

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	--	(\$8,773)	(\$11,698)	(\$11,698)	(\$11,698)
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	~ 0 ~ ^{* See below}	(\$8,773)	(\$11,698)	(\$11,698)	(\$11,698)
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

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

The rental amount associated with the additional 17,997 +/- square feet of unimproved ground is \$0.65 per square foot, totaling \$11,698 annually. Rental will commence upon the earlier of i) the issuance of a permit to construct the parking area, or ii) January 1, 2013. FY 2013 revenues shown above assume rental will commence on January 1, 2013. Rental rates for the property currently occupied by the FAA will be set by appraisal after the FAA has vacated said property and it has been added to Galaxy's leasehold.

C. Departmental Fiscal Review: C. M. Sumner

III. REVIEW COMMENTS

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

There is no fiscal impact in 2012. Rental revenue is expected January 2013. or when parking permit issued, whichever occurs earlier.

[Signature]
 OFMB VA
 4/24/12
 4/19/12

[Signature] 5/12/12
 Contract Dev. and Control
 5-1-12 B. Whaley

B. Legal Sufficiency:

[Signature] 5/3/12
 Assistant County Attorney

C. Other Department Review:

 Department Director

C E R T I F I C A T E
(Corporation)

The undersigned hereby certifies that the following are true and correct statements:

1. That Brett Greenberg is the Secretary of Galaxy Aviation of Palm Beach, Inc., a corporation organized and existing in good standing under the laws of the State of Florida, hereinafter referred to as the "Corporation", and that the following Resolutions are true and correct copies of certain Resolutions adopted by the Board of Directors of the Corporation as of the 13th day of May, 2011 in accordance with the laws of the State of Florida, the Articles of Incorporation and the By-laws of the Corporation:

RESOLVED, that the Corporation shall enter into that certain License Agreement between Palm Beach County, a political subdivision of the State of Florida and the Corporation (the "Agreement"), a copy of which is attached hereto; and be it

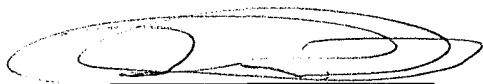
FURTHER RESOLVED, that Jon Miller, the Executive Vice President of the Corporation, is hereby authorized and instructed to execute the Agreement and such other instruments as may be necessary and appropriate for the Corporation to fulfill its obligations under the Agreement.

2. That the foregoing resolutions have not been modified, amended, rescinded, revoked or otherwise changed and remain in full force and effect as of the date hereof.

3. That the Corporation is in good standing under the laws of the State of Florida, and has qualified, if legally required, to do business in the State of Florida and has the full power and authority to enter into such Agreement.

IN WITNESS WHEREOF, the undersigned has set his hand and affixed the Corporate Seal of the Corporation the 31st day of May 2011.

Corporate Seal



Brett Greenberg, Secretary

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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No Events

No Name History

Detail by Entity Name

Florida Profit Corporation

GALAXY AVIATION OF PALM BEACH, INC.

Filing Information

Document Number P97000043872

FEI/EIN Number 650758138

Date Filed 05/14/1997

State FL

Status ACTIVE

Principal Address

3800 SOUTHERN BLVD
WEST PALM BEACH FL 33406

Changed 04/23/2009

Mailing Address

2255 GLADES ROAD
SUITE 321A
BOCA RATON FL 33431

Changed 01/07/2011

Registered Agent Name & Address

PARRA, OLGA E
2255 GLADES RD STE 321A
BOCA RATON FL 33431 US

Name Changed: 01/17/2012

Address Changed: 04/12/2005

Officer/Director Detail

Name & Address

Title C

GREENBERG, MARTIN F
2255 GLADES RD STE 321A
BOCA RATON FL 33431

Title PD

WANTSHOUSE, MARK
2255 GLADES RD SUITE 321A
BOCA RATON FL 33431

Title CFTD

FAREN, MICHAEL S

2255 GLADES RD STE 321A
BOCA RATON FL 33431

Title SD

GREENBERG, BRETT
2255 GLADES RD STE 321A
BOCA RATON FL 33431

Title EXVD

MILLER, JONATHAN P
2255 GLADES RD STE 321A
BOCA RATON FL 33431

Annual Reports

Report Year Filed Date

2010	03/15/2010
2011	01/07/2011
2012	01/17/2012

Document Images

01/17/2012 -- ANNUAL REPORT	View image in PDF format
01/07/2011 -- ANNUAL REPORT	View image in PDF format
09/24/2010 -- Reg. Agent Change	View image in PDF format
03/15/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/12/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
05/02/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
04/25/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
05/13/1998 -- ANNUAL REPORT	View image in PDF format
05/14/1997 -- Domestic Profit Articles	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/28/2012**PRODUCER**AVION INSURANCE AGENCY
4110 CENTERLINE LANE
SANFORD, FL 32773

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSUREDBoca Airport, Inc. ETAL, DBA
(see list for additional named insured's)
2255 Glades Road, Suite 321-A
Boca Raton, FL 33431**INSURERS AFFORDING COVERAGE****NAIC #**

INSURER A:	American Southern Insurance Company	10235
INSURER B:	Phoenix Aviation/Old Republic Insurance Co.	24147
INSURER C:		
INSURER D:		
INSURER E:		

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE	\$
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
						MED EXP (Any one person)	\$
						PERSONAL & ADV INJURY	\$
						GENERAL AGGREGATE	\$
						PRODUCTS - COMP/OP AGG	\$
							\$
A	X	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> Comp/\$500 Deductible <input checked="" type="checkbox"/> Coll/\$500 Deductible	BA900364	03/28/2012	03/28/2013	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN EA ACC	\$
						AUTO ONLY AGG	\$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
							\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	0CAV03700100	02/25/2012	02/25/2013	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	
						E.L. EACH ACCIDENT	\$ 1,000,000
						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Commercial Auto Policy BA900364: Certificate Holder is included as Lessor-Additional Insured

CERTIFICATE HOLDERPalm Beach County Board of Commissioners, a Political
Subdivision of the State of Florida, its Officers, Employees and
Agents c/o Department of Airports
846 Palm Beach International Airport
West Palm Beach, FL 33406-1470**CANCELLATION**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.**AUTHORIZED REPRESENTATIVE***Scott Langevin*

NOTES:

INSURED'S NAME Boca / Galaxy Aviation

BOCAR-2

OP ID: KS

DATE 3/23/2012

Additional Named Insured Schedule:

Aero Sport, Inc. dba Galaxy Aviation of St. Augustine
Aerospace Parts Unlimited, Inc.
Aura Group, Inc.
Aura Jets Holding, Inc.
Aura Jets, LLC dba Aura Jets
Aviation Center, Inc. dba Galaxy Aviation of Stuart
Boca Air Brokerage
Boca Air Charters, Inc. dba Stargate Charters
Boca Air Maintenance, Inc.
Boca Airport, Inc. dba Boca Aviation
Brett Greenbert dba Galaxy Aviation of Steamboat Hayden
Florida Southeastern Development Corporation
Florida Northeastern Development Corporation dba Aura Group
Flying Acres, LLC
Galaxy Acquisition Corporation, Inc.
Galaxy Aviation Northeast Florida, Inc.
Galaxy Aviation of Orlando, Inc.

Galaxy Aviation of Palm Beach, Inc.
Galaxy Aviation of Steamboat-Hayden Holding, LLC
Galaxy Aviation of Steamboat-Hayden Management, LLC
Galaxy Aviation of Steamboat-Hayden, LLC
Galaxy Aviation Real Estate Services, Inc.
Galaxy Aviation, Inc.
Galaxy Jet Services, Inc.
Greenie Hangars, Inc.
Help Jet, Inc.
Help Jet, LLC dba Aura Jets
Jet Sharing, Inc. and Jet Sharing Aviation, LLC
Rocky Aviation, LLC
South Hangar, LTD
The Martin F. Greenberg and Jane F. Greenberg Foundation, Inc.
Tiger Aviation, Inc.
Towne Oaks, Inc.



A Member Company of C.V. Starr & Co., Inc.
3353 Peachtree Road NE, Suite 1000
Atlanta, GA 30326

Certificate of Insurance

Certificate Holder: PALM BEACH COUNTY
846 PALM BEACH INT
WEST PALM BEACH, F

Named Insured: BOCA AVIATION AND
C/O JET SHARING, IN
SUITE 321-A
BOCA RATON, FL 33

Policy Period: From DECEMBER 31,

Policy Number: 9957-0073-06

Issuing Company: FEDERAL INSURANC

*Request for
update on
Add. Insured
language has been
made.*

*M. LaVerghetta
4/13/2012*

insured as further described. This
and by the policy(ies) listed herein.
which this certificate of insurance
is subject to all the terms, exclusions,

This is to certify that the policy(ies) listed here
certificate of insurance is not an insurance policy.
Notwithstanding any requirement, term or condi
may be concerned or may pertain, the Insuranc
and conditions of such policy(ies).

Aviation Commercial General Liability

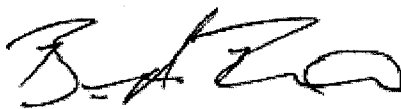
Each Occurrence Limit	
Damage to Premises Rented to You Limit	\$ <u>500,000.</u> Any one premises
Medical Expense Limit	\$ <u>10,000.</u> Any one person
Personal & Advertising Injury Aggregate Limit	\$ <u>20,000,000.</u>
General Aggregate Limit	\$ <u>NOT APPLICABLE</u>
Products/Completed Operations Aggregate Limit	\$ <u>20,000,000.</u>
Hangarkeepers Limit	
Each Aircraft Limit	\$ <u>20,000,000.</u>
Each Loss Limit	\$ <u>30,000,000.</u>
Hangarkeeper's Deductible	\$ <u>AS ENDORSED</u> Each Aircraft

FOR FURTHER INFORMATION, PLEASE REFER TO THE ATTACHED ENDORSEMENT FORM, STARR 10062.

