

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: March 12, 2019	<input checked="" type="checkbox"/> [X]	Consent	<input type="checkbox"/> []	Regular
	<input type="checkbox"/> []	Workshop	<input type="checkbox"/> []	Public Hearing

Submitted By: Department of Airports

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Declaration of Sidewalk Easement (Declaration) by Palm Beach County and Drive Shack Palm Beach LLC (Drive Shack), for the construction and maintenance of sidewalk improvements on a portion of property under lease to Drive Shack on Belvedere Road at the Palm Beach International Airport (PBI).

Summary: Drive Shack is constructing a new golf-related entertainment venue on County-owned property near the northeast corner of PBI at the intersection of Belvedere Road and Australian Avenue pursuant to a Development Site Lease Agreement (R-2017-0939, as amended). The City of West Palm Beach requires Drive Shack to construct a meandering sidewalk and install landscaping adjacent to the sidewalk. The sidewalk improvements will be placed outside of and adjacent to the Belvedere Road right-of-way on County-owned property under lease to Drive Shack. The Declaration is required by the County's Engineering Department to enable public ingress and egress on the sidewalk and to allow the County to perform maintenance and repairs, if necessary. The Declaration does not constitute a dedication to the public. Drive Shack will maintain and repair the sidewalk improvements and is a party to the Declaration for the purpose of consenting and agreeing to the obligations imposed upon Drive Shack. Countywide (HJF)

Background and Justification: Drive Shack's facility is under construction. The Declaration creates an easement on an irregularly-shaped parcel along approximately 950 linear feet of property adjacent to the south side of Belvedere Road, between Australian Avenue and Florida Mango Road, and encompasses approximately 13,256 square feet.

Attachments:

- 1. Declaration (1)

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Recommended By:	<u><i>Rw Laura Burke</i></u>	<u>2/17/19</u>
	Department Director	Date
Approved By:	<u><i>MBaker</i></u>	<u>2/19/19</u>
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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

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 Sumner

III. REVIEW COMMENTS

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

AD 2/15 OFMB 2/14 2/13

Contract Dev. and Control 2/19/19 TW

B. Legal Sufficiency:

Assistant County Attorney 2/21/19

C. Other Department Review:

Department Director

REVISED 11/17

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

From: Jackie Binns A.
To: Steve Schlamp; Risk-InsReq
Cc: Ray Walter
Subject: RE: Drive Shack
Date: Wednesday, February 13, 2019 9:49:16 AM
Attachments: image001.png

Steve,

The insurance is approved.

Jackie

Jacqueline Binns, ARM-P
Property & Casualty Insurance and Claims Manager
Palm Beach County
Risk Management Division
100 Australian Av, Suite 200
West Palm Beach, FL 33406
jbinns@pbcgov.org
(561) 233-5422



From: Steve Schlamp <schlamp@pbia.org>
Sent: Wednesday, February 13, 2019 9:06 AM
To: Risk-InsReq <Risk-InsReq@pbcgov.org>; Jackie Binns A. <JBinns@pbcgov.org>
Cc: Ray Walter <jrwalter@pbia.org>
Subject: Drive Shack

Good morning Jackie – Drive Shack has a Development Site Lease Agmt with us and attached is the insurance requirements. On 3/12 we want to send a Sidewalk Easement to the Board for Drive Shack so their insurance has to be compliant (the Sidewalk Easement doesn't change any of the insurance requirements). Since the Drive Shack site is still under construction, they need to supply general liab, builders risk and pollution coverages. Attached are COIs with those coverages, and I realize that builders risk coverage expires on Fri, 2/15. Please review to advise if Drive Shack is compliant. Thank you.

