

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: November 20, 2018 Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Department of Airports

Submitted For:

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Memorandum of Fixed Base Operator Lease Agreement (Memorandum of Lease) with Gulfstream Product Support Corporation (Gulfstream) at the Palm Beach International Airport (PBIA).

Summary: The County entered into a Fixed Base Operator Lease Agreement (Lease) (R-2017-0281) with Jet Aviation Associates, Ltd. (Jet), a Florida Limited Partnership, on March 14, 2017. On October 16, 2018, Jet assigned the Lease to Gulfstream in accordance with the requirements of the Lease. Gulfstream is in the process of obtaining financing for the construction of leasehold improvements at the PBIA, consisting of approximately 168,245 square feet of building and hangar space for the operation of an aircraft maintenance, repair and operations facility. The purpose of the Memorandum of Lease is to place the public on notice as to specific terms and conditions of the Lease. Countywide (HF)

Background and Justification: The Lease permitted Jet to assign the Lease to an affiliated company for the operation of fixed based operator and maintenance, repair and operations facilities. Both Jet and Gulfstream are owned by General Dynamics.

- Attachments:**
1. Memorandum of Lease (3)

LB

Recommended By:  10/23/18
 Department Director Date

Approved By:  11/6/18
 County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
 # ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No _____
 Does this item include the use of federal funds? Yes ____ No X

Budget Account No: Fund 4100 Department 120 Unit _____ RSource _____
 Reporting Category _____

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

No fiscal impact.

C. Departmental Fiscal Review: CM Surin

III. REVIEW COMMENTS

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

 Lisa Penn 11/29/18
 11/30
 10/29 OFMB 10/26

 Joyce for Linda Jacobowitz
 Contract Dev. and Control
 11/2/18

B. Legal Sufficiency:

 H. Fel 11/5/18
 Assistant County Attorney

C. Other Department Review:

 Department Director

REVISED 11/17

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

CERTIFICATE
(Corporation)

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

1. That Ira P. Berman is the Secretary of Gulfstream Product Support Corporation Inc., a corporation organized and existing in good standing under the laws of the State of Delaware, 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 15th day of October, 2018, in accordance with the laws of the State of Delaware, the Articles of Incorporation and the By-laws of the Corporation:

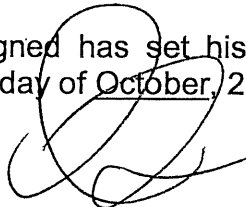
RESOLVED, that the Corporation shall enter into that certain Memorandum of Fixed Base Operator Lease Agreement between Palm Beach County, a political subdivision of the State of Florida and the Corporation (the "Agreement"), a copy of which is attached hereto; and be it

FURTHER RESOLVED, that Joseph S. Drake, the Assistant Secretary 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 15th day of October, 2018.



[Signature]

Corporate Seal

Ira P. Berman, Secretary
Gulfstream Product Support Corporation

ACKNOWLEDGMENT

STATE OF GEORGIA)
) ss.
CHATHAM COUNTY)

Personally came before me this 15th day of October, 2018, the above named Ira P. Berman to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Connie S. Miller

Connie S. Miller (Print Name)

Notary Public, State of Georgia

My commission expires: _____

(Insert/Affix Seal)



This instrument prepared by
and when recorded return to:

Philip M. Edison, Esq.
Chapman and Cutler LLP
111 West Monroe Street
Chicago, Illinois 60603-4080

MEMORANDUM OF FIXED BASE OPERATOR LEASE AGREEMENT

between

PALM BEACH COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

(the "*COUNTY*")

AND

GULFSTREAM PRODUCT SUPPORT CORPORATION

(the "*TENANT*")

MEMORANDUM OF FIXED BASE OPERATOR LEASE AGREEMENT

THIS MEMORANDUM OF FIXED BASE OPERATOR LEASE AGREEMENT (this "Memorandum") is made as of _____, 2018 by and between PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, having its principal office as set forth in Section 4 hereof, ("County"), and GULFSTREAM PRODUCT SUPPORT CORPORATION, a Delaware corporation, having its principal office as set forth in Section 4 hereof (the "Tenant").

