

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

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Meeting Date: December 18, 2012	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Regular
	<input type="checkbox"/>	Ordinance	<input type="checkbox"/>	Public Hearing

Department:  
Submitted By: Department of Airports  
Submitted For: Department of Airports

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: Eighth Amendment to Lease Agreement with Galaxy Aviation of Palm Beach, Inc. (Amendment), providing for the lease of an additional 19,177 +/- square feet of unimproved ground for the construction of an aircraft parking apron at an annual rate of \$12,465, commencing on January 1, 2013.

**Summary:** Galaxy Aviation of Palm Beach, Inc., (Galaxy) provides fixed-based operator services for general aviation aircraft at the Palm Beach International Airport (PBI), pursuant to a Lease Agreement (Lease) dated October 18, 2000 (R-2000-1067). Galaxy Aviation's principal place of business is in Palm Beach County. This Amendment provides for the lease of an additional 19,177 +/- square feet of unimproved ground for the construction of aircraft parking apron. The rental amount associated with this additional area is \$0.65 per square foot, totaling \$12,465 annually and will commence on January 1, 2013. This Amendment also provides a revocable license to construct a temporary access point from the newly constructed aircraft parking apron to PBI's airfield facilities. Countywide (HJF)

**Background and Justification:** Galaxy has expressed the need for more aircraft parking apron to support its operations. To accommodate the request, this Amendment allows for additional aircraft parking apron to be constructed by Galaxy.

- Attachments:**
- 1. Agreement (3)

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**LB**  
Recommended By:  11/20/12  
Department Director Date

Approved By:  12/13/12  
County/Deputy/Assistant County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	<u>(\$9,349)</u>	<u>(\$12,465)</u>	<u>(\$12,465)</u>	<u>(\$12,465)</u>	<u>(\$12,465)</u>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u><b>(\$9,349)</b></u>	<u><b>(\$12,465)</b></u>	<u><b>(\$12,465)</b></u>	<u><b>(\$12,465)</b></u>	<u><b>(\$12,465)</b></u>
No. ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes \_\_\_\_\_ No X  
 Budget Account No.: Fund 4100 Department 120 Unit 8451 RSource 4416  
 Reporting Category \_\_\_\_\_

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

The rental amount associated with the additional 19,177 +/- square feet of unimproved ground is \$0.65 per square foot, totaling \$12,465 annually. Rental will commence on January 1, 2013. Accordingly, the fiscal year 2013 fiscal impact reflects nine months of rental.

**C. Departmental Fiscal Review:** CM Simon

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

[Signature] 11/28/12  
 OFMB  
 11/27/12 11/26/12  
[Signature] 12/12/12  
 Contract Dev. and Control  
 12-12-2012 Wheel

**B. Legal Sufficiency:**

[Signature] 12/13/12  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

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

**THIS EIGHTH 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. **Amendment of Exhibit "A"**. Exhibit "A" to the Lease is hereby amended to add the legal description and survey of Parcel S-1E, attached hereto as Exhibit "1".

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

2.49 "Property" means the real property more particularly described on Exhibit "A" as Parcels S-9, S-5, S-1B, S-1D and S-1E, 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 established on October 1, 2007, for the East Tract and West Tract in Articles 5.01(A) and 5.01(B) and for Buildings 1625-D and 1625-E in Article 5.02; (ii) the annual rental established on October 1, 2010, for Parcels S-5, S-1D and S-1E in Articles 5.01(C) and 5.01(D); (iii) the license fee established on October 1, 2010, for the Option Area in Article 4.12(G); and (iv) the annual rental established on the dates provided in Article 5.03 for the buildings and improvements identified in Article 5.03. The dates set forth in this Article 2.71 shall be used as the initial Base Rental Year. The then current Base Rental shall be adjusted as provided in Article 5.11(C) on the Appraisal Adjustment Dates.

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

3.10 "Apron Expansion Area" means Parcels S-1D and S-1E.

3.11 "Parcel S-1E" means that portion of the Premises identified in Exhibit "A" as Parcel S-1E, consisting of approximately 19,177 square feet.

3.12 "Proposed Apron Access" has the meaning ascribed to it in Article 4.12(M).

