

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: July 11, 2017

☒ Consent ☐ Regular
☐ Ordinance ☐ Public Hearing

Department:

Submitted By: Department of Airports

Submitted For: Department of Airports

I. EXECUTIVE BRIEF

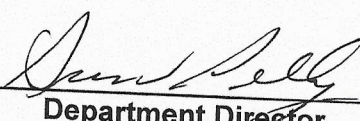
Motion and Title: Staff recommends motion to approve: a Ninth Amendment to Retail Concession Agreement (Amendment) with Paradies-Palm Beach, LLC (Paradies) (R-2007-2052), providing for replacement of the Tech for Takeoff at the Palm Beach International Airport (PBIA).

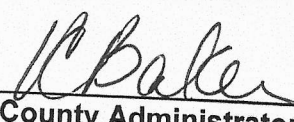
SUMMARY: This Amendment provides for the replacement of the Tech for Takeoff located on Concourse C with a Flagler Gourmet Express. Tech items, such as chargers and headphones, currently sold at Tech for Takeoff will remain available in other retail units on the Concourse. The Flagler Gourmet Express will offer fresh, locally-prepared grab and go food options, such as fresh sandwiches, salads and baked goods; fresh fruit; pre-packaged gourmet and specialty food products; and an assortment of high quality, healthy pre-packaged snack and food and beverage items. The privilege fee for the sale of all food and beverages from the location will be 15.1%. Paradies may also sell general news and gift items, such as newspapers and magazines, as an incidental part of the overall assortment of products. The privilege fee for all general news and gift items sold from the location will be 22%. The current privilege fee for the location is 22% of all sales. All costs of the leasehold improvements will be paid by Paradies. **Countywide (AH)**

Background and Justification: Paradies opened the Flagler Gourmet Market in January 2017 and has been well received by airport passengers and employees. In order to provide a greater variety of food and beverage choices on Concourse C of the PBIA terminal, the Department is recommending the replacement of Tech for Takeoff with Flagler Gourmet Express, which will provide the same items currently available on Concourse B at the Flagler Gourmet Market. The unit will provide grab and go items, including sandwiches, salads and bakery items. The lower privilege fee for food and beverage items is consistent with the privilege fee applicable to similar concepts at PBIA. Tech for Takeoff is an underperforming unit. It is anticipated that sales from this location will increase based on sales from the Flagler Gourmet Market.

Attachments:

1. Ninth Amendment (3)

Recommended By:  5/31/17
Department Director Date

Approved By:  6/30/17
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT *	<u>0</u>	_____	_____	_____	_____
No. ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included In Current Budget? Yes ☒ No ☐
 Budget Account No: Fund 4100 Department 120 Unit 8430 RSource 4462/4461

Reporting Category _____

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

*It is anticipated that sales from the Flagler Gourmet Express will exceed the sales at the Tech for Takeoff based on revenues reported for the Flagler Gourmet Market.

C. Departmental Fiscal Review: CM Sumner

III. REVIEW COMMENTS

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

[Signature] 6/19/17
 OFMB [Signature] 6/19

[Signature] 6/27/17
 Contract Dev. and Control [Signature] 6/27/17

B. Legal Sufficiency:

Anne Delgent 6/30/17
 Assistant County Attorney

C. Other Department Review:

 Department Director

REVISED 9/03
 ADM FORM 01
 (THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

Summary of Certificates

This report displays detailed Certificate of Insurance information for a selected Insured. Any items shown in red are deficient.

Tuesday, June 06, 2017

Simple View

Certificate Images

Documents

Insured: Paradies-Palm Beach, LLC

Insured ID: PBI-PS-09-01

Status: Compliant (with overrides)

ITS Account Number: PLC811

Project(s): Palm Beach County - Airport Properties

Insurance Policy	Required	Provided	Override
<u>General Liability</u>			
Expiration: 7/1/2017			
General Aggregate:	\$5,000,000	\$5,000,000	
Products - Completed Operations Aggregate:	\$5,000,000	\$2,000,000	X
Personal And Advertising Injury:	\$5,000,000	\$2,000,000	X
Each Occurrence:	\$5,000,000	\$1,000,000	X
Fire Damage:	\$0	\$0	
Medical Expense:	\$0	\$0	
<u>Excess/Umbrella Liability</u>			
Expiration: 7/1/2017			
Each Occurrence:	\$0	\$10,000,000	
Aggregate Limit:	\$0	\$10,000,000	
<u>Workers Compensation/Employers Liability</u>			
Expiration: 7/1/2017			
Each Accident:	\$100,000	\$1,000,000	
Disease - Policy Limit:	\$0	\$0	
Disease - Each Employee:	\$500,000	\$1,000,000	
<u>Property Insurance</u>			
Expiration: 7/1/2017			
<u>Business Interruption Insurance</u>			
Expiration: 7/1/2017			
	Replacement Cost Loss Payee	Replacement Cost Loss Payee	
	Loss of Rents Not Less Than 6 Months	Loss of Rents Not Less Than 6 Months	
	Extra Expense Coverage	Extra Expense Coverage	

Notifications [\(Show All\)](#)

There were no deficiency letters issued.

Do you have an updated Certificate? Click the button below to submit a Certificate.

Certificate Submittal

AFFIDAVIT OF LIMITED LIABILITY COMPANY

STATE OF GEORGIA


COUNTY OF COBB

BEFORE ME, the undersigned authority, personally appeared, the undersigned who by me being first duly sworn, depose(s) and say(s) that:

1. The undersigned is the President, Chief Executive Officer and a Manager of Paradies – Palm Beach LLC, a limited liability company organized and existing under the laws of the State of Florida ("Company").
2. Articles of Organization of the Company have been filed, and are on-file with, the Florida Department of State and such articles are incorporated herein by reference.
3. The Company is in good standing and is authorized to transact business in the State of Florida as of the date hereof.
4. The company is a manager managed limited liability company.
5. The undersigned has been authorized by requisite action of the Company's Board of Managers and its Members to act on behalf of the Company and legally bind the Company and execute contracts and other instruments relating to the transaction of business of the Company.
6. The undersigned has the right and authority to enter into that certain NINTH AMENDMENT TO RETAIL CONCESSION AGREEMENT between Palm Beach County, a political subdivision of the State of Florida and the Company (the "Agreement"), which is incorporated herein by reference and made a part hereof, and such other instruments as may be necessary and appropriate for the Company to fulfill its obligations under such Agreement, including amendment(s) and termination of such Agreement.
7. Upon execution and delivery of such Agreement and documents by the undersigned, all of the aforesaid shall be valid agreements of and be binding upon the Company.
8. The transactions contemplated herein will not violate any of the terms and conditions of the Company's member agreement, operating agreement certificate of organization or of any other agreement and amendments thereto of whatever kind between the Company and any third person.

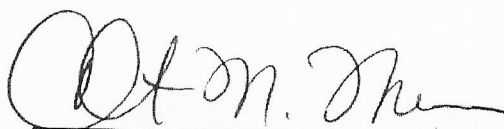
9. The undersigned acknowledges that affiant is familiar with the nature of an oath and the penalties provided by the laws of the State of Florida and that this Affidavit is being given to induce Palm Beach County to enter into the Agreement.

