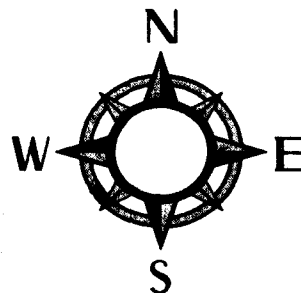


Attachment 1  
Location Map



**WILL CALL #166**

RETURN TO:

LAKE WORTH DRAINAGE DISTRICT

13081 Military Trail

Delray Beach, FL 33484

PREPARED BY:

MARK A. PERRY, ESQ.

Perry & Kern, P.A.

50 SE Fourth Avenue

Delray Beach, FL 33483

**PIPING LICENSE AGREEMENT  
WIDENING OF SUMMIT BOULEVARD EAST OF MILITARY TRAIL  
AT LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 6  
LWDD PROJECT NO. 02-6894P.02  
PALM BEACH COUNTY PROJECT NO. \_\_\_\_\_**

**THIS PIPING LICENSE AGREEMENT** made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by and between the **LAKE WORTH DRAINAGE DISTRICT**, a Special Taxing District of the State of Florida, hereinafter referred to as the "DISTRICT", whose mailing address is 13081 Military Trail, Delray Beach, Florida 33484; and **PALM BEACH COUNTY**, a Political Subdivision of the State of Florida, hereinafter referred to as "COUNTY", whose address is P. O. Box 21229, West Palm Beach, Florida 33416.

**WHEREAS**, the DISTRICT maintains and controls certain right, title or interest in Lateral Canal No. 6, hereinafter referred to as "L-6 Canal"; which is located south and adjacent to Summit Boulevard; and

**WHEREAS**, DISTRICT entered into an agreement with FREDERIC C. COLLIN and RHODA J. COLLIN, his wife, dated January 13, 1960 and recorded in Official Record Book 454, page 26, of the Public Records of Palm Beach County, Florida, which authorized COLLIN to install a culvert 220 ft. in

02-6894P.02

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**WILL CALL #166**

length running from west to east and paving for parking, as set forth in that certain Plan and Specification prepared by O'Neal & Brady, Engineers and Surveyors, Palm Beach, Florida; and

**WHEREAS**, DISTRICT entered into an agreement with ALLAN J. GLUCKSTERN, as Trustee, dated September 13, 1982 and recorded in Official Record Book 3811, Page 351, of the Public Records of Palm Beach County, Florida, which authorized GLUCKSTERN to pave and park upon that portion of the DISTRICT'S L-6 Canal previously piped and to maintain the existing pipe; and

**WHEREAS**, DISTRICT entered into a Piping, Paving & Parking License Agreement with J.P.B. LEMONTREE, L.L.C., dated July 28, 2005 and recorded in Official Record Book 18991, Page 0332, of the Public Records of Palm Beach County, Florida, which authorized J.P.B. LEMONTREE, L.L.C. to maintain the existing piping and paving for parking over, on and upon the land described in Exhibit 'A' attached hereto and made a part hereof, hereinafter referred to as "LICENSE AREA"; and

**WHEREAS**, DISTRICT entered into a Piping & Paving License Agreement with J.P.B. LEMONTREE, L.L.C., dated March 14, 2007 and recorded in Official Record Book 21570, Page 46, of the Public Records of Palm Beach County, Florida, which authorized J.P.B. LEMONTREE, L.L.C. to pipe a portion of the DISTRICT'S L-6 Canal for the installation of paving over, on and upon the land described in Exhibit 'B' attached hereto and made a part hereof, hereinafter referred to as "LICENSE AREA", for an exit to Summit Boulevard; and

**WHEREAS**, in order to meet the projected traffic needs of the COUNTY road system, the COUNTY desires in the future to widen Summit Boulevard from Military Trail to the east and requires additional right-of-way for the

**WILL CALL #166**

project, which is a portion of the DISTRICT'S existing L-6 Canal right-of-way, as reflected on Exhibit 'C', attached hereto and made a part hereof; and

**WHEREAS**, COUNTY has requested the DISTRICT to convey a portion of the DISTRICT'S L-6 Canal right-of-way, as described on Exhibit 'C'; and

**WHEREAS**, Florida Statute, §163.01, allows governmental units to make the most efficient use of their powers by enabling them to cooperate with other governmental entities on a basis of mutual advantage; and

**WHEREAS**, the DISTRICT agrees to convey to COUNTY that portion of the DISTRICT'S L-6 Canal right-of-way, as described on Exhibit 'C', for the future expansion of Summit Boulevard from Military Trail to the east, subject to the conditions and restrictions as set forth herein.

**NOW, THEREFORE**, in consideration of the sum of TEN DOLLARS (\$10.00) and mutual covenants, promises and representatives herein, parties agree as follows:

1. The above recitals are hereby ratified and incorporated herein.
2. Simultaneously with the execution of this Piping License Agreement, DISTRICT shall convey to COUNTY via Quit Claim Deed that portion of the DISTRICT'S L-6 Canal right-of-way described on Exhibit 'C' for the future expansion of Summit Boulevard from Military Trail to the east.
3. COUNTY acknowledges that when COUNTY is ready to proceed with the expansion of Summit Boulevard adjacent to the property owned by J.P.B LEMONTREE, L.L.C. and the DISTRICT'S L-6 Canal right-of-way, the parking area will decrease, as reflected on the site plan approved by COUNTY on the plan entitled Summit Boulevard Animal Hospital, Final Site Plan Ultimate Right-of-Way, Drawing AO.02, prepared by Warren Freeddenfeld & Associates. COUNTY agrees that until such time that it is ready to proceed with the future expansion of Summit Boulevard; the COUNTY will not interfere

**WILL CALL #166**

with the use of the existing parking spaces by J.P.B. LEMONTREE, L.L.C. Further, the COUNTY will not find J.P.B. LEMONTREE, L.L.C. in violation of COUNTY codes, ordinances, and/or regulations as a result of the decrease in parking spaces.

4. The COUNTY further agrees to maintain the piped canal, including the headwalls, within the LICENSE AREA, as described on Exhibit 'D' attached hereto and made a part hereof, which are the subject of this Agreement, and pay all expenses involved so as to provide at all times the free flow of water through the piped canal, and further to maintain the piped canal in good, safe and usable condition; however, should the existing pipe become damaged as a result of negligence on the part of J.P.B. LEMONTREE, L.L.C, repairs will be the responsibility of J.P.B. LEMONTREE, L.L.C. The COUNTY also agrees to perform all reasonable acts of maintenance within the LICENSE AREA, excluding the maintenance of the asphalt, curbing and landscaping, as required by the DISTRICT in writing. If the COUNTY fails to initiate such maintenance within sixty (60) days of receiving notice from the DISTRICT demanding same, the DISTRICT shall have the right to perform maintenance, and charge the COUNTY for the same, including, but not limited to, administrative expenses incurred while performing the required maintenance. If after sixty (60) days from receiving a payment demand from the DISTRICT, the COUNTY has not paid those reasonable costs, the DISTRICT may terminate the Drainage Permit and the subject Piping License Agreement for the piped canal that is the subject of the required maintenance. In such a case, the DISTRICT shall have the authority to restore the L-6 drainage easement to its original condition. The DISTRICT shall also have the right to any pipe salvage, and to expenses therewith reasonably incurred from the COUNTY.

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**WILL CALL #166**

5. Once the COUNTY has completed the widening of Summit Boulevard from Military Trail to the east, COUNTY shall provide a certified report to the DISTRICT every two years, prepared by a professional Florida engineer as to the structural integrity of the existing pipe.

6. Without waiver of limitation as provided for in §768.28, Florida Statutes, and to the extent permitted by law, the COUNTY agrees to be responsible for all claims, damages, losses, and expenses arising from the discharge or spill, of any contaminants, hazardous substances and/or materials from COUNTY right-of-way onto DISTRICT'S L-6 Canal right-of-way caused by the COUNTY.

7. Each party shall be liable for its own actions and negligence and, to the extent permitted by law, County shall indemnify, defend and hold harmless District against any actions, claims, or damages arising out of County's negligence in connection with this agreement, and District shall indemnify, defend and hold harmless County against any actions, claims, or damages arising out of District's negligence in connection with this agreement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond or alter the limits set forth in Florida Statutes Section 768.28, nor shall the same be construed to constitute agreement by either party to indemnify the other party for such other party's, or any third party's negligent, willful or intentional acts or omissions.

8. Except as modified herein, this Agreement shall be subject to all applicable provisions of law. A copy of this Agreement shall be filed with the Clerk of the Circuit Court of Palm Beach County, Florida.

9. This Agreement may only be amended upon mutual written consent of the DISTRICT and COUNTY.



**WILL CALL #166**

10. This Agreement shall become effective upon adoption by the respective governing bodies of the DISTRICT and COUNTY and recordation in Palm Beach County.

11. Any and all notices required or permitted to be given hereunder shall be deemed received three (3) days after same are deposited in U.S. Mail sent via certified mail, return receipt requested.

All notices to the District shall be sent to:

LAKE WORTH DRAINAGE DISTRICT  
13081 Military Trail  
Delray Beach, FL 33484  
Att: Ronald L. Crone

Mark A. Perry, Esq.  
50 SE Fourth Avenue  
Delray Beach, FL 33483

All notices to the County shall be sent to:

George T. Webb, P.E., County Engineer  
Engineering and Public Works  
P.O. Box 21229  
West Palm Beach, FL 33484

Att: Roadway Production

12. The provisions of this Agreement may not be modified, rescinded or amended in whole or in part, without the consent of the DISTRICT and the COUNTY.