Steve

Steven K. Schlamp
Assistant Airports Properties Manager
Palm Beach County Department of Airports
846 Palm Beach International Airport



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/08/2019

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

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

PRODUCER MARSH USA, INC. 99 HIGH STREET BOSTON, MA 02110 Attn: Boston.certrequest@Marsh.com Fax: 212-948-4377	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
CN118149079--GAX/B-19-20	INSURER(S) AFFORDING COVERAGE	
INSURED Drive Shack Holdings, LLC 111 West 19th Street New York, NY 10010	INSURER A: National Casualty Company	NAIC # 11991
	INSURER B: Endurance Assurance Corporation	11551
	INSURER C: Everest National Insurance Company	10120
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** NYC-009713677-06 **REVISION NUMBER:** 13

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		KKC0000022647200	01/01/2019	01/01/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ N/A PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$		GUR30000417501	07/27/2018	07/27/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Builder's Risk		IM8CM00314-181	02/15/2018	02/15/2019	Limit: 25,982,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is included as additional insured where required by written contract.

CERTIFICATE HOLDER

Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its Officers, and Employees
c/o Department of Airports
846 Palm Beach International Airport
West Palm Beach, FL 33406

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA inc.

Elizabeth Stapleton

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/12/2019

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

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

PRODUCER MARSH USA, INC. 99 HIGH STREET BOSTON, MA 02110	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
CN118149079-PLL-2018	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED Drive Shack Inc. 1345 Avenue of the Americas New York, NY 10105	INSURER A : Lloyds Underwriter Syndicate	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: NYC-010430269-01 REVISION NUMBER: 2

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

INSR LTR	TYPE OF INSURANCE	ADDLSUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
						MED EXP (Any one person) \$
						PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DED RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y <input type="checkbox"/> N				PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/> N	N/A			E.L. EACH ACCIDENT \$
	if yes, describe under DESCRIPTION OF OPERATIONS below.					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$
A	Environmental Liability		W226A3180101	03/23/2018	03/23/2023	Each Pollution Condition 4,000,000 Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Insured Location: 1600 Belvedere Road, West Palm Beach, FL

Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its, Officers, and Employees are Additional Insured.

CERTIFICATE HOLDER	CANCELLATION
Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its Officers, and Employees c/o Department of Airports 846 Palm Beach International Airport West Palm Beach, FL 33406	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE of Marsh USA Inc. Elizabeth Stapleton

**WRITTEN CONSENT OF THE SOLE MEMBER
OF
DRIVE SHACK PALM BEACH LLC**

January 23, 2019

WHEREAS, Drive Shack Holding LLC is the sole member (the "Member") of Drive Shack Palm Beach LLC (the "Company");

WHEREAS, the Company is party to a Development Site Lease Agreement (the "Lease") between the Company and Palm Beach County;

WHEREAS, the Member believes that consummating the transactions contemplated by the Lease is in the best interests of the Company and desires to authorize the Company to consummate all such transactions;

WHEREAS, Kenneth A. May is the President of the Company, David Hammarley is the Vice President of the Company and Lawrence Goodfield Jr. is the Treasurer of the Company (each, an "Authorized Officer"); and

WHEREAS, the Member desires to authorize each of the Authorizing Officers to cause the Company to consummate the transactions contemplated by the Lease, including, without limitation, consent to any easements and applications to pursue development approvals.

NOW, THEREFORE, BE IT:

RESOLVED, that it is advisable for, and in the best interests of the Company to, consummate the transactions contemplated by the Lease, including, without limitation, consent to any easements and applications to pursue development approvals;

FURTHER RESOLVED, that causing the consummation by the Company of the transactions contemplated by the Lease, including, without limitation, consent to any easements and applications to pursue development approvals, is authorized and approved in all respects;

FURTHER RESOLVED, that causing the consummation by the Company of the transactions contemplated by the Lease, , including, without limitation, consent to any easements and applications to pursue development approvals, with such changes and additions thereto as the Authorized Officers, or any of them, determine to be appropriate in each case, is hereby approved, adopted and authorized in all respects, and that the Authorized Officers be, and each individually hereby is, authorized, in the name and on behalf of the Company, to pay any and all fees and expenses arising in connection with the actions ratified and/or authorized by the foregoing resolutions, and to execute and deliver such other instruments, agreements, consents, certificates and documents and take such further actions as any of them may deem necessary or appropriate to effectuate the purposes of each and all of the foregoing resolutions; and

FURTHER RESOLVED, that all actions of any kind previously taken by the Authorized Officers or individuals under their supervision in connection with the actions ratified and/or authorized by the foregoing resolutions are hereby ratified, confirmed and approved in all respects and are adopted as acts of the Company.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this written consent with effect as of the 23rd day of January, 2019.