ON-PREMISES AUTO LEGAL LIABILITY LIMIT : \$5,000,000

Certificate Number: 19.1
Issued By and Date: DECEMBER 2, 2011 (MFL)

Starr 10058 (6/06)

By 
(Authorized Representative)

ADDITIONAL INSURED - MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

1. Designation of Premises (Part Leased to You):

2. Name of Person or Organization (Additional Insured):

PALM BEACH COUNTY DEPARTMENT OF AIRPORTS
846 PALM BEACH INTERNATIONAL AIRPORT
WEST PALM BEACH, FL 33406-1470

3. Additional Premium: INCLUDED

(If no entry appears above, the information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (SECTION II) is amended to include as an insured the person or organization shown in the Schedule but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.

All other provisions of this policy remain the same.

This endorsement becomes effective DECEMBER 31, 2011 to be attached to and hereby made a part of:

Policy No. 9957-0073-06

Issued to BOCA AVIATION AND GALAXY AVIATION

By FEDERAL INSURANCE COMPANY

Endorsement No. TBA

Date of Issue DECEMBER 2, 2011 (MFL)

By



(Authorized Representative)

Starr 10062 (2/06)

**SEVENTH AMENDMENT TO LEASE AGREEMENT BETWEEN
PALM BEACH COUNTY AND GALAXY AVIATION OF PALM BEACH, INC.**

THIS SEVENTH AMENDMENT TO LEASE AGREEMENT (this "Amendment") is made and entered into as of _____, 2012, by and between **Palm Beach County**, a political subdivision of the State of Florida ("County") and **Galaxy Aviation of Palm Beach, Inc.**, a Florida corporation, having its office and principal place of business at 3800 Southern Blvd., West Palm Beach, Florida 33406 ("Tenant").

WITNESSETH:

WHEREAS, County, by and through its Department of Airports (the "Department"), owns and operates the Palm Beach International Airport (the "Airport"), located in Palm Beach County, Florida; and

WHEREAS, the parties entered into that certain Lease Agreement dated October 18, 2000 (R-2000-1067), which was superseded and replaced in its entirety by that certain First Amendment dated March 1, 2005 (R-2005-0455), as amended (the "Lease"); and

WHEREAS, County is permitted to negotiate a lease of an airport facility pursuant to the provisions of section 125.35(b), Florida Statutes, and Tenant desires to use the real property leased and/or licensed to Tenant under the Lease in conjunction with its aeronautical activities as a fixed base operator; and

WHEREAS, the parties now desire to amend the Lease as provided for herein.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained, and other good and valuable consideration, the receipt of which the parties hereby expressly acknowledge, the parties hereto covenant and agree to the following terms and conditions:

1. **Replacement of Exhibit "A"**. Exhibit "A" to the Lease is hereby deleted in its entirety and replaced with Exhibit "A" to this Amendment.

2. **Amendment of Definitions**. Article 2, Definitions, is hereby amended to delete Articles 2.49, 2.71 and 2.81, in their entirety and replace them with the following:

2.49 **"Property"** means the real property more particularly described on Exhibit "A" as Parcel S-9, Parcel S-5, Parcel S-1B and Parcel S-1D, subject to easements, rights-of-way and any other encumbrances of record, excluding any improvements constructed thereon.

2.71 **"Base Rental"** means: (i) the annual rental provided in Articles 5.01(A) and 5.01(B) for the East Tract and West Tract and Article 5.02 for Buildings 1625-D and 1625-E (containing approximately 36,724 square feet) established on October 1, 2007; (ii) the annual rental established on June 1, 2010 for Parcel S-5; (iii) the annual rental established on April 1, 2012 for Parcel S1-D; (iv) the annual rental established on the dates provided in Article 5.03 for the buildings and improvements identified in Article 5.03; and (v) the annual license fee for the Option Area established on October 1, 2010. The then current Base Rental shall be adjusted as provided in Article 5.11(C) on the Appraisal Adjustment Dates.

2.81 **"Parcel S-1C"** means the real property more particularly described on Exhibit "K" as Parcel S-1C, consisting of approximately 20,706 square feet.

3. **New Definitions**. Article 2, Definitions, is hereby amended to add the following definitions:

3.06 **"Parcel S-1D"** means that portion of the Premises identified in Exhibit "A" as Parcel S-1D, consisting of approximately 17,997 square feet.

3.07 "Parcel S-8" means the real property more particularly described in the attached Exhibit "L" as Parcel S-8, consisting of approximately 133,049 square feet.

3.08 "Parcel S-8 Option" has the meaning ascribed to it in Article 4.02(C)(1).

3.09 "Parcel S-8 Option Period" has the meaning ascribed to it in Article 4.02(C)(1)(b).

4. **Parcel S-8 Option.** Article 4.02 is hereby amended to add the following:

4.02 Additional Premises

(C) Parcel S-8.

(1) Tenant shall have the option to lease Parcel S-8, containing approximately 133,049 square feet of ground, subject to the following terms, conditions and limitations (the "Parcel S-8 Option"):

(a) In consideration of the grant of Parcel S-8 Option and in the event Tenant exercises its option on Parcel S-8, Tenant shall reimburse County fifty percent (50%) of the costs for the demolition and removal of the improvements located on Parcel S-8, including the Air Traffic Control Tower, such reimbursement not to exceed One Hundred Thousand Dollars (\$100,000.00). Tenant shall reimburse County within thirty (30) days of the Department's invoice. The Department shall provide supporting documentation setting forth the costs incurred by County with the invoice for the demolition and removal of the improvements located on Parcel S-8.

(b) Tenant acknowledges that Parcel S-8 is leased to the FAA and will not be available for lease by Tenant until the FAA no longer requires use of Parcel S-8 for its operations at the Airport. The term of the Parcel S-8 Option shall commence on the date the County notifies Tenant in writing that the FAA has permanently vacated Parcel S-8 and shall expire at 5:00 p.m. ninety (90) days from the commencement date of the Parcel S-8 Option (the "Parcel S-8 Option Period"). Provided that Tenant is not in material default of this Lease (or an event has not occurred, which with the passage of time or giving of notice would constitute a material default), at any time during the Parcel S-8 Option Period, Tenant may deliver written notice to County in accordance with the notice provisions of this Lease, stating that Tenant is exercising the Parcel S-8 Option. The Parcel S-8 Option shall automatically terminate if it is not exercised by Tenant in compliance with this Article 4.02(C), time being of the essence.

(c) During the Parcel S-8 Option Period, County will provide Tenant and Tenant's consultants, engineers and agents with access to Parcel S-8 for the purposes of conducting any inspections and tests that Tenant deems appropriate with respect to

Parcel S-8, including, but not limited to, the following: (i) physical inspection of Parcel S-8, (ii) soil investigation, (iii) environmental assessment, (iv) topographic studies, and (v) engineering, utilities and site planning studies. All inspections, surveys and tests performed hereunder shall be conducted at Tenant's sole cost and expense and shall be performed by licensed persons or firms dealing in the respective areas or matters. Tenant agrees to indemnify County from and against all losses, damages, costs, expenses, and/or liability arising from or out of Tenant's and/or its agents', contractors', employees' or invitees' entry upon and inspection of Parcel S-8. Tenant's obligation to indemnify County pursuant to this Article 4.02(C) shall survive the expiration or termination of this Lease. Prior to the expiration of the Parcel S-8 Option Period, Tenant shall provide County with one (1) complete copy of all written reports detailing the results of audits, inspections, tests and studies obtained by Tenant under this Article 4.02(C).

- (d) The initial annual rental for Parcel S-8 shall be determined by an appraisal obtained by County, which shall set forth the fair market rental of Parcel S-8 as aeronautical use property. The appraisal shall be performed, at County's sole cost and expense, by a qualified M.A.I. appraiser selected by County. County shall notify Tenant in writing of the then current fair market rental of Parcel S-8 as established by the appraisal within thirty (30) days after the commencement date of the Parcel S-8 Option. Notwithstanding the foregoing, if Tenant does not agree with the results of any such appraisal, then Tenant may avail itself of the process set forth in Article 5.11(C) to object to such appraisal, and, if Tenant and County cannot agree on an initial annual rental within thirty (30) days after the date of Tenant's notice to County stating its disagreement with County's appraisal, then Tenant may obtain, at its sole cost and expense, a second appraisal. The results of such second appraisal shall be reconciled with County's appraisal pursuant to the process for appraisals set forth in Article 5.11(C), including, if necessary, the mutual engagement of a third appraiser.
- (e) In the event Tenant exercises the Parcel S-8 Option, the parties shall enter into an amendment to this Lease to add Parcel S-8 to the Premises. Except as otherwise provided for in this Article 4.02(C), Parcel S-8 shall be leased to Tenant upon the same terms and conditions as provided in this Lease.
- (f) Nothing in this Article 4.02(C) shall preclude or in any way restrict County from agreeing to extend or otherwise modify the County's agreement with the FAA for the continued use of Parcel S-8.

5. **Parcel S-1D Ground Rental.** Article 5.01, Ground Rental, is hereby amended to add the following:

(D) For Parcel S-1D, containing approximately 17,997 square feet of ground, the annual rental to be paid by Tenant to County shall be \$.65 per square foot, or \$11,698.05 annually, payable in equal monthly installments. Notwithstanding the provisions of Article 5.10, rental for Parcel S1-D shall commence on the earlier of: (i) issuance of a permit to construct aircraft parking apron on Parcel S1-D; or (ii) January 1, 2013. Tenant shall diligently pursue construction of an aircraft parking apron on Parcel S-1D and shall provide County with a copy of the permit for construction upon issuance.

6. **Inspector General.** Article 30.27, Inspector General, is hereby deleted in its entirety and replaced by the following:

30.27 Inspector General. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Sections 2-421 - 2-440, as may be amended. The Inspector General's authority includes, but is not limited to, the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Tenant, its officers, agents, employees and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be in violation of Palm Beach County Code, Sections 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

7. **Reimbursement of Survey Costs.** On or before April 1, 2012, Tenant shall pay to County \$4,200.00, which constitutes the survey costs incurred by County in conjunction with the preparation of this Amendment. Failure to pay the survey costs required by this paragraph shall be considered a breach and material default of the Lease.