**IN WITNESS WHEREOF**, the Parties unto this Agreement have set their hands and seals on the day and date first written above.

**WILL CALL #166**

Approved as for Form and  
Legal Sufficiency

LAKE WORTH DRAINAGE DISTRICT

\_\_\_\_\_  
Legal Counsel to L.W.D.D.

By: \_\_\_\_\_  
MURRAY R. KALISH, President

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Ronald L. Crone, Secretary

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOYCE D. HALEY and RONALD L. CRONE, the President and Secretary respectively, of the LAKE WORTH DRAINAGE DISTRICT, known to me, and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Stamp or Seal

**WILL CALL #166**

Approved as to Form and  
Legal Sufficiency

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

\_\_\_\_\_  
County Attorney

By: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

Attest: Sharon R. Bock,  
Clerk & Comptroller

By: \_\_\_\_\_  
Deputy Clerk

Approved as to Terms and Conditions:

Date: \_\_\_\_\_

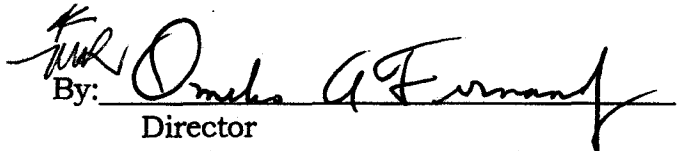
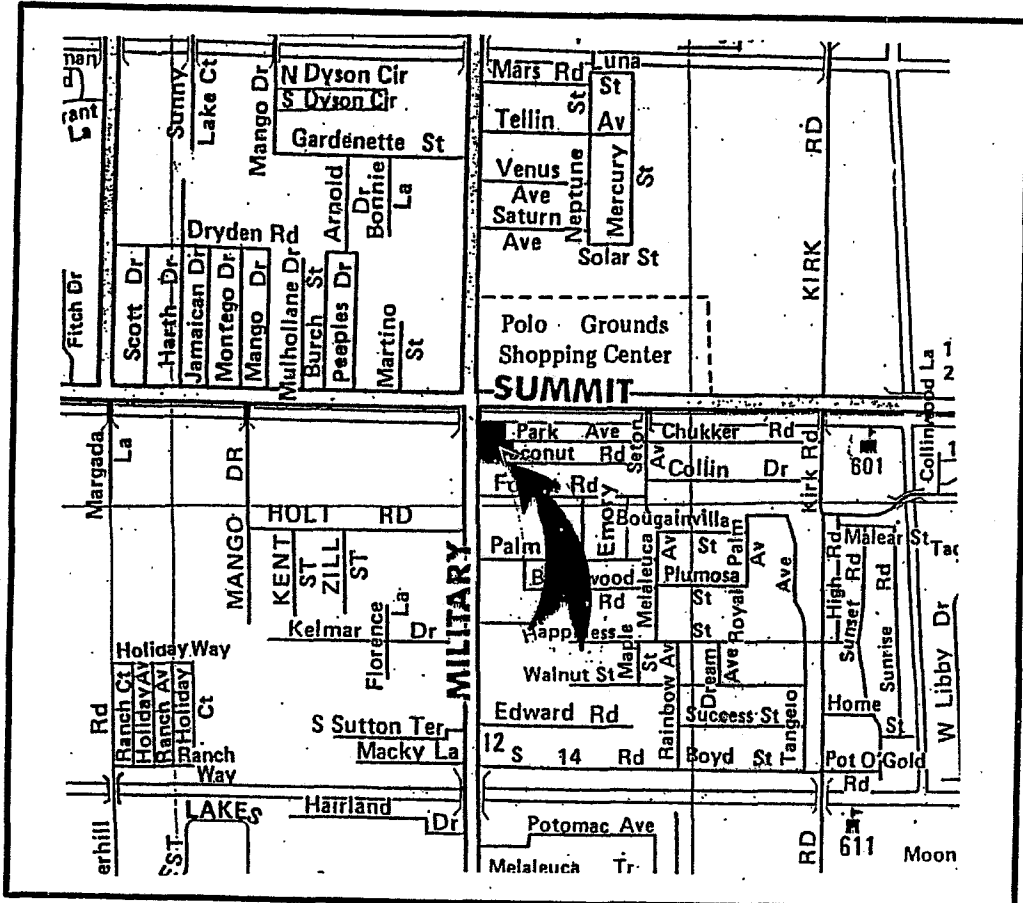
By:   
Director  
Roadway Production Division

EXHIBIT 'A'



LOCATION MAP  
N.T.S.

THIS IS NOT A SURVEY.

SHEET 1 OF 3

**Dailey-Fotorny, inc.**  
land surveyors - planners  
5050 10th Avenue North Suite B -  
Lake Worth FL 33463-2602  
Phone: 561-965-8787 Fax: 561-965-8963

PREPARED FOR:  
**DR. I. ARUN, D.V.M.**

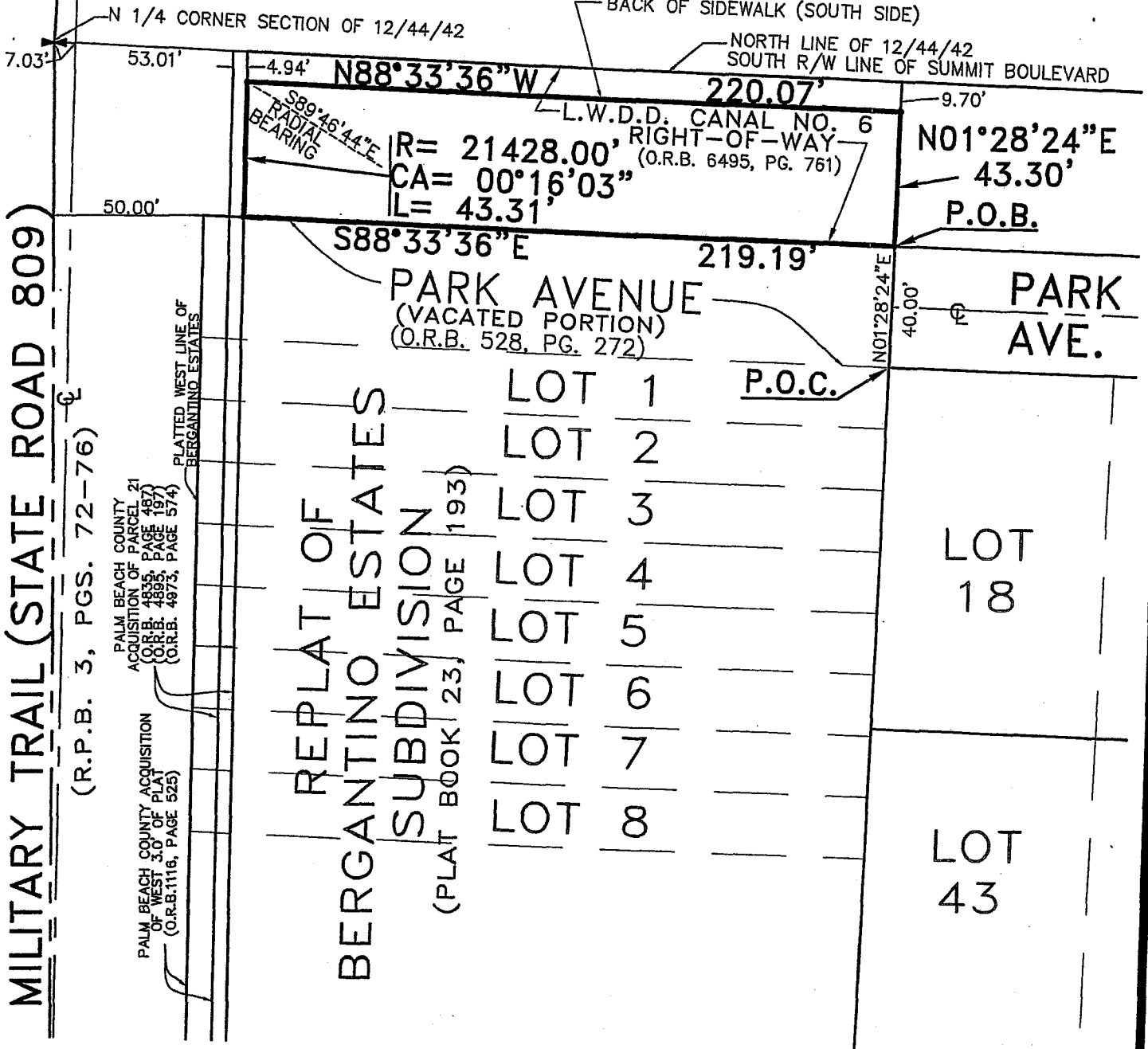
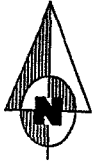
SCALE:	N/A	
DWN. DR	CHK.	P.J.F.
DATE: 12-07-04		
JOB NO. 74-0155		

LAK/RLC 2/21/05 02-6894.P02

EXHIBIT 'A'

# SUMMIT BOULEVARD (DILLMAN ROAD)

(O.R.B. 282, PG. 669)



MILITARY TRAIL (STATE ROAD 809)  
(R.P.B. 3, PGS. 72-76)

PALM BEACH COUNTY ACQUISITION OF PARCEL 21 (O.R.B. 4535, PAGE 487) (O.R.B. 4595, PAGE 197) (O.R.B. 4973, PAGE 574)

PALM BEACH COUNTY ACQUISITION OF WEST 3.0 OF PLAT (O.R.B.1116, PAGE 525)

PLATTED WEST LINE OF BERGANTINO ESTATES

REPLAT OF BERGANTINO ESTATES SUBDIVISION (PLAT BOOK 23, PAGE 193)

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
- LOT 6
- LOT 7
- LOT 8

LOT 18  
LOT 43

THIS IS NOT A SURVEY.