DRIVE SHACK HOLDINGS LLC.

A handwritten signature in black ink, appearing to read 'Lawrence A. Goodfield Jr.', is written over a horizontal line.

By: Lawrence A. Goodfield Jr.
Title: Treasurer

Prepared by and return to:
Ray Walter, Director of Properties
Palm Beach County Dept. of Airports
846 Palm Beach International Airport
West Palm Beach, FL 33406

Property Control Number: 74-43-43-32-00-000-1130

DECLARATION OF SIDEWALK EASEMENT

THIS DECLARATION OF SIDEWALK EASEMENT (“Declaration”), is made this _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791 (“County”), and **DRIVE SHACK PALM BEACH LLC**, a Delaware limited liability company, whose mailing address is 1345 Avenue of the Americas, 45th Floor, New York, NY 10105 (“Drive Shack”).

WITNESSETH:

WHEREAS, County owns the property described in Exhibit “A” attached hereto and by this reference made a part hereof (hereinafter the “Drive Shack Site”); and

WHEREAS, 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, pursuant to that certain Development Site Lease Agreement dated July 11, 2017, between County and Drive Shack (R2017-0939, as amended) (the “Lease”), by this reference made a part hereof, Drive Shack is constructing a facility on the Drive Shack Site; and

WHEREAS, as a part of the overall development of the Drive Shack Site, Drive Shack will construct a public pedestrian way and sidewalk and associated landscaping and irrigation (the “Sidewalk Improvements”) on the portion of the Drive Shack Site described in Exhibit “B” attached hereto and by this reference made a part hereof (hereinafter the “Easement Premises”); and

WHEREAS, County desires to create an easement over, upon and under such Easement Premises for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon any subsequent conveyance of the Drive Shack Site by County; and

WHEREAS, Drive Shack will maintain and repair the Sidewalk Improvements and desires to join in the creation of such easement for the purpose of consenting to this easement and agreeing to the obligations imposed upon Drive Shack herein.

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

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.
2. Declaration of Easement. County does hereby declare, grant and create a perpetual in gross public pedestrian way and sidewalk easement for the benefit of County upon the Easement Premises.
3. Construction and Maintenance of the Sidewalk Improvements. Drive Shack shall construct, maintain, repair, replace, improve, expand, and inspect the Sidewalk Improvements for the benefit of County, upon the Easement Premises. County shall have the right, but not the obligation, at any time to install, operate, maintain service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into and inspect the Sidewalk Improvements.
4. Public Access, No Dedication. This easement shall be for the purpose of a public pedestrian way and sidewalk for passage for ingress, egress and access to and from the public streets and roadways contiguous thereto. The public shall have the right of ingress and egress over and across the Sidewalk Improvements as is reasonably necessary to exercise the rights granted herein, provided the same shall not unreasonably interfere with Drive Shack's use and enjoyment of the Drive Shack Site. This Declaration is not intended and shall not be construed as a dedication to the public of any portion of the Easement Premises for public use, except as herein provided.
5. Subject to Matters of Record, Operation of the Airport. This easement is made without warranty or representation and subject to zoning and other governmental restrictions, matters reflected on any plat relating to the Easement Premises, and all other easements, restrictions, conditions, encumbrances and other matters of record, and all parties exercising any rights under this Declaration expressly agree to the following conditions pertaining to the operation of the Airport:
 - a. To restrict the height of any improvements within the Easement Premises to a height so as to comply with 14 CFR Part 77, as now or hereafter amended.
 - b. To prevent any use of the Easement Premises which would interfere with the landing or taking off of aircraft at the Airport; interfere with air navigation and/or communication facilities serving the Airport; or otherwise would constitute an airport hazard.
 - c. To comply with Federal Aviation Administration ("FAA") Advisory Circulars, Orders and Regulations, as now or hereafter amended.
 - d. This Declaration shall be subject and subordinate to the terms and conditions of any agreements entered by and between County and the State of Florida and/or United States of America, and any agencies thereof, relating to the acquisition of the Easement Premises by County.
 - e. This Declaration is expressly subordinated and subject to the provisions of the pledge, transfer, hypothecation or assignment made by County in the Palm Beach County Airport System Bond Resolution dated April 3, 1984 (Resolution No. 84-427), as amended and supplemented (the "Bond Resolution"), as amended and supplemented.