4. **Amendment of Article 4.12.** Article 4.12, Aircraft License Areas, is hereby amended to add the following:

(M) County hereby grants Tenant a revocable license to utilize the real property identified as "Proposed Apron Access" in Exhibit "M" ("Proposed Apron Access") solely for the construction, maintenance and operation of temporary access to Taxilane T, subject to the terms and conditions set forth below:

(1) Tenant acknowledges and agrees that County has made no warranties or representations whatsoever regarding the condition of the undesignated pavement identified as "Ex. Hardstand" in Exhibit "M", which is located to the east of the Apron Expansion Area and connected to Taxilane T, including, but not limited to, its load bearing capacity or suitability for use by Tenant in connection with its aircraft operations at the Airport, and that use of the undesignated pavement shall be at Tenant's sole risk. Tenant further acknowledges and agrees that County shall have no obligation whatsoever to repair or maintain the undesignated pavement. No aircraft shall be parked within the Proposed Apron Access. Tenant may, at its sole cost and expense, pave the surface of the Proposed Apron Access so that it will be suitable to use as an access ramp.

(2) County or Tenant may terminate the license granted for use of the Proposed Apron Access upon one hundred twenty days (120) days prior written notice to the other. In the event this Lease is terminated as to the Premises, the license granted by this Article 4.12(M) for the Proposed Apron Access shall also be terminated. Upon termination of the license granted by this Article 4.12(M), the parties shall be released from all further obligation with respect to the Proposed Apron Access arising subsequent to such termination (but not liability relating to incidents occurring prior to such termination regardless of when asserted. In the event the license for the Proposed Apron Access is terminated, County may require Tenant to restore the Proposed Apron Access to the condition that it existed in prior to the grant of the license, including removing all paved surfaces and restoring the ground to pre-existing grade.

5. **Apron Expansion Area.** Article 5.01(D) is hereby deleted in its entirety and replaced by the following:

(D) For the Apron Expansion Area, containing approximately 37,174 square feet of ground, the annual rental to be paid by Tenant to County shall be \$.65 per square foot, or \$24,163.10 annually, payable in equal monthly installments. Notwithstanding the provisions of Article 5.10, rental for the Apron Expansion Area shall commence on January 1, 2013.

6. **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.

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

8. **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.

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

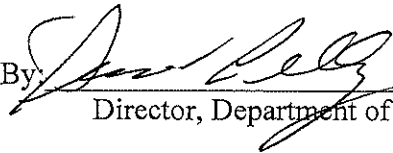
By: \_\_\_\_\_  
Chair

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

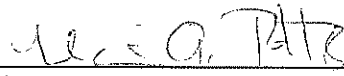
APPROVED AS TO TERMS AND CONDITIONS


By: \_\_\_\_\_  
County Attorney

By:  \_\_\_\_\_  
Director, Department of Airports

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

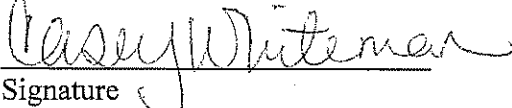
TENANT  
Galaxy Aviation of Palm Beach, Inc.

  
Signature

  
Signature

Melanie A. Potts  
Print Name

Jonathan Miller  
Print Name

  
Signature

Exec. Vice President  
Title

Casey Whiteman  
Print Name

(Seal)

**EXHIBIT "1"**  
**Parcel S-1E**

LEASE PARCEL S-1E  
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 86°44'23" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER 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 386.98 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 SAID LEASE PARCEL S-1B, A DISTANCE OF 242.76 FEET TO THE NORTHEAST CORNER OF LEASE PARCEL S-4 AS SHOWN ON THIS SURVEY AND THE POINT OF BEGINNING; THENCE NORTH 87°34'19" WEST ALONG THE NORTH LINE OF SAID LEASE PARCEL S-4, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°25'41" EAST, A DISTANCE OF 191.72 FEET; THENCE SOUTH 87°37'27" EAST, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF LEASE PARCEL S-1D AS SHOWN ON THIS SURVEY; THENCE SOUTH 02°25'41" WEST ALONG SAID WEST LINE, A DISTANCE OF 191.82 FEET TO THE NORTHEAST CORNER OF SAID LEASE PARCEL S-4 AND THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED FOR LEASE PARCEL S-1E CONTAINS 0.4402 ACRES OR 19,177 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1980 ADJUSTED) BEARING OF NORTH 86°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, 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 L1ET2 2-8 LEVEL.