SHEET 2 OF 3

**Dailey-Fotony, inc.**  
land surveyors - planners  
5050 10th Avenue North Suite B -  
Lake Worth FL 33463-2602  
Phone: 561-965-8787 Fax: 561-965-8963

PREPARED FOR:  
DR. I. ARUN, D.V.M.

SCALE: 1"=50'

DWN. DR	CHK. P.J.F.
DATE: 12-07-04	
JOB NO. 74-0155	

LAK/RUC 2/2/05 02-0874.P02

EXHIBIT 'A'

LICENSE PARCEL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING NORTH OF AND ADJACENT TO PARK AVENUE, AS SHOWN ON THE REPLAT OF BERGANTINO ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 193, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY FOR DILLMAN ROAD (NOW SUMMIT BOULEVARD) AS SAME IS RECORDED IN OFFICIAL RECORD BOOK 282, PAGE 669 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING EAST OF THE RIGHT-OF-WAY FOR MILITARY TRAIL (STATE ROAD 809) AS SAME IS RECORDED IN ROAD PLAT BOOK 3, PAGES 72 THROUGH 76; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF SAID REPLAT OF BERGANTINO ESTATES THENCE NORTH 01 DEGREES 28 MINUTES 24 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 01 DEGREES 28 MINUTES 24 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 43.30 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG A LINE 9.70 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 220.07 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 21428.00 FEET. SAID POINT BEARS SOUTH 89 DEGREES 46 MINUTES 44 SECONDS EAST FROM THE RADIUS OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 03 SECONDS, A DISTANCE OF 43.31 FEET TO A NON-TANGENT INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID MILITARY TRAIL (STATE ROAD 809) AS SAME IS NOW DEFINED AND DESCRIBED IN OFFICIAL RECORD BOOK 4973, PAGE 574 IN SAID PUBLIC RECORDS AND AN INTERSECTION WITH THE NORTH LINE OF THAT PORTION OF SAID PARK AVENUE VACATED AND DESCRIBED IN OFFICIAL RECORD BOOK 528, PAGE 272 IN SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES 33 MINUTES 36 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 219.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,510.42 SQUARE FEET OR 0.218 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

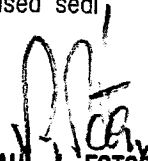
I HEREBY CERTIFY that the Plat of Survey shown hereon is a true and correct representation of the property description. Said Survey, as made under my direction, is accurate to the best of my knowledge and belief, and contains no visible encroachments, unless shown.

I FURTHER CERTIFY that the Survey represented hereon meets the Minimum Technical Standards for Land Surveys in the State of Florida, in accordance with CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, set forth by the Florida Board of Land Surveyors, pursuant to SECTION 472.027, FLORIDA STATUTES.

- NOTE:
- 1.) No Search of the Public Records has been made by this office.
  - 2.) Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

11-24-04

Date of last Field Work

  
**PAUL J. FOTORNY**  
 DAILEY-FOTORNY, INC., L.B. 1376  
 PROFESSIONAL LAND SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 2297

THIS IS NOT A SURVEY.

SHEET 3 OF 3

 **Dailey-Fotorny, inc.**  
 land surveyors - planners  
 5050 10th Avenue North Suite B -  
 Lake Worth FL 33463-2602  
 Phone: 561-965-8787 Fax: 561-965-8963

PREPARED FOR:  
**DR. I. ARUN, D.V.M.**

SCALE: N/A	
DWN. DR	CHK. P.J.F.
DATE: 12-07-04	
JOB NO. 74-0155	

LAV/ELC 2/21/05 02-689-4P.02

**LEGAL DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO.6, ACCORDING TO CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTHERLY OF "SUMMIT BOULEVARD ANIMAL HOSPITAL" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 191 AND 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER (N 1/4) SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 88° 33' 36" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO.6, AND THE WESTERLY EXTENTION THEREOF, A DISTANCE OF 285.27 FEET; THENCE SOUTH 01°28'24" WEST, 22.57 FEET TO A POINT LYING ALONG THE FUTURE SOUTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD (DILLMAN ROAD), AND THE POINT OF BEGINNING; THENCE NORTH 89° 36' 26" EAST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 64.77 FEET; THENCE CONTINUE SOUTH 88° 33' 36" EAST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 85.26 FEET TO A POINT ON THE NORTHERLY EXTENTION OF THE EAST LINE OF AFORESAID PLAT OF "SUMMIT BOULEVARD ANIMAL HOSPITAL", SAID POINT ALSO BEING A POINT ON THE NORTHERLY EXTENTION OF THE WEST LINE OF LOT 20, "REPLAT OF BERGANTINO ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 193, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01° 28' 24" WEST, ALONG SAID NORTHERLY EXTENTION, A DISTANCE OF 72.50 FEET TO THE NORTHEAST (NE) CORNER OF SAID "SUMMIT BOULEVARD ANIMAL HOSPITAL", SAME BEING THE NORTHWEST CORNER OF SAID LOT 20, SAME ALSO BEING A POINT LYING ALONG THE SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE, AS SHOWN ON SAID "REPLAT OF BERGANTINO ESTATES"; THENCE NORTH 88° 33' 36" WEST, ALONG THE NORTH LINE OF SAID "SUMMIT BOULEVARD ANIMAL HOSPITAL" AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE, A DISTANCE OF 150.00 FEET; THENCE CONTINUE NORTH 01° 28' 24" EAST, ALONG SAID "SUMMIT BOULEVARD ANIMAL HOSPITAL" PLAT, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PARK AVENUE; THENCE CONTINUE NORTH 01° 28' 24" EAST, ALONG THE NORTHERLY EXTENTION OF THE PREVIOUSLY DESCRIBED PLAT LINE AND DEPARTING THE NORTH LINE OF SAID "SUMMIT BOULEVARD ANIMAL HOSPITAL", A DISTANCE OF 30.43 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 10,808 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
2. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
5. SUBSURFACE AND OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM, WITH A REFERENCE BEARING OF SOUTH 88°33'36" EAST ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42.EAST.

**LEGEND:**

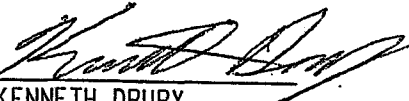
- ORB • OFFICIAL RECORDS BOOK
- P.B. • PLAT BOOK
- P.C.P. • PERMANENT CONTROL POINT
- PG. • PAGE
- CA / Δ • CENTRAL ANGLE/DELTA
- PBCR • PALM BEACH COUNTY RECORDS
- A • ARC LENGTH
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- R • RADIUS
- U.E. • UTILITY EASEMENT
- LB • LICENSED BUSINESS
- PSM • PROFESSIONAL SURVEYOR & MAPPER
- LWDD • LAKE WORTH DRAINAGE DISTRICT

**CERTIFIED TO:**

J.P.B. LEMONTREE, L.L.C  
LAKE WORTH DRAINAGE DISTRICT

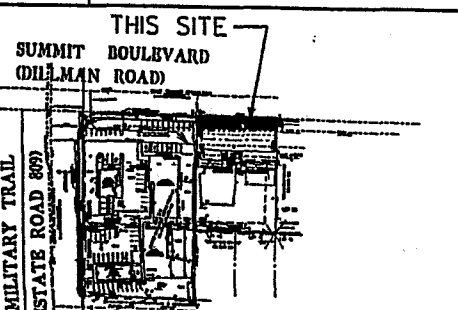

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:   
KENNETH DRURY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6084  
LB# 7449

DATE: 10-27-06

**SKETCH OF DESCRIPTION**  
**A PORTION OF LAKE WORTH DRAINAGE DISTRICT CANAL NO.6 AND A PORTION OF VACATED PARK AVENUE ADJACENT TO SUMMIT BOULEVARD ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.**

DATE:	REVISION:	OWNER: J.P.B. LEMONTREE, L.L.C		
		ADDRESS: 1000 S. MILITARY TRAIL #1B, WEST PALM BEACH, FLORIDA, 33415		
	 KEY MAP N.T.S.	BY:	DATE:	FILE: 206092 : 206092SD02.DGN
	DRAWN:	K.W.D.	10-19-06	SCALE: 1"=30'
	CHECKED:	K.W.D.	10-20-06	PROJECT: NA
	FIELD WORK:	NA	NA	SHEET 1 OF 3
	FIELD BOOK	PAGE		
<p><b>ATLAS</b>                  SURVEYING AND MAPPING, INC.                  PROFESSIONAL SURVEYORS &amp; MAPPERS                  P.O. Box 21587, West Palm Beach, Florida, 33416-1587                  (561) 248-8339 Fax (561) 684-7737 AtlasSam@aol.com</p>				

