

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u> * See below	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

* No fiscal impact.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

No Fiscal Impact as the Grantee is responsible for all repairs and maintenance.

OFMB

[Signature]
 3/29/12
 3/29/12

Contract Development and Control
 4-3-12 *Barbara Wheeler*

[Signature] 4/4/12

B. Legal Sufficiency:

Assistant County Attorney

[Signature] 4/5/12

C. Other Department Review:

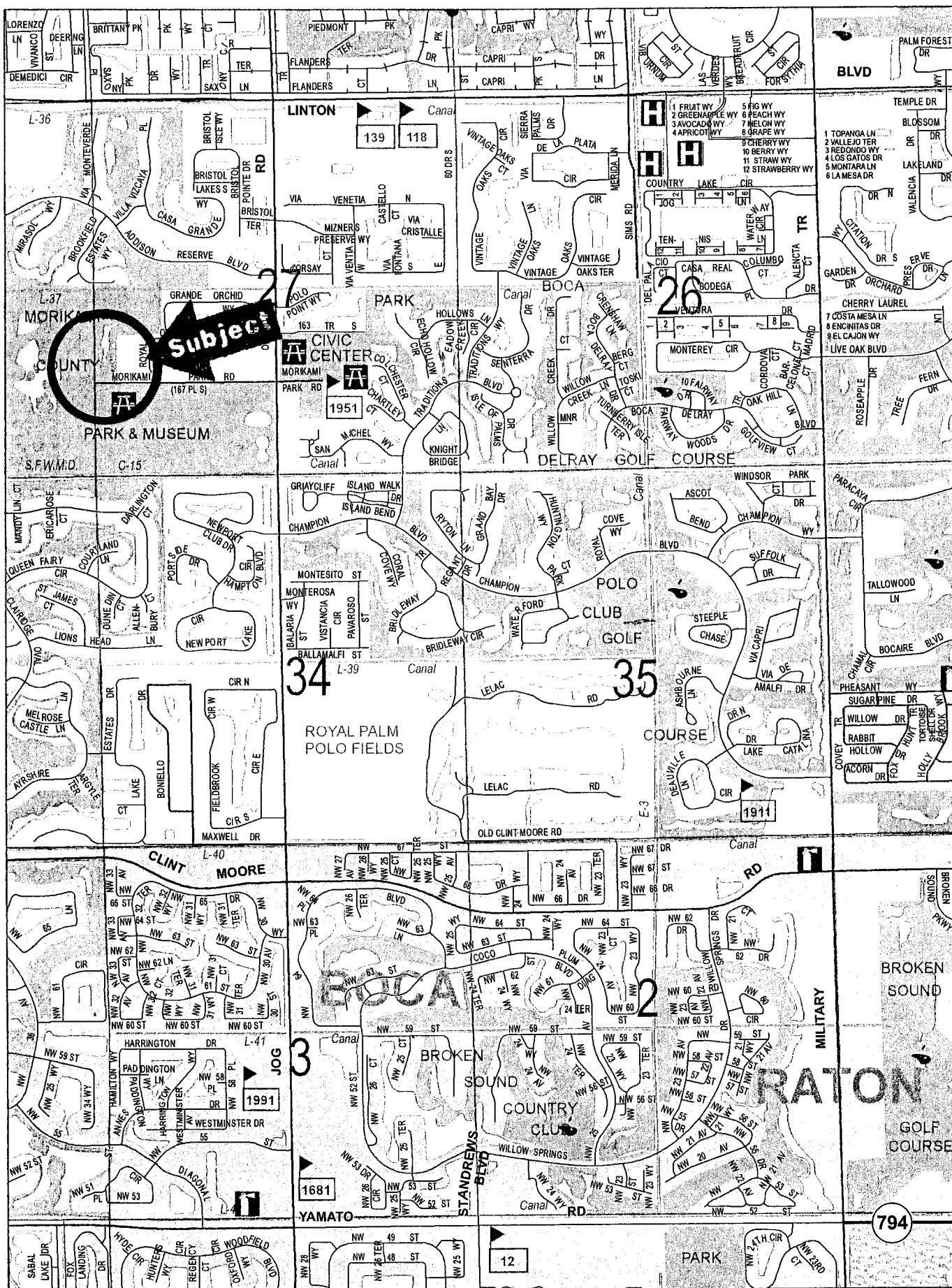
Department Director

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

T46

T

T47



LOCATION MAP



PREPARED BY AND RETURN TO:
Peter Banting, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

Property Control Number: 00-42-46-27-00-000-7190__

FLOWAGE AND DRAINAGE EASEMENT

THIS IS AN EASEMENT made _____, granted by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, ("County"), whose address is Governmental Center, 301 North Olive Avenue, Suite 601, West Palm Beach, Florida 33401, in favor of the **SANNLOR PROPERTIES II, LLC**, a Florida limited liability company ("Grantee"), whose address is 4557 White Cedar Lane, Delray Beach, FL 33445.

WHEREAS, County owns the property described in Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter the or "Flowage Easement Premises"); and

WHEREAS, County owns the property described in Exhibit "B" (hereinafter the "Drainage Easement Premises"); and

WHEREAS, the Flowage Easement Premises and the Drainage Easement Premises shall collectively be referred to as the "Easement Premises" or "County Property"; and

WHEREAS, Grantee is the owner of the property described in Exhibit "C" attached hereto and made a part hereof (hereinafter referred to as the "Benefitted Property"); and

WHEREAS, Grantee has requested that County grant Grantee a storm water drainage and flowage easement over the County Property to serve the Benefitted Property ("Easement"); and

WHEREAS, County has agreed to grant Grantee the Easement over the Easement Premises.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

2. Grant of Flowage Easement. County does hereby grant to Grantee, its successors and assigns, a perpetual non-exclusive easement over, upon, under, through, and across the Flowage Easement Premises solely for the flowage of storm water originating from the Benefitted Property.