8. **Ratification of Lease.** Except as specifically modified herein, all of the terms and conditions of the Lease shall remain unmodified and in full force and effect and are hereby ratified and confirmed by the parties hereto.

9. **Incorporation by Reference.** Exhibits attached hereto and referenced herein shall be deemed to be incorporated in this Amendment by such reference.

10. **Effective Date of Amendment.** This Amendment shall be considered effective 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 hereto have duly executed this Amendment as of the day and year first above written.

ATTEST:

PALM BEACH COUNTY, a political subdivision of the State of Florida by its Board of County Commissioners

SHARON R. BOCK

By: _____
Clerk and Comptroller

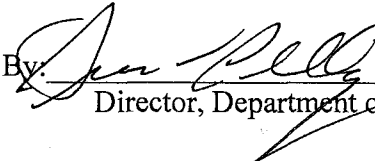
By: _____
Shelley Vana, Chair

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


APPROVED AS TO TERMS AND CONDITIONS

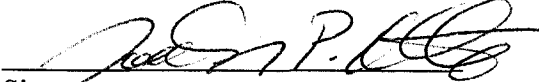
By: _____
County Attorney

By:  _____
Director, Department of Airports

Signed, sealed and delivered in the presence of two witnesses for Tenant:

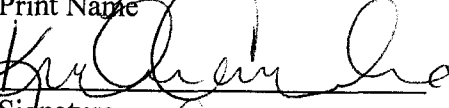
TENANT
Galaxy Aviation of Palm Beach, Inc.


Signature


Signature

Morgan Ambinder
Print Name

Jonathan P. Miller
Print Name


Signature

EXEC. VICE PRES.
Title

Kristin Caraka Sands
Print Name

(Seal)

EXHIBIT "A"
The Property

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 2008013-14

P.B.I.A. GALAXY AVIATION LEASE (S-9) BOUNDARY SURVEY

KAREN T. MARCUS
DISTRICT 1

JOHN F. KOONS
DISTRICT 2

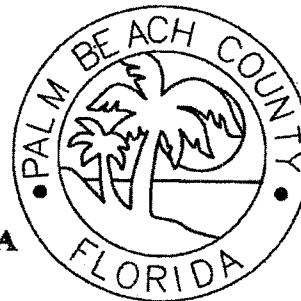
SHELLEY VANA
DISTRICT 3

STEVEN L. ABRAMS
DISTRICT 4

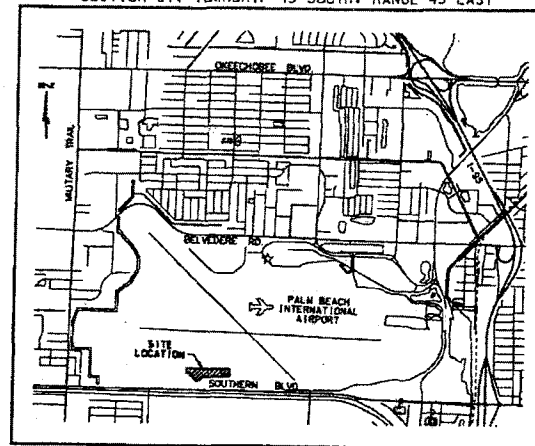
BURT AARONSON
DISTRICT 5

JESS R. SANTAMARIA
DISTRICT 6

ADDIE L. GREENE
DISTRICT 7



SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST



LOCATION MAP
N.T.S.

PROPERTY DESCRIPTION
P.B.I.A. GALAXY LEASE (S-9)

A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY SITUATED IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 88°47'38" EAST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 1620.83 FEET; THENCE NORTH 07°12'22" EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 868.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°20'13" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°15'19" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 02°01'30" EAST, A DISTANCE OF 514.40 FEET; THENCE SOUTH 87°40'30" EAST, A DISTANCE OF 1728.66 FEET; THENCE SOUTH 02°13'35" WEST, A DISTANCE OF 570.36 FEET; THENCE NORTH 88°51'59" WEST, A DISTANCE OF 168.87 FEET; THENCE SOUTH 02°33'55" WEST, A DISTANCE OF 45.72 FEET; THENCE NORTH 89°00'50" WEST, A DISTANCE OF 938.31 FEET; THENCE SOUTH 41°32'24" WEST, A DISTANCE OF 119.49 FEET; THENCE SOUTH 49°45'31" WEST, A DISTANCE OF 114.00 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD; THENCE NORTH 88°47'38" WEST ALONG SAID NORTH LINE, A DISTANCE OF 30.51 FEET; THENCE NORTH 43°25'38" WEST, A DISTANCE OF 356.91 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED CONTAINS 25.2788 ACRES OR 1,101,144 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH 88°47'38" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

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

SIGNING SURVEYOR MODIFIED THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT THAT WAS TAKEN FROM THE BOUNDARY SURVEY OF GALAXY AVIATION PREPARED BY DEAN SURVEYING AND MAPPING, INC. JOB NO. 03-702 - DATED 06/04/2003.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR, IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

NO RECORD DOCUMENT PROVIDED FOR THE EASEMENTS SHOWN ON THIS SURVEY. INFORMATION OBTAINED FROM THE ADJACENT SURVEY'S REFERENCED ON THE MAP SHEET OF THIS SURVEY, THE SIGNING SURVEYOR RECOMMENDS A COMPLETE ABSTRACT OF THE SITE PRIOR TO ANY CONSTRUCTION.

NO TITLE POLICY OR TITLE SEARCH WAS PROVIDED TO THIS OFFICE.

THE CLIENT DID NOT REQUEST VERTICAL TOPOGRAPHY ON THE SITE, ONLY THE EXISTING STRUCTURES (BUILDING) WERE TIED IN AND LOCATED BY THIS SURVEY. NO OTHER IMPROVEMENTS LOCATED.

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

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123R, PAGE 78, 1123S, PAGE 90 & 1123 U, PAGE 5. INSTRUMENTS USED WERE THE TOPCON GTS-300 TOTAL STATION AND MUSKEY DATA COLLECTOR.

THE FILE NAMES ARE 08013-14_ZAK, 07013-08_ZAK, 2007013-08_PRJ, & 2007013-08_DOC. ALSO SEE THE FILES FOR LEASE PARCEL 5-1B, 5-5 & 5-7.

FIELD WORK COMPLETED ON 05/14/07. SURVEY UPDATED 05/21/08.

THE PROJECTS FIELD TRAVERSE WAS BALANCED USING STAR NET PRO VERSION 6.0.19. A FIELD TRAVERSE WAS RUN IN ORDER TO ESTABLISH STATE PLANE COORDINATES ON THE ENTIRE SITE.

SEE CERTIFIED CORNER RECORDS DOC.# 53331, 53332, 53334, 54042, 54043, 54044, 54087, 53503, FOR THE SECTION CORNERS ASSOCIATED WITH SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST.

THE AIRPORT PERIMETER ROAD & AIRPORT INTERIOR ACCESS ROAD WERE ESTABLISHED FROM A DIGITAL FILE PROVIDED BY THE DEPARTMENT OF AIRPORTS - ACCESS.DWG AND IS NOW FILED ALONG WITH THE DIGITAL FILES FOR THE AIRPORTS.

THERE ARE NO APPARENT USAGES ON THE PROPERTY, OTHER THAN THOSE ITEMS SHOWN ON THIS SURVEY. THIS SURVEY WAS DONE FOR LEASE AREA CALCULATION PURPOSES ONLY AND IS NOT FOR THE FEE SIMPLE TRANSFER OF LAND.

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

LEGAL ACCESS TO THE PROPERTY IS PROVIDED VIA AN AIRPORT ACCESS ROAD (NO RECORD INFORMATION AVAILABLE).

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEY.

LEGEND
 (D.M.) = DEED & MEASURED
 (D.C.) = DEED & CALCULATED
 R = RADIUS
 Δ = DELTA
 L = ARC LENGTH
 B = BOUNDARY LINE
 C = CALCULATED
 --- = CHAIN LINK FENCE
 □ = LIGHT
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 P.K. = PARKER KYLON
 STA. = STATION
 N.T.S. = NOT TO SCALE
 E.P. = EDGE OF PAYMENT
 SQ. FT. = SQUARE FEET
 S.T.L. = SURVEY TIE LINE

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2800 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

REVISION BY DATE
 1 REVISION
 2 REVISION
 3 REVISION
 4 REVISION
 5 REVISION

SCALE: 1" = 60'
 APPROVED: G.W.M.
 DRAWN: E.A.D.
 CHECKED: W.C.E.
 DATE: 5/15/08
 FIELD BOOK NO. 1123 R, S, U
 FIELD NO. S-9-08-2884

PROJECT: P.B.I.A. GALAXY AVIATION LEASE (S-9) BOUNDARY SURVEY
 SHEET: 1 OF 2
 PROJECT NO. 2008013-14

ALL EXISTING AND ESTABLISHED CONTROL, BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (COMMERCIAL/HIGH RISK) REQUIRED BY THIS SURVEY.

FLIGHT DATE OF PHOTO BY OTHERS IS 01/29/2007 TO 03/05/2007.

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.
 PROJECT SCALE FACTOR = 1.000041156
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

CERTIFIED TO: PALM BEACH COUNTY, DEPARTMENT OF AIRPORTS.