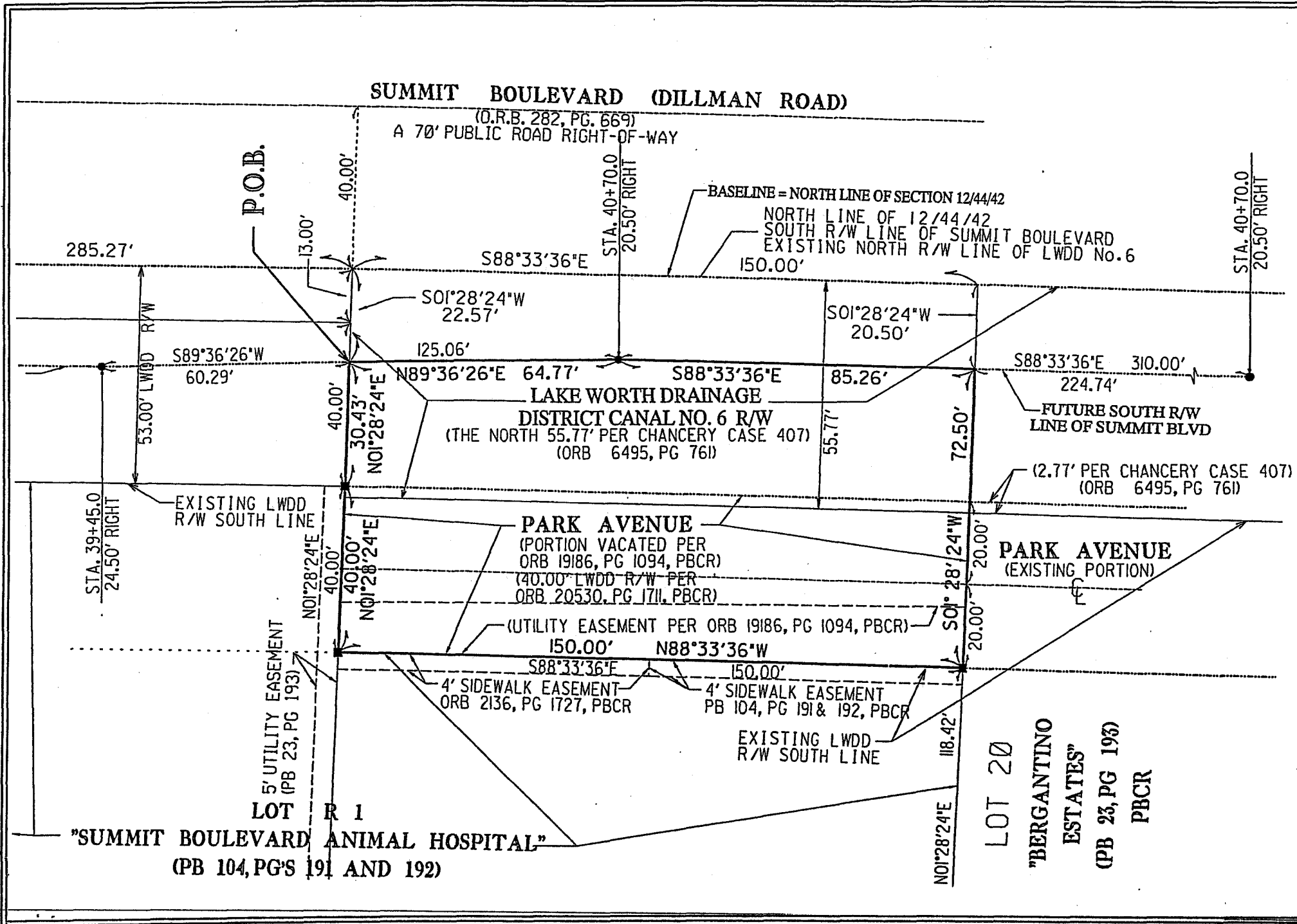
RLC 12/21/06

LWDD PROJECT # 02-6894 P.02

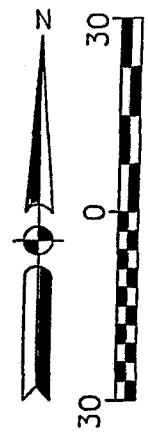




EXHIBIT 'B'



SKETCH OF DESCRIPTION  
 A PORTION OF LAKE WORTH DRAINAGE DISTRICT  
 CANAL NO. 6 AND A PORTION OF VACATED PARK  
 AVENUE ADJACENT TO SUMMIT BOULEVARD ANIMAL  
 HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.



GRAPHIC SCALE

DATE:	REVISION:

**ATLAS**  
 SURVEYING AND MAPPING, INC.  
 PROFESSIONAL SURVEYORS & MAPPERS  
 P.O. Box 21587, West Palm Beach, Florida, 33416-1587  
 (561) 248-8339 Fax (561) 684-7737 AtlasSam@aol.com

BY:	DATE:	FILE:
K.W.D.	10-19-06	206092S00L.DGN
CHECKED:	SCALE:	
K.W.D.	1"=30'	
FIELD WORK:	PROJECT:	
NA	NA	
FIELD BOOK	PAGE	
		SHEET 3 OF 3

REC 12/21/06

LWDD PROJECT # 02-6894P.02

**LEGAL DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, ACCORDING TO CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTHERLY OF "SUMMIT BOULEVARD ANIMAL HOSPITAL" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 191 AND 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE NORTH-EAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER (N 1/4) SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 88° 33' 36" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 285.27 FEET; THENCE CONTINUE SOUTH 88° 33' 36" EAST, ALONG SAID NORTH LINE OF SECTION 12, AND SAID NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF AFORESAID PLAT OF "SUMMIT BOULEVARD ANIMAL HOSPITAL"; SAID POINT ALSO BEING A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 20, "REPLAT OF BERGANTINO ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 193, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01° 28' 24" WEST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 20.50 FEET TO A POINT LYING ALONG THE FUTURE SOUTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD (DILLMAN ROAD); THENCE NORTH 88° 33' 36" WEST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 85.26 FEET; THENCE CONTINUE SOUTH 89° 36' 26" WEST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 125.06 FEET; THENCE NORTH 88° 33' 36" WEST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 223.92 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 01° 05' 36" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 24.52 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 10,059.71 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
2. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
5. SUBSURFACE AND OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM, WITH A REFERENCE BEARING OF SOUTH 88° 33' 36" EAST ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST.

**CERTIFIED TO:**

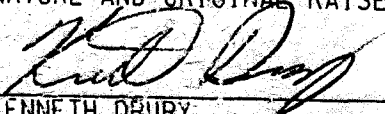
J.P.B. LEMONTREE, L.L.C  
LAKE WORTH DRAINAGE DISTRICT  
PALM BEACH COUNTY

**LEGEND:**

- |      |                                |        |                                    |
|------|--------------------------------|--------|------------------------------------|
| C    | • CENTERLINE                   | PG.    | • PAGE                             |
| CA   | • CENTRAL ANGLE                | PG'S   | • PAGES                            |
| L    | • ARC LENGTH                   | P.O.B. | • POINT OF BEGINNING               |
| LB   | • LICENSED BUSINESS            | P.O.C. | • POINT OF COMMENCEMENT            |
| LWDD | • LAKE WORTH DRAINAGE DISTRICT | PSM    | • PROFESSIONAL SURVEYOR AND MAPPER |
| ORB  | • OFFICIAL RECORDS BOOK        | R      | • RADIUS                           |
| P.B. | • PLAT BOOK                    | R.P.B. | • ROAD PLAT BOOK                   |
| PBCR | • PALM BEACH COUNTY RECORDS    | R/W    | • RIGHT OF WAY                     |
| PG   | • PAGE                         | STA.   | • STATION                          |
|      |                                | U.E.   | • UTILITY EASEMENT                 |

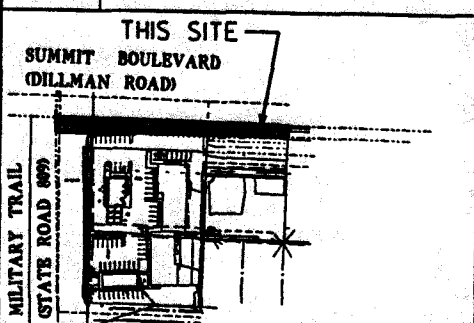
**SURVEYOR'S CERTIFICATE:**

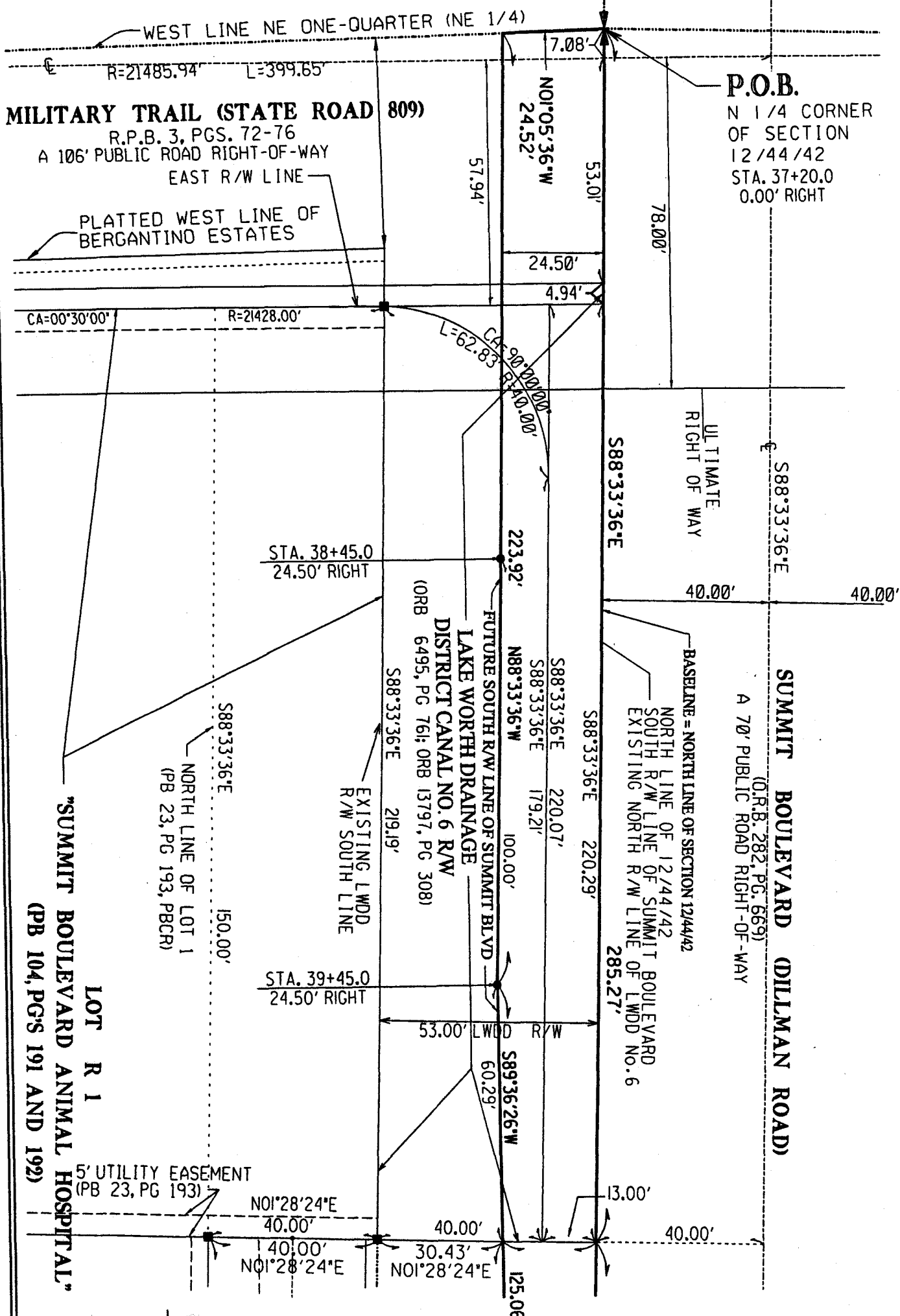
I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:   
KENNETH DRURY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6084  
LB# 7449

