

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u> <i>✓</i> </u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	<u> <i>2</i> </u>	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No _____
 Budget Account No: Fund _____ Department _____ Unit _____ Object _____
 Reporting Category _____

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

✶ No Fiscal Impact.

C. Departmental Fiscal Review: *CM Sumner*

III. REVIEW COMMENTS

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

 Andell 10/1/09
 OFMB VA CN
 9/30/09 9/29/09 9/28/09

 J. J. Paul 10/5/09
 Contract Dev. and Control
 10/5/09

B. Legal Sufficiency:

 Anne Helgent 10/6/09
 Assistant County Attorney

C. Other Department Review:

 Department Director

EXHIBIT 19

Master Ground Lease No.: DTAF06-95-L-15144

Terms and Conditions:

- (1) Unit 1304 at the Palm Beach International Airport Cargo Building #1300 (the "Cargo Building"), consisting of approximately 1,988 square feet, as depicted in Attachment "A" to this Exhibit 19, and made a part hereof ("Unit 1304"), is added to Master Ground Lease No. DTAF06-95-L-15144, as amended (the "Master Lease").
- (2) The Government's use of Unit 1304 shall be related to the Government's storage of materials, supplies and equipment in support of the Government's Air Traffic Control operations at the Palm Beach International Airport, and for no other purpose.
- (3) The Government accepts Unit 1304 in its "As Is" condition, subject to all defects, latent or patent, if any.
- (4) The Government shall be responsible for all electricity charges and shall have the account for existing electric meter Unit 1304 placed in the Government's name. The Lessor shall provide water and sewer utilities and trash disposal, the costs of which shall be prorated and billed monthly by the Lessor to all Cargo Building tenants, including the Government. Charges shall be paid by the Government to the Lessor within thirty (30) days from the date of the Lessor's invoice.
- (5) The Government shall be responsible for the routine maintenance of Unit 1304.
- (6) If Unit 1304 or the Cargo Building is partially or totally destroyed or damaged by fire or other casualty, either party may terminate this Exhibit 19, by giving ten (10) days prior written notice to the other party.
- (7) This Exhibit 19 may be terminated by Lessor upon one (1) year's advance written notice to the Government, or by the Government upon thirty (30) days' advance written notice to the Lessor.
- (8) Notwithstanding any provision of the Master Lease to the contrary, upon the expiration or sooner termination of the Master Lease or this Exhibit 19, the Government shall surrender and return Unit 1304 to the Lessor in substantially the same condition as Unit 1304 existed on the Effective Date of this Exhibit 19.
- (9) This Exhibit 19 shall become effective on the date this Exhibit 19 is approved by the Palm Beach County Board of County Commissioners and signed by all parties (the "Effective Date").

(10) The Lessor and the Government agree that Exhibit 4 to the Master Lease (hereinafter referred to as "Exhibit 4") shall be terminated and deleted in its entirety thirty (30) days following the Effective Date of this Exhibit 19. Upon such termination of Exhibit 4, the Lessor and the Government shall be released from all further obligations thereunder.

IN WITNESS WHEREOF, the parties hereto have signed their names:

ATTEST:
SHARON R. BOCK,
CLERK AND COMPTROLLER

PALM BEACH COUNTY,
A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA, BY ITS BOARD
OF COUNTY COMMISSIONERS

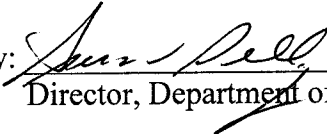
By: _____
Deputy Clerk

By: _____
John F. Koons, Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
County Attorney

By: 
Director, Department of Airports

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

NAME OF REAL ESTATE CONTRACTING OFFICER	SIGNATURE OF REAL ESTATE CONTRACTING OFFICER	DATE
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Chris Barnhill

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 2008013-04

BOUNDARY & LIMITED TOPOGRAPHIC SURVEY PALM BEACH INTERNATIONAL AIRPORT LEASE PARCEL N-12 (CARGO FACILITY BUILDING 1300)