3. Grant of Drainage Easement. County does hereby grant to Grantee, its successors and assigns, a perpetual non-exclusive easement in, on, over, under, through, and across the Drainage Easement Premises to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, tie into, remove and inspect underground storm water drainage distribution facilities, control structures, and all appurtenances thereto, for storm water drainage from the Benefitted Property flowing through the Flowage Easement Premises. All storm water drainage through the Drainage Easement Premises shall be piped underground. Grantee shall not allow an open ditch to remain in the Drainage Easement Premises following construction. Grantee shall obtain County's written approval of the drainage plans prior to Grantee's submittal to South Florida Water Management District for a drainage permit or any modification thereof.

4. No Increase of Storm Water Storage Capacity. Nothing herein shall grant Grantee the right to increase the drainage capacity of the Flowage Easement Premises or construct improvements in the Drainage Easement Premises that would allow for an increase in drainage from the Benefitted Property as provided for and permitted by South Florida Water Management District Permit Number 50-03899-P-02, without first obtaining County's written consent which consent may be granted or denied at County's sole discretion.

5. Relocation. In the event County's adjacent property is redeveloped and County requires the drainage and lake system within the Easement Premises to be relocated to another portion of County's adjacent property as part of the redevelopment, County shall be responsible for performing all work associated with the relocation, but Grantee shall be solely responsible for all costs associated with the relocation of the storm water drainage improvements located within the Drainage Easement Premises. County and Grantee shall amend this Easement to address the relocation of the Easement Premises.

6. Maintenance, Repair and Restoration. Grantee shall be solely responsible for and shall, at all times, maintain in good condition and repair all improvements constructed within the Drainage Easement Premises pursuant to this Easement, and restore the Drainage Easement

Premises if necessary, at its sole cost and expense, unless said repairs are needed due to the acts of County or of third parties permitted to utilize the Drainage Easement Premises pursuant to Section 14 herein. Additionally, in the event Grantee abandons or ceases to use the Easement granted hereby, Grantee shall promptly repair, replace and/or restore the Drainage Easement Premises and any improvements now existing or constructed hereafter, including earth, fill and landscaping, to the condition it was in prior to exercise of any rights granted hereunder, using materials of like kind and quality.

7. Protection of Improvements. Grantee acknowledges that certain above ground and underground improvements have been constructed by County within the Drainage Easement Premises or County's adjoining property. Accordingly, Grantee covenants that it will protect all such improvements and any improvements made by County in the future, including, but not limited to, water mains, irrigation pipes, storm water pipes, sanitary sewer pipes, electric service lines, telephone lines, park lighting, fencing, trees, and landscaping which have been or may be placed in the Easement Premises.

8. Other Obligations. Grantee agrees to diligently pursue all work performed hereunder to completion and to exercise the rights granted hereunder in a manner that does not unreasonably interfere with County's use of the Easement Premises or County's adjoining property.

9. Extinguished by Abandonment. If the Grantee, its successors or assigns, shall ever abandon the Easement granted hereby or cease to use the same, this Easement shall automatically terminate. Notwithstanding such automatic termination, Grantee shall promptly deliver to County a Release of Easement, in a form satisfactory to County, if so requested by County.

10. Personal Property. County shall have no liability or responsibility whatsoever for Grantee's improvements, equipment, personal or other property, nor that of any other person or entity, placed upon or located within the Easement Premises.

11. Prohibition Against Liens. Neither County's nor Grantee's interest in the Easement Premises, nor County's interest in the adjoining property, shall be subject to liens arising from Grantee's or any other person or entity's use of the Easement Premises, or exercise of the rights granted hereunder. Grantee shall promptly cause any lien imposed against the

Easement Premises or the County's adjoining property to be discharged or bonded off, pursuant to Chapter 255.05 and Chapter 713 of the Florida Statutes.

12. Insurance. Grantee shall provide, maintain and keep in full force and effect General Liability Insurance in an amount not less than One Million Dollars (\$1,000,000) per occurrence, Three Million Dollars (\$3,000,000) general aggregate, bodily injury and property damage liability coverage, and Workers Compensation covering all employees in accordance with Chapter 440 Florida Statutes. The General Liability policy shall include coverage for the Easement Premises, Operations, Contractual Liability, Independent Contractors Contractual Liability, and Broad Form Property Damage Liability coverages. Coverage shall be provided on a primary basis. Any contractor or subcontractor performing work within the Easement Premises on behalf of Grantee shall, at all times during the performance of such work, maintain in full force and effect Comprehensive General Liability insurance in an aggregate amount of One Million Dollars (\$1,000,000).

Except for Workers Compensation, all insurance policies shall name the County as Additional Insured. Such insurance shall be in an insurance company licensed to do business in the State of Florida and approved by the County. A Certificate of Insurance evidencing such insurance coverage shall be provided to County's Property & Real Estate Management Division at the address set forth in Section 22 below prior to the commencement of work pursuant to this Easement. Such Certificate shall require at least thirty (30) days prior notice of cancellation or adverse material change in coverage. Grantee is responsible for ensuring that any contractor or subcontractor performing work within the Easement Premises on Grantee's behalf has and maintains insurance coverage as required herein.

In no event shall the limits of said insurance policies be considered as limiting the liability of Grantee under this Easement. Furthermore, Grantee shall and hereby does hold County harmless from any loss or damage incurred or suffered by County due to Grantee's failure to maintain such insurance or Grantee's failure to ensure that the requisite insurance is maintained by any contractor or subcontractor.

13. Covenant Running with Land. All of the benefits, burdens, covenants and agreements herein shall constitute covenants running with the land, shall be binding upon and/or shall accrue to the benefit of any and all persons or entities, their respective successors, assigns,

heirs, and personal representatives, having or hereafter acquiring any right, title or interest in or to all or any portion of the Benefitted Property or the County Property.

14. Rights Retained by County. County hereby retains all rights relating to the Easement Premises not specifically conveyed by this Easement including the right to use the Easement Premises, and the right to grant to third parties additional easements in the Easement Premises so long as such County or third-party use does not interfere with Grantee's full use and enjoyment of the benefits granted to Grantee hereunder.

15. Indemnification. Grantee, its successors and assigns shall indemnify, defend and hold the County harmless from and against any damages, liability, actions, claims or expenses (including reasonable attorney's fees and expenses at trial and all appellate levels) arising out of exercise of the rights granted hereby and use of this Easement by any person whomsoever including, without limitation, loss of life, personal injury and/or damage to property, arising from or as a result of any occurrence in or upon the Easement Premises in connection with the use or operation of the Benefitted Property, the County Property or otherwise. Notwithstanding the above, Grantee's indemnification shall not extend to actions by County or by any third parties who are acting under rights granted to them pursuant to Section 14 herein.

