
134.53'

N 89°07'14" E 225.71'

(TIE LINE ONLY)

S 00°52'46" E

33.00'

DESCRIBED AREA
91,970 SQ. FT.±
2.111 AC.±

33'

DESCRIBED UTILITY EASEMENT

POINT OF BEGINNING
OF LESS OUT

N 01°11'58" W 41.75'

S 88°59'09" W 9.22'

N 00°55'28" W 19.71'

N 89°04'32" E 9.13'

N 89°07'14" E 380.31'

LESS OUT

LOT 2

ROYAL PALM BUSINESS PLAZA
(P1)

SEE SHEET 6 OF 9

SEE SHEET 8 OF 9

N 01°11'58" W 129.56'

S 88°53'27" W 14.19'

N 01°06'33" W 17.50'

S 89°41'51" W 364.39'

DESCRIBED UTILITY EASEMENT

20'

S 00°18'09" E 5.00'

S 89°41'51" W 364.51'

S 89°41'51" W
33.93'

S 89°01'09" W 1218.18' (BEARING BASE)

LIMITS OF PLAT (P1)

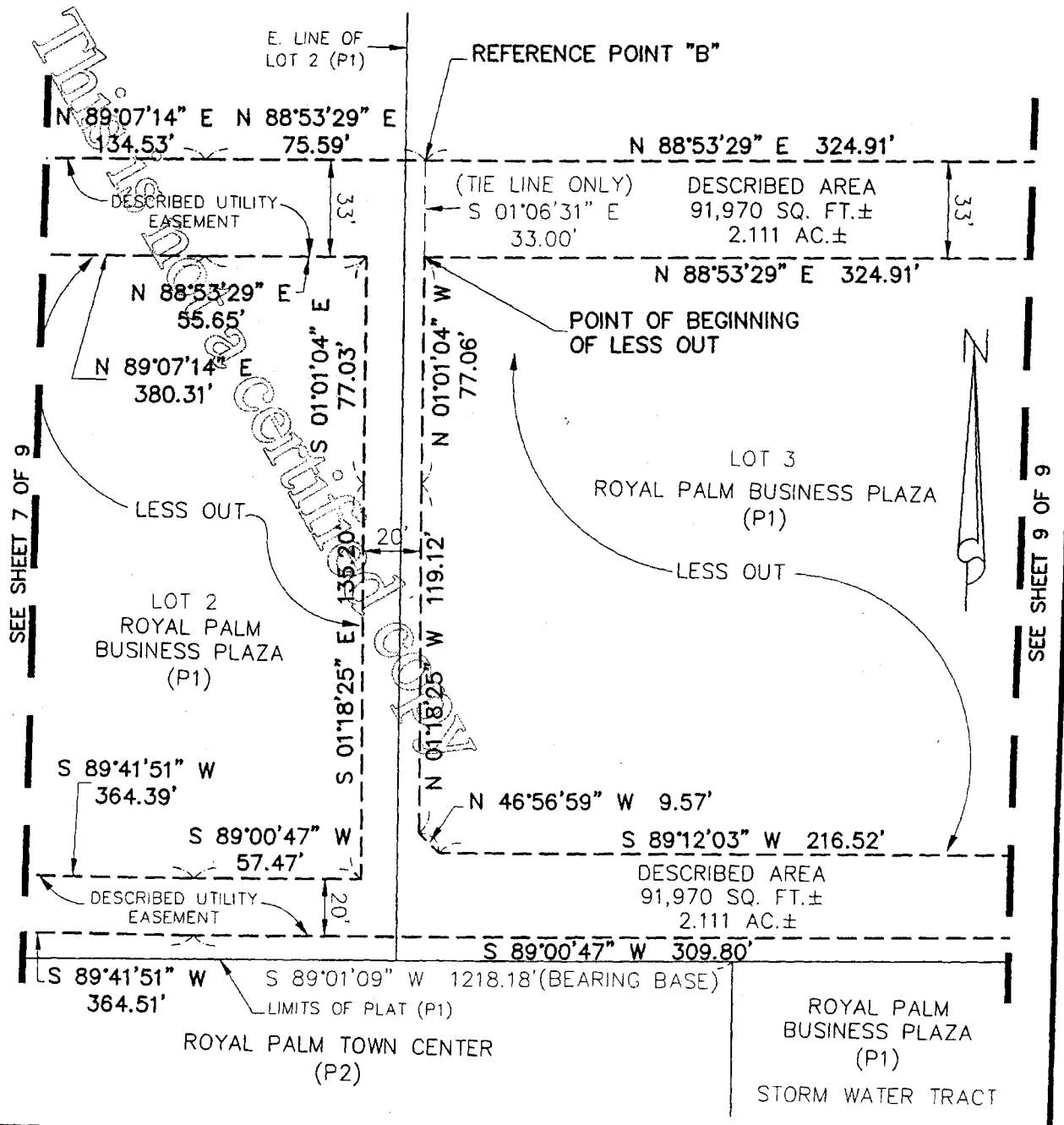
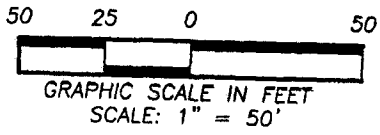
ROYAL PALM TOWN CENTER
(P2)