WITNESSETH:

WHEREAS, pursuant to that certain (i) Fixed Base Operator Lease Agreement, dated as of March 14, 2017 (R-2017-0281), between the County and Jet Aviation Associates, Ltd., (ii) First Amendment to Fixed Base Operator Lease Agreement, dated as of October 2, 2018, between the County and Jet Aviation Associates, Ltd., and (iii) Assignment and Assumption of Lease, dated as of October 16, 2018, between Jet Aviation Associates, Ltd. and the Tenant, pursuant to which Jet Aviation Associates, Ltd. assigned their interest in the Fixed Base Operator Lease Agreement to the Tenant (collectively, as amended and assigned, and as may be amended, supplemented or otherwise modified from time to time, the "Ground Lease") the Tenant holds a leasehold interest in the land and the other appurtenant rights and interests with respect to the real property located in Palm Beach County, Florida, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Site").

WHEREAS, the County and the Tenant desire to enter into and record a memorandum of the Ground Lease;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to enter into this Memorandum, as follows:

Section 1. Certain Terms. Capitalized terms used herein but not defined herein shall have the meaning set forth in the Ground Lease.

Section 2. Site. The County, for and in consideration of the rents herein reserved and in the Ground Lease and of the agreements contained herein and in the Ground Lease on the part of the Tenant to be kept, observed and performed, does by these presents demise and lease to the Tenant, and the Tenant hereby leases and lets from the County, the Site.

Section 3. Term and Use; Rent. (a) To have and to hold, for any and all lawful purposes, for a term commencing on the date hereof and expiring on the twenty (20) year anniversary of the Commencement Date (as such term is defined in the Ground Lease), subject to extension and/or earlier termination in accordance with the terms of the Ground Lease.

(b) Rent shall be payable with respect to the Site on the terms and conditions set forth in the Ground Lease.

Section 4. Notices. Unless otherwise specified herein, all notices, requests, demands or other communications to or upon the respective parties hereto shall be in writing and shall be deemed to have been duly given and shall be effective: (i) in the case of notice by letter, the earlier of (x) when delivered to the addressee by hand or courier if delivered on a Business Day and, if not delivered on a Business Day, the first Business Day thereafter and (y) on the third Business Day after depositing the same in the mails, registered or certified mail, postage prepaid, return receipt requested, (ii) in the case of a prepaid delivery to a reputable national overnight air courier service, on the Business Day following such date of delivery, and (iii) in the case of notice by facsimile or bank wire, when receipt is confirmed if delivered on a Business Day and, if not delivered on a Business Day, the first Business Day thereafter, addressed as provided below, or to such other address as any of the parties hereto may designate by written notice.

If to the Tenant: Gulfstream Product Support Corporation
500 Gulfstream Road
P.O. Box 3033, M/S B-05
Savannah, GA 31402-3033
Attention: Paul Kuyoth, Director, Planning
and Treasury
Telephone: (912) 965-3056
Facsimile: (912) 965-5707

If to the County: Palm Beach County
Department of Airports
Deputy Director, Airports Business Affairs
846 Palm Beach International Airport
West Palm Beach, Florida 33406-1470

With a copy to:

Palm Beach County Attorney's Office
301 North Olive Avenue
Suite 601
West Palm Beach, Florida 33401
Attn: Airport Attorney

or at such other address within the continental United States as any party may notify the other party as herein specified.

Section 5. Incorporation of Terms; Ratification. All of the terms, covenants, conditions and agreements in the Ground Lease are hereby incorporated herein by this reference. The County and the Tenant agree to observe, conform to, and comply with all of the terms, covenants, conditions and agreements so incorporated herein. Except as

expressly supplemented hereby, the terms and provisions of the Ground Lease are hereby ratified and confirmed and remain in full force and effect. In the event of any conflict between the terms of the Ground Lease and the terms of this Memorandum, the terms of the Ground Lease shall control.