16. No Dedication. This Easement is for the use and benefit of Grantee, its successors, and assigns and is not intended and shall not be construed as a dedication to the public of any portion of the Easement Premises for public use.

17. Time of Essence. The parties expressly agree that time is of the essence in this Easement and the failure by a party to complete performance within the time specified, or within a reasonable time if no time is specified herein, shall, at the option of the other party without liability, in addition to any other rights or remedies, relieve the other party of any obligation to accept such performance.

18. Non-Discrimination. The parties agree that no person shall, on the grounds of race, color, sex, national origin, disability, religion, ancestry, familial status, marital status, or gender identity or expression, age, or sexual orientation be excluded from the benefits of, or be subjected to, any form of discrimination under any activity conducted pursuant to this Easement.

19. Construction. No party shall be considered the author of this Easement since the parties hereto have participated in extensive negotiations and drafting and redrafting of this document to arrive at a final agreement. Thus, the terms of this Easement shall not be strictly

construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such holding shall not affect the remaining portions of this Easement and the same shall remain in full force and effect.

20. Entire Understanding. This Easement represents the entire understanding between the parties, and supersedes all other negotiations, representations, or agreement, either written or oral, relating to this Easement.

21. Assignment. This Easement is an easement appurtenant to the Benefitted Property and may not be transferred or assigned separately or apart from the Benefitted Property.

22. Notices. All notices, consents, approvals, and elections (collectively, "notices") to be given or delivered by or to any party hereunder shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service (provided in each case a receipt is obtained), telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return-Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if telecopier or fax if transmitted before 5PM on a business day and on the next business day if transmitted after 5PM or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

(a) County:

Palm Beach County
Property & Real Estate Management Division
Attention: Director
2633 Vista Parkway
West Palm Beach, Florida 33411-5605
Telephone: 561-233-0217
Fax: 561-233-0210

With a copy to:

County Attorney's Office
Attention: Real Estate
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401-4791
Telephone: 561-355-2225
Fax: 561-355-4398

- (b) Grantee:
Sannlor Properties II, LLC
Attention: Sandra C. Slomin, Manager
4557 White Cedar Lane
Delray Beach, FL 33445
Telephone: 561-289-4274
Fax: 561-865-8902

With a copy to:
Samuel J. Cantor, P.A.
Attn: Samuel J. Cantor, Esq.
2499 Glades Road, Suite 210
Boca Raton, FL 33431
Telephone: 561-982-9555
Fax: 561-982-9539

Any party may from time to time change the address to which notice under this Easement shall be given such party, upon three (3) days prior written notice to the other parties.

23. Matters of Record. This Easement is granted without warranty or representation and subject to zoning and other governmental restrictions, matters reflected on any plat relating to the County Property, and all other easements, restrictions, conditions, encumbrances and other matters of record.

24. Default. In the event Grantee fails or refuses to perform any term, covenant, or condition of this Easement and fails to cure such failure or refusal to perform after receipt of written notice from the County providing a thirty (30) day time frame to cure, County shall have any specific remedy set forth in this Easement, or, if a specific remedy is not set forth in this Easement, County shall have, in addition to any other remedies provided at law or in equity, the right to specific performance thereof.

25. Governing Law & Venue. This Easement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. Venue in any action, suit or

proceeding in connection with this Easement shall be in a state court of competent jurisdiction in Palm Beach County, Florida.

26. Effective Date of Easement. This Easement is expressly contingent upon the approval of the Palm Beach County Board of County Commissioners, and shall become effective only when signed by all parties and approved by the Palm Beach County Board of County Commissioners.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have executed this Easement on the date set forth hereinabove.

Signed, sealed, and delivered in the presence of:

GRANTEE:
SANNLOR PROPERTIES II, LLC,
a Florida limited liability company

Lorraine Cameron
Witness Signature

LORRAINE CAMERON
Print Witness Name

By: *Sandra C. Slomin*
Sandra C. Slomin, Manager

Belson Ahlering
Witness Signature

BELSON AHLERING
Print Witness Name

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28th day of February, 2012, by Sandra C. Slomin, Manager, Sannlor Properties, II, LLC, a Florida limited liability company () who is personally known to me OR () who has produced _____ as identification and who () did () did not take an oath.

(Notary Seal)

Samuel J. Cantor
Notary Public, State of Florida

Type, print or stamp name

Commission Number: _____



ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

COUNTY:

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Shelley Vana, Chair

Signed, sealed, and delivered
in the presence of:

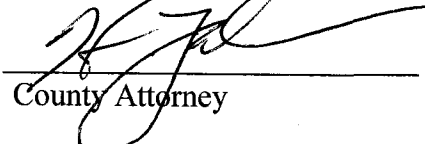
Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

By: 
Department Director

EXHIBIT "A"
SKETCH OF DESCRIPTION
FLOWAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4)
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

A PORTION OF THE WEST ONE-HALF (W1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27;

THENCE NORTH 00°09'42" EAST ALONG THE WEST LINE OF SAID EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, PROLONGED NORTHERLY, A DISTANCE OF 58.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 23°28'43" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE);

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 03°52'51", AN ARC DISTANCE OF 13.55 FEET TO A POINT OF REVERSE CURVATURE WITH CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°25'27", AN ARC DISTANCE OF 6.18 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.79 FEET, A CENTRAL ANGLE OF 54°46'52", AN ARC DISTANCE OF 180.50 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 16°07'13", AN ARC DISTANCE OF 7.03 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 257.47 FEET, A CENTRAL ANGLE OF 38°43'59", AN ARC DISTANCE OF 174.05 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°32'23", AN ARC DISTANCE OF 11.58 FEET TO A POINT OF TANGENCY;

PROJECT NO: 11-0947
FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 1 OF 6 SHEETS

REVISED	MDR	03/8/12		MDR
REVISED DESCRIPTION	MDR	02/28/12		MDR
SKETCH OF DESCRIPTION	MDR	01/20/12		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