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

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

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

SHEET: 1
 OF: 2
 PROJECT NO. 2008013-14

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2008013-14

BOUNDARY SURVEY OF PALM BEACH INTERNATIONAL AIRPORT LEASE PARCEL S-1B & S-1C

KAREN T. MARCUS
DISTRICT 1

JOHN F. KOONS
DISTRICT 2

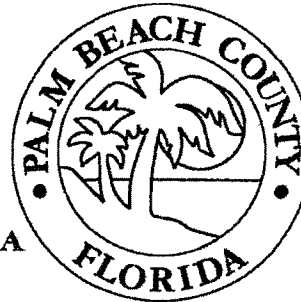
ROBERT J. KANJIAN
DISTRICT 3

MARY MCCARTY
DISTRICT 4

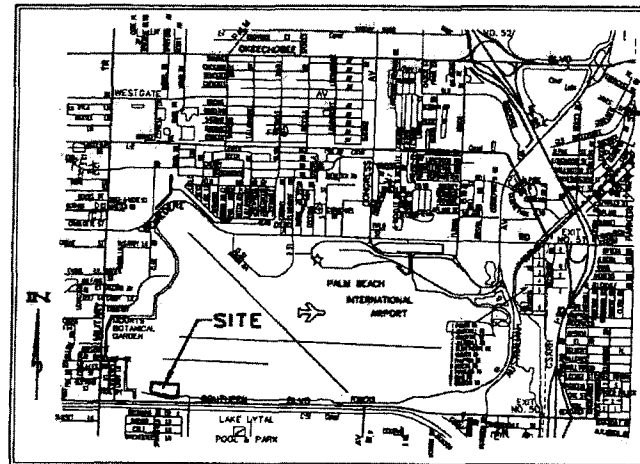
BURT AARONSON
DISTRICT 5

JESS R. SANTAMARIA
DISTRICT 6

ADDIE L. GREENE
DISTRICT 7



SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST



LOCATION MAP
N.T.S.

**LEASE PARCEL S-1B
PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1152.72 FEET; THENCE NORTH 01°15'37" EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 306.98 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD AS SHOWN ON THIS SURVEY AND POINT OF BEGINNING NO. 1; THENCE NORTH 02°25'43" EAST ALONG THE EAST LINE OF LEASE PARCEL S-4 AND IT'S NORTHERLY PROLONGATION AS SHOWN ON THIS SURVEY, A DISTANCE OF 324.64 FEET; THENCE SOUTH 87°35'40" EAST, A DISTANCE OF 266.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'40", AN ARC DISTANCE OF 78.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°47'40" EAST, A DISTANCE OF 58.65 FEET; THENCE SOUTH 87°37'27" EAST, A DISTANCE OF 512.46 FEET; THENCE SOUTH 00°00'00" WEST ALONG THE NORTHERLY PROLONGATION AND THE WEST LINE OF THE DIGITAL AIRPORT SURVEILLANCE RADAR SITE, UNKNOWN & PHILLIPS BOUNDARY SURVEY - PROJECT NO. 98048 - DATED JULY 1998 AS SHOWN ON THIS SURVEY, A DISTANCE OF 230.86 FEET TO THE SOUTHWEST CORNER OF SAID RADAR SITE; THENCE SOUTH 89°59'52" EAST ALONG THE SOUTH LINE OF SAID RADAR SITE, A DISTANCE OF 10.98 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF P.B.I.A. LEASE PARCEL S-5 AS SHOWN ON THIS SURVEY; THENCE SOUTH 01°31'47" WEST ALONG SAID PROLONGATION AND WEST LINE, A DISTANCE OF 243.08 FEET TO SAID NORTH LINE OF THE AIRPORT PERIMETER ROAD BEING A POINT ON THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS OF 624.00 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 77°34'32" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 310°43'47" WEST, A DISTANCE OF 330.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 77°43'45" WEST ALONG SAID TANGENT LINE AND THE NORTH LINE OF THE AIRPORT PERIMETER, A DISTANCE OF 536.21 FEET TO POINT OF BEGINNING NO. 1.

**LEASE PARCEL S-1C
PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1152.72 FEET; THENCE NORTH 01°15'37" EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 306.98 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD AS SHOWN ON THIS SURVEY; THENCE NORTH 02°25'43" EAST ALONG THE EAST LINE OF LEASE PARCEL S-4 AND IT'S NORTHERLY PROLONGATION AS SHOWN ON THIS SURVEY, A DISTANCE OF 324.64 FEET; THENCE SOUTH 87°35'40" EAST, A DISTANCE OF 120.00 FEET TO POINT OF BEGINNING NO. 2; THENCE CONTINUE SOUTH 87°35'40" EAST, A DISTANCE OF 146.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'40", AN ARC DISTANCE OF 78.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°47'40" EAST, A DISTANCE OF 58.65 FEET; THENCE SOUTH 87°37'27" WEST, A DISTANCE OF 138.50 FEET; THENCE SOUTH 02°25'43" WEST, A DISTANCE OF 108.14 FEET TO POINT OF BEGINNING NO. 2.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED FOR LEASE PARCEL S-1B CONTAINS 8.8375 ACRES OR 384,963 SQUARE FEET MORE OR LESS.

THE PROPERTY AS SURVEYED FOR LEASE PARCEL S-1C CONTAINS 0.4789 ACRES OR 20,706 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1983 ADJUSTED) BEARING OF NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE COUNTY ENGINEER, 2500 NORTH JOC ROAD, WEST PALM BEACH, FLORIDA 33411-2749.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR, IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

NO TITLE POLICY OR TITLE SEARCH WAS PROVIDED TO THIS OFFICE.

THE CLIENT DID NOT REQUEST VERTICAL TOPOGRAPHY ON THE SITE. SEE THE RECORDED DOCUMENTS CITED ON THIS DRAWING FOR ADDITIONAL INFORMATION.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123 B, PAGE 2, & 1123 U, PAGE 8. INSTRUMENTS USED WERE THE TOPCON GTS 601 #2 TOTAL STATION AND LIETZ 2-B LEVEL.

THE FILE NAMES ARE 85722.ZAK, 20101300.ZAK, P01AS10.ZAK, 08013-14.ZAK & 2004013-05.000, ALSO SEE THE FILES FOR LEASE PARCEL S-2, S-3 & S-4.

FIELD WORK COMPLETED ON 03/24/09. PARCEL UPDATED ON 01/23/2012.

SEE CERTIFIED CORNER RECORDS DOC.# 53331, 53332, 53334, 54042, 54043, 54044, FOR THE SECTION CORNERS ASSOCIATED WITH SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

THE AIRPORT PERIMETER ROAD & AIRPORT INTERIOR ACCESS ROAD WERE ESTABLISHED FROM A DIGITAL FILE PROVIDED BY THE DEPARTMENT OF AIRPORTS - ACCESS-DWG AND IS NOW FILED ALONG WITH THE DIGITAL FILES FOR THE AIRPORTS.

THERE ARE NO APPARENT USAGES ON THE PROPERTY, OTHER THAN THOSE ITEMS SHOWN ON THIS SURVEY.

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

ALL ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (COMMERCIAL/RISK RISE) REQUIRED BY THIS SURVEY.

LEGEND

D = DESCRIPTION
M = MEASURED
C = CALCULATED
LS = LAND SURVEYOR
S.T.L. = SURVEY TIE LINE

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2800 NORTH JOC ROAD
WEST PALM BEACH, FL 33411



NO.	REVISION	BY	DATE
1	REVISED NORTH LINE & LEGAL TIE LINE SITE	DM	05/07/09
2	REVISED LEGAL S-1C	DM	03/08/09
3	REVISED LEGAL S-1C	DM	01/12/12

SCALE: 1" = 80'
APPROVED: G.W.M.
DRAWN: B.A.G.
CHECKED: W.C.E.
DATE: 08/12/08
FIELD BOOK NO.: 1123 B & PAGE 8

FLIGHT DATE OF PHOTO BY OTHERS IS 11/23/2010 TO 12/12/2010
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.000039346
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
CERTIFIED TO: PALM BEACH COUNTY, DEPARTMENT OF AIRPORTS.

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

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61B17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.007, FLORIDA STATUTES.

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

DATE

PROJECT:
BOUNDARY SURVEY OF
PALM BEACH INTERNATIONAL
AIRPORT LEASE PARCELS
S-1B & S-1C
DRAWING NO.:
S-3-08-2B46
DESIGN FILE NAME:
S-3-08-2B46.DWG

SHEET: 1

OF: 2

PROJECT NO.
2008013-14

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2008013-14

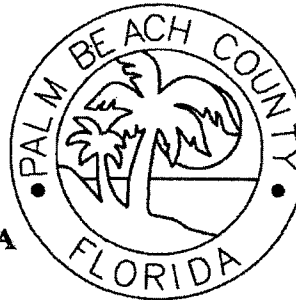
PALM BEACH INTERNATIONAL AIRPORT LEASE S-5 BOUNDARY SURVEY

KAREN T. MARCUS
DISTRICT 1

JOHN F. KOONS
DISTRICT 2

STEVEN L. ABRAMS
DISTRICT 4

JESS R. SANTAMARIA
DISTRICT 6

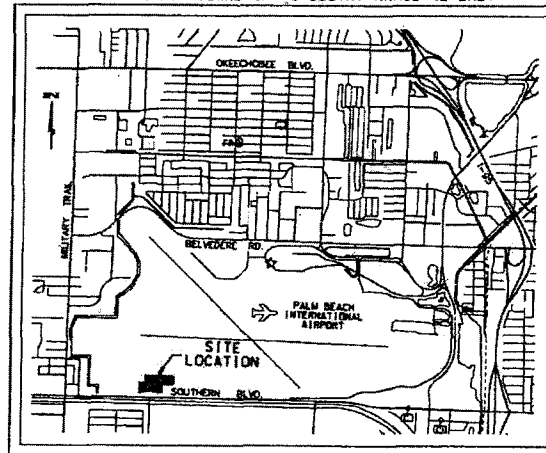


SHELLEY VANA
DISTRICT 3

BURT AARONSON
DISTRICT 5

ADDIE L. GREENE
DISTRICT 7

SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST



LOCATION MAP
N.T.S.