KAREN T. MARCUS
DISTRICT 1

JOHN F. KOONS
DISTRICT 2

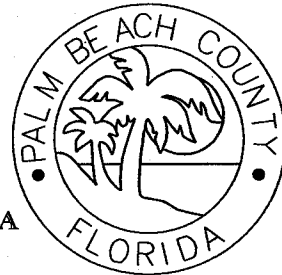
ROBERT J. KANJIAN
DISTRICT 3

MARY McCARTY
DISTRICT 4

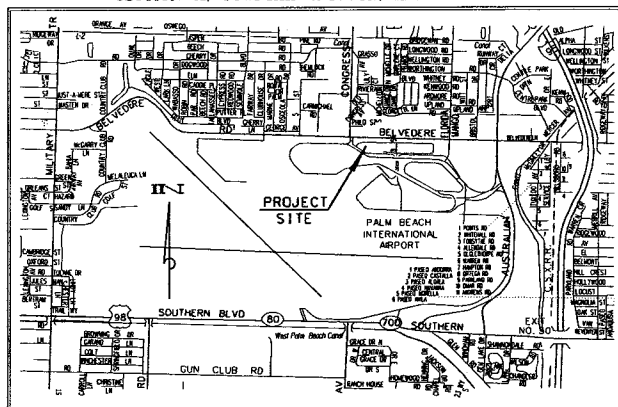
BURT AARONSON
DISTRICT 5

JESS R. SANTAMARIA
DISTRICT 6

ADDIE L. GREENE
DISTRICT 7



SECTION 32, TOWNSHIP 43 SOUTH, RANGE 45 EAST



LOCATION MAP
N.T.S.

PROPERTY DESCRIPTION
PDA LEASE PARCEL N-12
(CARGO FACILITY BUILDING 1300)

A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 45 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH 88°26'54" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 331.12 FEET; THENCE SOUTH 01°32'06" WEST AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 56.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°26'54" EAST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 328.27 FEET; THENCE SOUTH 01°11'00" WEST, A DISTANCE OF 324.06 FEET; THENCE NORTH 88°26'54" WEST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 275.19 FEET; THENCE NORTH 01°14'27" WEST, A DISTANCE OF 18.45 FEET; THENCE NORTH 88°26'54" WEST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 12.28 FEET; THENCE SOUTH 01°33'06" WEST, A DISTANCE OF 16.42 FEET; THENCE NORTH 88°26'54" WEST PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 138.95 FEET; THENCE NORTH 89°21'51" WEST, A DISTANCE OF 111.15 FEET; THENCE NORTH 01°58'24" EAST, A DISTANCE OF 287.75 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED CONTAINS 3.897 ACRES OR 169,756 SQUARE FEET MORE OR LESS.

THE CLIENT REQUESTED ONLY A LIMITED AMOUNT OF TOPOGRAPHIC INFORMATION/FEATURES BE INCLUDED ON THIS SURVEY. ON SITE VERTICAL TOPOGRAPHY AND THE LOCATION, SIZE AND SPECIES OF TREES WERE NOT REQUESTED TO BE SHOWN BY THE CLIENT. ALL APPARENT USAGES AND ENCROACHMENTS ALONG THE BOUNDARY LINES WERE LOCATED AT THE CLIENTS REQUEST. THIS SURVEY IS FOR LEASING PURPOSES AND NOT FOR THE CONVEYANCE OF LAND.

BEARINGS ON THIS SURVEY ARE BASED ON A GRID (NAD 83/90) BEARING OF SOUTH 88°26'54" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 45 EAST, PALM BEACH COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE COUNTY ENGINEER W VISTA CENTER, 2300 NORTH JUD ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

SURVEY IS NOT BASED ON ANY ABSTRACT OR TITLE POLICY. CLIENT REQUESTED THE SURVEY TO BE DONE WITHOUT THAT INFORMATION BEING PROVIDED.

SEE THE RECORDED DOCUMENTS CITED ON THIS DRAWING FOR ADDITIONAL INFORMATION.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 11237, PAGE 4 - DATED 02/12/08. INSTRUMENTS USED WERE THE TOPCON GTS M3 AND HUSKY DATA COLLECTOR (DRE).

THE FILE NAMES ARE 2008013-04.PRJ, 2008013-04.DAT, 08013-04.ZAK, 2008013-04.PDA LEASE PARCEL N-12 NOTES.DOC AND S-3-08-2812.DGN.

FIELD WORK COMPLETED ON 03/04/08.

LEGAL ACCESS TO THE PARCELS IS PROVIDED VIA BELVEDERE TO THE NORTH THRU AN AIRPORT ACCESS ROAD (NO RECORD INFORMATION PROVIDED).