SDA **SHAH**
DROTOS

& ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

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SKETCH OF DESCRIPTION

FLOWAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4)
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

THENCE SOUTH 08°30'39" WEST, 72.13 FEET TO THE BEGINNING OF A TANGENT CURVE
CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00
FEET, A CENTRAL ANGLE OF 25°04'24", AN ARC DISTANCE OF 6.56 FEET TO A POINT OF
COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID
CURVE HAVING A RADIUS OF 89.23 FEET, A CENTRAL ANGLE OF 157°31'38", AN ARC
DISTANCE OF 245.33 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE
CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00
FEET, A CENTRAL ANGLE OF 29°51'34", AN ARC DISTANCE OF 13.03 FEET TO A POINT
OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 91.31
FEET, A CENTRAL ANGLE OF 83°01'57", AN ARC DISTANCE OF 132.33 FEET TO A POINT
OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 119.45
FEET, A CENTRAL ANGLE OF 67°37'50", AN ARC DISTANCE OF 141.00 FEET TO A POINT
OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00
FEET, A CENTRAL ANGLE OF 23°53'23", AN ARC DISTANCE OF 10.42 FEET TO A POINT
OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 118.71
FEET, A CENTRAL ANGLE OF 66°27'47", AN ARC DISTANCE OF 137.70 FEET TO A POINT
OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 86.30
FEET, A CENTRAL ANGLE OF 79°13'52", AN ARC DISTANCE OF 119.34 FEET TO A POINT
OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00
FEET, A CENTRAL ANGLE OF 30°08'48", AN ARC DISTANCE OF 10.52 FEET TO A POINT
OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 214.00
FEET, A CENTRAL ANGLE OF 43°44'20", AN ARC DISTANCE OF 163.36 FEET TO A POINT
OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;

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SHEET 2 OF 6 SHEETS

REVISED	MDR	03/8/12		MDR
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SDA SHAH DROTOS

& ASSOCIATES
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ENGINEERING
SURVEYING
PLANNING

X:\Cad\Survey\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.dwg, LAKE AND DRAINAGE EASEMENTS, 3/8/2012 2:21:58 PM, mrose

SKETCH OF DESCRIPTION FLOWAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4)
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 81.39 FEET, A CENTRAL ANGLE OF 163°51'53", AN ARC DISTANCE OF 232.77 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 34°01'22", AN ARC DISTANCE OF 118.76 FEET TO THE POINT OF BEGINNING;

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 142,501.73 SQUARE FEET (3.27 ACRES), MORE OR LESS.

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 00°09'56" EAST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5. THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SYSTEM. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS. DISTANCES ARE GROUND DISTANCES. SCALE FACTOR USED FOR STATE PLANE COORDINATES IS 1.0000299.

LEGEND:

ORB OFFICIAL RECORD BOOK
PG PAGE
PBCR PALM BEACH COUNTY RECORDS
R RADIUS
D CENTRAL ANGLE
L ARC DISTANCE

FOR THE FIRM, BY:

Michael D. Rose

MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

PROJECT NO: 11-0947

FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 3 OF 6 SHEETS

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SKETCH OF DESCRIPTION	MDR	01/20/12		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

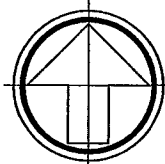
SDA SHAH
DROTOS

& ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

ENGINEERING
SURVEYING
PLANNING

SKETCH OF DESCRIPTION FLOWAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4)
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