PROPERTY DESCRIPTION
A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE NORTH 01°11'44" EAST, A DISTANCE OF 370.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'13" WEST, A DISTANCE OF 83.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 422.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'54", AN ARC DISTANCE OF 151.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°56'51" WEST, A DISTANCE OF 44.46 FEET; THENCE SOUTH 71°31'24" WEST, A DISTANCE OF 12.61 FEET; THENCE NORTH 01°31'41" EAST, A DISTANCE OF 264.00 FEET TO THE SOUTH LINE OF THE DIGITAL AIRPORT SURVEILLANCE RADAR SITE (TERRON & PHILLIPS BOUNDARY SURVEY - PROJECT NO. 99048 - DATED JULY 1999), THENCE SOUTH 82°59'52" EAST ALONG THE SOUTH LINE OF SAID RADAR SITE, A DISTANCE OF 307.01 FEET TO THE SOUTHWEST CORNER OF SAID RADAR SITE, THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE AND NORTHERLY PROLONGATION OF SAID RADAR SITE, A DISTANCE OF 292.36 FEET; THENCE SOUTH 83°37'21" EAST, A DISTANCE OF 863.61 FEET TO THE WEST LINE OF THE SIGNATURE LEASE AS SHOWN ON THIS SURVEY; THENCE SOUTH 00°07'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 210.34 FEET TO THE NORTH LINE OF THE FLIGHT SAFETY LEASE AS SHOWN ON THIS SURVEY; THENCE SOUTH 89°44'40" WEST ALONG THE NORTH LINE OF SAID LEASE, A DISTANCE OF 385.12 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID FIRST BOND GROUP LEASE; THENCE SOUTH 00°03'24" WEST ALONG SAID EAST LINE AND PROLONGATION, A DISTANCE OF 274 FEET TO THE SOUTHWEST CORNER OF SAID LEASE; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 92.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 422.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'54", AN ARC DISTANCE OF 151.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°28'13" WEST, A DISTANCE OF 146.91 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED CONTAINS 0.0685 ACRES OR 651.463 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF NORTH 88°44'29" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE HERETO.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE COUNTY ENGINEER, 2124 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR, IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

NO RECORD DOCUMENT PROVIDED FOR THE EASEMENTS SHOWN ON THIS SURVEY. INFORMATION OBTAINED FROM THE ADJACENT SURVEY IS REFERENCED ON THE MAP SHEET OF THIS SURVEY. THE SIGNING SURVEYOR RECOMMENDS A COMPLETE ABSTRACT OF THE SITE PRIOR TO ANY CONSTRUCTION.

NO TITLE POLICY OR TITLE SEARCH WAS PROVIDED TO THIS OFFICE.

THE CLIENT DID NOT REQUEST VERTICAL TOPOGRAPHY ON THE SITE.

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

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123R, PAGE 78 & 1123S, PAGE 55. INSTRUMENTS USED WERE THE TOPCON GTS-300 TOTAL STATION AND HUSKEY DATA COLLECTOR.

THE FILE NAMES ARE 07013-08.ZAK, 2007013-08.PRJ, & 2007013-08.DOC. ALSO SEE THE FILES FOR LEASE PARCEL S-1B, S-5 & S-7.

FIELD WORK COMPLETED ON 05/14/07. SURVEY UPDATED 05/27/08.

SEE CERTIFIED CORNER RECORDS ODC # 53331, 53332, 53334, 54062, 54063, 54064, FOR THE SECTION CORNERS ASSOCIATED WITH SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

THE AIRPORT PERIMETER ROAD & AIRPORT INTERIOR ACCESS ROAD WERE ESTABLISHED FROM A DIGITAL FILE PROVIDED BY THE DEPARTMENT OF AIRPORTS - ACCESS.DWG AND IS NOW FILED ALONG WITH THE DIGITAL FILES FOR THE AIRPORTS.

THERE ARE NO APPARENT USAGES ON THE PROPERTY, OTHER THAN THOSE ITEMS SHOWN ON THIS SURVEY. THIS SURVEY WAS DONE FOR LEASE AREA CALCULATION PURPOSES ONLY AND IS NOT FOR THE FEE SIMPLE TRANSFER OF LAND.

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

ALL ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (COMMERCIAL/HIGH RISK) REQUIRED BY THIS SURVEY.

FLIGHT DATE OF PHOTO BY OTHERS IS 01/29/2007 TO 03/05/2007.

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEY.

LEGAL ACCESS TO THE PROPERTY IS PROVIDED VIA AN AIRPORT ACCESS ROAD (NO RECORD INFORMATION AVAILABLE).

LEGEND
P.D.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
M.F.S. = METERS TO SCALE
(DAM) = DESCRIPTION AND MEASURED (NO DEED)
(DAC) = DESCRIPTION & CALCULATED
(C) = CALCULATED
P.L. = PARKER HAYLON
SQ. FT. = SQUARE FEET
S.R. = STATE ROAD

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2800 NORTH JOG ROAD
WEST PALM BEACH, FL 33411



NO.	REVISION	BY	DATE

SCALE: 1" = 40'
APPROVED: G.W.M.
DRAWN: E.A.D.
CHECKED: W.C.E.
DATE: 05/27/08
FIELD BOOK NO. 1123 R, S & U

PROJECT: PALM BEACH INTERNATIONAL AIRPORT LEASE S-5 BOUNDARY SURVEY
DESIGN FILE NAME: S-3-09-2346.DGN
DRAWING NO.: S-3-09-2346

SHEET: 1
OF: 2
PROJECT NO. 2008013-14

COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.00003818D
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

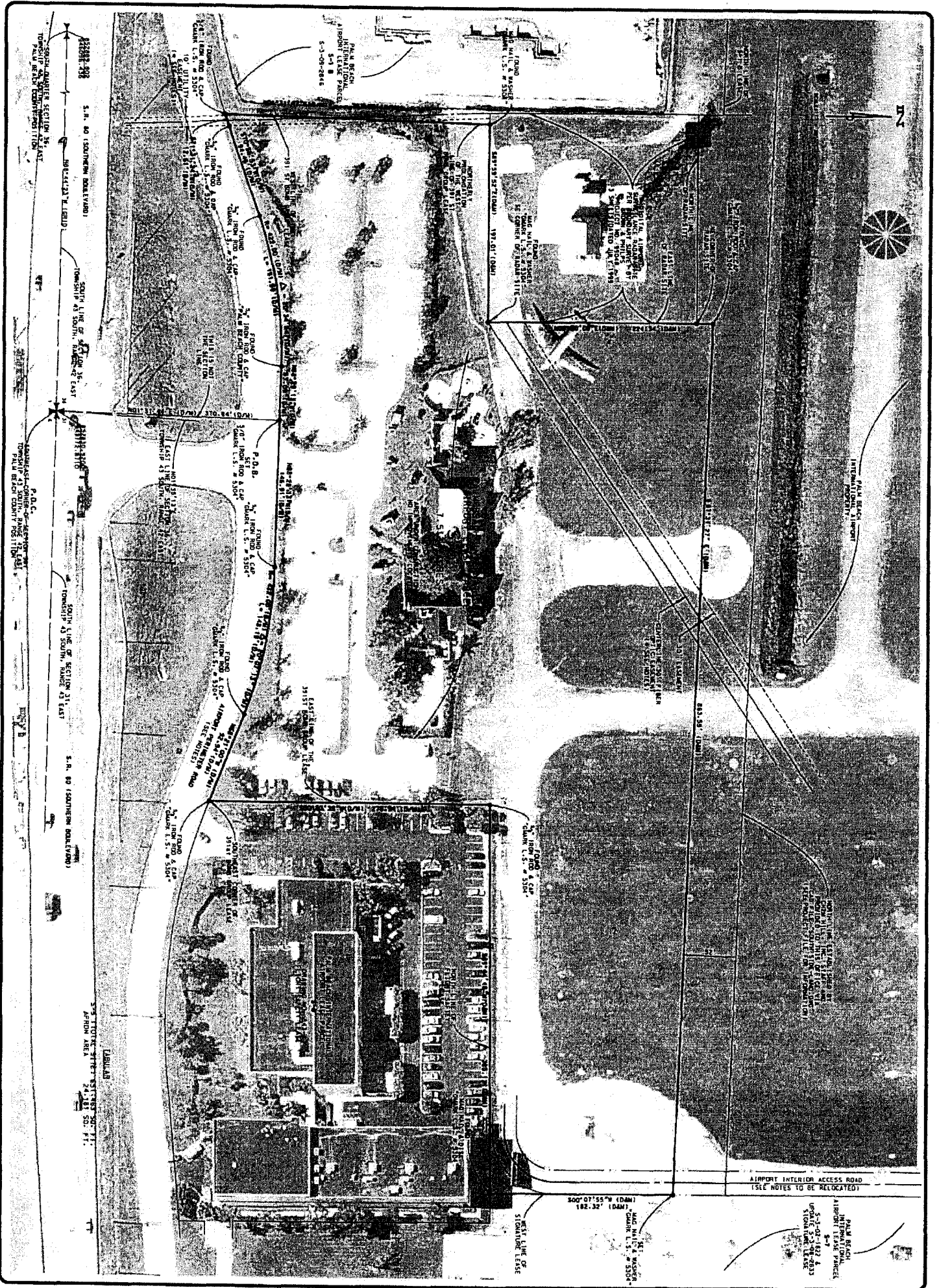
CERTIFIED TO: PALM BEACH COUNTY, DEPARTMENT OF AIRPORTS.

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

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREIN WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.001, FLORIDA STATUTES.

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

DATE



PROJECT NO. 2508013-4
SHEET 2

PROJECT: PALM BEACH INTERNATIONAL AIRPORT LEASE S-5 BOUNDARY SURVEY
DESIGN FILE NAME: S-3-09-2946.DGN
DRAWING NO.: S-3-09-2946

SCALE: 1" = 40'
APPROVED: C.W.M.
DRAWN: E.A.G.
CHECKED: R.C.E.
DATE: 08/20/08
FIELD BOOK NO.: 1123 R. S & P

NO.	REVISION	BY	DATE


PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
 2800 NORTH JOG ROAD
 WEST PALM BEACH, FL 33411

LEASE PARCEL S-1D
PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1132.72 FEET; THENCE NORTH 01°15'37" EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 386.58 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD AND THE SOUTHWEST CORNER OF LEASE PARCEL S-1B AS SHOWN ON THIS SURVEY; THENCE NORTH 02°25'41" EAST ALONG THE WEST LINE OF LEASE PARCEL S-1B AS SHOWN ON THIS SURVEY, A DISTANCE OF 324.64 FEET TO THE NORTHWEST CORNER OF LEASE PARCEL S-1A AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°25'41" EAST ALONG SAID PROLONGATION, A DISTANCE OF 149.94 FEET; THENCE SOUTH 87°57'27" EAST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF LEASE PARCEL S-1C; THENCE SOUTH 02°25'41" WEST ALONG SAID PROLONGATION AND WEST LINE, A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF SAID LEASE PARCEL S-1B; THENCE NORTH 87°35'40" WEST ALONG SAID NORTH LINE, A DISTANCE OF 120.00 FEET TO SAID NORTHWEST CORNER OF LEASE PARCEL S-1B AND THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED FOR LEASE PARCEL S-1D CONTAINS 0.4131 ACRES OR 17,997 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

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

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

NO TITLE POLICY OR TITLE SEARCH WAS PROVIDED TO THIS OFFICE.