THE PROJECTS FIELD TRAVERSE WAS BALANCED USING STAR NET PRO VERSION 6.0.19. A FIELD TRAVERSE WAS RUN IN ORDER TO ESTABLISH STATE PLANE COORDINATES ON THE ENTIRE SITE. EXISTING STATE PLANE COORDINATED CONTROL POINTS WERE RECOVERED FROM A PREVIOUS BOUNDARY SURVEY PROJECT NO. 85222 - DRAWING NO S-3-99-1376 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER. TWO MONUMENTS WERE HELD FIXED IN THE TRAVERSE ADJUSTMENT. SECTION WAS BROKEN DOWN IN ACCORDANCE WITH PALM BEACH COUNTY SECTION CORNER POSITIONS. SEE CERTIFIED CORNER RECORDS 54087, 54088, 54089 & 54090.

ALL EXISTING AND ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:110,000 (COMMERCIAL / HIGH RISK) REQUIRED BY THIS SURVEY.

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEY.

UNDERGROUND FOUNDATIONS AND UTILITIES MAY BE PRESENT. NO UNDERGROUND FOUNDATIONS OR UTILITIES WERE LOCATED BY THIS SURVEY.

DATE OF AERIAL PHOTO BY OTHERS 01/29/2007 TO 03/05/2007. THIS IS AN ORTHO-IMAGE OR ORTHO-PHOTO. THE PHOTO WAS NOT CONTROLLED, TANKED OR FIELD VERIFIED BY THE SIGNING SURVEYOR AND IS FOR INFORMATIONAL PURPOSES ONLY.

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.000044878
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

CERTIFIED TO: PALM BEACH COUNTY DEPARTMENT OF AIRPORTS.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE BOUNDARY & LIMITED TOPOGRAPHIC SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GLENN W. MARK, P.L.S.
FLORIDA CERTIFICATE NO. 5304

DATE

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2500 NORTH JUD ROAD
WEST PALM BEACH, FL 33411



NO.	REVISION	DATE

SCALE: AS NOTED
APPROVED: G.W.M.
DRAWN: E.A.O.
CHECKED: W.C.B.
DATE DRAWN: 03/27/08
PROJECT NO. 2008013-04
SECTION FILE NAME: S-3-08-2812