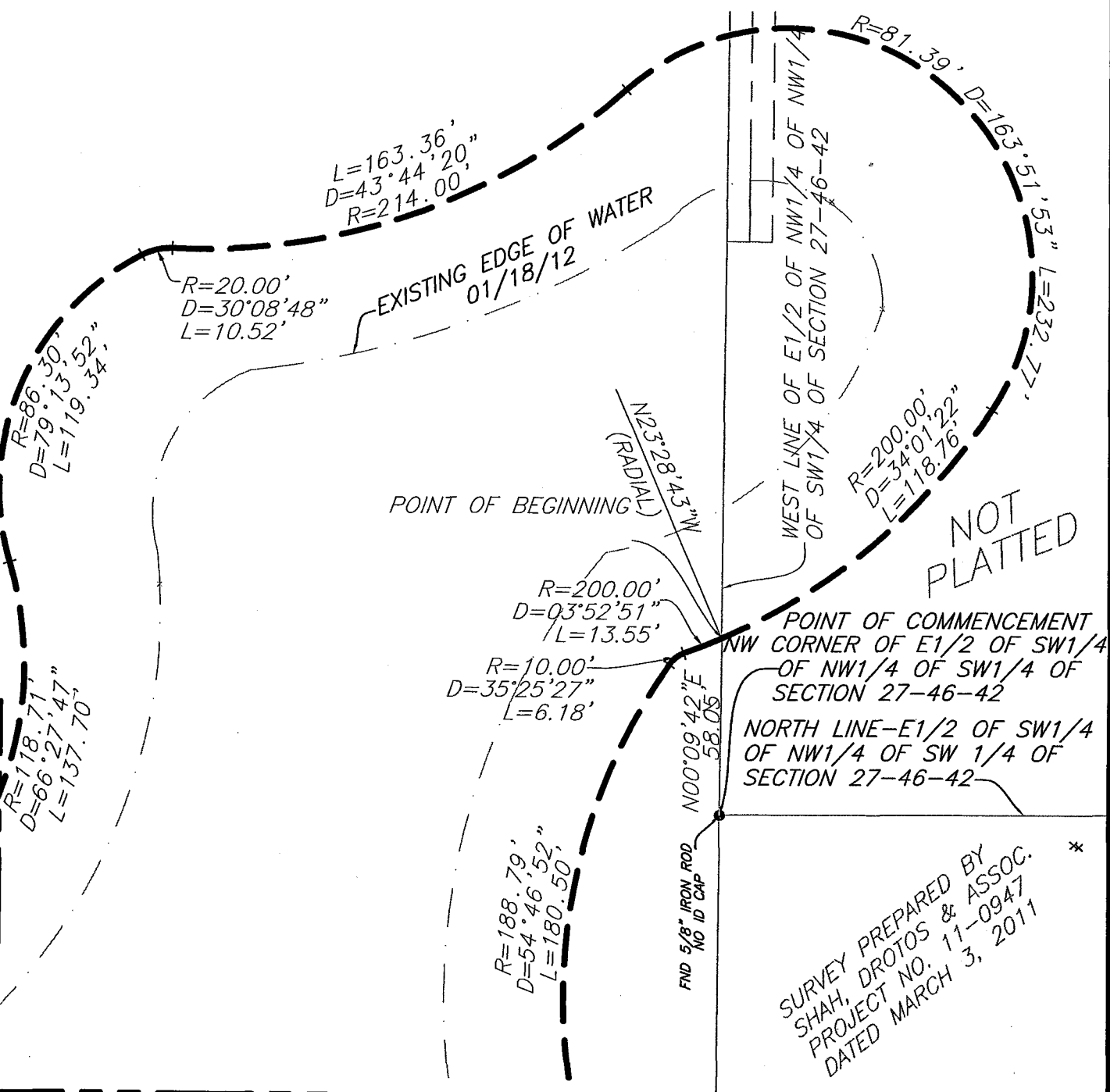


SCALE: 1"=50'

X:\Cad\Survey\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.dwg, LAKE AND DRAINAGE EASEMENTS 3/8/2012 2:34:25 PM, rrose

MATCHLINE--SEE SHEET 5 OF 6 SHEETS

MATCHLINE--SEE SHEET 5 OF 6 SHEETS



SURVEY PREPARED BY
SHAH, DROTOS & ASSOC.
PROJECT NO. 11-0947
DATED MARCH 3, 2011 *

PROJECT NO: 11-0947

FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 4 OF 6 SHEETS

REVISED	MDR	03/8/12		MDR
SKETCH OF DESCRIPTION	MDR	01/20/12		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA SHAH
DROTOS**

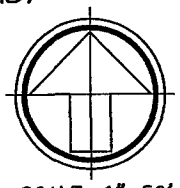
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SURVEYING
PLANNING

& ASSOCIATES
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3410 N. Andrews Avenue Ext • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

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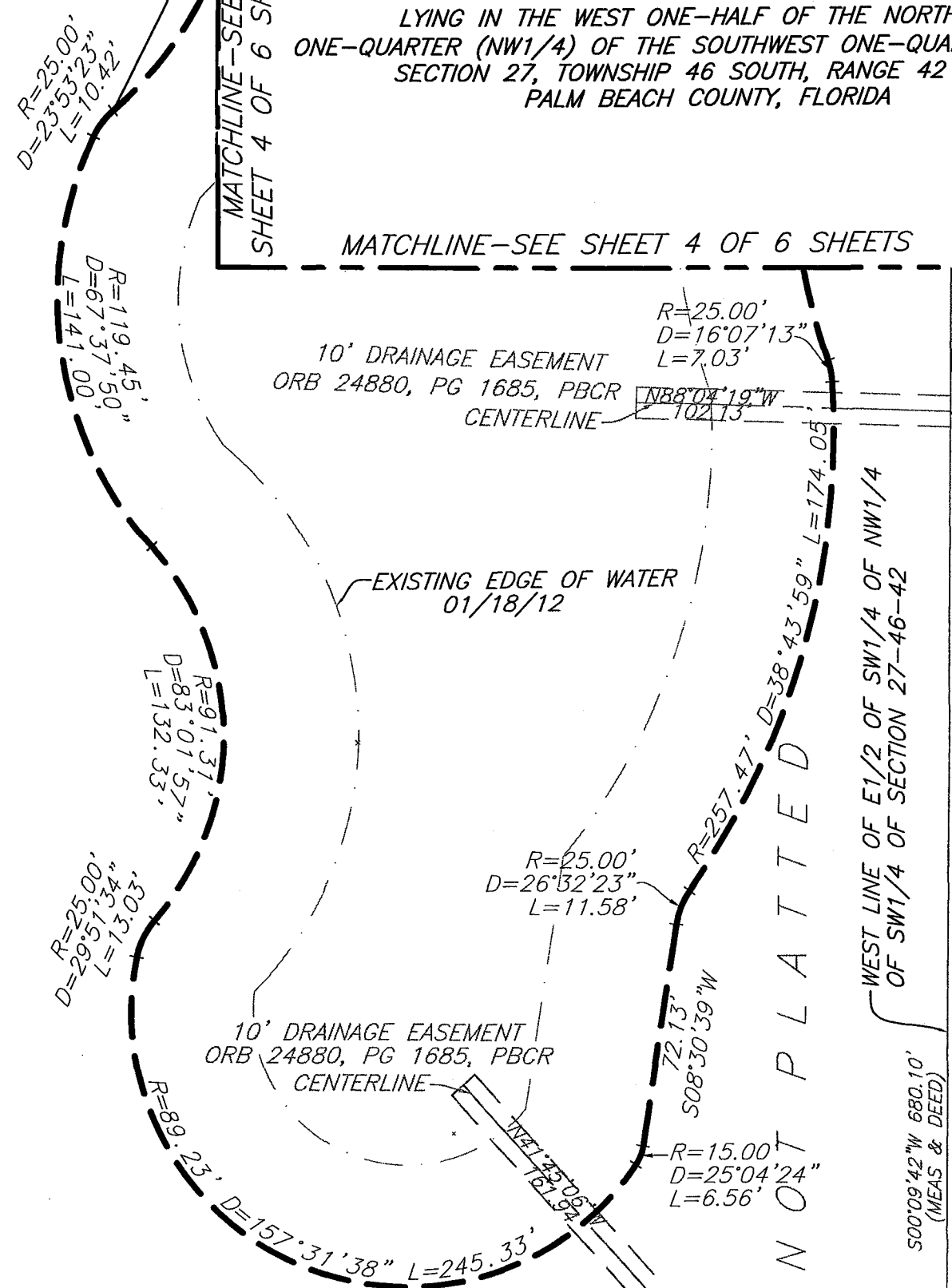
LYING IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