- f. Parties exercising any rights hereunder acknowledge that noise and vibration are inherent to the operation of the Airport and hereby release County from any and all liability for the same in connection with the rights granted under this Easement.

6. Durability. The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Drive Shack Site upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance. In the event of any assignment or transfer of Drive Shack's interest under the Lease, the obligations of Drive Shack hereunder shall be transferred and assigned to such successor in interest under the Lease, without formal amendment thereto.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGES FOLLOW

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

APPROVED BY COUNTY:

ATTEST:

SHARON R. BOCK,
CLERK AND COMPTROLLER

PALM BEACH COUNTY,
A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA, BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mack Bernard, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
County Attorney

By: *Laura Dube*
Director, Department of Airports

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

DRIVE SHACK PALM BEACH LLC
a Delaware Limited Liability Company

Nicholas M. Foley
Signature

By: *David Hammarley*
Print Name: David Hammarley
Title: Vice President

Nicholas M. Foley
Print Name

Kenley Mui
Signature

Kenley Mui
Print Name

STATE OF New York)
COUNTY OF New York)

The foregoing instrument was acknowledged before me this 4 day of February, 2019, by David Hammarley, on behalf of the Drive Shack Palm Beach LLC, who is personally known to me or produced _____ as identification and did / did not take an oath.

NATALIE WOJTOWICZ
Notary Public, State of New York
Reg. No. 01WO6275416
Qualified in Queens County
Commission Expires 1/25/21

Notary Public
Natalie Wyz
(Print Notary Name)

NOTARY PUBLIC
State of New York at Large
My Commission Expires: 1/25/21

EXHIBIT “A”
THE DRIVE SHACK SITE

EXHIBIT B - PROPERTY

COUNTY OF PALM BEACH STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS
PROJECT NO. 2014013-10

P.B.I.A. LEASE PARCEL N-11 WPB BOUNDARY SURVEY

HAL R. VALECHE
DISTRICT 1

PAULETTE BURDICK
DISTRICT 2

STEVEN L. ABRAMS
DISTRICT 4

MELISSA MCKINLAY
DISTRICT 6



DAVE KERNER
DISTRICT 3

MARY LOU BERGER
DISTRICT 5

MACK BERNARD
DISTRICT 7

LEGEND

D = DELTA
L = LENGTH
R = RADIUS
(C) = CALCULATED
(D) = DEED
(P) = PLAT
(D & M) = DESCRIPTION & MEASURED
C = CENTERLINE
L.S. = LICENSED SURVEYOR
P.B. = PLAT BOOK
F.P.L. = FLORIDA POWER & LIGHT
D.R.B. = OFFICIAL RECORD BOOK
P.C.P. = PERMANENT CONTROL POINT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
N.T.S. = NOT TO SCALE
P.B.I.A. = PALM BEACH INTERNATIONAL AIRPORT