THE FILE NAMES ARE 85222.ZAK, 12013.03.ZAK AND 2012013-01.PRJ. ALSO SEE THE FILES FOR LEASE PARCEL S1-B & 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 - 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 1:110,000 (COMMERCIAL/AIION RISK) REQUIRED BY THIS SURVEY.

# COUNTY OF PALM BEACH STATE OF FLORIDA

## BOARD OF COUNTY COMMISSIONERS

### PROJECT NO. 2012013-03

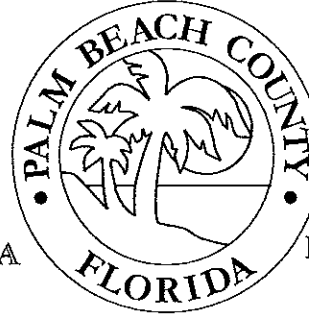
# PALM BEACH INTERNATIONAL AIRPORT LEASE PARCEL S-1E BOUNDARY SURVEY

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

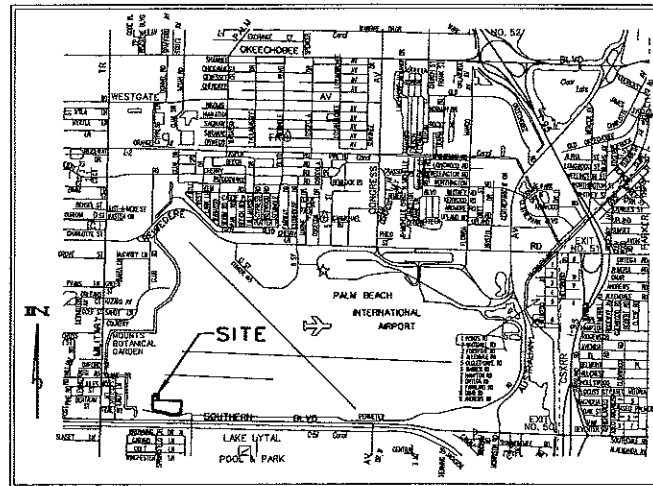
PROJECT BENCHMARK

MF-41 ELEVATION 20.587' (NAVD 88)  
THE STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF KIRK ROAD AND SR-80. THE STATION IS AN ARMY CORPS OF ENGINEERS DISK SET IN CONCRETE AND STAMPED "MF-41". THE STATION IS 18.7 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF SR-80, 2.80' WEST OF A 6" X 6" RIGHT OF WAY MONUMENT, 3.4 FEET SOUTHWEST OF A WOODEN POWER POLE, AND 5.7 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

SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST



LOCATION MAP  
N.T.S.

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 GRID

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GLENN W. MARK PLS  
FLORIDA CERTIFICATE NO. 5304