N=762747.651
E=932833.922

MATCHLINE-SEE SHEET 4 OF 6 SHEETS

MATCHLINE-SEE SHEET 4 OF 6 SHEETS



SURVEY PREPARED BY
SHAH, DROTOS & ASSOC.
PROJECT NO. 11-0947
DATED MARCH 3, 2011

PROJECT NO: 11-0947
FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 5 OF 6 SHEETS

REVISED	MDR	03/8/12	MDR
SKETCH OF DESCRIPTION	MDR	01/20/12	MDR
REVISIONS	DWN	DATE	FB/PG
			CHKD

SDA SHAH DROTOS & ASSOCIATES

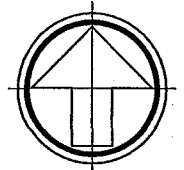
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PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
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SKETCH OF DESCRIPTION

FLOWAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



SCALE: 1"=50'

POINT OF COMMENCEMENT
NW CORNER OF E1/2 OF SW1/4
OF NW1/4 OF SW1/4 OF
SECTION 27-46-42

LEGEND:

- ORB OFFICIAL RECORD BOOK
- PG PAGE
- PBCR PALM BEACH COUNTY RECORDS
- R RADIUS
- D CENTRAL ANGLE
- L ARC DISTANCE
- (D) DEED
- (MEAS) MEASURED

WEST LINE OF SECTION 27-46-42 (AS SHOWN ON SURVEY PREPARED BY O'BRIEN, SUITER & O'BRIEN, INC. DATED 01/11/1995, ORDER NUMBER 311DB

BASIS OF BEARINGS (ASSUMED)

WEST LINE OF E1/2 OF SW1/4 OF NW1/4 OF SW1/4 OF SECTION 27-46-42

NORTH LINE-E1/2 OF SW1/4 OF NW1/4 OF SW 1/4 OF SECTION 27-46-42

500.09'42" W 680.10' (MEAS & DEED)

SURVEY PREPARED BY SHAH, DROTOS & ASSOC. PROJECT NO. 11-0947 DATED MARCH 3, 2011

FND 5/8" IRON ROD ID CAP #1746

SOUTH LINE-E1/2 OF SW1/4 OF NW1/4 OF SW 1/4 OF SECTION 27-46-42

MORIKAMI PARK ROAD
(60' RIGHT-OF-WAY)

FOUND "P-K" NAIL SW CORNER OF NW1/4 OF SW1/4 SECTION 27-46-42
N=762109.277
E=932773.527

N89°49'26"E 334.73'(D)

N89°49'26"E 334.19'(M)

N00°09'56"E 1360.09'(D)

N00°09'56"E 1255.09'(MEAS)

FOUND 4" CONC MONUMENT STAMPED OBRIEN SUITER & OBRIEN CERTIFIED CORNER RECORD NO. 2858 ON N. RIGHT-OF-WAY LINE OF LATERAL NO. 38 (LWDD) N=760854.365 E=932779.918 (IN CANAL) SW CORNER OF SECTION 27-46-42 (BY HISTORICAL USE) N=760749.175 E=932780.452

105.00'

SW CORNER OF E1/2 OF SW1/4 OF NW1/4 OF SW1/4 OF SECTION 27-46-42

SW CORNER OF SECTION 27-46-42 (PALM BEACH COUNTY POSITION) N=760754.888 E=932806.206

N77°02'35"E (ASSUMED) 26.38'
N77°29'31"E (PALM BEACH CO.)

PROJECT NO: 11-0947
FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 6 OF 6 SHEETS

REVISIONS	DATE	FB/PG	CHKD
REVISD	MDR 03/8/12		MDR
SKETCH OF DESCRIPTION	MDR 01/20/12		MDR
REVISIONS	DWN	DATE	FB/PG

SDA SHAH DROTOS & ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
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PH: 954-943-9433 • FAX: 954-783-4754

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EXHIBIT "B"
SKETCH OF DESCRIPTION
15' DRAINAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4)
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

A PORTION OF THE WEST ONE-HALF (W1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A 15.00 FOOT WIDE STRIP OF LAND LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 27;

THENCE NORTH 00°09'42" EAST ALONG THE WEST LINE OF SAID EAST ONE-HALF (E1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 27, PROLONGED NORTHERLY, A DISTANCE OF 189.15 FEET;

THENCE SOUTH 89°50'18" EAST, 7.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°09'42" EAST, 436.14 FEET TO THE THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-37 CANAL AND THE POINT OF TERMINATION OF SAID CENTERLINE.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 6,542 SQUARE FEET (0.150 ACRE), MORE OR LESS.

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 00°09'56" EAST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5. THE STATE PLANE COORDINATES SHOWN HEREON CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS ESTABLISHED, ADOPTED AND PUBLISHED BY THE PALM BEACH COUNTY SURVEY SYSTEM. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PALM BEACH COUNTY SURVEY SECTION CONTROL POINTS AND ARE DERIVED FROM FIELD MEASUREMENTS. DISTANCES ARE GROUND DISTANCES. SCALE FACTOR USED FOR STATE PLANE COORDINATES IS 1.0000299.

PROJECT NO: 11-0947
FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG SHEET 1 OF 4 SHEETS

REVISED	MDR	03/8/12		MDR
SKETCH OF DESCRIPTION	MDR	01/20/12		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