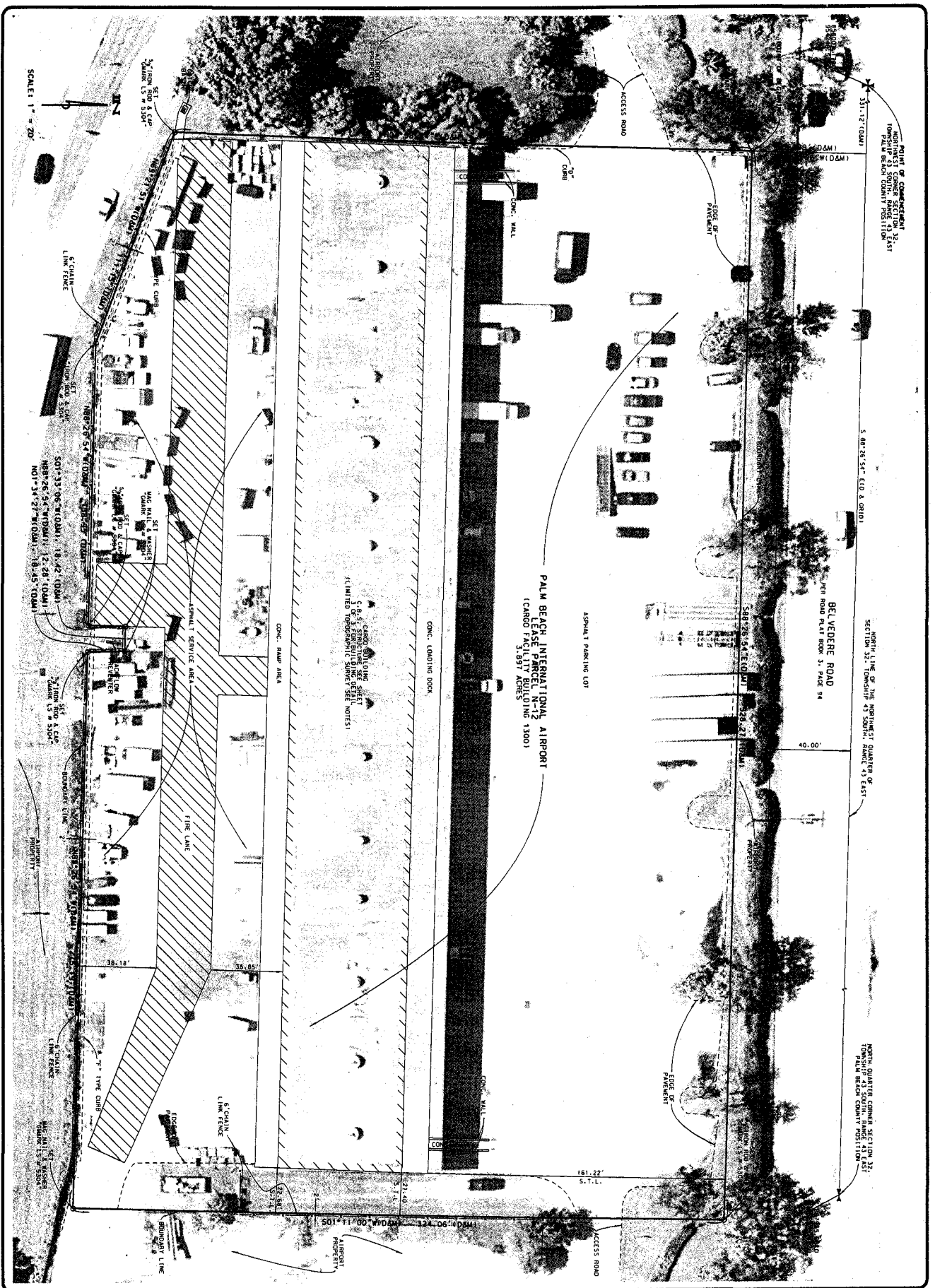
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PROJECT: BOUNDARY & SURVEY
PALM BEACH INTERNATIONAL AIRPORT
LEASE PARCEL N-12
CARGO FACILITY BUILDING 1300
SECTION FILE NAME: S-3-08-2812
DATE: 03-27-08

SHEET: 1

OF: 3

PROJECT NO. 2008013-04



PROJECT NO. 2000000004
 SHEET 3
 OF 3

PROJECT: **BOUNDARY & LIMITED TOPOGRAPHIC SURVEY PALM BEACH INTERNATIONAL AIRPORT LEASE PARCEL N-12 (CARGO FACILITY BUILDING 1300)**

DESIGN FILE NAME: 8-3-08-2813.DGN
 DRAWING NO.: S-3-08-2813

FIELD BOOK NO. LSH T

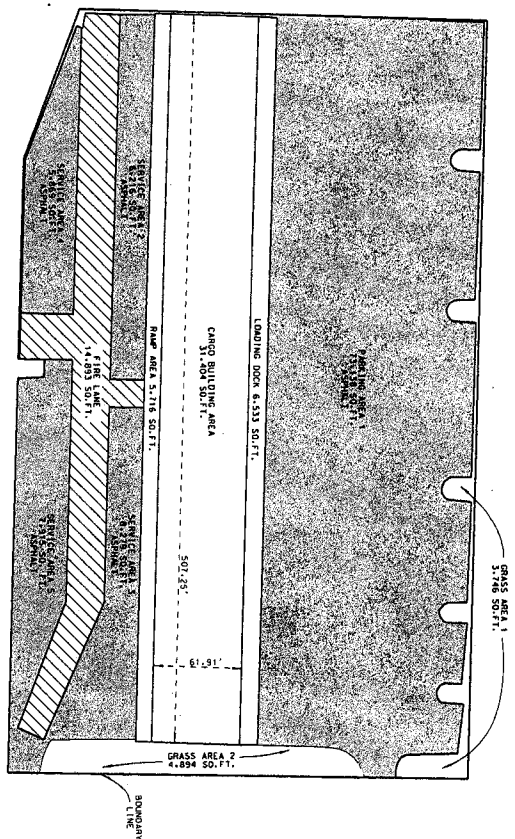
NO.	REVISION	BY	DATE
1	CHANGE LABELS	GMW	8/30