DATE

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



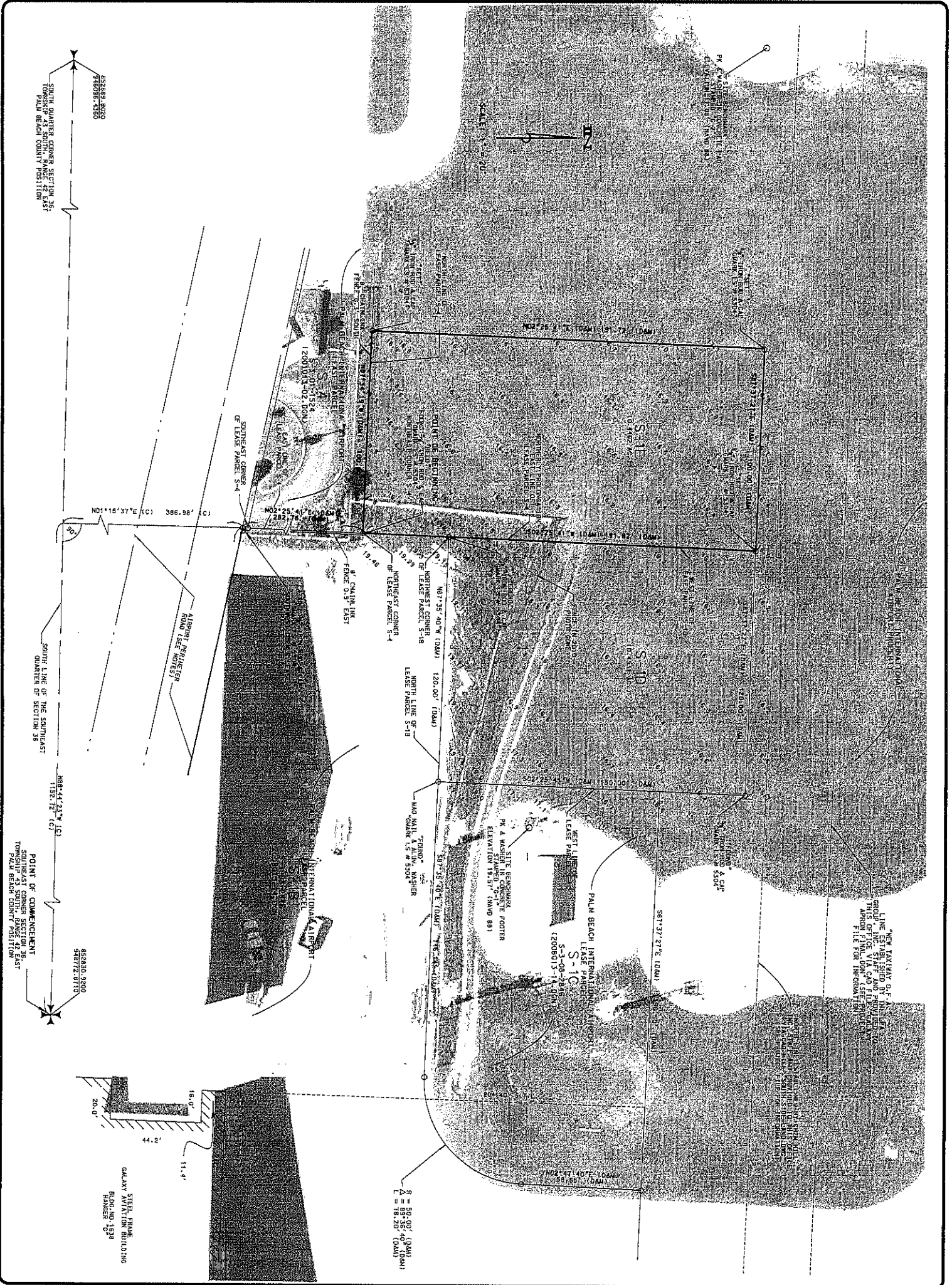
NO.	REVISION	BY	DATE

SCALE: 1" = 20'  
APPROVED: G.W.M.  
DRAWN: B.A.C.  
CHECKED: N.J.H.  
DATE DRAWN: 01/24/12  
FIELD BOOK NO.: 1123 X, PAGE 16

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

SESSION FILE NAME: S-3-12-3273.DGN  
DRAWING NO.: S-3-12-3273

SHEET: 1  
OF: 2  
PROJECT NO.: 2012013-03



PROJECT NO. 2012010-03  
 SHEETS 2  
 OF 2

PROJECT: **PALM BEACH INTERNATIONAL AIRPORT LEASE PARCEL S-1E BOUNDARY SURVEY**  
 DESIGN FILE NAME: S-3-12-3273.DGN  
 DRAWING NO.: S-3-12-3273