FURTHER AFFIANT SAYETH NAUGHT,



Gregg Paradies, Individually and as
Manager of Paradies-Palm Beach LLC

SWORN TO AND SUBSCRIBED before me on this 6th day of June, 2017, by Gregg Paradies, Manager of Paradies – Palm Beach LLC on behalf of the Company who is personally known to me OR who produced Gregg Paradies, as identification and who did take an oath.



Notary Signature

CHRISTINE M. THOMAS

Print Notary Name

NOTARY PUBLIC

State of Georgia at large

My Commission Expires:

Christine M Thomas
Notary Public
Douglas County, GA

My Commission Expires 8/24/2018

**NINTH AMENDMENT
TO RETAIL CONCESSION AGREEMENT**

THIS NINTH AMENDMENT TO RETAIL CONCESSION AGREEMENT (this "Amendment") is made and entered into _____, 2017, by and between Palm Beach County, a political subdivision of the State of Florida ("County"), and Paradies-Palm Beach, LLC ("Company"), a Florida limited liability company, having its office and principal place of business at 2849 Paces Ferry Road, Overlook I, Fourth Floor, Atlanta, Georgia 30339.

WITNESSETH:

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

WHEREAS, the parties entered into that certain Retail Concession Agreement dated November 6, 2007 (R-2007-2052), as amended (the "Agreement"); and

WHEREAS, the parties desire to introduce a new concept to be called the "Flagler Gourmet Express" to replace the Tech for Takeoff located on Concourse C of the Airport terminal; and

WHEREAS, the parties hereto desire to amend the Agreement in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained and for such 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. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference. Terms not defined herein shall have the meaning ascribed to them in the Agreement.

2. Replacement of Exhibit "A". Exhibit "A" to the Agreement shall be deleted in its entirety and replaced with Exhibit "A" to this Amendment.

3. Flagler Gourmet Express - Unit C-2.

A. Company shall cause the design and construction of the Flagler Gourmet Express to be completed on or before December 31, 2017, unless otherwise approved in writing by the County, which approval shall not be unreasonably withheld for delays beyond the reasonable control of Company. The Flagler Gourmet Express shall be located in Unit C-2 and shall replace the Tech for Takeoff concept. The Flagler Gourmet Express shall be open for business within no more than thirty (30) days of completion of construction. Within sixty (60) days of completion of construction, Company shall provide a Statement of Costs for Unit C-2 and provide an updated depreciation schedule in accordance with the requirements of Section 7.02 of the Agreement. The parties acknowledge and agree that Company may elect to count the Allowable Costs of leasehold improvements for the Flagler Gourmet Express toward Company's Minimum Mid-Term Investment in accordance with Section 7.03 of the Agreement.

B. The parties acknowledge and agree the Flagler Gourmet Express shall be a market style concept primarily offering fresh, locally prepared pre-packaged grab and go food options, such as fresh sandwiches, salads and baked goods; fresh fruit; pre-packaged gourmet and specialty food products; and an assortment of high quality, healthy pre-packaged snack and food and beverage items.

C. Company may also sell an assortment of news and gift items and other sundries; provided that such items shall be incidental to the overall assortment of products sold from Unit C-2, unless otherwise agreed to in writing by County.

4. The fourth sentence of paragraph 3(A) of the Eight Amendment to the Agreement (R-2016-1226) is hereby deleted in its entirety and replaced with the following:

Within sixty (60) days of completion of construction of Unit C-2, Company shall provide a Statement of Costs for Unit B-1 in addition to Unit C-2 and provide an updated depreciation schedule in accordance with the requirements of Section 7.02 of the Agreement.

5. Article 1, Definitions, of the Agreement is hereby amended to delete the definition of "Monthly Privilege Fee" in its entirety and replace it with the following:

Monthly Privilege Fee means the percentage of monthly Gross Receipts paid by Company for the privilege of operating a retail concession at the Airport and shall be equal to the sum of the following:

A. twelve percent (12%) of monthly Gross Receipts for all sales from Units MT-1 (PGA Tour Shop) and MT-2A (Brighton/Brooks Brothers), excluding sales of Personal Services and Traveler Services from such concession units. The concession units identified in this Paragraph A shall be Locally or Nationally Branded Specialty Retail Stores;

B. twelve percent (12%) of monthly Gross Receipts for all sales from Unit MT-3 (Comfort Zone) and Unit C-4 (Comfort Zone) and from the sale of Personal Services from any other concession unit, if any;

C. twenty percent (20%) of monthly Gross Receipts for all sales from Units MT-2B (Palm Beach Expressions) and MT-4 (Kids Zoo), excluding sales of Personal Services and Traveler Services from such concession units;

D. twenty two percent (22%) of monthly Gross Receipts for all sales from Units MT-2C (Worth Avenue News), MT-5 (Oceanfront News), B-2 (Coral Cove News), B-3 (Tropical News kiosk), C-1 (Coral Cove News), C-3 (CNBC News), and temporary concession units, excluding sales of Personal Services and Traveler Services from such concession units;

E. ten percent (10%) of monthly Gross Receipts for all sales from Unit A-1 (Coastal News) and Unit MT-3A (Business Center) and from the sale of Traveler Services from any other concession unit, if any; and

F. For Unit B-1 (Flagler Gourmet Market) and Unit C-2 (Flagler Gourmet Express), the Monthly Privilege Fee shall be the following:

- i. fifteen point one percent (15.1%) of monthly Gross Receipts for all sales of food and beverage items; and
- ii. twenty two percent (22%) of monthly Gross Receipts for all sales of news and gifts and other sundries.

In the event the concession units identified in Paragraph A above cease operating as Locally or Nationally Branded Specialty Retail Store(s), the percentage of monthly Gross Receipts for all sales from such concession unit(s) shall be increased in accordance with the percentages established in this Agreement for similar concepts. For example, a general news and gift concept would be twenty-two percent (22%) of monthly Gross Receipts and a bookstore concept would be twenty percent (20%) of monthly Gross Receipts. Company acknowledges and agrees that any change in concepts shall be subject to prior written approval of the County.

6. Article 1, Definitions, of the Agreement is hereby amended to delete the definition of "Privilege Fee" in its entirety and replace it with the following:

Privilege Fee means the percentage of annual Gross Receipts paid by Company for the privilege of operating a retail concession at the Airport and shall be equal to the sum of the following:

A. twelve percent (12%) of annual Gross Receipts for all sales from Units MT-1 (PGA Tour Shop) and MT-2A (Brighton/Brooks Brothers), excluding sales of Personal Services and Traveler Services from such concession units. The concession units identified in this Paragraph A shall be Locally or Nationally Branded Specialty Retail Stores;

B. twelve percent (12%) of annual Gross Receipts for all sales from Unit MT-3 (Comfort Zone) and Unit C-4 (Comfort Zone) and from the sale of Personal Services from any other concession unit, if any;

C. twenty percent (20%) of annual Gross Receipts for all sales from Units MT-2B (Palm Beach Expressions) and MT-4 (Kids Zoo), excluding sales of Personal Services and Traveler Services from such concession units;

D. twenty two percent (22%) of annual Gross Receipts for all sales from Units MT-2C (Worth Avenue News), MT-5 (Oceanfront News), B-2 (Coral Cove News), B-3 (Tropical News kiosk), C-1 (Coral Cove News), C-3 (CNBC News), and temporary concession units, excluding sales of Personal Services and Traveler Services from such concession units; and

E. ten percent (10%) of annual Gross Receipts for all sales from Unit A-1 (Coastal News) and Unit MT-3A (Business Center) and from the sale of Traveler Services from any other concession unit, if any; and

F. For all sales from Unit B-1 (Flagler Gourmet Market) and Unit C-2 (Flagler Gourmet Express), the Privilege Fee shall be the following:

- i. fifteen point one percent (15.1%) of annual Gross Receipts for all sales of food and beverage items; and
- ii. twenty two percent (22%) of annual Gross Receipts for all sales of news and gifts and other sundries.