Section 6. Notice to Potential Claimants. The Ground Lease provides that the Tenant shall not have any authority to create any liens for labor or materials on the County's interest in the Site and all persons contracting with the Tenant for the construction, installation, alteration or repair of any improvements on the Site, and all materialmen, contractors, mechanics and laborers are hereby charged with notice that they must look only to the Tenant and to the Tenant's interest in the Site to secure the payment of work done or materials furnished at the request or instruction of the Tenant, and the County's interest in the Site shall not be subject to liens for repairs, maintenance or improvements made by the Tenant at the Site.

Section 7. Miscellaneous. (a) This Memorandum shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the law of the State of Florida, expressly excluding choice-of-law principles of the law of such state that would require the application of the laws of a jurisdiction other than such state.

(b) This Memorandum may be executed in multiple counterparts each of which taken together shall constitute one and the same instrument.

(c) This Memorandum shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and assigns.

(d) The parties hereto agree that this Memorandum shall be recorded in the public records of Palm Beach County, Florida.

[REMAINDER OF PAGE BLANK - SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Tenant and the County have caused this Memorandum of Fixed Base Operator Lease Agreement to be executed and delivered by their respective duly authorized representatives, all as of the date first hereinabove written.

COUNTY:

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: _____
Mayor

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: _____
County Attorney

By: Sam Bell
Director, Department of Airports

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

TENANT: GULFSTREAM PRODUCT SUPPORT CORPORATION

Kandice Harvey
Signature

Joseph S Draka
Signature

Kandice Harvey
Print Name

Joseph S Draka
Print Name

John Needy
Signature

Assistant Secretary
Title

John Needy
Print Name

(Seal)