THE CLIENT DID REQUEST VERTICAL TOPOGRAPHY ON THE SITE. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123 X, PAGE 16. INSTRUMENTS USED WERE THE TOPCON GTS 601 #2 TOTAL STATION AND LIETZ 2-B LEVEL.

THE FILE NAMES ARE 85072.ZAK, 12013_01.ZAK AND 2012013-01.PRI. ALSO SEE THE FILES FOR LEASE PARCEL S-1B & S-1C.

FIELD WORK COMPLETED ON 01/09/2012.

SEE CERTIFIED CORNER RECORDS DOC. # 53331, 53332, 53334, 54042, 54043, 54044, FOR THE SECTION CORNERS ASSOCIATED WITH SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

THE AIRPORT PERIMETER ROAD & AIRPORT INTERIOR ACCESS ROAD WERE ESTABLISHED FROM A DIGITAL FILE PROVIDED BY THE DEPARTMENT OF AIRPORTS - MDCSS.DWG AND IS NOW FILED ALONG WITH THE DIGITAL FILES FOR THE AIRPORTS.

THERE ARE NO APPARENT USAGES ON THE PROPERTY, OTHER THAN THOSE ITEMS SHOWN ON THIS SURVEY.

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

ALL ESTABLISHED CONTROL, BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (COMMERCIAL/HIGH RISK) REQUIRED BY THIS SURVEY.

COUNTY OF PALM BEACH
STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2012013-01

PALM BEACH INTERNATIONAL
AIRPORT LEASE PARCEL S-1D
BOUNDARY SURVEY

KAREN T. MARCUS
DISTRICT 1

PAULETTE BURDICK
DISTRICT 2

STEVEN L. ABRAMS
DISTRICT 4

JESS R. SANTAMARIA
DISTRICT 6

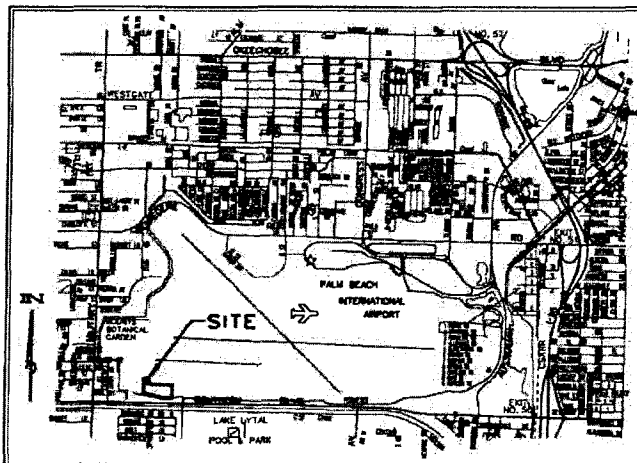


SHELLEY VANA
DISTRICT 3

BURT AARONSON
DISTRICT 5

PRISCILLA A. TAYLOR
DISTRICT 7

SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST



LOCATION MAP
N.T.S.

PROJECT BENCHMARK

MF-41 ELEVATION 20.587' (NAVD 88)
THE STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF RING ROAD AND SP-80. THE STATION IS AN ARMY CORPS OF ENGINEERS BURN SET IN CONCRETE AND STAMPED "MF-41". THE STATION IS 18.7 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF SP-80, 2.50' WEST OF A 5" X 4" BURN SET WAY MONUMENT, 3.4 FEET SOUTHEAST OF A WOODEN POWER POLE, AND 5.1 FEET NORTHEAST OF THE NORTHEAST CORNER OF A CONCRETE POWER POLE.

LEGEND

- D = DESCRIPTION
- M = MEASURED
- C = CALCULATED
- LS = LAND SURVEYOR
- S.T.L. = SURVEY TIE LINE
- AC = ACRES
- O.F.A. = OBSTRUCTION FREE AREA

FLIGHT DATE OF PHOTO BY OTHERS IS 11/23/2010 - 12/12/2010
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
PROJECT SCALE FACTOR = 1.000039346
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE
CERTIFIED TO: PALM BEACH COUNTY, DEPARTMENT OF AIRPORTS

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

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GLENN W. MARK, PLS. DATE
FLORIDA CERTIFICATE NO. 5304

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2800 NORTH JOG ROAD
WEST PALM BEACH, FL 33411



DATE	
BY	
REVISION	
NO.	
SCALE:	1" = 80'
APPROVED:	G.W.M.
DRAWN:	E.A.O.
CHECKED:	N.J.B.
DATE	01/24/12
DRAWN:	

PALM BEACH INTERNATIONAL
AIRPORT LEASE PARCEL S-1D
BOUNDARY SURVEY

DESIGNER FILE NAME: B-3-12-3272.DWG
STATUS NO.: S-3-12-3272

SHEET: 1

OF: 2

PROJECT NO.: 2012013-01

EXHIBIT "K"
Parcel S-1C – Remote Receiver Facility Site
(Option Area)

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 2008013-14

BOUNDARY SURVEY OF PALM BEACH INTERNATIONAL AIRPORT LEASE PARCEL S-1B & S-1C

KAREN T. MARCUS
DISTRICT 1

JOHN F. KOONS
DISTRICT 2

ROBERT J. KANJIAN
DISTRICT 3

MARY MCCARTY
DISTRICT 4

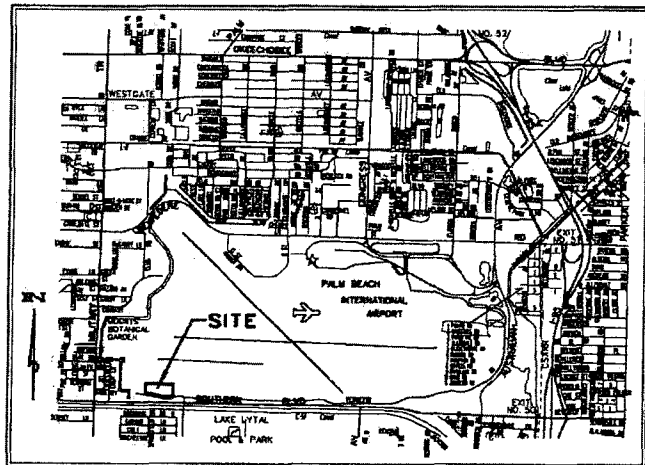
BURT AARONSON
DISTRICT 5

JESS R. SANTAMARIA
DISTRICT 6

ADDIE L. GREENE
DISTRICT 7



SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST



LOCATION MAP
N.T.S.

**LEASE PARCEL S-1B
PROPERTY DESCRIPTION**
A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1132.78 FEET; THENCE NORTH 01°15'37" EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 386.98 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD AS SHOWN ON THIS SURVEY AND POINT OF BEGINNING NO. 1; THENCE NORTH 02°25'41" EAST ALONG THE EAST LINE OF LEASE PARCEL S-4 AND ITS NORTHERLY PROLONGATION AS SHOWN ON THIS SURVEY, A DISTANCE OF 324.64 FEET; THENCE SOUTH 87°35'40" EAST, A DISTANCE OF 266.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'40", AN ARC DISTANCE OF 78.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°47'40" EAST, DISTANCE OF 88.65 FEET; THENCE SOUTH 87°37'27" WEST, A DISTANCE OF 512.46 FEET; THENCE SOUTH 02°00'08" WEST ALONG THE NORTHERLY PROLONGATION AND THE WEST LINE OF THE DIGITAL AIRPORT SURVEILLANCE RADAR SITE (BROWN & PHILLIPS BOUNDARY SURVEY - PROJECT NO. 9904 - DATED JULY 1999) AS SHOWN ON THIS SURVEY, A DISTANCE OF 232.96 FEET TO THE SOUTHWEST CORNER OF SAID RADAR SITE; THENCE SOUTH 89°59'52" EAST ALONG THE SOUTH LINE OF SAID RADAR SITE, A DISTANCE OF 109.89 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF P.B.I.A. LEASE PARCEL S-5 AS SHOWN ON THIS SURVEY; THENCE SOUTH 01°53'47" WEST ALONG SAID PROLONGATION AND WEST LINE, A DISTANCE OF 243.06 FEET TO SAID NORTH LINE OF AIRPORT PERIMETER ROAD BEING A POINT ON THE ARC OF A NON-TANGENT CURVE HAVING A RADIUS OF 824.00 FEET (A RADIAL LINE FROM SAID POINT BEARS NORTH 17°54'32" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°10'47" AN ARC DISTANCE OF 350.79 FEET TO THE POINT OF TANGENCY; THENCE NORTH 77°43'45" WEST ALONG SAID TANGENT LINE AND THE NORTH LINE OF THE AIRPORT PERIMETER, A DISTANCE OF 536.21 FEET TO POINT OF BEGINNING NO. 1.

**LEASE PARCEL S-1C
PROPERTY DESCRIPTION**
A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 88°44'23" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1132.78 FEET; THENCE NORTH 01°15'37" EAST AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 386.98 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD AS SHOWN ON THIS SURVEY; THENCE NORTH 02°25'41" EAST ALONG THE EAST LINE OF LEASE PARCEL S-4 AND ITS NORTHERLY PROLONGATION AS SHOWN ON THIS SURVEY, A DISTANCE OF 324.64 FEET; THENCE SOUTH 87°35'40" EAST, A DISTANCE OF 266.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°36'40", AN ARC DISTANCE OF 78.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°47'40" EAST, DISTANCE OF 88.65 FEET; THENCE SOUTH 87°37'27" WEST, A DISTANCE OF 186.50 FEET; THENCE SOUTH 02°25'41" WEST, A DISTANCE OF 108.14 FEET TO POINT OF BEGINNING NO. 2.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED FOR LEASE PARCEL S-1B CONTAINS 0.8375 ACRES OR 364,963 SQUARE FEET MORE OR LESS.