In the event the concession units identified in Paragraph A above cease operating as Locally or Nationally Branded Specialty Retail Store(s), the percentage of annual Gross Receipts for all sales from such concession unit(s) shall be increased in accordance with the percentages established in this Agreement for similar concepts. For example, a general news and gift concept would be twenty-two percent (22%) of annual Gross Receipts and a bookstore concept would be twenty percent (20%) of annual Gross Receipts. Company acknowledges and agrees that any change in concepts shall be subject to prior written approval of the County.

7. Paragraph Headings. The heading of the various sections of this Amendment are for convenience and ease of reference only, and shall not be construed to define, limit, augment or describe the scope, context or intent of this Amendment or any part or parts of this Amendment.

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

9. Effective Date. This Amendment shall be considered effective when signed by all parties and approved by the Palm Beach County Board of County Commissioners. Notwithstanding the foregoing, the parties acknowledge and agree the modification of the Privilege Fees applicable to Unit C-2 shall not become effective and shall remain twenty two percent (22%) of Gross Receipts for all sales from Unit C-2 until the opening of the Flagler Gourmet Express for business at the Airport.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment as of the day and year first above written.

ATTEST:

Sharon R. Bock, Clerk & Comptroller

By: _____
Deputy Clerk

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

By: _____
Paulette Burdick, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: Laura Bube for Bruce Pelly
Director, Department of Airports

ATTEST:

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

Karen Suttle
Signature
Karen Suttle
Name (type or print)

Christine Thomas
Signature
Christine Thomas
Name (type or print)

Paradies-Palm Beach, LLC,
a Florida limited liability company

By: Gregg Paradies

Gregg Paradies
Name (type or print)

President & Chief Executive Officer
Title

(Seal)

EXHIBIT "A"
LEASED PREMISES

PALM BEACH INTERNATIONAL AIRPORT

MAIN TERMINAL, PRE-SECURITY	
Unit No.	Approximate Size (Sq. Ft.)
MT – 1 (PGA Tour Shop)	1,082
MT – 2A (Brighton/Brooks Brothers)	1,090
MT – 2B (Palm Beach Expressions)	1,198
MT – 2C (Worth Avenue News)	1,808
MT – 3 (Comfort Zone)	1,063
MT – 3A (Business Center)	1,199
MT – 4 (Kids Zoo)	1,343
MT – 5 (Oceanfront News)	2,572

CONCOURSE A, POST-SECURITY	
Unit No.	Approximate Size (Sq. Ft.)
A – 1 (Coastal News)	285

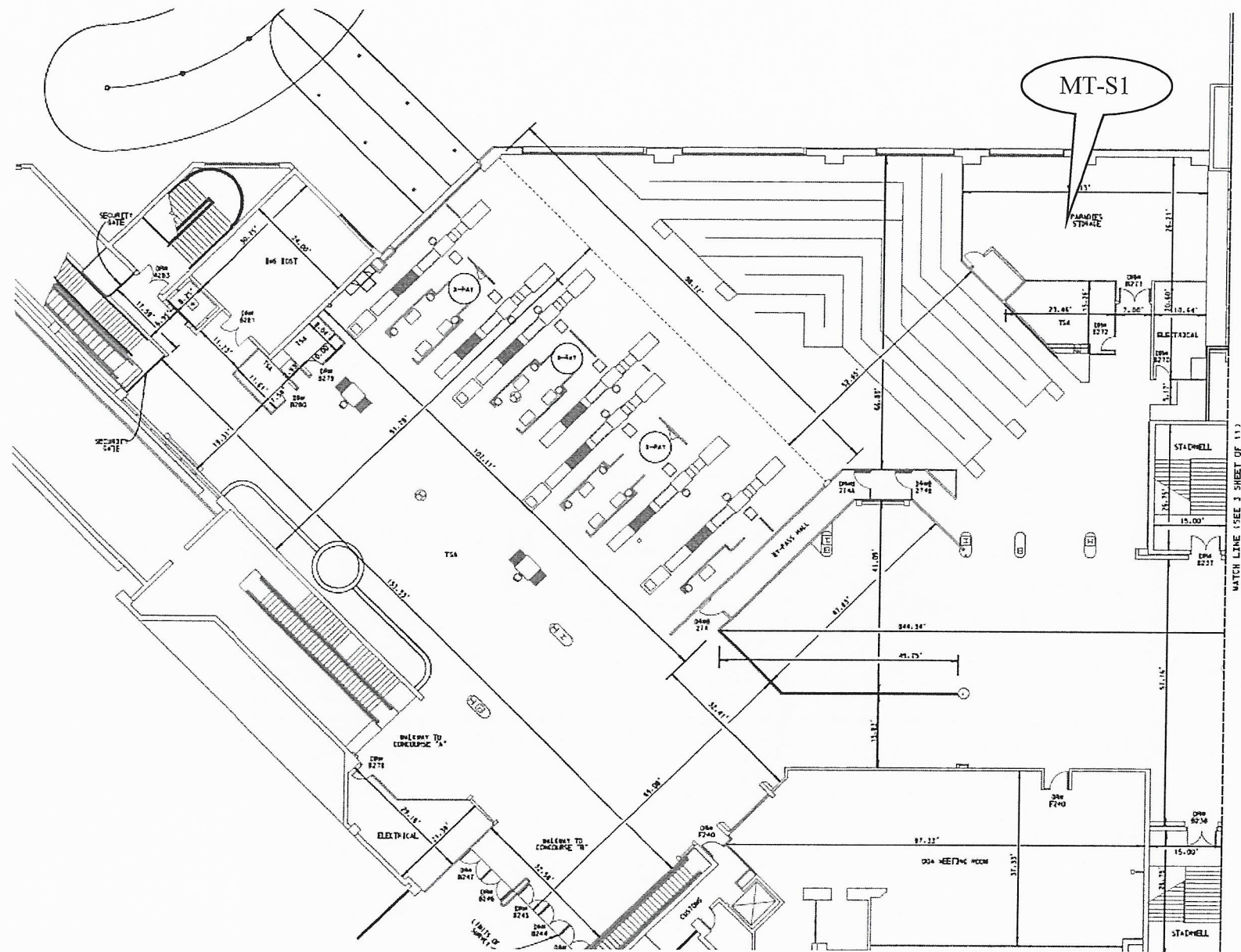
CONCOURSE B, POST-SECURITY	
Unit No.	Approximate Size (Sq. Ft.)
B – 1 (Flagler Gourmet Market)	605
B – 2 (Coral Cove News)	1,358
B – 3 (Tropical News Kiosk)	616