DATE: 05-30-09

**SKETCH OF DESCRIPTION**  
A PORTION OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, LYING NORTH OF THE FUTURE R /W OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.

DATE: 2-03-10	REVISION: MISC REVISION PER COMMENTS	OWNER: J.P.B. LEMONTREE, L.L.C	ADDRESS: 1000 S. MILITARY TRAIL #1B, WEST PALM BEACH, FLORIDA, 33415
		BY: K.W.D. DATE: 05-30-09 CHECKED: K.W.D. DATE: 06-01-09 FIELD WORK: NA FIELD BOOK: PAGE	FILE: 206092 ; 206092SD05A.DGN SCALE: 1"=30' PROJECT: NA SHEET 1 OF 3
<b>ATLAS</b> SURVEYING AND MAPPING, INC. PROFESSIONAL SURVEYORS & MAPPERS P.O. Box 21587, West Palm Beach, Florida, 33416-1587 (561) 248-8339 Fax (561) 684-7737 AtlasSami@Aol.Com			



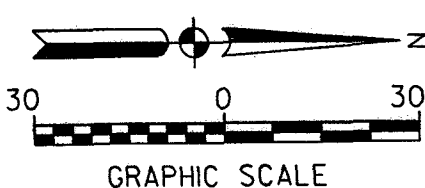
LOT R 1  
 "SUMMIT BOULEVARD ANIMAL HOSPITAL"  
 (PB 104, PGS 191 AND 192)

**P.O.B.**  
 N 1/4 CORNER  
 OF SECTION  
 12/44/42  
 STA. 37+20.0  
 0.00' RIGHT

**SUMMIT BOULEVARD (DILLMAN ROAD)**  
 (O.R.B. 282, PG. 669)  
 A 70' PUBLIC ROAD RIGHT-OF-WAY

LAKE WORTH DRAINAGE  
 DISTRICT CANAL NO. 6 R/W  
 (ORB 6495, PG 76; ORB 13797, PG 308)

BASELINE = NORTH LINE OF SECTION 12/44/42  
 NORTH LINE OF 12/44/42  
 SOUTH R/W LINE OF SUMMIT BOULEVARD  
 EXISTING NORTH R/W LINE OF LWDD NO. 6



**SKETCH OF DESCRIPTION**  
 A PORTION OF LAKE WORTH DRAINAGE DISTRICT  
 CANAL NO. 6, LYING NORTH OF THE FUTURE R / W  
 OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD  
 ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.

DATE:	REVISION:
2-03-10	MISC REVISION PER COMMENTS

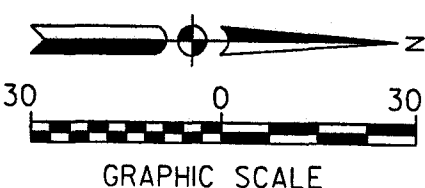
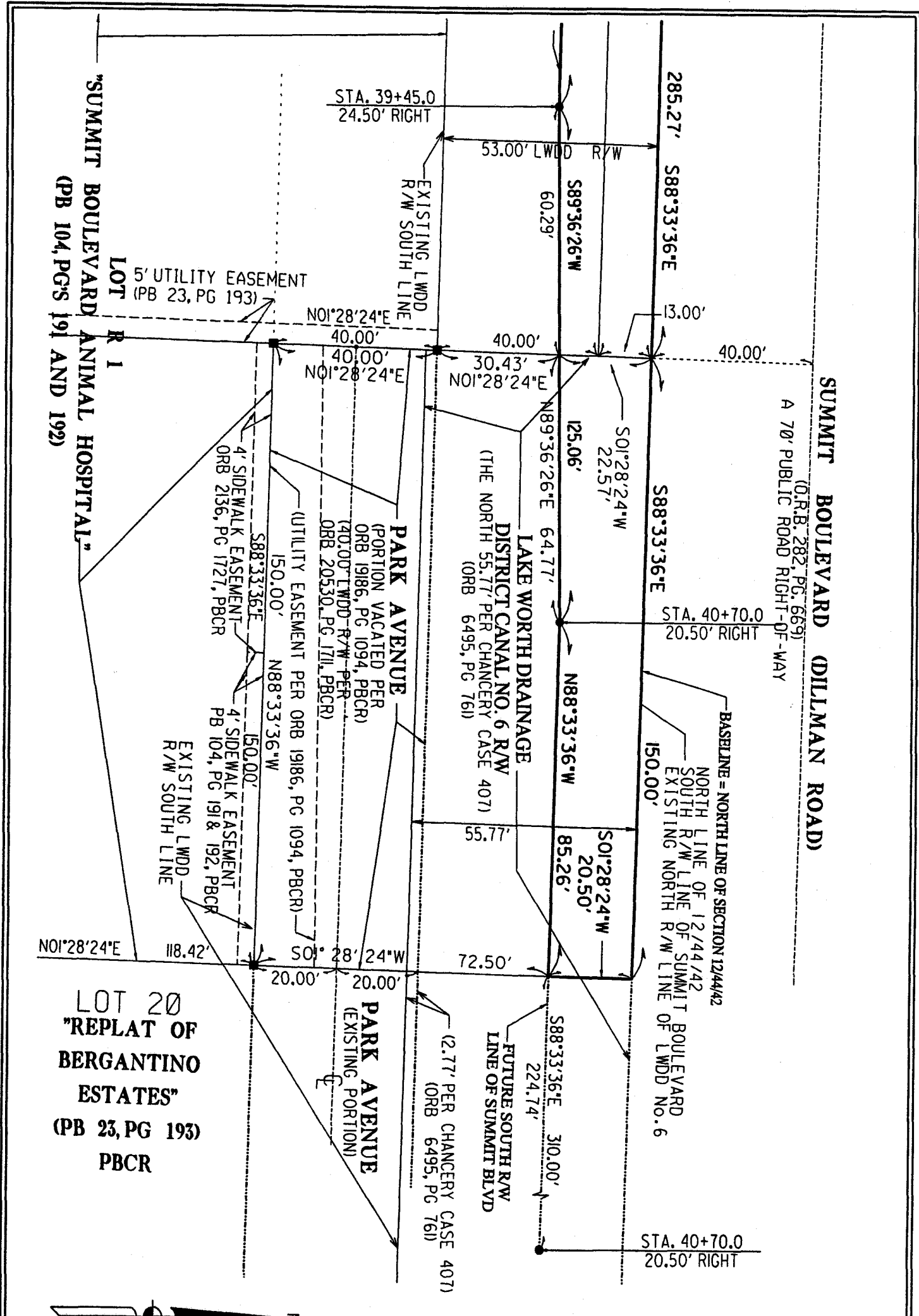
**ATLAS**  
 SURVEYING AND MAPPING, INC.  
 PROFESSIONAL SURVEYORS & MAPPERS

P.O. Box 21587, West Palm Beach, Florida, 33416-1587  
 (561) 248-8339 Fax (561) 684-7737 AtlasSami@aol.com

BY:	DATE:	FILE: 206092 : 206092SD05A.DGN
DRAWN: K.W.D.	05-30-09	SCALE: 1"=30'
CHECKED: K.W.D.	06-01-09	PROJECT: NA
FIELD WORK: NA	NA	
FIELD BOOK	PAGE	SHEET 2 OF 3

**EXHIBIT - C**

TJB 02/22/10



SKETCH OF DESCRIPTION  
 A PORTION OF LAKE WORTH DRAINAGE DISTRICT  
 CANAL NO. 6, LYING NORTH OF THE FUTURE R / W  
 OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD  
 ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.