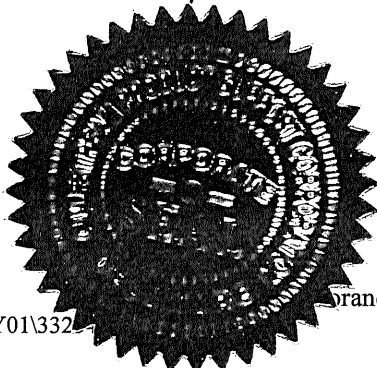


EXHIBIT A

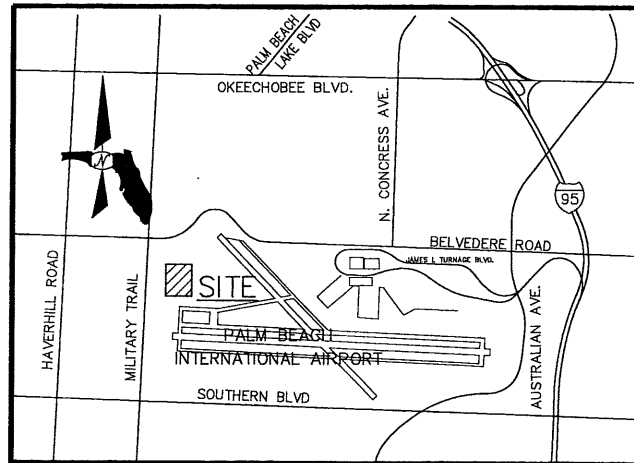
LEGAL DESCRIPTION

COUNTY OF PALM BEACH
STATE OF FLORIDA

**SKETCH OF ALTA/NSPS LAND TITLE SURVEY
FOR
PALM BEACH INTERNATIONAL AIRPORT
GOLFVIEW LEASE PARCEL "B" (W-5)**

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. X MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. X ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
 - PROPERTY ADDRESS WAS NOT FURNISHED AND IS NOT KNOWN.
3. X FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
 - SEE SURVEY REPORT ITEM #17.
4. X GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
 - SEE SURVEY REPORT ITEM #6.
5. X VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
 - SEE SKETCH OF SURVEY.
6. X (A) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
 - NO INFORMATION WAS FURNISHED TO BROWN & PHILLIPS, INC.
 - (B) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
7. X (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
 - THERE ARE NO ON-SITE BUILDINGS AS OF THE DATE OF THE SURVEY.
 - (B) SQUARE FOOTAGE OF:
 - (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
 - THERE ARE NO ON-SITE BUILDINGS AS OF THE DATE OF THE SURVEY.
 - (2) OTHER AREAS AS SPECIFIED BY THE CLIENT.
 - (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
8. X SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
 - SEE SKETCH OF SURVEY.
11. X LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
 - OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.A ABOVE.
 - SEE SKETCH OF SURVEY.
14. X AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
 - THE DISTANCE FROM THE NORTHWEST CORNER OF THE PROPERTY TO MILITARY TRAIL, ALONG GREEN STREET, IS APPROXIMATELY 560 FEET.
18. X IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE.
 - NO MARKERS WERE OBSERVED.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE BOUNDARY OF PALM BEACH INTERNATIONAL AIRPORT, BEING A PORTION OF THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORD BOOK 23882, PAGE 198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE NORTHEAST QUARTER (N.E.1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36;
THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 36,
S01°30'22"W FOR 1394.95 FEET;
THENCE PERPENDICULAR TO SAID QUARTER SECTION LINE, S88°29'38"E FOR 607.50 FEET
TO THE POINT OF BEGINNING;
THENCE S87°37'17"E FOR 745.43 FEET;
THENCE S42°37'45"E FOR 11.05 FEET;
THENCE S07°37'17"E FOR 146.02 FEET;
THENCE S03°11'00"W FOR 634.37 FEET TO THE POINT OF CURVATURE OF A
CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 89°14'43" FOR 93.41 FEET TO A POINT OF TANGENCY;
THENCE N87°37'17"W FOR 278.59 FEET;
THENCE S31°49'20"W FOR 197.49 FEET TO THE POINT OF CURVATURE OF A
CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A
CENTRAL ANGLE OF 60°33'24" FOR 31.71 FEET TO A POINT OF TANGENCY;
THENCE N87°37'17"W FOR 418.39 FEET;
THENCE N01°41'48"E FOR 888.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.399 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE. THE FIELD WORK WAS COMPLETED ON MAY 3, 2018.
2. THE SURVEY WAS BASED ON PALM BEACH COUNTY SURVEY PROJECT PBIA GOLFWAY JET AVIATION LEASE PARCEL "B" (W-5) BOUNDARY SURVEY, DRAWING NO. 9-3-18-3818; PROJECT NO. 2018013-14.
3. BEARINGS ARE BASED ON S01°30'22"W (GRID, NAD 83, 1980) ALONG THE NORTH-SOUTH 1/4 SECTION LINE, SECTION 36/43/42.
4. THE LEGAL DESCRIPTION WAS PREPARED BY BROWN & PHILLIPS, INC., BASED ON THE SURVEY NOTED IN ITEM 2 ABOVE, AND ON INSTRUCTIONS BY THE CLIENT.
5. AREA - 16.399 ACRES (714,361 SQUARE FEET), MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER A TITLE COMMITMENT PREPARED BY _____; COMMITMENT NO: _____; DATED: _____.
NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
8. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR THE DESIGN OF AN AVIATION FACILITY. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
8. THE PROPOSED USE OF THE SUBJECT PROPERTY IS A JET AVIATION FACILITY.
9. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS OF 1:10,000, REQUIRED BY PALM BEACH COUNTY.
10. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
11. NO UNDERGROUND UTILITIES OR FOUNDATIONS WERE LOCATED.
12. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO PALM BEACH COUNTY BENCHMARK "LC-23", ELEVATION=14.84'.
13. "E" DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
15. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
 - BOHLER ENGINEERING
16. THE USE OF THE DATA SHOWN HEREON BY ANY OTHER PARTY SHALL BE AT THE RISK OF THE USER.
17. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=60', ON A 24"x 36" SHEET.
17. FLOOD ZONE INFORMATION OBTAINED FROM PALM BEACH COUNTY WEBSITE:
 - <https://maps.cb.palm-beach.fl.us/cgi-bin/fzapp/fzapp.html>
 - EFFECTIVE FLOOD ZONE (OCTOBER 2017): X BASE FLOOD ELEVATION= 12.5 FT. NAVD
18. STATE PLANE COORDINATES:
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM - NAD 83, 1990 ADJUSTMENT
 - C. ZONE - FLORIDA EAST
 - D. LINEAR UNIT - US SURVEY FOOT
 - E. COORDINATE SYSTEM 1983/1980 STATE PLANE
 - F. TRANSVERSE MERCATOR PROJECTION
 - G. ALL DISTANCES ARE GROUND
 - H. SCALE FACTOR - 1.0000381
 - I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
 - J. ROTATION EQUATION: NONE
19. © COPYRIGHT 2018 BY BROWN & PHILLIPS, INC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.
DIGITAL COPIES OF THIS SURVEY ARE NOT VALID UNLESS THEY BEARING THE ELECTRONIC SIGNATURE AND SEAL AS DEFINED IN CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6, 7(a)(1), 8, 11, 14, 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 3, 2018.