PBIA LEASE PARCEL N-11 WPB
PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN PALM BEACH INTERNATIONAL AIRPORT, PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 88°26'29" EAST, A DISTANCE OF 79.24 FEET; THENCE SOUTH 01°33'31" WEST, AT RIGHT ANGLES TO SAID SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS RECORDED IN ROAD BOOK 3, PAGE 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE SOUTH 08°22'59" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 318.27 FEET; THENCE SOUTH 81°27'34" EAST, ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 245.04 FEET TO A POINT ON A LINE LYING TO THE SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID SECTION LINE; THENCE SOUTH 01°26'08" EAST, ALONG SAID PARALLEL LINE AND PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 384.48 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE AS SHOWN ON THE ROAD BOOK 3, PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND AS SHOWN ON PALM BEACH COUNTY PARCEL ACQUISITION MAP FOR AUSTRALIAN AVENUE, PROJECT NO. 88525-88526, SHEET 3 OF 3 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER (THE NEXT TWO COURSES COINCIDE WITH SAID WESTERLY RIGHT-OF-WAY LINE); THENCE SOUTH 45°46'55" EAST, A DISTANCE OF 237.38 FEET; THENCE SOUTH 00°28'44" WEST, A DISTANCE OF 283.82 FEET TO THE SOUTH LINE OF THE CORPORATE LIMITS OF THE CITY OF WEST PALM BEACH, ALSO BEING THE SOUTH LINE OF THE NORTH 520.00 FEET OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 32; THENCE NORTH 88°26'29" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1070.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONTINUING TO THE NORTHEAST, AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°22'34", AN ARC DISTANCE OF 152.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°50'30" EAST, A DISTANCE OF 118.38 FEET; THENCE NORTH 07°41'56" EAST, A DISTANCE OF 216.44 FEET; THENCE NORTH 47°19'57" EAST, A DISTANCE OF 65.60 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF BELVEDERE ROAD AND THE POINT OF BEGINNING.

SURVEYOR'S REPORT

THE PROPERTY AS SURVEYED CONTAINS 920,226 SQUARE FEET OR 11.9428 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTMENT) BEARING OF SOUTH 88°26'29" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST AS DETERMINED BY PALM BEACH COUNTY AND ALL OTHER BEARINGS ARE RELATIVE THEREON.

THIS INSTRUMENT PREPARED BY GLENN M. MARK, P.L.S., IN THE OFFICE OF THE COUNTY ENGINEER & VISTA CENTER 2300 NORTH JGD ROAD, WEST PALM BEACH, FLORIDA 33411-2746.

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 ON OTHER PARCELS OF THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HAVE REVIEWED THE CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT COMMITMENT NO. 2607007, FILE NO. 2607007, WITH AN EFFECTIVE DATE OF 4/10/2014, & ORIGINALLY ISSUED BY SOUTHEAST GUARANTY & TITLE, INC. AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN THE POLICIES SCHEDULE B - SECTION 11 ARE SHOWN ON THIS SURVEY OR NOTED BELOW.

- RESTRICTIONS AND RESERVATIONS IN FAVOR OF USA RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344. (NOT PLOTTED)
- EASEMENT TO FPL RECORDED IN OFFICIAL RECORD BOOK 1461, PAGE 68. (PLOTTED)
- EASEMENT TO FPL RECORDED IN OFFICIAL RECORD BOOK 5466, PAGE 1895 AND OFFICIAL RECORD BOOK 5466, PAGE 1898. (PLOTTED)
- UTILITY EASEMENT TO FPL RECORDED IN OFFICIAL RECORD BOOK 21659, PAGE 1484. (PLOTTED)
- POSSIBLE LIENS BY VIRTUE OF THE NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORD BOOK 2680, PAGE 367, OFFICIAL RECORD BOOK 24668, PAGE 1231 AND OFFICIAL RECORD BOOK 26624, PAGE 83. (NOT PLOTTED)

NOTE: ALL RECORDING REFERENCES CONTAINED HEREIN ARE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EASEMENT RECORDED IN OFFICIAL RECORD BOOK 28008, PAGE 439 RELEASED BY OFFICIAL RECORD BOOK 26770, PAGE 126 OF SAID PUBLIC RECORDS.