DATE: 01/24/12

SCALE: 1" = 20'  
 APPROVED: G.M.M.  
 DRAWN: E.A.D.  
 CHECKED: M.J.H.  
 DATE: 01/24/12

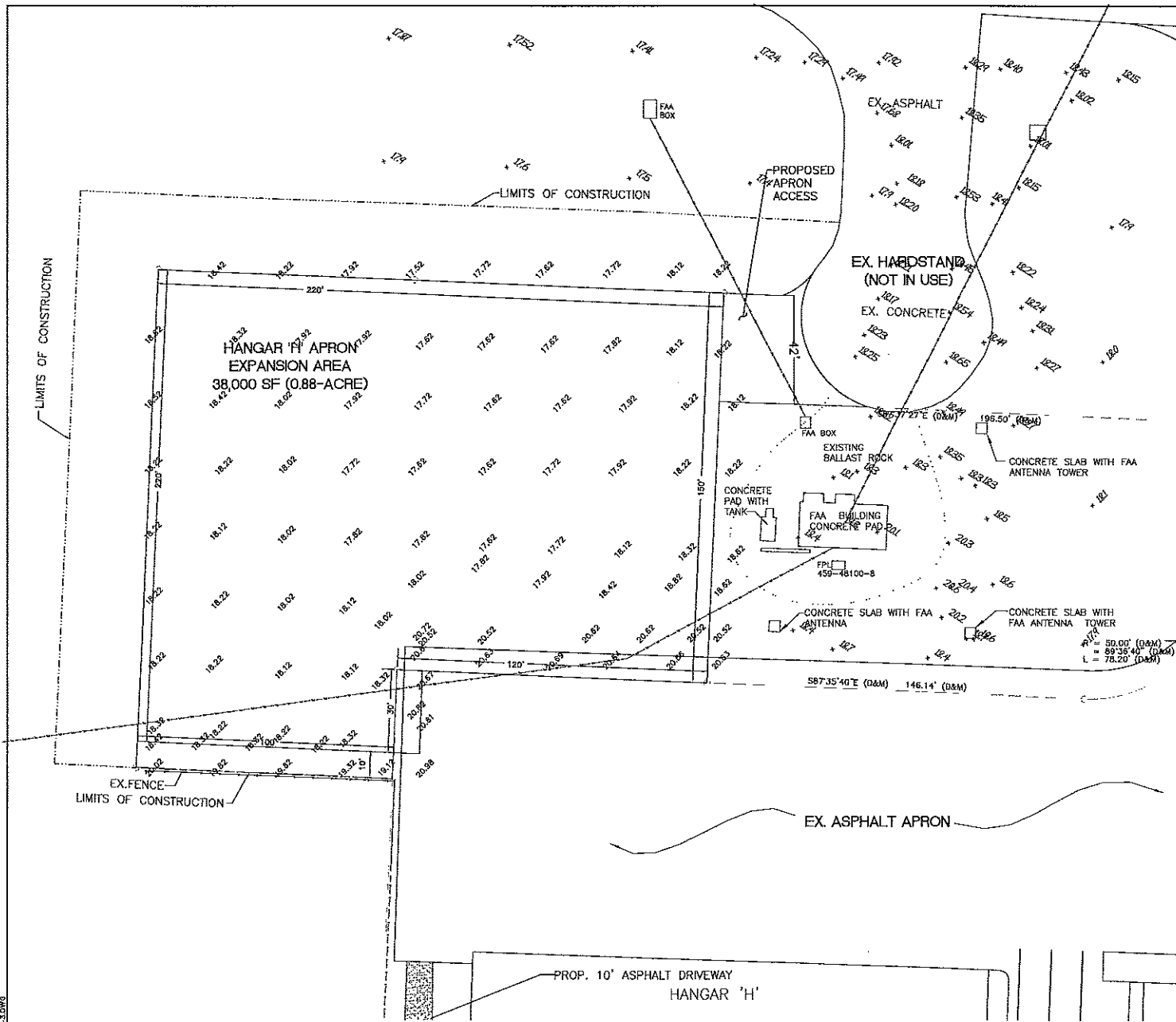
NO.	REVISION	BY	DATE



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



**EXHIBIT "M"**  
**PROPOSED APRON ACCESS**



**LEASE PARCEL 5-1D  
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 SOUTHEAST 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 1152.72 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 AND THE SOUTHWEST CORNER OF LEASE PARCEL 5-1B AS SHOWN ON THIS SURVEY; THENCE NORTH 02°25'41" EAST ALONG THE WEST LINE OF LEASE PARCEL 5-1B AS SHOWN ON THIS SURVEY, A DISTANCE OF 324.84 FEET TO THE NORTHWEST CORNER OF LEASE PARCEL 5-1B AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°25'41" EAST ALONG SAID PROLONGATION, A DISTANCE OF 149.94 FEET; THENCE SOUTH 87°37'27" EAST, A DISTANCE OF 120.00 FEET TO THE NORTHERN PROLONGATION OF THE WEST LINE OF LEASE PARCEL 5-1C; THENCE SOUTH 02°25'41" WEST ALONG SAID PROLONGATION AND WEST LINE, A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF SAID PARCEL 5-1B; THENCE NORTH 87°35'40" WEST ALONG SAID NORTH LINE, A DISTANCE OF 120.00 FEET TO SAID NORTHWEST CORNER OF LEASE PARCEL 5-1B AND THE POINT OF BEGINNING.

**LEASE PARCEL 5-1E  
PROPERTY DESCRIPTION**

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**PROJECT BENCHMARK MF-41 ELEVATION 20.587' (NAVD 88)**

THE STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF KIRK ROAD AND SR-80. THE STATION IS AN ARMY CORPS OF ENGINEERS DISK SET IN CONCRETE AND STAMPED "MF-41". THE STATION IS 18.7 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF SR-80, 2.80' WEST OF A 6" X 8" RIGHT OF WAY MONUMENT, 3.4 FEET SOUTHEAST OF A WOODEN POWER POLE, AND 5.7 FEET NORTHEAST OF THE NORTHEAST CORNER OF A CONCRETE POWER POLE.