THE PROPERTY AS SURVEYED FOR LEASE PARCEL S-1C CONTAINS 0.4753 ACRES OR 20,706 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF NORTH BY 81°42'3" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

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

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

NO TITLE POLICY OR TITLE SEARCH WAS QUOTED TO THIS OFFICE.

THE CLIENT DID NOT REQUEST VERTICAL TOPOGRAPHY ON THE SITE. SEE THE RECORDED DOCUMENTS CITED ON THIS DRAWING FOR ADDITIONAL INFORMATION.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123 B, PAGE 2; & 1123 U, PAGE 3. INSTRUMENTS USED WERE THE TOPCON GTS 601 M2 TOTAL STATION AND L112Z 2-B LEVEL.

THE FILE NAMES ARE BS222.ZAX, 20101300.ZAX, P81AS1B.ZAX, 08013-14.ZAX & 2004013-06-DDC. ALSO SEE THE FILES FOR LEASE PARCEL S-2, S-3 & S-4.

FIELD WORK COMPLETED ON 03/27/09. PARCEL UPDATED ON 01/23/2012.

SEE CERTIFIED CORNER RECORDS DOC.# 53331, 53332, 53334, 54042, 54043, 54044, FOR THE SECTION CORNERS ASSOCIATED WITH SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST.

THE AIRPORT PERIMETER ROAD & AIRPORT INTERIOR ACCESS ROAD WERE ESTABLISHED FROM A DIGITAL FILE PROVIDED BY THE DEPARTMENT OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61K1-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THERE ARE NO APPARENT USAGES ON THE PROPERTY, OTHER THAN THOSE ITEMS SHOWN ON THIS SURVEY.

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

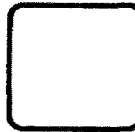
ALL ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (COMMERCIAL/HIGH RISK) REQUIRED BY THIS SURVEY.

LEGEND
D = DESCRIPTION
M = MEASURED
C = CALCULATED
LS = LAND SURVEYOR
S.T.L. = SURVEY TIE LINE

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2800 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

BY DATE	REVISION
GM 05/07	REVISED NORTH LINE & LEASE TOWER SITE
GM 03/09	REVISED SCALE S-1C
GM 1/12	REVISED LEASE S-1C
	REVISED LEASE S-1C

SCALE: 1" = 60'
APPROVED: G.V.M.
DRAWN: E.A.O.
CHECKED: W.C.B.
DATE: 08/12/09
BY: GLENN V. MARK, P.L.S.



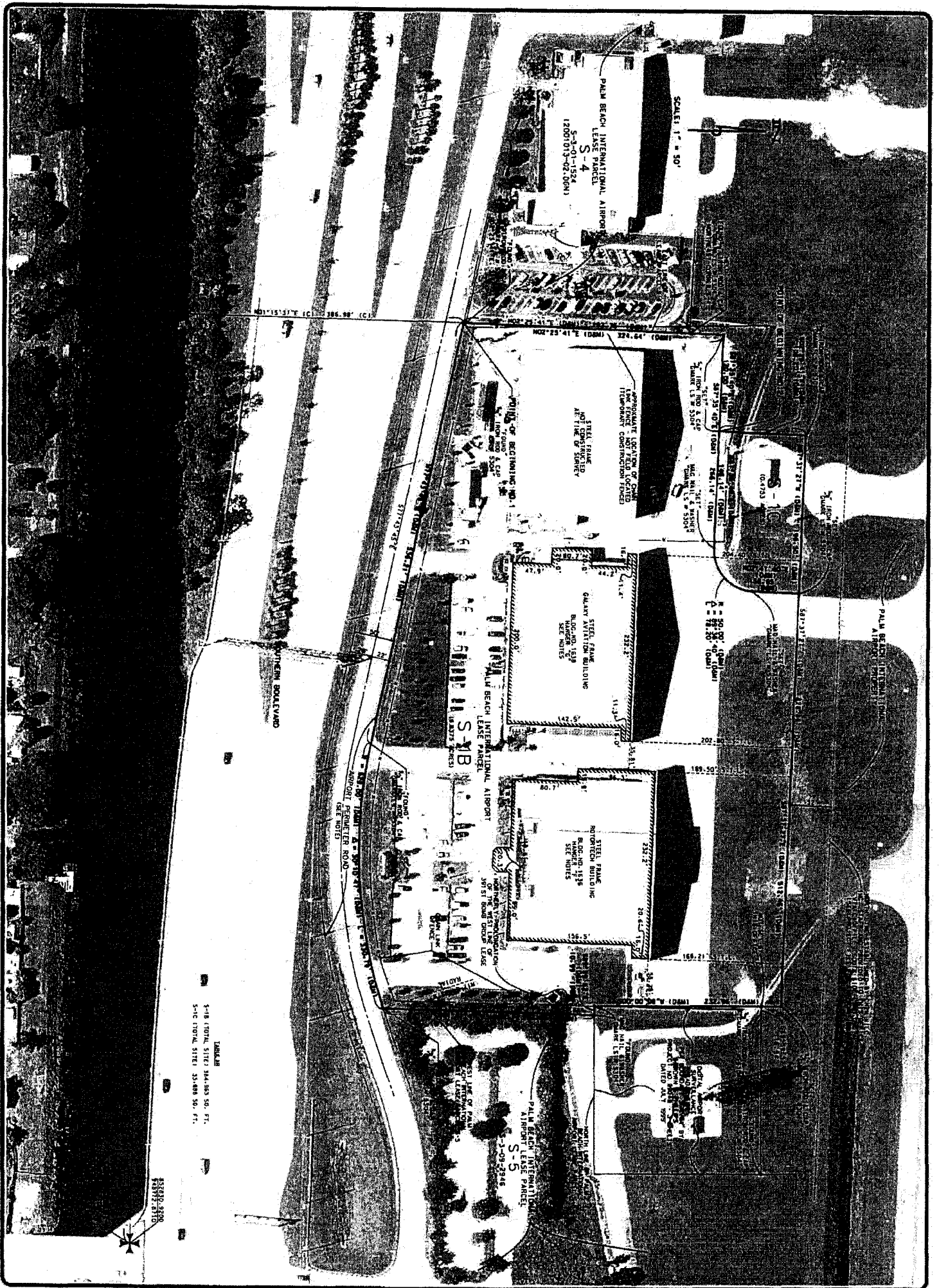
PROJECT: BOUNDARY SURVEY OF PALM BEACH INTERNATIONAL AIRPORT LEASE PARCELS S-1B & S-1C
DESIGNER FILE NAME: S-3-DB-2846.DGN
DRAWING NO.: S-3-08-2846

SHEET: 1
OF: 2
PROJECT NO.: 2008013-14

FLIGHT DATE OF PHOTO BY OTHERS IS 11/23/2010 TO 12/12/2010
COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND.
PROJECT SCALE FACTOR = 1.000039346
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
CERTIFIED TO: PALM BEACH COUNTY, DEPARTMENT OF AIRPORTS.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61K1-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GLENN V. MARK, P.L.S.
FLORIDA CERTIFICATE NO. 5304
DATE: _____



PROJECT NO. 2008018-14
 SHEET 2
 OF 2

PROJECT: **BOUNDARY SURVEY OF PALM BEACH INTERNATIONAL AIRPORT LEASE PARCELS S-1B & S-1C**
 DESIGN FILE NAME: S-3-08-2846.DGN
 DRAWING NO.: S-3-08-2846

DATE: 5/3/08
 DRAWN: B.A.D.
 CHECKED: W.C.E.
 TITLE: BOUNDARY SURVEY

NO.	REVISION	BY	DATE
1	REVISED NORTH & EAST BOUNDARY LINE & LEGAL LOTTER SITE	GW	5/07
2	REVISED LEGAL & CREATED PARCEL S-1C	GW	3/08
3	REVISED LEGAL & MODIFIED PARCEL S-1C ATTACHED UPDATED AERIAL	GW	1/12

SCALE: 1" = 30'
 FIELD BOOK NO. 1188 B, PAGE 1

PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES
 160 AUSTRALIAN AVENUE
 WEST PALM BEACH, FL 33466

EXHIBIT "L"
Parcel S-8 – Tower Site
(Option Area)

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS

PROJECT NO. 2008013-14

P.B.I.A. F.A.A. AIR TRAFFIC CONTROL TOWER LEASE (S-8) BOUNDARY SURVEY

KAREN T. MARCUS
DISTRICT 1

JOHN F. KOONS
DISTRICT 2

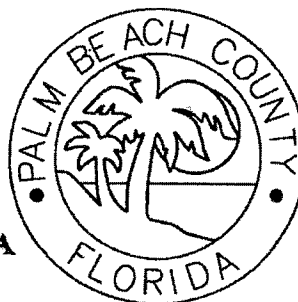
ROBERT J. KANJIAN
DISTRICT 3

MARY McCARTY
DISTRICT 4

BURT AARONSON
DISTRICT 5

JESS R. SANTAMARIA
DISTRICT 6

ADDIE L. GREENE
DISTRICT 7



PROPERTY DESCRIPTION
P.B.I.A. F.A.A. AIR TRAFFIC
CONTROL TOWER LEASE (S-8)

A PARCEL OF LAND SITUATE IN SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 88° 47' 38" EAST ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 1311.07 FEET; THENCE NORTH 01° 32' 22" EAST AT RIGHT ANGLES TO THE PROCEEDING COURSE, A DISTANCE OF 309.92 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD AND THE POINT OF BEGINNING; THENCE NORTH 01° 57' 18" EAST, A DISTANCE OF 54.47 FEET; THENCE NORTH 82° 35' 24" WEST, A DISTANCE OF 78.00 FEET; THENCE NORTH 01° 48' 24" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 88° 15' 19" EAST, A DISTANCE OF 332.32 FEET; THENCE SOUTH 02° 20' 13" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 43° 25' 38" EAST, A DISTANCE OF 356.81 FEET TO THE NORTH LINE OF THE AIRPORT PERIMETER ROAD; THENCE NORTH 88° 47' 38" WEST ALONG SAID NORTH LINE, A DISTANCE OF 559.43 FEET THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED CONTAINS 3.031 ACRES OR 133,048 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH 88° 47' 38" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST (AS SHOWN ON THIS SURVEY) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S., IN THE OFFICE OF THE COUNTY ENGINEER, 2500 NORTH JDC ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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

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

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

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123 P. 0 & U. INSTRUMENTS USED WERE THE TOPCON GTS-4 TOTAL STATION #2 & HUSKY DATA COLLECTOR.