DATE:	REVISION:
2-03-10	MISC REVISION PER COMMENTS

**ATLAS**  
 SURVEYING AND MAPPING, INC.  
 PROFESSIONAL SURVEYORS & MAPPERS  
 P.O. Box 21587, West Palm Beach, Florida, 33416-1587  
 (561) 248-8339 Fax (561) 684-7737 AtlasSami@aol.com

BY:	DATE:	FILE:
K.W.D.	05-30-09	206092 : 206092SD05A.DGN
CHECKED:	DATE:	SCALE:
K.W.D.	06-01-09	1"=30'
FIELD WORK:	NA	PROJECT:
NA	NA	NA
FIELD BOOK	PAGE	SHEET 3 OF 3

**LEGAL DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, ACCORDING TO CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTHERLY OF "SUMMIT BOULEVARD ANIMAL HOSPITAL" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 191 AND 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE NORTH-EAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER (N 1/4) SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 01° 05' 36" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 24.52 FEET; THENCE SOUTH 88° 33' 36" EAST, ALONG A LINE LYING 24.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 64.38 FEET, TO A POINT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AND THE FUTURE SOUTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD (DILLMAN ROAD); THENCE CONTINUE SOUTH 88° 33' 36" EAST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 159.53 FEET; THENCE NORTH 89° 36' 26" EAST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 60.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 36' 26" EAST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 85.26 FEET; THENCE SOUTH 88° 33' 36" EAST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 64.77 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID "SUMMIT BOULEVARD ANIMAL HOSPITAL"; THENCE SOUTH 01° 28' 24" WEST ALONG SAID NORTHERLY EXTENSION, 35.27 FEET TO THE SOUTH LINE OF SAID CHANCERY CASE NO. 407; THENCE NORTH 88° 33' 36" WEST, ALONG THE SOUTH LINE OF SAID CHANCERY CASE NO. 407, A DISTANCE OF 150.00 FEET TO THE NORTHERLY MOST EAST LINE OF SAID "SUMMIT BOULEVARD ANIMAL HOSPITAL"; THENCE NORTH 01° 28' 24" EAST ALONG SAID NORTHERLY MOST EAST LINE AND THE NORTHERLY EXTENSION OF SAID EAST LINE, 33.20 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 5,223.32 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
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6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM, WITH A REFERENCE BEARING OF SOUTH 88°33'36" EAST ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42.EAST.

**CERTIFIED TO:**


J.P.B. LEMONTREE, L.L.C  
LAKE WORTH DRAINAGE DISTRICT  
PALM BEACH COUNTY

**LEGEND:**

- |      |                                |        |                                    |
|------|--------------------------------|--------|------------------------------------|
| C    | • CENTERLINE                   | PG.    | • PAGE                             |
| CA   | • CENTRAL ANGLE                | PG'S   | • PAGES                            |
| L    | • ARC LENGTH                   | P.O.B. | • POINT OF BEGINNING               |
| LB   | • LICENSED BUSINESS            | P.O.C. | • POINT OF COMMENCEMENT            |
| LWDD | • LAKE WORTH DRAINAGE DISTRICT | PSM    | • PROFESSIONAL SURVEYOR AND MAPPER |
| ORB  | • OFFICIAL RECORDS BOOK        | R      | • RADIUS                           |
| P.B. | • PLAT BOOK                    | R.P.B. | • ROAD PLAT BOOK                   |
| PBCR | • PALM BEACH COUNTY RECORDS    | R/W    | • RIGHT OF WAY                     |
| PG   | • PAGE                         | STA.   | • STATION                          |
|      |                                | U.E.   | • UTILITY EASEMENT                 |

**SURVEYOR'S CERTIFICATE:**

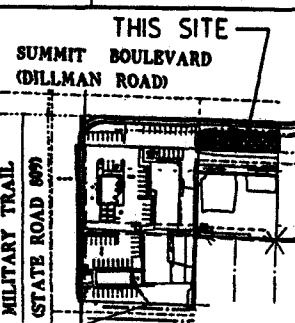
I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

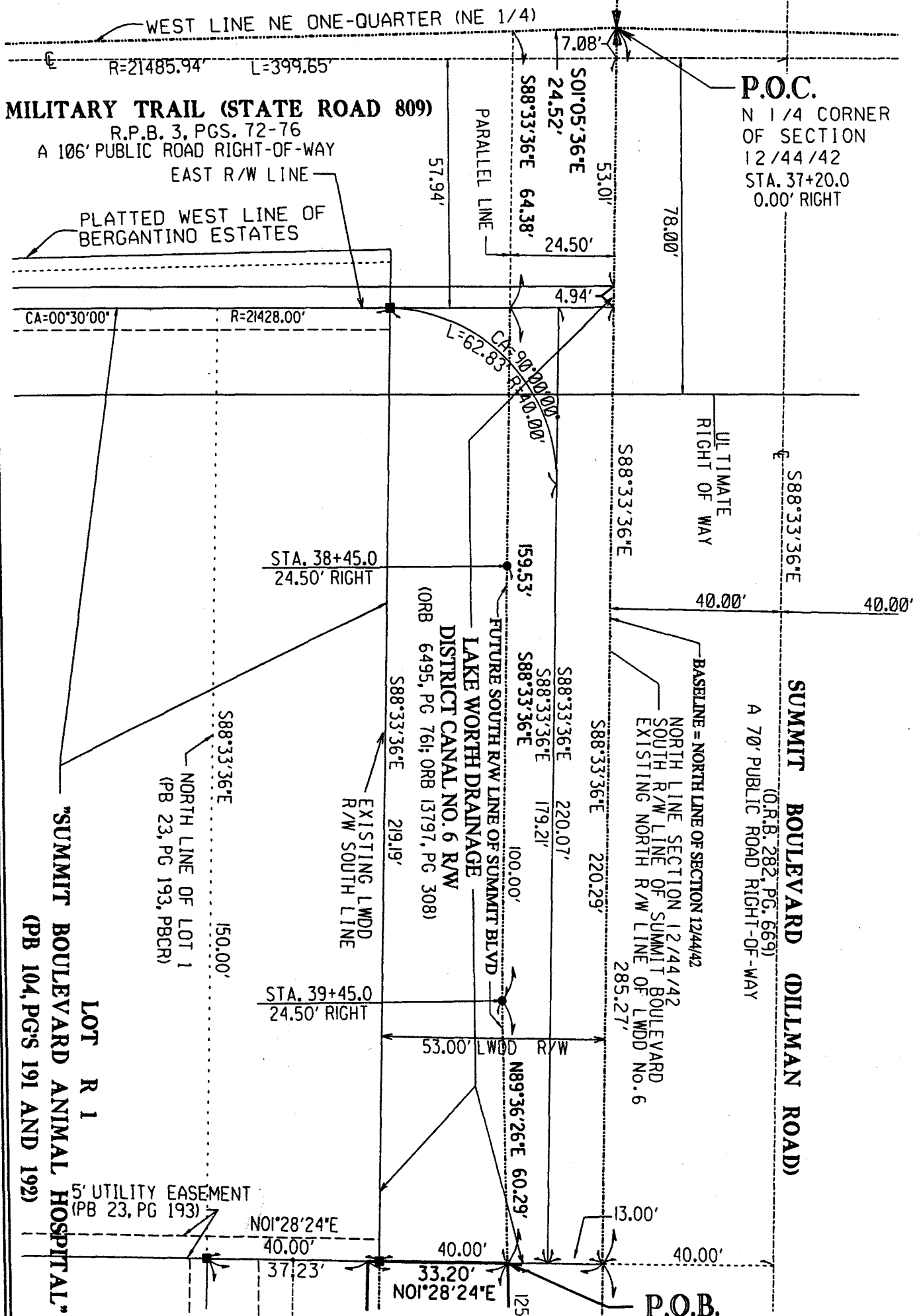
BY:   
KENNETH DRURY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6084  
LB# 7449

DATE: 05-30-09

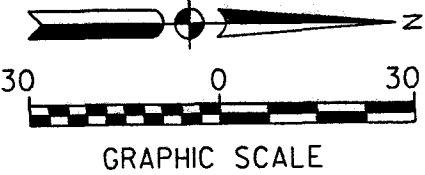
**SKETCH OF DESCRIPTION**

A PORTION OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, LYING SOUTH OF THE FUTURE R/W OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R. LYING ADJACENT TO VACATED PARK AVENUE

DATE: 2-03-10	REVISION: MISC REVISION PER COMMENTS	OWNER: J.P.B. LEMONTREE, L.L.C	ADDRESS: 1000 S. MILITARY TRAIL #1B, WEST PALM BEACH, FLORIDA, 33415												
 <p>THIS SITE SUMMIT BOULEVARD (DILLMAN ROAD)</p>		<table border="1"> <tr> <td>BY: K.W.D.</td> <td>DATE: 05-30-09</td> <td>FILE: 206092 : 206092SD05C.DGN</td> </tr> <tr> <td>CHECKED: K.W.D.</td> <td>06-01-09</td> <td>SCALE: 1"=30'</td> </tr> <tr> <td>FIELD WORK: NA</td> <td>NA</td> <td>PROJECT: NA</td> </tr> <tr> <td>FIELD BOOK</td> <td>PAGE</td> <td>SHEET 1 OF 3</td> </tr> </table>	BY: K.W.D.	DATE: 05-30-09	FILE: 206092 : 206092SD05C.DGN	CHECKED: K.W.D.	06-01-09	SCALE: 1"=30'	FIELD WORK: NA	NA	PROJECT: NA	FIELD BOOK	PAGE	SHEET 1 OF 3	<p><b>ATLAS</b> SURVEYING AND MAPPING, INC. PROFESSIONAL SURVEYORS &amp; MAPPERS P.O. Box 21587, West Palm Beach, Florida, 33416-1587 (561) 248-8339 Fax (561) 684-7737 AtlasSam@aol.com</p>
BY: K.W.D.	DATE: 05-30-09	FILE: 206092 : 206092SD05C.DGN													
CHECKED: K.W.D.	06-01-09	SCALE: 1"=30'													
FIELD WORK: NA	NA	PROJECT: NA													
FIELD BOOK	PAGE	SHEET 1 OF 3													