CONCOURSE C, POST-SECURITY	
Unit No.	Approximate Size (Sq. Ft.)
C – 1 (Coral Cove News)	1,315
C – 2 (Flagler Gourmet Express)	312
C – 3 (CNBC News)	2,272
C – 4 (Comfort Zone)	800

OFFICE & STORAGE AREAS	
Unit No.	Approximate Size (Sq. Ft.)
MT – S1	1,371
MT – S2	391
MT – S3	353
MT – S4	985
MT – S5	550
MT – S6	1,252
MT – S7	337
MT – S8	141
MT – S9	291
C – S1	498

Square footage listed on this Exhibit "A" is subject to re-measurement by County pursuant to Section 2.01 of the Agreement.

EXHIBIT "A"
LEASED PREMISES



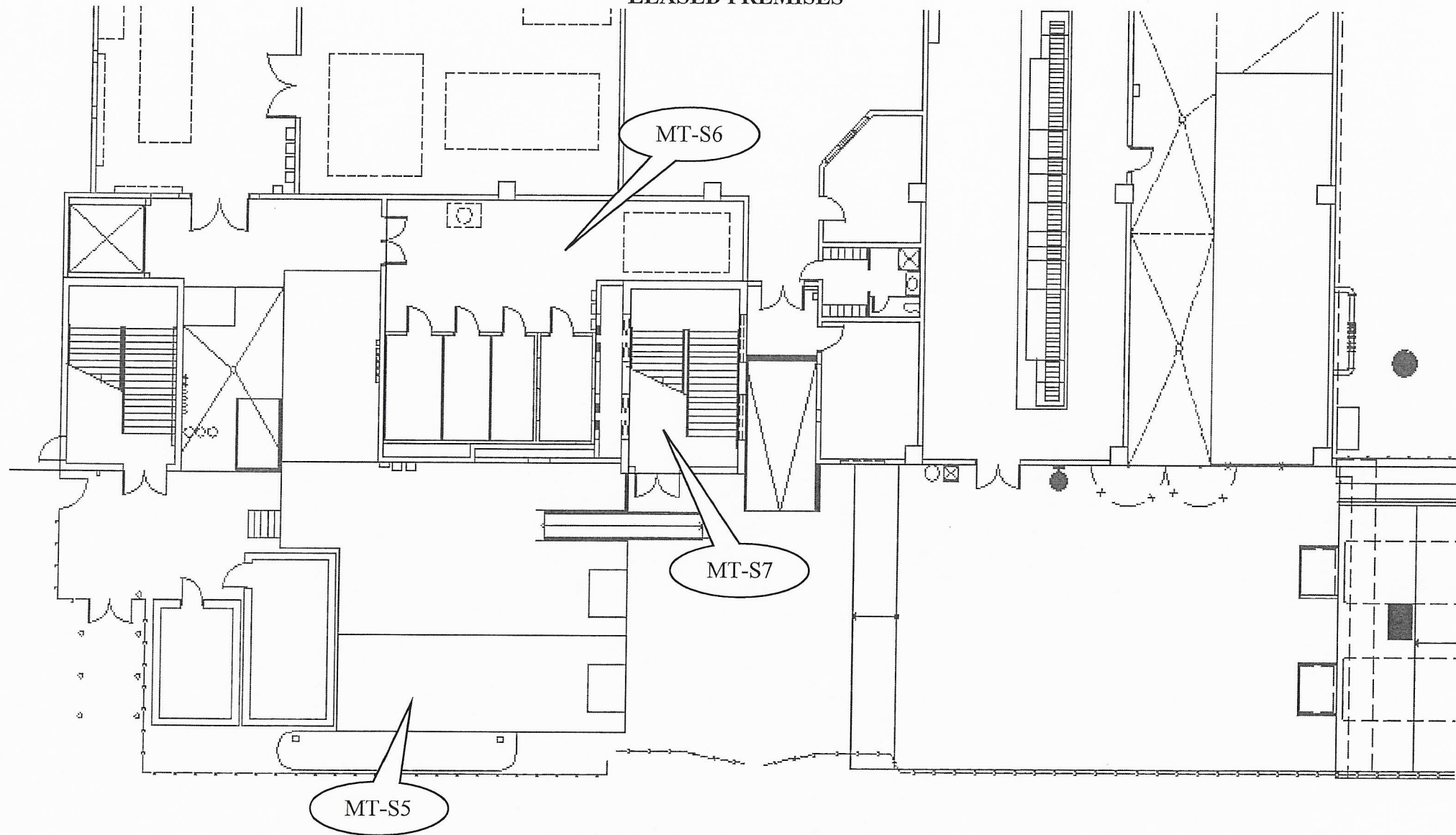
PROJECT: PALM BEACH INTERNATIONAL AIRPORT INTERIOR TERMINAL SURVEY LEVEL 2	CLIENT FILE NAME S-312-3283	DRAWING NO. S-3-12-3283
	SCALE: 1" = 10'	
APPROVED: C.W.M.		
DRAWN: E.A.D.		
CHECKED: S.T.A.		
DATE: 02/11/17		
FIELD BOOK NO. 1121		
REVISION		
BY DATE		
PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES 280 NORTH JOG ROAD WEST PALM BEACH, FL 33411		

[illegible]

DATE	
BY	
REVISION	
9	
SCALE: 1" = 10' APPROVED: C.W.W. DRAWN: E.A.D. CHECKED: S.T.A. DATE DRAWN: 02/11/11	
FIELD BOOK NO. 1123 K	