SCALE: AS NOTED
 APPROVED: G.M.W.
 DRAWN: S.A.D.
 CHECKED: M.C.M.
 DATE: 8/27/08
 NAME: REVISED

PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES

2300 NORTH JOG ROAD
 WEST PALM BEACH, FL 33411

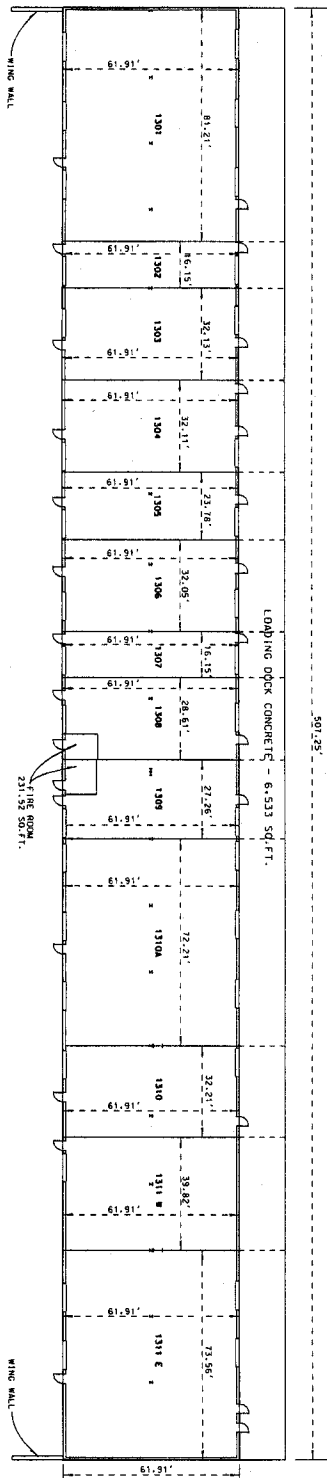




LEASE AREA DETAIL
 LEG. SHEET 2 (CONT.) FOR
 BOUNDARY SURVEY
 SCALE: 1" = 40'

TABLE CHART

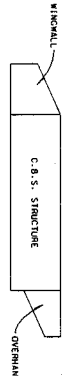
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1302	=	1,000	SQ. FT.	1311	=	1,898	SQ. FT.
1303	=	1,468	SQ. FT.	1312	=	1,898	SQ. FT.
1304	=	1,468	SQ. FT.	1313	=	4,554	SQ. FT.
1305	=	1,468	SQ. FT.	1314	=	1,898	SQ. FT.
1306	=	1,468	SQ. FT.	1315	=	1,898	SQ. FT.
1307	=	1,468	SQ. FT.	1316	=	1,898	SQ. FT.
1308	=	1,468	SQ. FT.	1317	=	1,898	SQ. FT.
1309	=	1,468	SQ. FT.	1318	=	1,898	SQ. FT.
1309	=	1,555	SQ. FT.	1319	=	1,898	SQ. FT.
TOTAL				231,404	SQ. FT.		



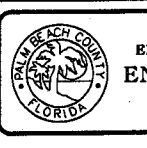
CARGO BUILDING DETAIL
 SCALE: 1" = 20'

SIDE VIEW
 CARGO BUILDING DETAIL
 SCALE: 1" = 20'

LEGEND
 (OAM) = RED A MARKED
 SQ. FT. = SQUARE FEET
 C.M. = CONCRETE
 S. = 1/2" x 1" I-BEAM
 L. = 1/2" x 1" L-BEAM
 D. = 3" DIA. DRILLING DOOR



NO.	REVISION	BY	DATE
1	CHANGE LABELS	GW	1/30/09



PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
 2300 NORTH JOG ROAD
 WEST PALM BEACH, FL 33411

PROJECT NO. 2008-04
 SHEET 3
 OF 3

PROJECT: **BOUNDARY & LIMITED TOPOGRAPHIC SURVEY**
PALM BEACH INTERNATIONAL AIRPORT
LEASE PARCEL N-12
(CARGO FACILITY BUILDING 1500)

DESIGN FILE NAME: 9-3-08-2812.DGN
 DRAWING NO.: S-3-08-2812

SCALE: AS NOTED
 APPROVED: GWA
 DRAWN: EAA
 CHECKED: WJL
 DATE: 1/30/09
 BY: GW

FIELD BOOK NO. 1187