**SURVEYOR'S REPORT**

THE PROPERTY AS SURVEYED FOR LEASE PARCEL 5-1D CONTAINS 0.4151 ACRES OR 18,077 SQUARE FEET MORE OR LESS. THE PROPERTY AS SURVEYED FOR LEASE PARCEL 5-1E CONTAINS 0.4402 ACRES OR 19,177 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 THERETO.

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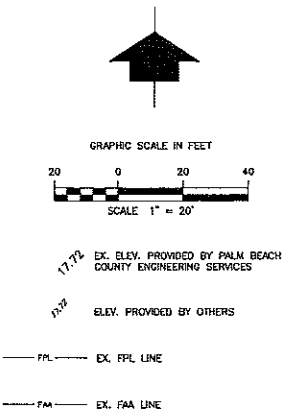
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THE FILE NAMES ARE 85222.ZAK, 12013.01.ZAK, 12013.03.ZAK AND 2012013-01.PRI. ALSO SEE THE FILES FOR LEASE PARCEL 5-1-B & 5-1C.

**NOTE:**  
THE INITIAL SURVEY CONDUCTED FOR THE REFERENCED LEASEHOLDS WAS PROVIDED IN NAVD88 FOR VERTICAL DATUM CONTROL. CRI & ASSOCIATES, INC. CONVERTED SAID ELEVATIONS TO NGVD29 FOR PURPOSES OF MATCHING EXISTING ELEVATIONS ON THE GALAXY AVIATION HANGAR H EXISTING APRON.  
THE CONVERSION OF VERTICAL DATUM WAS CONDUCTED BY +1.52 FT TO THE PROVIDED NAVD88 VERTICAL DATUM ELEVATIONS ON REFERENCED LEASEHOLDS.  
SURVEY PROVIDED BY PBC PUBLIC WORKS.



17.72 EX. ELEV. PROVIDED BY PALM BEACH COUNTY ENGINEERING SERVICES

17.72 ELEV. PROVIDED BY OTHERS

FPL EX. FPL LINE

FAA EX. FAA LINE

**FIELD WORK COMPLETED ON 01/09/2012.**

SEE CERTIFIED CORNER RECORDS DOC # 53331, 53332, 53333, 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/HIGH RISK) REQUIRED BY THIS SURVEY.

REVISIONS		
No.	Date	Description
1	2/14/2012	30% SUBMITTAL
2	3/12/2012	90% SUBMITTAL
3	3/30/2012	100% SUBMITTAL
4	8/24/2012	BID SUBMITTAL

**CRI & Associates, Inc.**  
Consulting Engineers and Planners  
Florida Authorization # 0008245  
2000 N.W. 11th St., Suite 210, Ft. Lauderdale, Florida 33304  
Tel: (954) 329-0200 Fax: (954) 329-0201

**HANGAR H  
APRON AREA  
EXPANSION**

**GALAXY AVIATION**

HANGAR 'H'  
PALM BEACH INTERNATIONAL AIRPORT, PALM BEACH FLORIDA

**SURVEY PLAN  
&  
EXISTING CONDITIONS**

DATE: 08/24/2012  
PROJECT NO: OXY 2006  
DESIGNED BY: C.E.O.  
DRAWN BY: D.P.  
CHECKED BY: M.A.F.