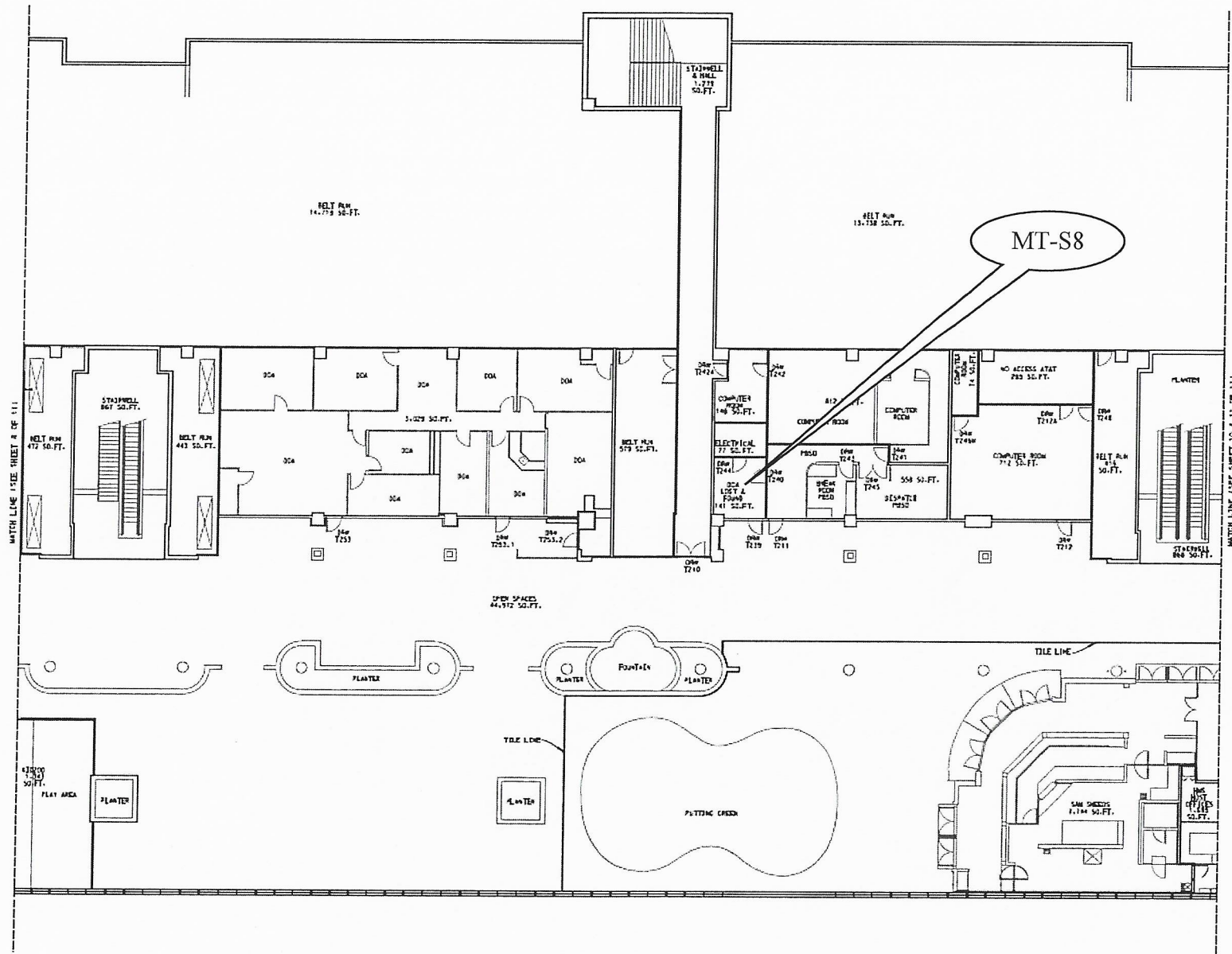
PROJECT:	PALM BEACH INTERNATIONAL AIRPORT INTERIOR TERMINAL SURVEY LEVEL 2	
	DESIGN FIRM NAME 9-0-12-02803	DRAWING NO. S-3-12-3283

EXHIBIT "A"
LEASED PREMISES



CONCOURSE C, LOADING DOCK
LEVEL 1 MAIN TERMINAL

EXHIBIT "A"
LEASED PREMISES

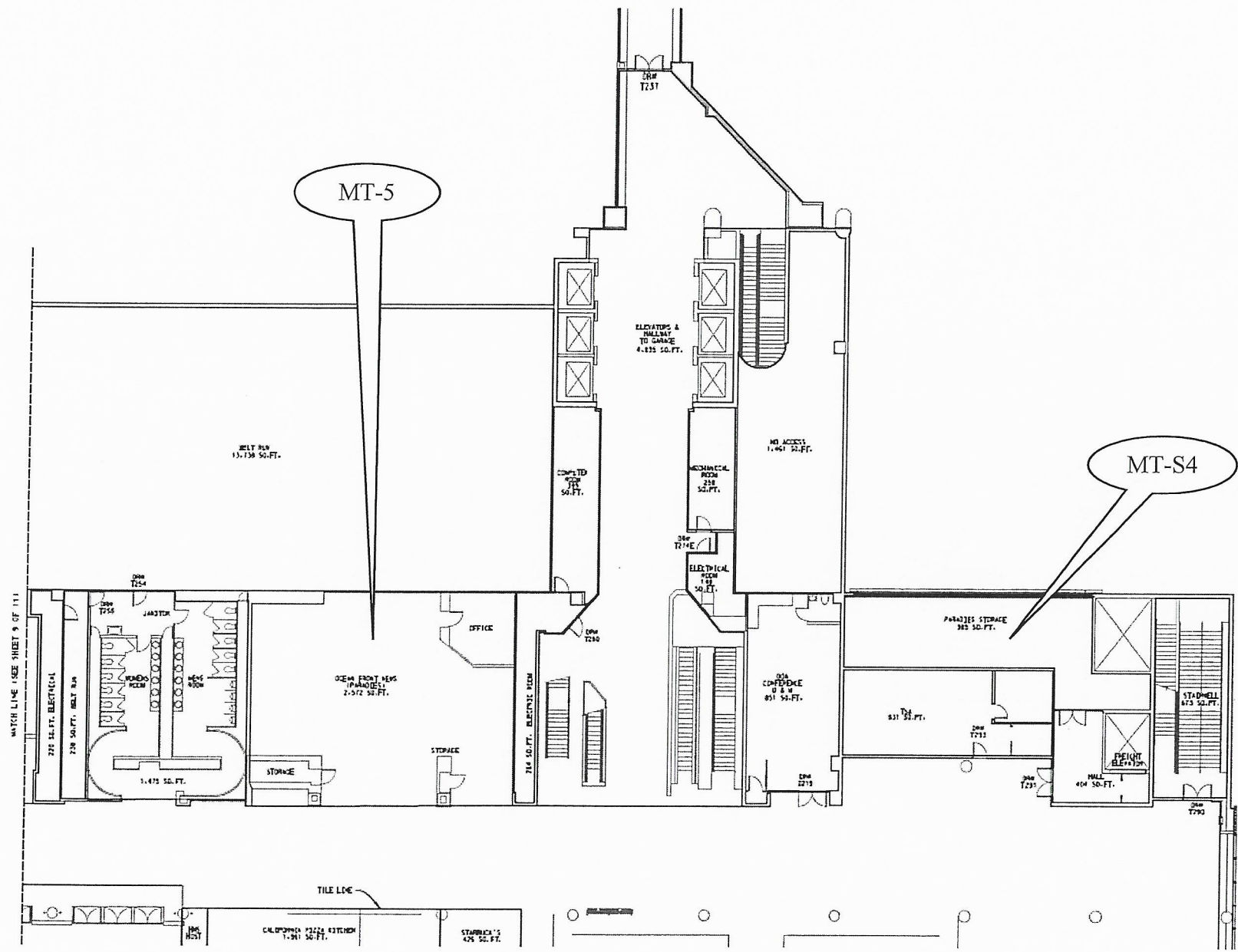


**PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES**
3840 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

SCALE: 1" = 10'	FIELD BOOK NO. 1123 E
APPROVED: C.W.N.	
DRAWN: E.O.C.	
CHECKED: S.T.A.	
DATE: 02/11/12	

PROJECT:	
PALM BEACH INTERNATIONAL AIRPORT INTERIOR TERMINAL SURVEY LEVEL 2	
DESIGN FILE NAME 9-5-12-3283	DRAWING NO. S-3-12-3283