SKETCH OF DESCRIPTION  
 A PORTION OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, LYING NORTH OF THE FUTURE R/W OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD ANIMAL HOSPITAL  
 PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.,  
 LYING ADJACENT TO VACATED PARK AVENUE



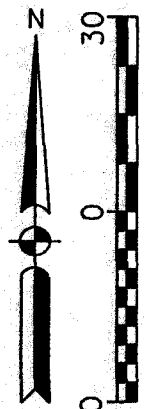
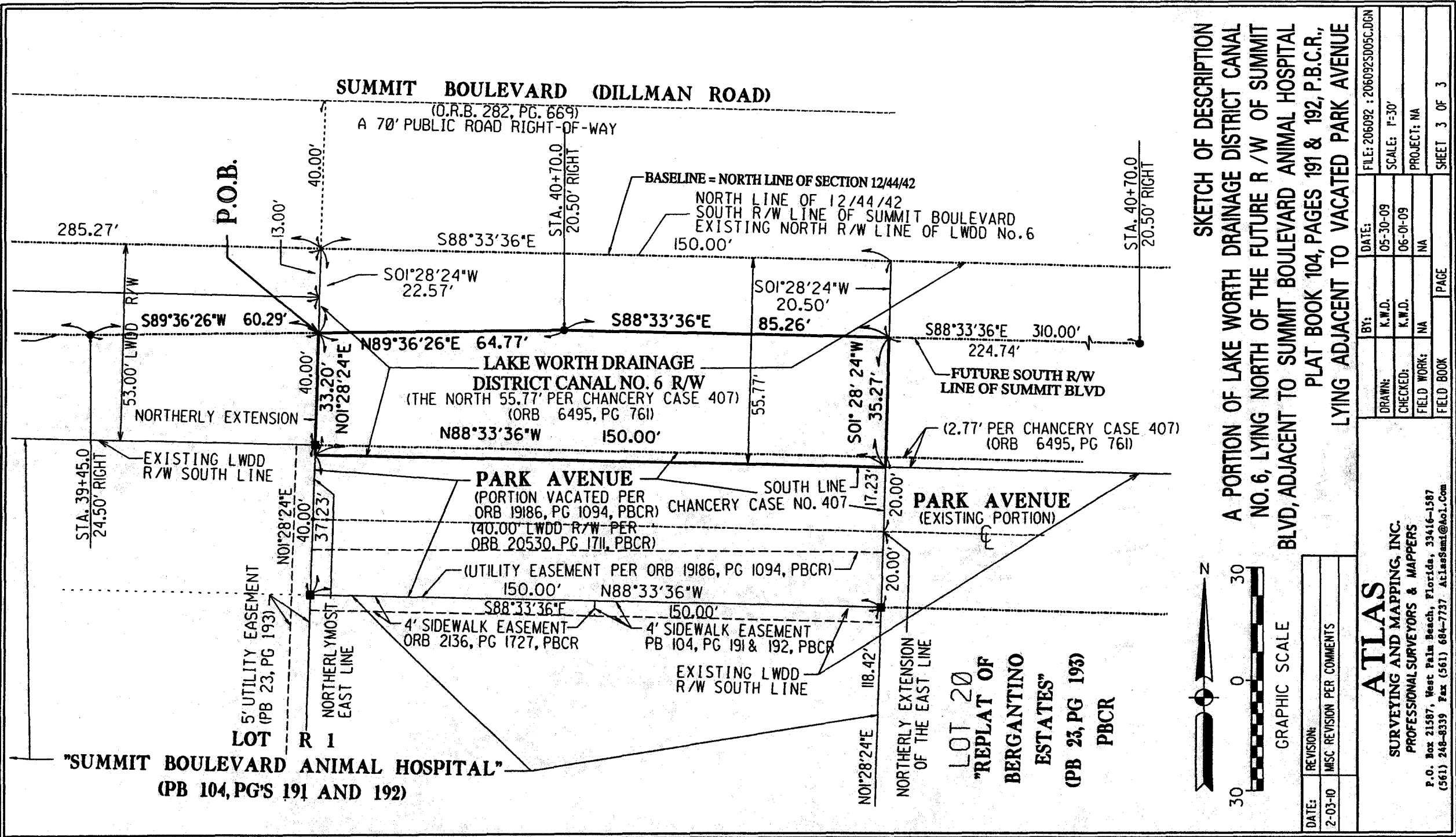
DATE:	REVISION:
2-03-10	MISC REVISION PER COMMENTS

**ATLAS**  
 SURVEYING AND MAPPING, INC.  
 PROFESSIONAL SURVEYORS & MAPPERS  
 P.O. Box 21587, West Palm Beach, Florida, 33416-1587  
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BY:	DATE:	FILE: 206092 : 206092SD05C.DGN
DRAWN: K.W.D.	05-30-09	SCALE: 1"=30'
CHECKED: K.W.D.	06-01-09	PROJECT: NA
FIELD WORK: NA	NA	SHEET 2 OF 3
FIELD BOOK	PAGE	

**EXHIBIT - D**

TJB 02/22/10



**SKETCH OF DESCRIPTION**  
 A PORTION OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, LYING NORTH OF THE FUTURE R/W OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R., LYING ADJACENT TO VACATED PARK AVENUE

GRAPHIC SCALE

DATE:	REVISION:
2-03-10	MSC REVISION PER COMMENTS

**ATLAS**  
 SURVEYING AND MAPPING, INC.  
 PROFESSIONAL SURVEYORS & MAPPERS

P.O. Box 21587, West Palm Beach, Florida, 33416-1587  
 (561) 248-8339 Fax (561) 684-7737 At: atlas@atlas.com

BY:	DATE:	FILE:
K.M.J.	05-30-09	206092:206092SD05C.DGN
CHECKED:		SCALE: 1"=30'
K.M.J.	06-01-09	PROJECT: NA
FIELD WORK:	NA	SHEET 3 OF 3
FIELD BOOK	PAGE	

**EXHIBIT - D**

TJB 02/22/10

"SUMMIT BOULEVARD ANIMAL HOSPITAL"  
 (PB 104, PG'S 191 AND 192)

LOT 20  
 "REPLAT OF  
 BERGANTINO  
 ESTATES"  
 (PB 23, PG 193)  
 PBCR

LOT R 1

P.O.B.

SUMMIT BOULEVARD (DILLMAN ROAD)  
 (O.R.B. 282, PG. 669)  
 A 70' PUBLIC ROAD RIGHT-OF-WAY

LAKE WORTH DRAINAGE  
 DISTRICT CANAL NO. 6 R/W  
 (THE NORTH 55.77' PER CHANCERY CASE 407)  
 (ORB 6495, PG 761)

PARK AVENUE  
 (PORTION VACATED PER  
 ORB 19186, PG 1094, PBCR) CHANCERY CASE NO. 407  
 (40.00' LWDD R/W PER  
 ORB 20530, PG 1711, PBCR)

PARK AVENUE  
 (EXISTING PORTION)

**WILL CALL #166**

RETURN TO:  
LAKE WORTH DRAINAGE DISTRICT  
13081 Military Trail  
Delray Beach, FL 33484

PREPARED BY:  
MARK A. PERRY, ESQ.  
50 SE Fourth Avenue  
Delray Beach, FL 33483

**PCN (Government Property)**

 **COPY**

Doc. No. 6058  
Canal No. L-6 (North Side)

**QUIT CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this 9 day of September, 2009 by **LAKE WORTH DRAINAGE DISTRICT, a Special Taxing District**, existing under the Laws of the State of Florida, and having its principal place of business at 13081 Military Trail, Delray Beach, Florida 33484, First Party, to: **PALM BEACH COUNTY, a Political Subdivision of the State of Florida**, whose post office address is P.O. Box 21229, West Palm Beach, Florida 33416-1229, Second Party:

(Whenever used herein the term "First Party" and "Second Party" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

**WITNESSETH**, That the said First Party, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party all the right, title, interest, and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

**EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF**

**WHEREAS**, in the event the property conveyed herein is not used in conjunction with the projected traffic needs of the Second Party, as it relates to the widening of Summit Boulevard, said property shall revert to the ownership of the First Party.

**TO HAVE and to HOLD** the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party,



**WILL CALL #166**

either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

**IN WITNESS WHEREOF** the said First Party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESSES:

LAKE WORTH DRAINAGE DISTRICT  
A Special Taxing District

Rosemary Rayman  
(1) Witness Signature  
Rosemary Rayman  
Printed Name of Witness

BY: Murray R. Kalish  
Murray R. Kalish, President

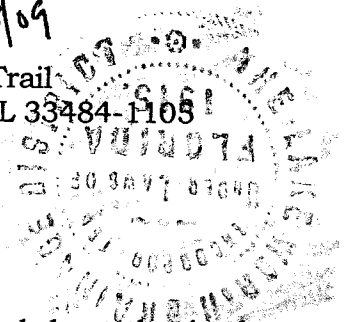
Frances A. Cappelloni  
(2) Witness Signature  
Frances A. Cappelloni  
Printed Name of Witness

Attest: Ronald L. Crone  
Ronald L. Crone, Secretary 9/08/09  
TSB - 09/08/09

[SEAL]

**CC COPY**

13081 Military Trail  
Delray Beach, FL 33484-1105



STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JAMES M. ALDERMAN and RONALD L. CRONE, the President and Secretary respectively, of the LAKE WORTH DRAINAGE DISTRICT, both of whom acknowledged executing the foregoing instrument and both of whom are known to me, and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this the 9 day of September, 2009.