DATE OF PLAT OR MAP: _____

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409

E-Mail: info@brown-phillips.com
561-615-3988, 615-3991 FAX

REVISIONS: 8/23/18 - LEASE PARCEL LIMITS REVISED PER CLIENT INSTRUCTIONS
8/31/18 - PBC 8/30/18 COMMENTS ADDRESSED
9/10/18 - CENTER SECTION COORDINATE CORRECTED; PARCEL LABEL ADDED

DRAWN: JAO
CHECKED: JEP
F.B. PBIA #20
PAGES: 68

PROJ. No. 17-083E
SCALE: NONE
DATE: AUG. 2018
SHEET 1 OF 2

JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS4828

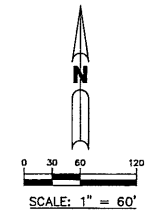
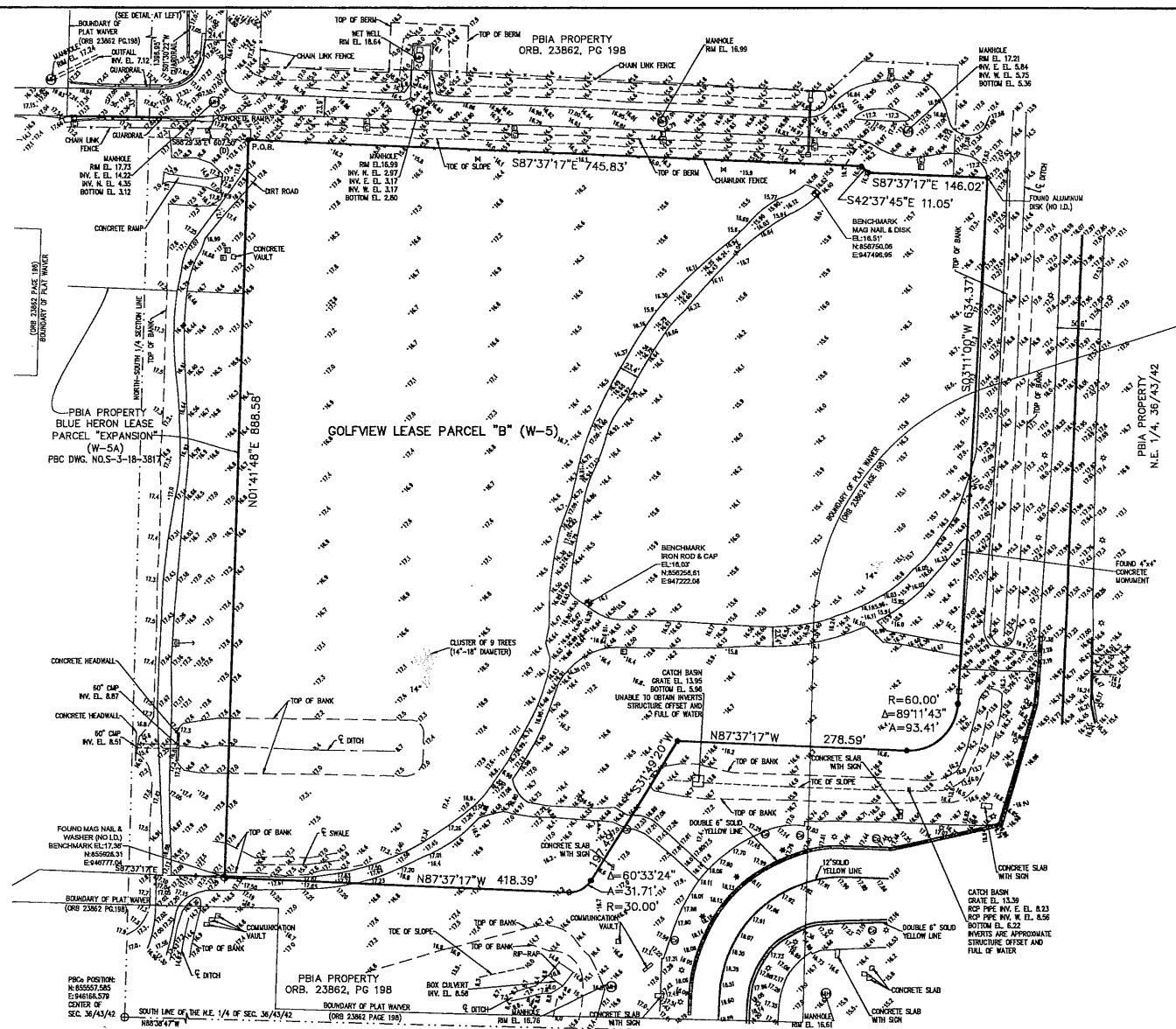
P.O.C. NORTH 1/4 CORNER OF SEC. 36 (NOT FOUND)
 PBC POSITION:
 N: 85557.585
 E: 84623.754