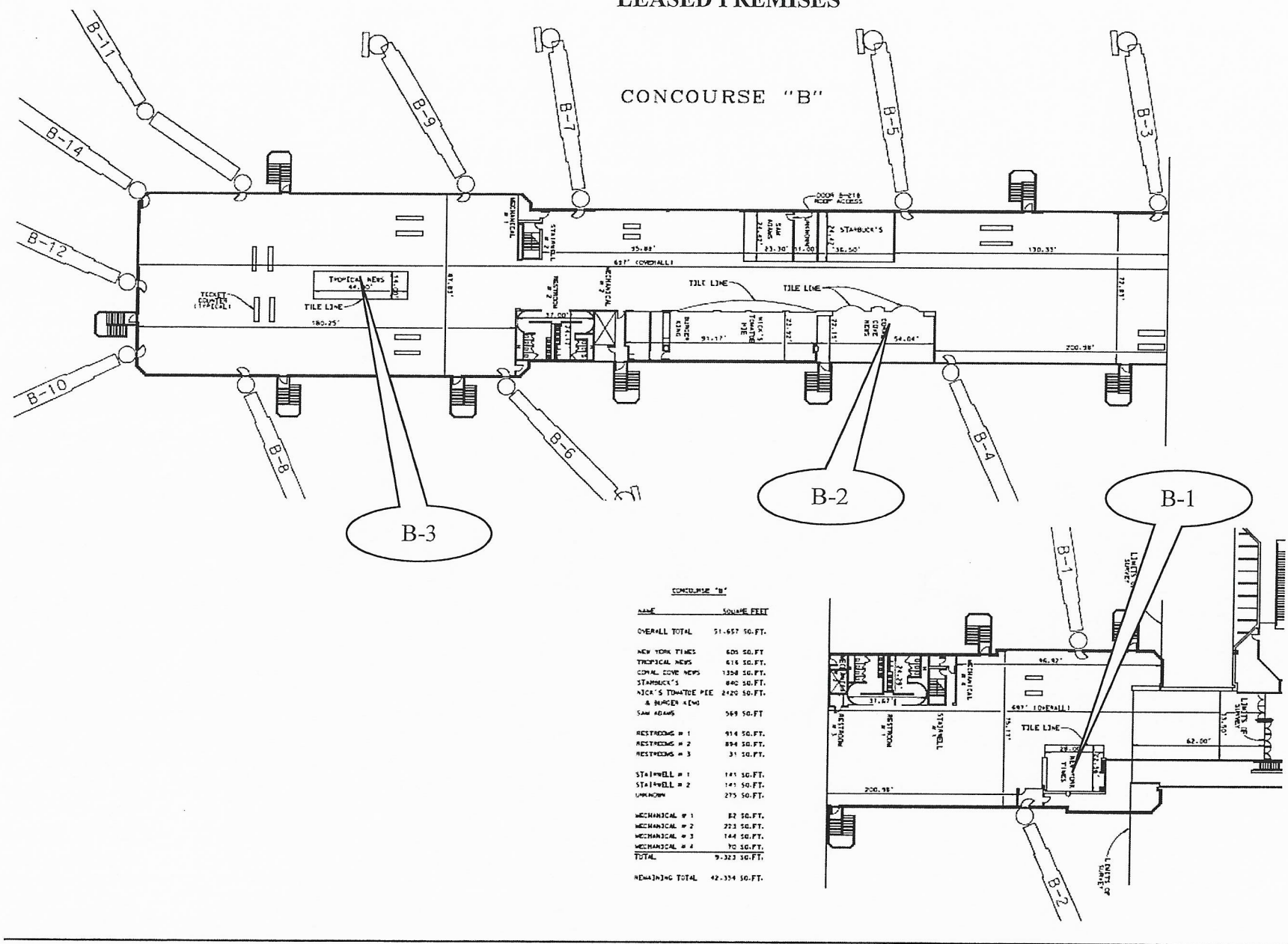
EXHIBIT "A"
LEASED PREMISES



PROJECT: PALM BEACH INTERNATIONAL AIRPORT INTERIOR TERMINAL SURVEY LEVEL 2	DESIGN FILE NAME: S-3-18-3283	DRAWING NO.: S-3-12-3283
	DATE: 02/11/12	
REVISION:		
BY:		
DATE:		
SCALE: 1" = 10'		
APPROVED: G.W.M.		
DRAWN: E.H.D.		
CHECKED: S.T.A.		
DATE: 02/11/12		

**PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES**
3800 NORTH JOC ROAD
WEST PALM BEACH, FL 33411

EXHIBIT "A"
LEASED PREMISES



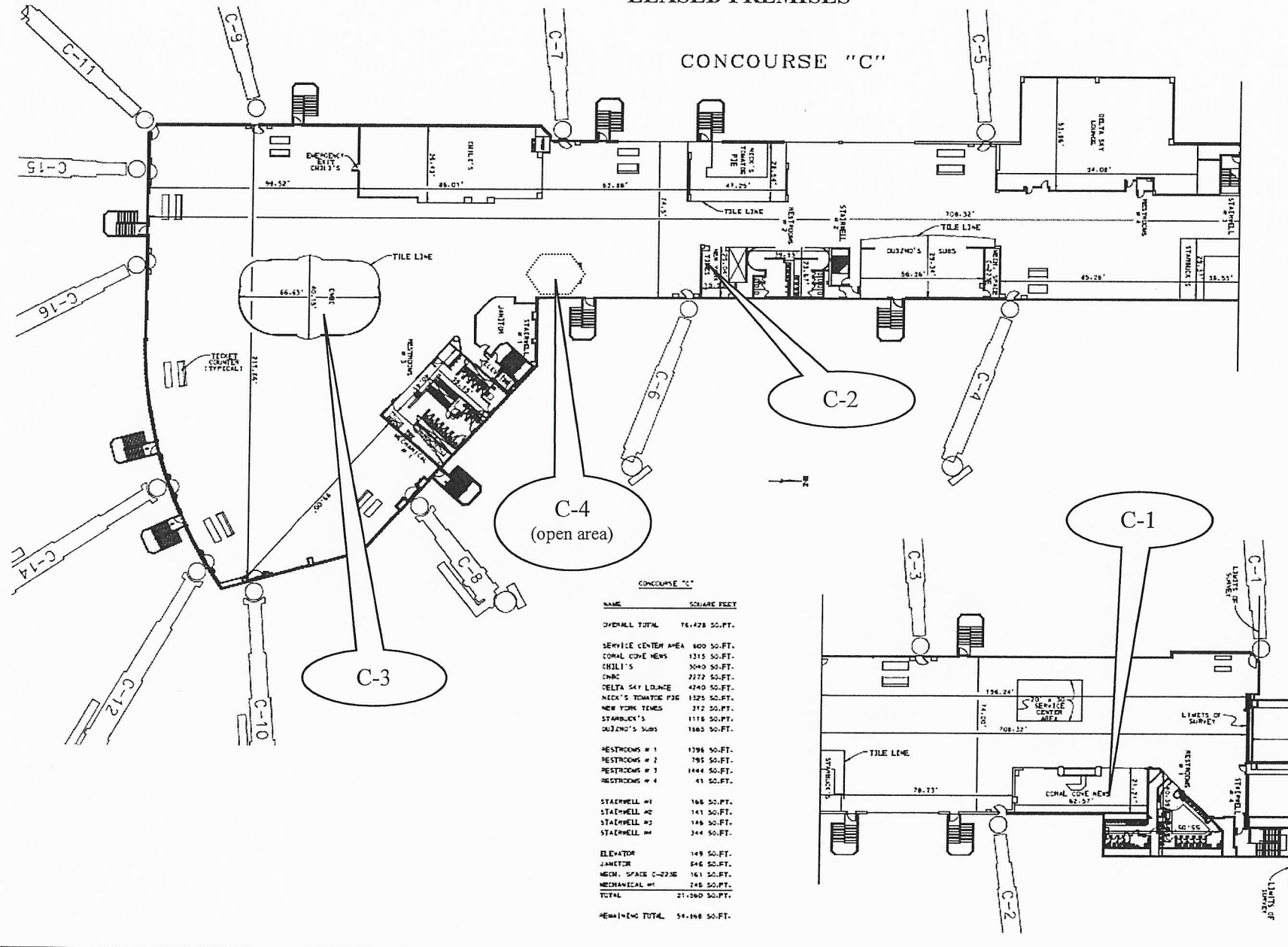
PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2800 NORTH AOC ROAD
WEST PALM BEACH, FL 33411