THE FILE NAMES ARE 08013-14.ZAK, 03013-02.ZAK, 2003013-02.DAT, 2003013-02.WPD, 2003013-02.TXT.

THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 05/22/08.

THE PROJECTS FIELD TRAVERSE WAS BALANCED USING STAR NET PRO VERSION 8.0.19. A FIELD TRAVERSE WAS RUN IN ORDER TO ESTABLISH STATE PLANE COORDINATES ON THE ENTIRE SITE.

SEE CERTIFIED CORNER RECORDS DOC. # 05330, 052832, 052833, 052834, 052835, 052826, FOR THE SECTION CORNER ASSOCIATED WITH SECTION 31 & 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST.

ALL EXISTING AND ESTABLISHED CONTROL BASED ON THE MEASUREMENTS SHOWN, MEET OR EXCEED THE RELATIVE DISTANCE ACCURACY REQUIREMENT OF 1:10,000 (COMMERCIAL/HIGH RISK) REQUIRED BY THIS SURVEY.

THE AIRPORT PERIMETER ROAD & AIRPORT INTERIOR ACCESS ROAD WERE ESTABLISHED FROM A DIGITAL FILE PROVIDED BY THE DEPARTMENT OF AIRPORTS - ACCESS.DWG AND IS NOW FILED ALONG WITH THE DIGITAL FILES FOR THE AIRPORTS.

THE CLIENT DID NOT REQUEST ANY EXISTING IMPROVEMENTS TO BE LOCATED BY THIS SURVEY.

APPARENT USADES WERE NOT LOCATED ON THE PROPERTY. THIS SURVEY WAS DONE FOR LEASE AREA CALCULATION PURPOSES ONLY AND IS NOT FOR THE FEE SIMPLE TRANSFER OF LAND.

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

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

LEGAL ACCESS TO THE PROPERTY IS PROVIDED VIA AN AIRPORT ACCESS ROAD (NO RECORD INFORMATION AVAILABLE)

LEGEND
 (D & M) = DESCRIPTION & MEASURED
 (D & C) = DESCRIPTION & CALCULATED
 R = RADIUS
 Δ = DELTA
 L = ARC LENGTH
 B = BOUNDARY LINE
 C = CALCULATED
 □ = LIGHT
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 P.K. = PARKER KYLON
 STA. = STATION
 N.T.S. = NOT TO SCALE
 E/P = EDGE OF PAYMENT
 SQ. FT. = SQUARE FEET
 S.T.L. = SURVEY TIE LINE

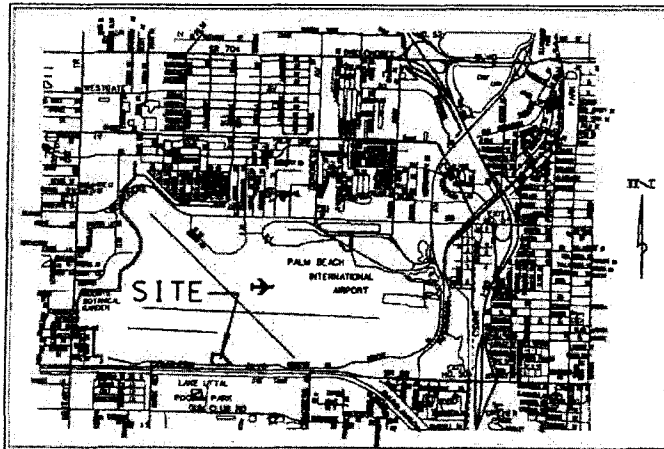
PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2500 NORTH JDC ROAD
WEST PALM BEACH, FL 33411



NO.	DATE	REVISION

SCALE: 1" = 60'
 APPROVED G.W.M.
 DRAWN: E.A.D.
 CHECKED: W.C.C.
 DATE DRAWN: 5/15/08
 FIELD BOOK NO. 1123 P. 0 & U

SECTION 31, TOWNSHIP 43 SOUTH, RANGE 43 EAST



LOCATION MAP
N.T.S.

SURVEYOR'S REPORT (CONTINUING)

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEY

FLIGHT DATE OF PHOTO BY OTHERS IS 01/29/2007 TO 03/05/2007

COORDINATES SHOWN ARE GRID

DATEM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GRIDING.

PROJECT SCALE FACTOR = 1.000040254

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

CERTIFIED TO : PALM BEACH COUNTY DEPARTMENT OF AIRPORTS

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

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GLENN W. MARK PLS
FLORIDA CERTIFICATE NO. 5304

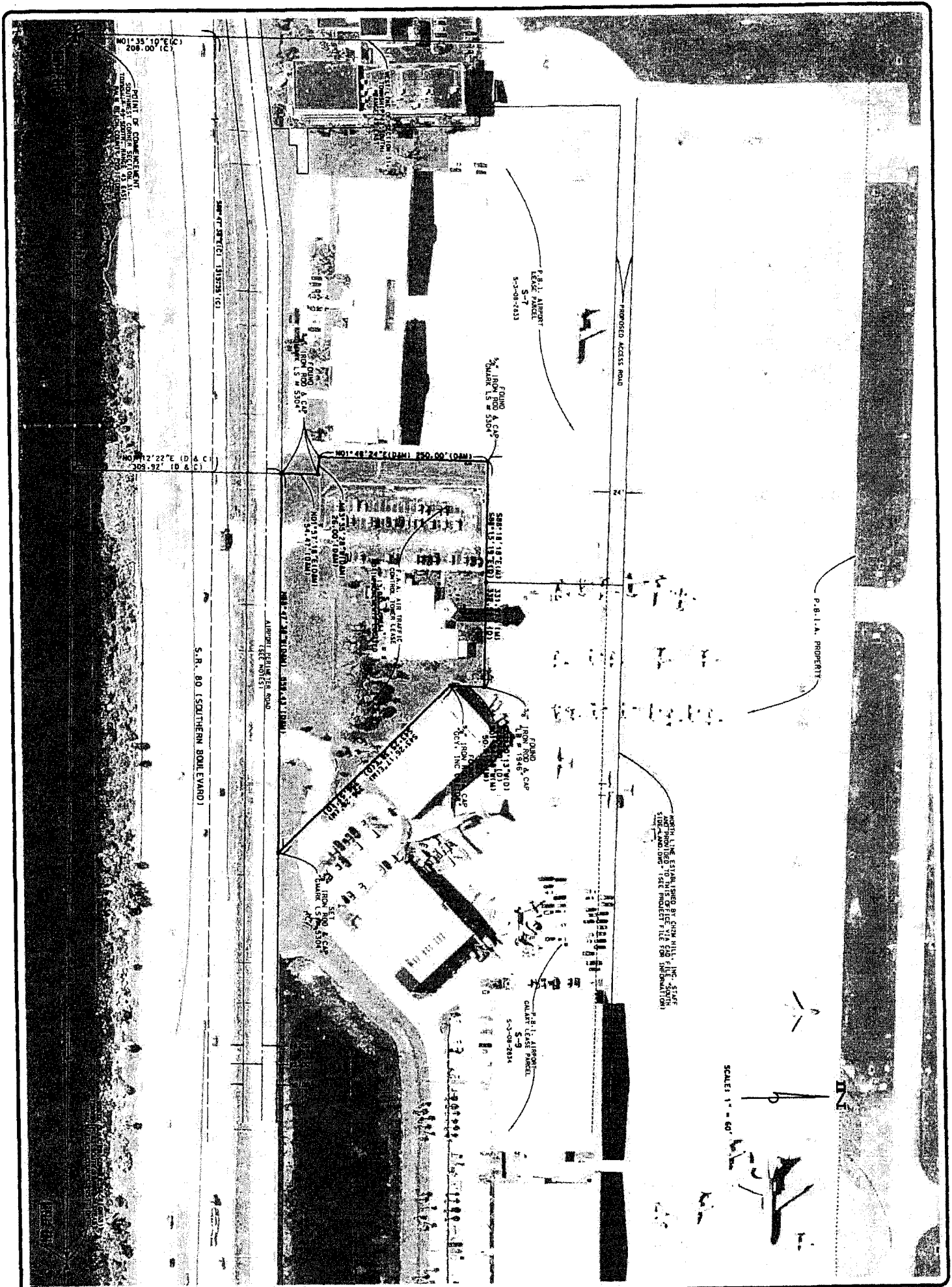
DATE

PROJECT: P.B.I.A. F.A.A. AIR TRAFFIC CONTROL TOWER LEASE (S-8) BOUNDARY SURVEY
 SHEET NO. S-3-08-2835
 WEST PALM BEACH, FL 33411

SHEET: 1

OF: 2

PROJECT NO. 2008013-14



PROJECT NO.	21-1068002
SHEET NO.	2

PROJECT:
P.B.I.A. F.A.A. AIR TRAFFIC CONTROL TOWER LEASE (S-8)
 BOUNDARY SURVEY

DESIGN FILE NAME: S-3-08-2833_13-77.dgn
 DRAWING NO.: S-3-08-2835

NO.	REVISION	BY	DATE

SCALE: 1" = 40'
 APPROVED: D.M.M.
 DRAWN: E.M.O.
 CHECKED: M.C.G.
 DATE: 5/18/08

FIELD BOOK NO.: 1123 P. D & U



PALM BEACH COUNTY
 ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
 P.O. BOX 2129, WEST PALM BEACH, FLORIDA