58°29'58"E 607.50'
 (D) P.O.B.

DETAIL NOT TO SCALE

S. LINE OF THE N.E. 1/4 OF SEC. 36/43/42
 CENTER OF SEC. 36/43/42
 (PBC POSITION)
 N: 85557.585
 E: 84616.579

SOUTH 1/4 CORNER OF SEC. 36/43/42
 (PBC POSITION)
 N: 85557.585
 E: 84609.436



ABBREVIATIONS:
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 ORB - ORIGINAL RECORD BOOK
 PG. - PAGE
 R/W - RIGHT-OF-WAY
 C - CENTERLINE
 R - RADIUS
 A - CENTRAL ANGLE
 A - ARC LENGTH
 (D) - DIMENSION PER LEGAL DESCRIPTION
 U/L - UTILITY EASEMENT
 D.E. - DRAINAGE EASEMENT
 P.B.A. - PALM BEACH INTERNATIONAL AIRPORT
 FND. - FOUND
 IR - IRON ROD
 IR/C - IRON ROD WITH CAP AS NOTED
 C.M. - 4"x4" CONCRETE MONUMENT
 N/D - NAIL & DISK
 PK - PARKER KALON
 NAD - NORTH AMERICAN DATUM
 LB - LICENSED BUSINESS
 LS - LICENSED SURVEYOR
 INV - INVERT
 M - MANHOLE
 CMP - CORRUGATED METAL PIPE
 RCP - REINFORCED CONCRETE PIPE
 EL - ELEVATION

LEGEND	
CANNISTER	⊗
CONCRETE LIGHT POLE	⊠
ELECTRIC BOX	⊞
GROUND LIGHT	*
GUY ANCHOR	←
ASPHALT	▬
CONCRETE	▭
SIGN	⊕
VALVE	M
LIGHT	⊙
PALM TREE	⊖
FOUND 5/8" IR/C "GNARL LS 5304" (UNLESS NOTED OTHERWISE)	⊙
SET 1/2" IR/C "BROWN & PHILLIPS"	⊙
SET NAIL & DISK "188473"	⊙

BP BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409
 E-Mail: info@brown-phillips.com
 561-615-3988, 615-3991 FAX

SKETCH OF
 ALTA/NSPS
 LAND TITLE SURVEY

PBIA
 GOLFVIEW LEASE
 PARCEL "B" (W-5)

DRAWN: AB
 CHECKED: JEP
 F.B. PBIA #20
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 SCALE: 1" = 60'
 DATE: AUG 2018
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