SCALE: 1" = 80'
APPROVED: C.W.M.
DRAWN: E.A.D.
CHECKED: S.Y.A.
DATE: 01/31/10

PALM BEACH
INTERNATIONAL AIRPORT
INTERIOR TERMINAL SURVEY
CONCOURSE "B" & "C"
S-3-10-3068 DGN S-3-10-3068

SHEET: 2
OF: 3
PROJECT NO.: 2009013-16

EXHIBIT "A" LEASED PREMISES



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

NO.	REVISION	BY	DATE

SCALE: 1" = 80'

APPROVED: G.W.M.

DRAWN: E.A.D.

CHECKED: S.T.A.

DATE: 01/11/12

TITLE: 8088.DGN

PALM BEACH
INTERNATIONAL AIRPORT
INTERIOR TERMINAL SURVEY
CONCOURSE "B" & "C"

PROJECT NO. S-3-10-3068

DATE: 01/11/12

DRAWN: E.A.D.

CHECKED: S.T.A.

SHEET: 3

OF: 3

PROJECT NO. 2009013-16

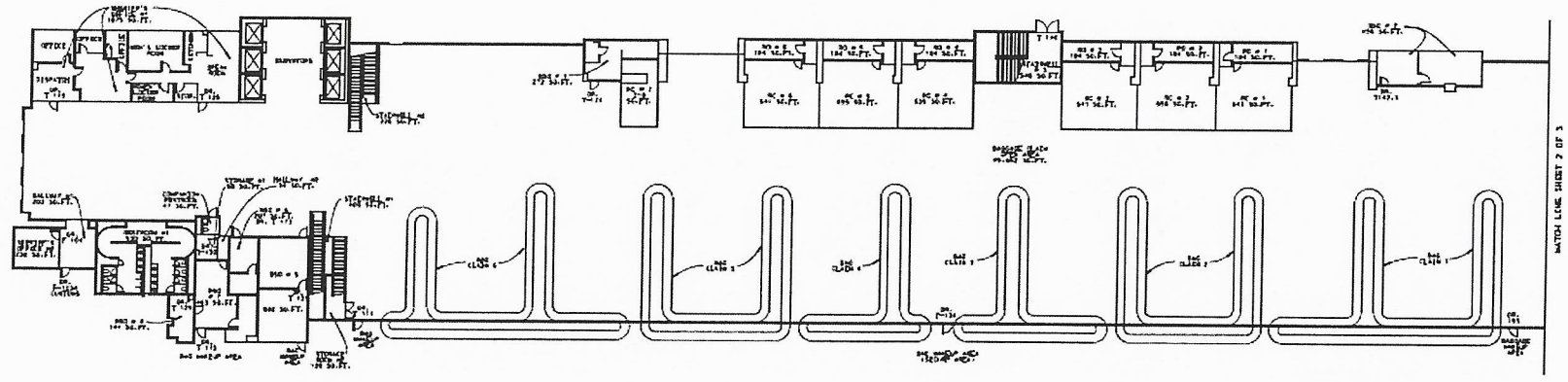
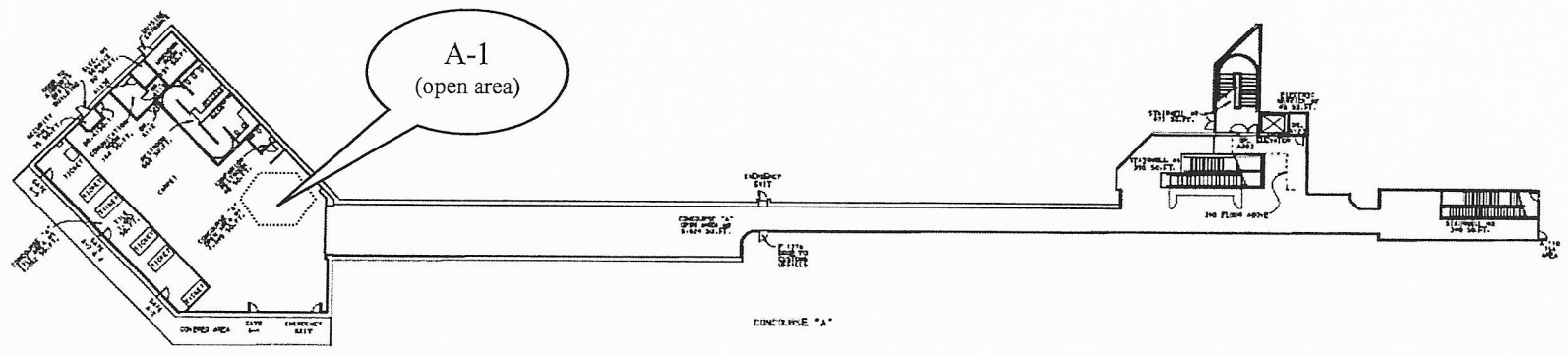
CONCOURSE "B" & "C"

DATE: 01/11/12

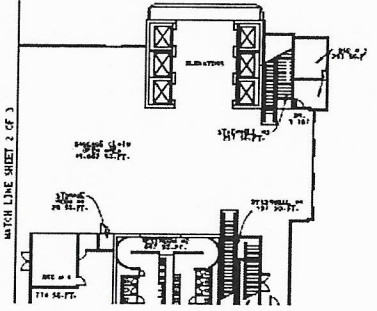
DRAWN: E.A.D.

CHECKED: S.T.A.