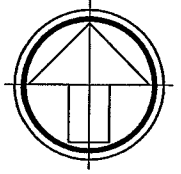


ENGINEERING
SURVEYING
PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

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SKETCH OF DESCRIPTION

MATCHLINE--SEE SHEET 3 OF 4 SHEETS

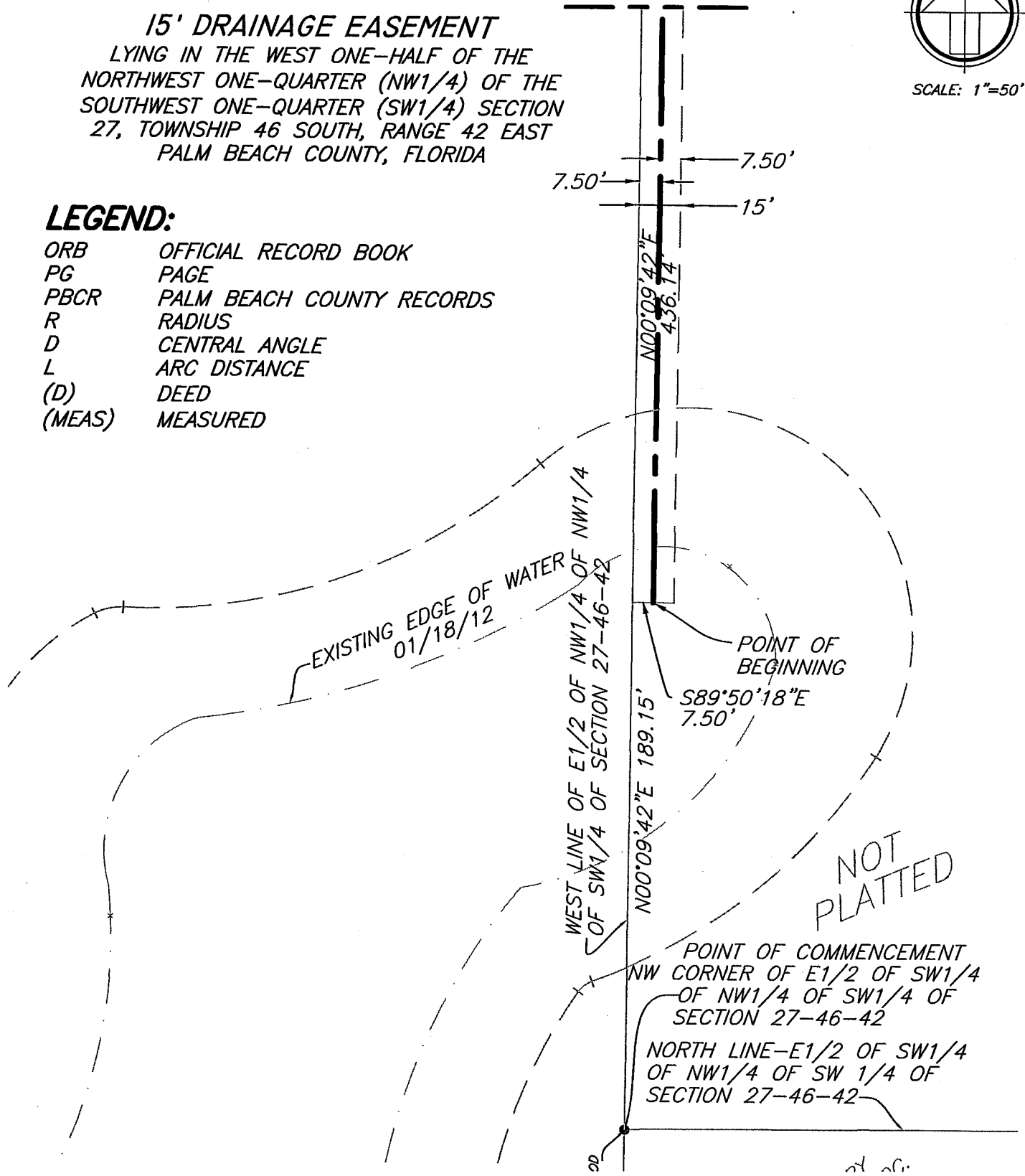


SCALE: 1"=50'

15' DRAINAGE EASEMENT
 LYING IN THE WEST ONE-HALF OF THE
 NORTHWEST ONE-QUARTER (NW1/4) OF THE
 SOUTHWEST ONE-QUARTER (SW1/4) SECTION
 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
 PALM BEACH COUNTY, FLORIDA

LEGEND:

- ORB OFFICIAL RECORD BOOK
- PG PAGE
- PBCR PALM BEACH COUNTY RECORDS
- R RADIUS
- D CENTRAL ANGLE
- L ARC DISTANCE
- (D) DEED
- (MEAS) MEASURED



PROJECT NO: 11-0947

FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 2 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD
REVISD	MDR	03/8/12		MDR
SKETCH OF DESCRIPTION	MDR	01/20/12		MDR

SDA SHAH DROTOS

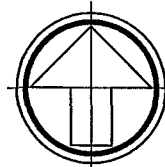
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SURVEYING
PLANNING

& ASSOCIATES
 CERTIFICATE OF AUTHORIZATION NO. LB 6456
 3410 N. Andrews Avenue Ext • Pompano Beach, Fl. 33064
 PH: 954-943-9433 • FAX: 954-783-4754

SKETCH OF DESCRIPTION

15' DRAINAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST
ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4)
SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA



SCALE: 1"=50'

LEGEND:

ORB OFFICIAL RECORD BOOK
PG PAGE
PBCR PALM BEACH COUNTY RECORDS
R RADIUS
D CENTRAL ANGLE
L ARC DISTANCE
(D) DEED
(MEAS) MEASURED

LWDD L-37 CANAL
(55' RIGHT-OF-WAY)
AS SHOWN ON PLAT OF NORTH
OAKS, PUD PB 80, PG 187, PBCR

55'

APPROXIMATE LOCATION OF
SOUTH EDGE OF WATER

POINT OF TERMINATION

SOUTH RIGHT-OF-WAY LINE
LWDD L-37 CANAL

SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 00°09'56" EAST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7.50' 7.50' 15'

WEST LINE OF E1/2 OF NW1/4
OF SW1/4 OF SECTION 27-46-42

N00°09'42"E
436.14

FOR THE FIRM, BY:

Michael D. Rose

MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

MATCHLINE-SEE SHEET 2
OF 4 SHEETS

PROJECT NO: 11-0947

FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 3 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD
REVISD	MDR	03/8/12		MDR
SKETCH OF DESCRIPTION	MDR	01/20/12		MDR

SDA SHAH
DROTOS

ENGINEERING
SURVEYING
PLANNING

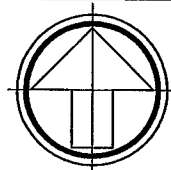
& ASSOCIATES
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SKETCH OF DESCRIPTION

15' DRAINAGE EASEMENT

LYING IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



SCALE: 1"=50'

LEGEND:

- ORB OFFICIAL RECORD BOOK
- PG PAGE
- PBCR PALM BEACH COUNTY RECORDS
- R RADIUS
- D CENTRAL ANGLE
- L ARC DISTANCE
- (D) DEED
- (MEAS) MEASURED