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SKETCH & DESCRIPTION
For: THE PUGLIESE COMPANY

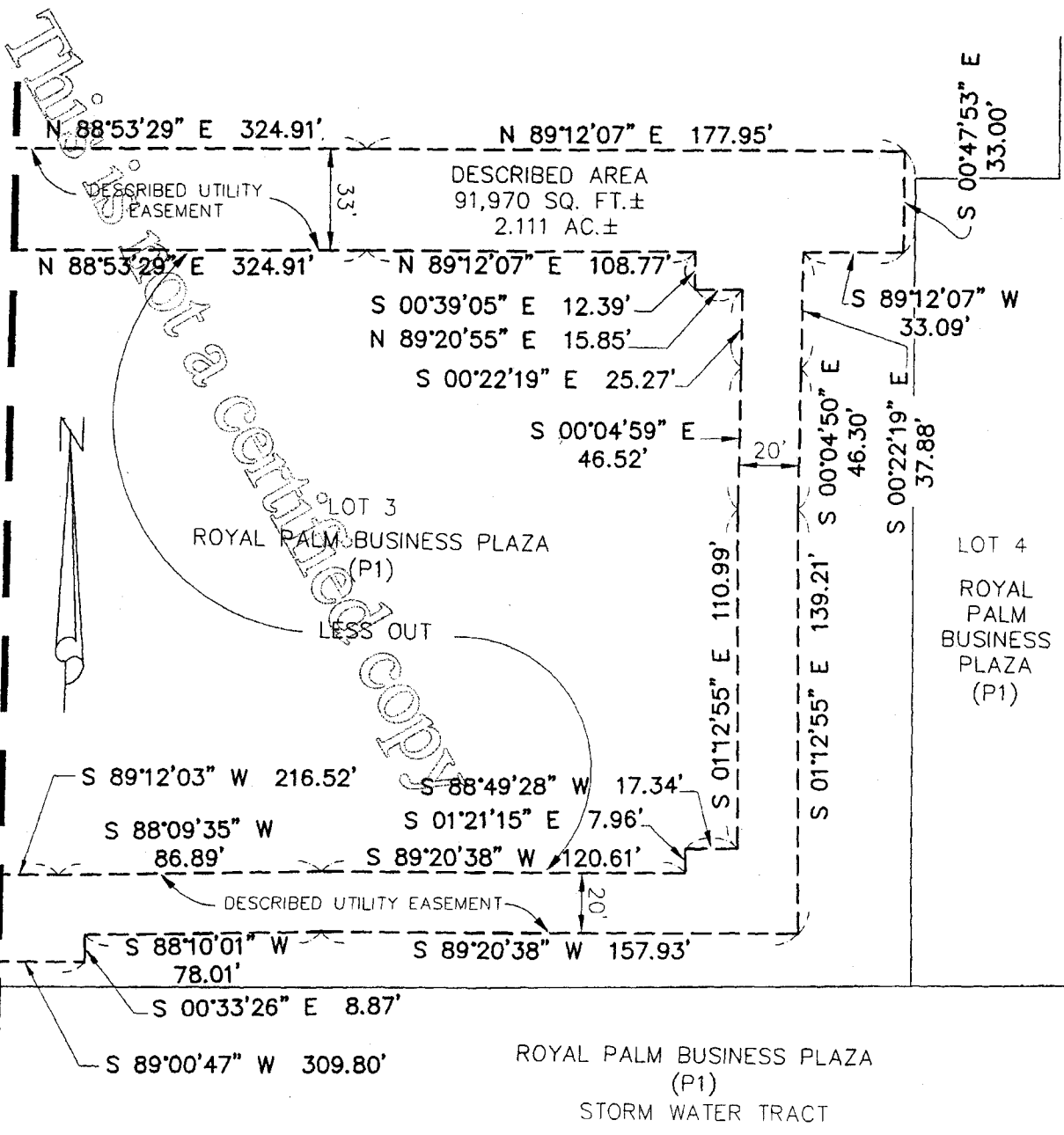
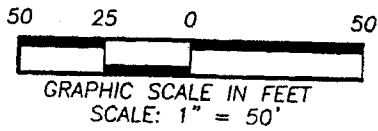
DRAWN	EB	SCALE: 1" = 50'	DATE: 03/14/07
F.B./PG.	N/A	JOB# 05-077-04	SHEET 7 OF 9



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DRAWN EB	SCALE: 1" = 50'	DATE: 03/14/07
F.B./PG. N/A	JOB# 05-077-04	SHEET 8 OF 9



SEE SHEET 8 OF 9

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SKETCH & DESCRIPTION For: THE PUGLIESE COMPANY		
DRAWN	EB	SCALE: 1" = 50'
DATE:	03/14/07	
F.B./PG.	N/A	JOB# 05-077-04
		SHEET 9 OF 9