EXHIBIT "A"
LEASED PREMISES



CONCOURSE "A"		BAGGAGE CLAIM AREA			
NAME	SQUARE FEET	NAME	SQUARE FEET	NAME	SQUARE FEET
OVERALL TOTAL	14,210 SQ. FT.	OVERALL TOTAL	85,002 SQ. FT.	STAIRWELL # 1	400 SQ. FT.
OPEN AREA # 1	4,049 SQ. FT.	SHOOTOFF'S OFFICE #1	1875 SQ. FT.	STAIRWELL # 2	228 SQ. FT.
OPEN AREA # 2	6,424 SQ. FT.	SHOOTOFF'S OFFICE #2	230 SQ. FT.	STAIRWELL # 3	237 SQ. FT.
TILE AREA # 1	1,052 SQ. FT.	SCO # 1	272 SQ. FT.	STAIRWELL # 4	187 SQ. FT.
SECURITY HALL	35 SQ. FT.	SCO # 2	416 SQ. FT.	STAIRWELL # 5	546 SQ. FT.
UNKNOWN ROOM	191 SQ. FT.	SCO # 3	293 SQ. FT.	RENTAL OFFICE - RD # 1	184 SQ. FT.
COMMUNICATION ROOM	184 SQ. FT.	SCO # 4	718 SQ. FT.	RENTAL COUNTER - RC # 1	641 SQ. FT.
ELEC. SERVICE # 1	50 SQ. FT.	SCO # 5	682 SQ. FT.	RENTAL OFFICE - RD # 2	184 SQ. FT.
ELEC. SERVICE # 2	46 SQ. FT.	SCO # 6	207 SQ. FT.	RENTAL COUNTER - RC # 2	636 SQ. FT.
STAIRWELL # 1	395 SQ. FT.	SCO # 7	483 SQ. FT.	RENTAL OFFICE - RD # 3	184 SQ. FT.
STAIRWELL # 2	471 SQ. FT.	SCO # 8	144 SQ. FT.	RENTAL COUNTER - RC # 3	841 SQ. FT.
		STORAGE # 1	68 SQ. FT.	RENTAL OFFICE - RD # 4	184 SQ. FT.
				RENTAL COUNTER - RC # 4	218 SQ. FT.



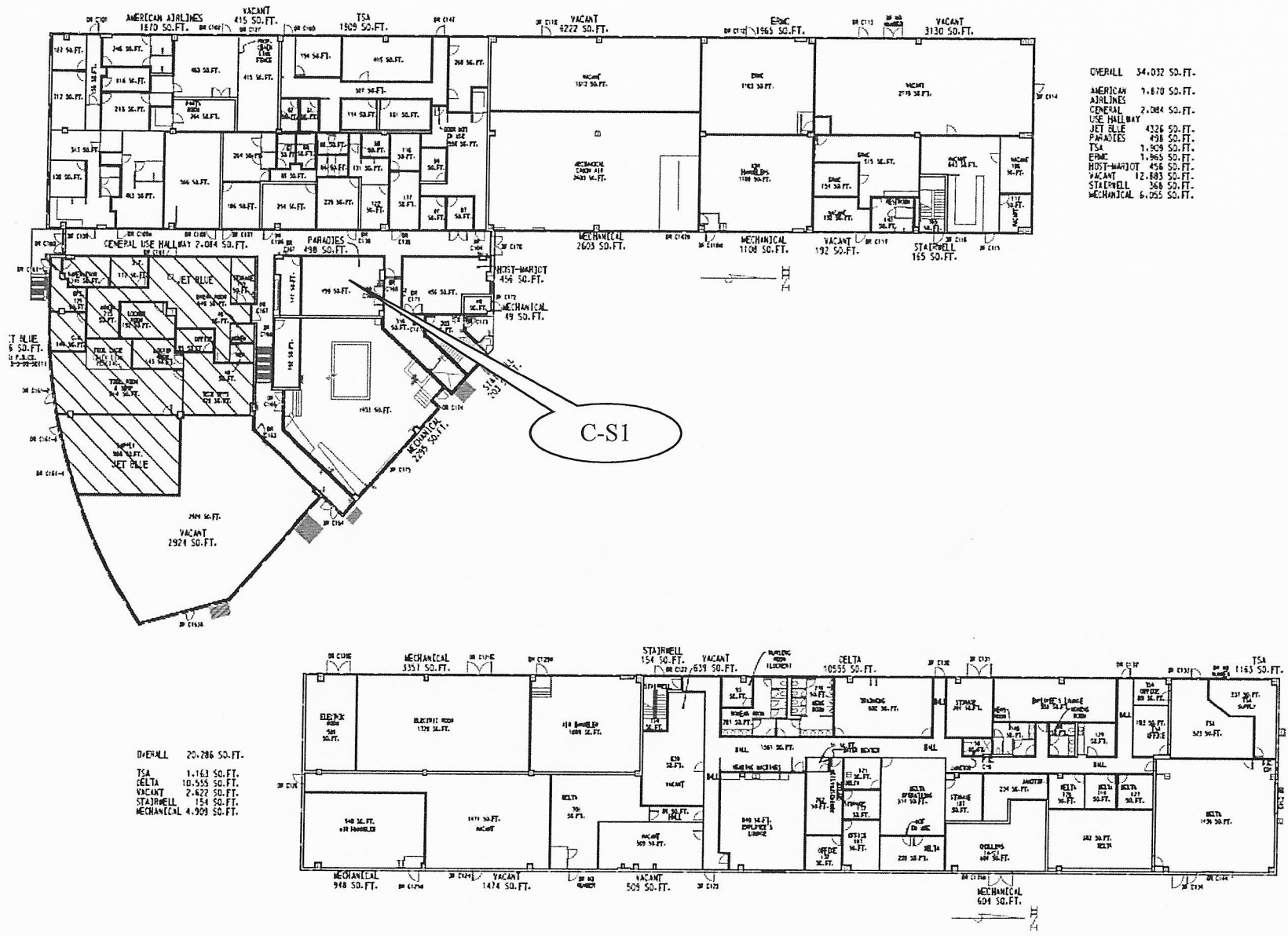
PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2840 NORTH AOC ROAD
WEST PALM BEACH, FL 33411

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ENGINEERING SERVICES
2840 NORTH AOC ROAD
WEST PALM BEACH, FL 33411

SCALE: 1" = 20'
APPROVED: C.E.M.
DRAWN: E.A.O.
CHECKED: S.Y.A.
DATE: 08/30/10
FILED: 08/30/10

PALM BEACH
INTERNATIONAL AIRPORT
INTERIOR TERMINAL SURVEY
CONCOURSE "A" & BAGGAGE CLAIM
S-3-10-3146.DGN
S-3-10-3146

EXHIBIT "A"
LEASED PREMISES



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



DATE	
BY	
REVISION	
SCALE: 1" = 15'	
APPROVED: C.E.M.	
DRAWN: C.A.C.	
CHECKED: S.T.A.	
DATE: 01/26/12	

PALM BEACH INTERNATIONAL AIRPORT INTERIOR TERMINAL SURVEY FIRST LEVEL OFFICE CONCOURSE "C"	DATE: 01/26/12 S-J-12-3276
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