POINT OF COMMENCEMENT
NW CORNER OF E1/2 OF SW1/4
OF NW1/4 OF SW1/4 OF
SECTION 27-46-42

NORTH LINE-E1/2 OF SW1/4
OF NW1/4 OF SW 1/4 OF
SECTION 27-46-42

WEST LINE OF
SECTION 27-46-42
(AS SHOWN ON SURVEY
PREPARED BY O'BRIEN,
SUITER & O'BRIEN, INC.
DATED 01/11/1995, ORDER
NUMBER 311DB

BASIS OF BEARINGS
(ASSUMED)

WEST LINE OF E1/2 OF
SW1/4 OF NW1/4
OF SW1/4 OF SECTION
27-46-42

500'09'42" W 680.10'
(MEAS & DEED)

SURVEY PREPARED BY
SHAH, DROTOS & ASSOC.
PROJECT NO. 11-0947
DATED MARCH 3, 2011

FND 5/8" IRON ROD
ID CAP #1746

FOUND "P-K" NAIL
SW CORNER OF NW1/4
OF SW1/4
SECTION 27-46-42
N=762109.277
E=932773.527

N89°49'26"E 334.73'(D)

N89°49'26"E 334.19'(M)

SOUTH LINE-E1/2 OF SW1/4
OF NW1/4 OF SW 1/4 OF
SECTION 27-46-42

MORIKAMI PARK ROAD
(60' RIGHT-OF-WAY)

N00°09'56"E
1360.09'(D)

N00°09'56"E
1255.09'(MEAS)

FOUND 4" CONC MONUMENT
STAMPED O'BRIEN SUITER & O'BRIEN
CERTIFIED CORNER RECORD
NO. 2858 ON N. RIGHT-OF-
WAY LINE OF LATERAL NO. 38
(LWDD) N=760854.365
E=932779.918 (IN CANAL)

105.00'

SW CORNER OF E1/2 OF SW1/4
OF NW1/4 OF SW1/4 OF
SECTION 27-46-42

SW CORNER OF
SECTION 27-46-42
(BY HISTORICAL USE)
N=760749.175
E=932780.452

SW CORNER OF
SECTION 27-46-42
(PALM BEACH COUNTY
POSITION) N=760754.888
E=932806.206

N77°02'35"E (ASSUMED) 26.38'
N77°29'31"E (PALM BEACH CO.)

PROJECT NO: 11-0947

FILE NAME: X:\CAD\SURVEY\0947A00 AMERICAN ORCHID SOCIETY\LAKE EASEMENT\0947LAKE.DWG

SHEET 4 OF 4 SHEETS

REVISED	MDR	DATE	FB/PG	CHKD
SKETCH OF DESCRIPTION	MDR	01/20/12		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
DROTOS

& ASSOCIATES

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EXHIBIT "C"
BENEFITTED PROPERTY

THE EAST HALF (E. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

ALSO DESCRIBED IN THAT CERTAIN SURVEY PREPARED BY O'BRIEN, SUITER & O'BRIEN, INC., ENGINEERS, SURVEYORS, LAND PLANNERS, DATED JANUARY 11, 1995 AND KNOWN AS ORDER NO. 83-311DB, AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SAID SOUTHWEST CORNER HAS BEEN USED HISTORICALLY, BY O'BRIEN, SUITER & O'BRIEN, INC., LAND SURVEYORS, AND BY FLORIDA SURVEYING AND MAPPING, INC., FOR THE SURVEY OF MORIKAMI PARK AND FITS THE OCCUPATION IN SAID SECTION 27, AS REFERRED TO IN OFFICIAL RECORD 4534, PAGE 743 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N. 0° 09' 56" E., ON AN ASSUMED BEARING, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1360.09 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 27; THENCE N. 89° 49' 26" E., ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 27, A DISTANCE OF 334.73 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 27 AND THE POINT OF BEGINNING; THENCE CONTINUE N. 89° 49' 26" E., ALONG THE SOUTH LINE OF THE SAID EAST HALF (E. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4), A DISTANCE OF 334.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N. 0° 09' 29" E., ALONG THE EAST LINE OF THE SAID EAST HALF (E. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 27, A DISTANCE OF 680.15 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S. 89° 48' 53" W., ALONG THE NORTH LINE OF THE SAID EAST HALF (E. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 27, A DISTANCE OF 334.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S. 0° 09' 42" W., ALONG THE WEST LINE OF THE SAID EAST HALF (E. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 27, A DISTANCE OF 680.10 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/28/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Weekes & Callaway, Inc. 3945 West Atlantic Avenue Delray Beach FL 33445-3902		CONTACT NAME: Evelyn Ambler, AAI PHONE (A/C, No, Ext): (561) 278-0448 FAX (A/C, No): (561) 278-2391 E-MAIL ADDRESS: eambler@weekescallaway.com PRODUCER CUSTOMER ID #: 00014768	
INSURED Sannlor Properties II, LLC Sandra C. Slomin Foundation and Family Center for Autism And Related Disabilities, Inc. 4557 White Cedar Lane Delray Beach FL 33445		INSURER(S) AFFORDING COVERAGE INSURER A: Granite State Insurance Co. NAIC # 23809 INSURER B: Comp Options Insurance Co. 10834 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL119801848 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			BIN090811GL-PROF	9/8/2011	9/8/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMPI/OP AGG \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BIN090811HNOA	9/8/2011	9/8/2012	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 10,000			BIN090811UMB	9/8/2011	9/8/2012	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	OC-OC-WC-0001219-00	9/2/2011	9/2/2012	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Professional Liab.			BIN090811GL-PROF	9/8/2011	9/8/2012	Each Incident 1,000,000 Aggregate 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Palm Beach County Board of Commissioners c/o FD & O/Prem is named as Additional Insured with respects to the General Liability when required by written contract with the Named Insured per the policy terms and conditions. Florida statute requires 10 day notice of cancellation for non-payment of premium and 45 day notice for non-renewal.

CERTIFICATE HOLDER Palm Beach County Board of Commissioners c/o FD & O/Prem 2633 Vista Parkway West Palm Beach, FL 33411-5605	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Joseph Grillo/MP
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