Joann M. Aylor  
NOTARY PUBLIC



Notary Stamp or Seal

**LEGAL DESCRIPTION:**

A PORTION OF THE LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, ACCORDING TO CHANCERY CASE NO. 407, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTHERLY OF "SUMMIT BOULEVARD ANIMAL HOSPITAL" ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGES 191 AND 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE NORTH-EAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER (N 1/4) SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST; THENCE SOUTH 88° 33' 36" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 285.27 FEET; THENCE CONTINUE SOUTH 88° 33' 36" EAST, ALONG SAID NORTH LINE OF SECTION 12, AND SAID NORTH LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. 6, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF AFORESAID PLAT OF "SUMMIT BOULEVARD ANIMAL HOSPITAL", SAID POINT ALSO BEING A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 20, "REPLAT OF BERGANTINO ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 193, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01° 28' 24" WEST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 20.50 FEET TO A POINT LYING ALONG THE FUTURE SOUTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD (DILLMAN ROAD); THENCE NORTH 88°33'36" WEST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 85.26 FEET; THENCE CONTINUE SOUTH 89°36'26" WEST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 125.06 FEET; THENCE NORTH 88°33'36" WEST, ALONG SAID FUTURE SOUTH RIGHT-OF-WAY LINE, 223.92 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 01° 05'36" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 24.52 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 10,059.71 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD OR OWNERSHIP.
2. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
5. SUBSURFACE AND OR AERIAL ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM, WITH A REFERENCE BEARING OF SOUTH 88°33'36" EAST ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42.EAST.

**CERTIFIED TO:**

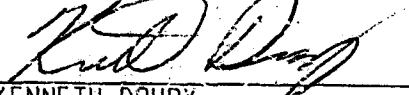
J.P.B. LEMONTREE, L.L.C  
LAKE WORTH DRAINAGE DISTRICT  
PALM BEACH COUNTY

**LEGEND:**

- |      |                                |        |                                    |
|------|--------------------------------|--------|------------------------------------|
| C    | • CENTERLINE                   | PG.    | • PAGE                             |
| CA   | • CENTRAL ANGLE                | PG'S   | • PAGES                            |
| L    | • ARC LENGTH                   | P.O.B. | • POINT OF BEGINNING               |
| LB   | • LICENSED BUSINESS            | P.O.C. | • POINT OF COMMENCEMENT            |
| LWDD | • LAKE WORTH DRAINAGE DISTRICT | PSM    | • PROFESSIONAL SURVEYOR AND MAPPER |
| ORB  | • OFFICIAL RECORDS BOOK        | R      | • RADIUS                           |
| P.B. | • PLAT BOOK                    | R.P.B. | • ROAD PLAT BOOK                   |
| PBCR | • PALM BEACH COUNTY RECORDS    | R/W    | • RIGHT OF WAY                     |
| PG   | • PAGE                         | STA.   | • STATION                          |
|      |                                | U.E.   | • UTILITY EASEMENT                 |

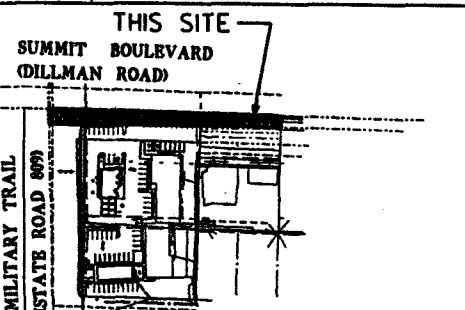
**SURVEYOR'S CERTIFICATE:**

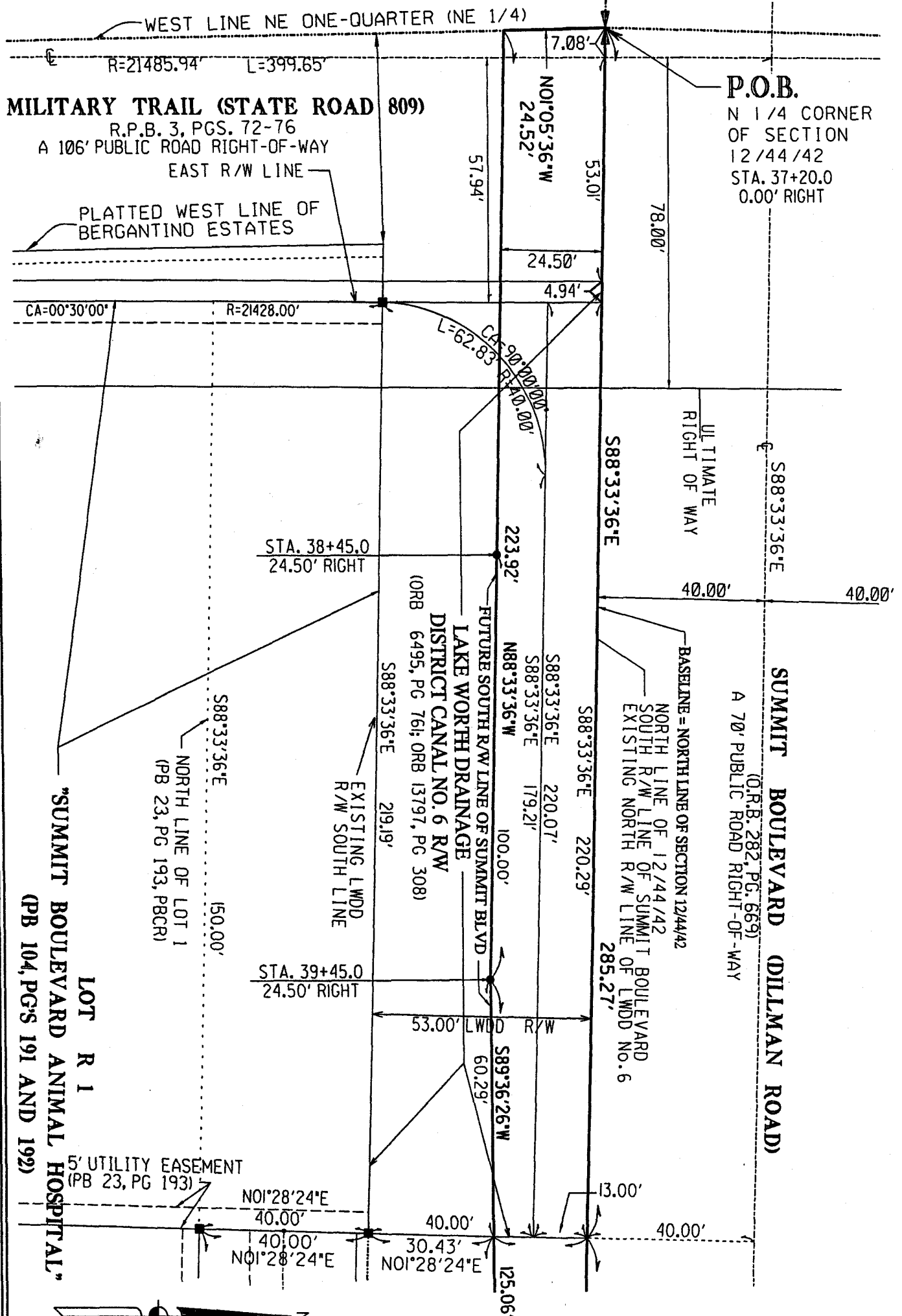
I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO FLORIDA STATUTE 472.027. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:   
KENNETH DRURY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6084  
LB# 7449

DATE: 05-30-09

**SKETCH OF DESCRIPTION**  
A PORTION OF LAKE WORTH DRAINAGE DISTRICT CANAL NO.6, LYING NORTH OF THE FUTURE R /W OF SUMMIT BLVD, ADJACENT TO SUMMIT BOULEVARD ANIMAL HOSPITAL PLAT BOOK 104, PAGES 191 & 192, P.B.C.R.

DATE: 2-03-10	REVISION: MISC REVISION PER COMMENTS	OWNER: J.P.B. LEMONTREE, L.L.C	ADDRESS: 1000 S. MILITARY TRAIL *1B, WEST PALM BEACH, FLORIDA, 33415												
		<table border="1"> <tr> <td>BY: K.W.D.</td> <td>DATE: 05-30-09</td> <td>FILE: 206092 : 206092SD05A.DGN</td> </tr> <tr> <td>CHECKED: K.W.D.</td> <td>06-01-09</td> <td>SCALE: 1"=30'</td> </tr> <tr> <td>FIELD WORK: NA</td> <td>NA</td> <td>PROJECT: NA</td> </tr> <tr> <td>FIELD BOOK</td> <td>PAGE</td> <td>SHEET 1 OF 3</td> </tr> </table>	BY: K.W.D.	DATE: 05-30-09	FILE: 206092 : 206092SD05A.DGN	CHECKED: K.W.D.	06-01-09	SCALE: 1"=30'	FIELD WORK: NA	NA	PROJECT: NA	FIELD BOOK	PAGE	SHEET 1 OF 3	<p><b>ATLAS</b> SURVEYING AND MAPPING, INC. PROFESSIONAL SURVEYORS &amp; MAPPERS P.O. Box 21587, West Palm Beach, Florida, 33416-1587 (561) 248-8339 Fax (561) 684-7737 AtlasSami@aol.com</p>
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FIELD BOOK	PAGE	SHEET 1 OF 3													



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DATE:	REVISION:
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FIELD WORK: NA	NA	SHEET 2 OF 3
FIELD BOOK	PAGE	

**EXHIBIT "A"**

T58 02/22/10