**SHEET  
G-3**

**CERTIFICATE**  
(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 16<sup>th</sup> day of November 2012, in accordance with the laws of the State of Florida, the Articles of Incorporation and the By-laws of the Corporation:

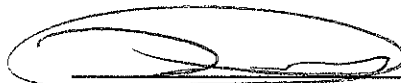
RESOLVED, that the Corporation shall enter into that certain Eighth Amendment to Lease Agreement, amending the Lease Agreement dated October 18, 2000, between Palm Beach County, a political subdivision of the State of Florida and the Corporation, as amended (the "Agreement"); and be it

FURTHER RESOLVED, that Jonathan Miller, the Executive Vice President of the Corporation, is hereby authorized and instructed to execute such 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 16th day of November, 2012.



[Signature]

Corporate Seal

Brett Greenberg, Secretary

NOV 16 2012



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/17/2012

<b>PRODUCER</b> 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.												
<b>INSURED</b>  Galaxy Aviation of Palm Beach, Inc. 3800 Southern Blvd West Palm Beach, FL 33406	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><b>INSURERS AFFORDING COVERAGE</b></td> <td style="width: 20%;"><b>NAIC #</b></td> </tr> <tr> <td>INSURER A: Federal Insurance Company/Starr Aviation</td> <td>20281</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </table>	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>	INSURER A: Federal Insurance Company/Starr Aviation	20281	INSURER B:		INSURER C:		INSURER D:		INSURER E:	
<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>												
INSURER A: Federal Insurance Company/Starr Aviation	20281												
INSURER B:													
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	ADD'L LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" 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	9957-0073-06	12/31/2011	12/31/2012	EACH OCCURRENCE \$ 20,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 20,000,000 GENERAL AGGREGATE \$ N/A PRODUCTS - COMP/OP AGG \$ 20,000,000
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
		<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		OTHER				

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS**  
 Hangarkeepers Limit:  
 Each Aircraft Limit: 20,000,000  
 Each Loss Limit: 30,000,000

<b>CERTIFICATE HOLDER</b>  "Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its Officers, Employees and Agents, c/o Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida 33406."	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> 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
--	--



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

**Named Insured:** BOCA AVIATION AND GALAXY AVIATION  
C/O JET SHARING, INC., 2255 GLADES ROAD  
SUITE 321-A  
BOCA RATON, FL 33431

**Policy Period:** From DECEMBER 31, 2011 To DECEMBER 31, 2012

**Policy Number:** 9957-0073-06

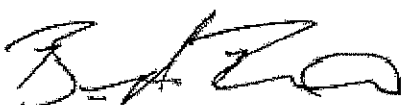
**Issuing Company:** FEDERAL INSURANCE COMPANY

This is to certify that the policy(ies) listed herein have been issued providing coverage for the listed insured as further described. This certificate of insurance is not an insurance policy and does not amend, extend, or alter the coverage afforded by the policy(ies) listed herein. Notwithstanding any requirement, term or condition of any contract, or other document with respect to which this certificate of insurance may be concerned or may pertain, the insurance afforded by the policy(ies) listed on this certificate is subject to all the terms, exclusions, and conditions of such policy(ies).

Aviation Commercial General Liability	Limits of Insurance
Each Occurrence Limit	\$ <u>20,000,000.</u>
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)

Starr 10062 (2/06)

By



(Authorized Representative)



# 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.

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

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 Commercial Auto Policy BA900364: Certificate Holder is included as Lessor-Additional Insured.

CERTIFICATE HOLDER	CANCELLATION
Palm Beach County Board of Commissioners, a Political Subdivision of the State of Florida, its Officers, Employees and Agents c/o Department of Airports 845 Palm Beach International Airport West Palm Beach, FL 33406-1470	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> 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 <i>Scott Langevin</i>

**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.