THE ITEM NUMBER CITED ABOVE REFERS TO SCHEDULE B - SECTION 11 OF THE ABOVE REFERENCED TITLE COMMITMENT.

UNDERGROUND FOUNDATIONS AND UTILITIES MAY BE PRESENT. NO UNDERGROUND FOUNDATIONS OR UTILITIES WERE LOCATED BY THIS SURVEY, AT THE CLIENT'S REQUEST.

NO HORIZONTAL OR VERTICAL PHOTOGRAPHY WAS PERFORMED BY THIS SURVEY, AT THE CLIENT'S REQUEST.

NO VEGETATION WAS LOCATED BY THIS SURVEY, AT THE CLIENT'S REQUEST.

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEY, AT THE CLIENT'S REQUEST.

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

THE INTENDED PLOT SCALE OF THIS DRAWING IS 1"= 80' ON 24"x 36" MEDIA.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1123 AA, PAGE 48, DATED 03/28/2014 & 05/30/2017. INSTRUMENTS USED WERE THE TOPCON GTS-602 #2 TOTAL STATIONS AND GPS UNIT 2.

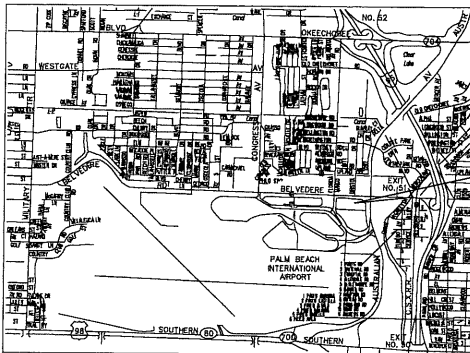
THE FILE NAMES FOR THE BOUNDARY WORK ARE 2014013-10 ALL#013-10 ALL#534, 2014013-10 NOTES.DOC & 5-3-14-3524.DGN.

FIELD WORK COMPLETED ON 06/03/14 & UPDATED 05/30/2017.

ALL APPARENT EXISTING IMPROVEMENTS HAVE NOT BEEN LOCATED OR NOTED ON THIS SURVEY, AT THE CLIENT'S REQUEST. REFER TO AERIAL FOR EXISTING IMPROVEMENTS CAPTURED DURING PHOTO FLIGHT DATE.

LEGAL ACCESS TO THE PARCEL IS PROVIDED VIA BELVEDERE ROAD TO THE NORTH A PUBLICLY DEDICATED ROADWAY.

SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST



LOCATION MAP
N.T.S.



PROJECT
LOCATION

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. EXISTING STATE PLANE COORDINATED SECTION CORNERS, THE NORTH QUARTER CORNER OF SECTION 32/43/43 AND THE NORTHEAST CORNER OF SECTION 32/43/43 WERE HELD FIXED IN THE TRAVERSE ADJUSTMENT. THE SECTION WAS BROKEN DOWN IN ACCORDANCE WITH PALM BEACH COUNTY SECTION CORNER POSITIONS; SEE CERTIFIED CORNER RECORDS 54089 (15820), 54088 (22015), 54087 (18554), 54090 (22564) & 55000 (35217 & 11027).

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.

DATE OF AERIAL PHOTO BY OTHERS 2013. THIS IS AN ORTHO-IMAGE OR ORTHO-PHOTO. THE PHOTO WAS NOT CONTROLLED, TARGETED OR FIELD VERIFIED BY THE SIGNING SURVEYOR AND IS FOR INFORMATIONAL PURPOSES ONLY.

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 = 1.000044878
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

CERTIFIED TO: PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, CHICAGO TITLE INSURANCE COMPANY, SOUTHEAST GUARANTY & TITLE, INC.

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

HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 17, PART 1, 050-032, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

DATE

PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS
ROADWAY PRODUCTION
P. O. BOX 21229, WEST PALM BEACH, FLORIDA



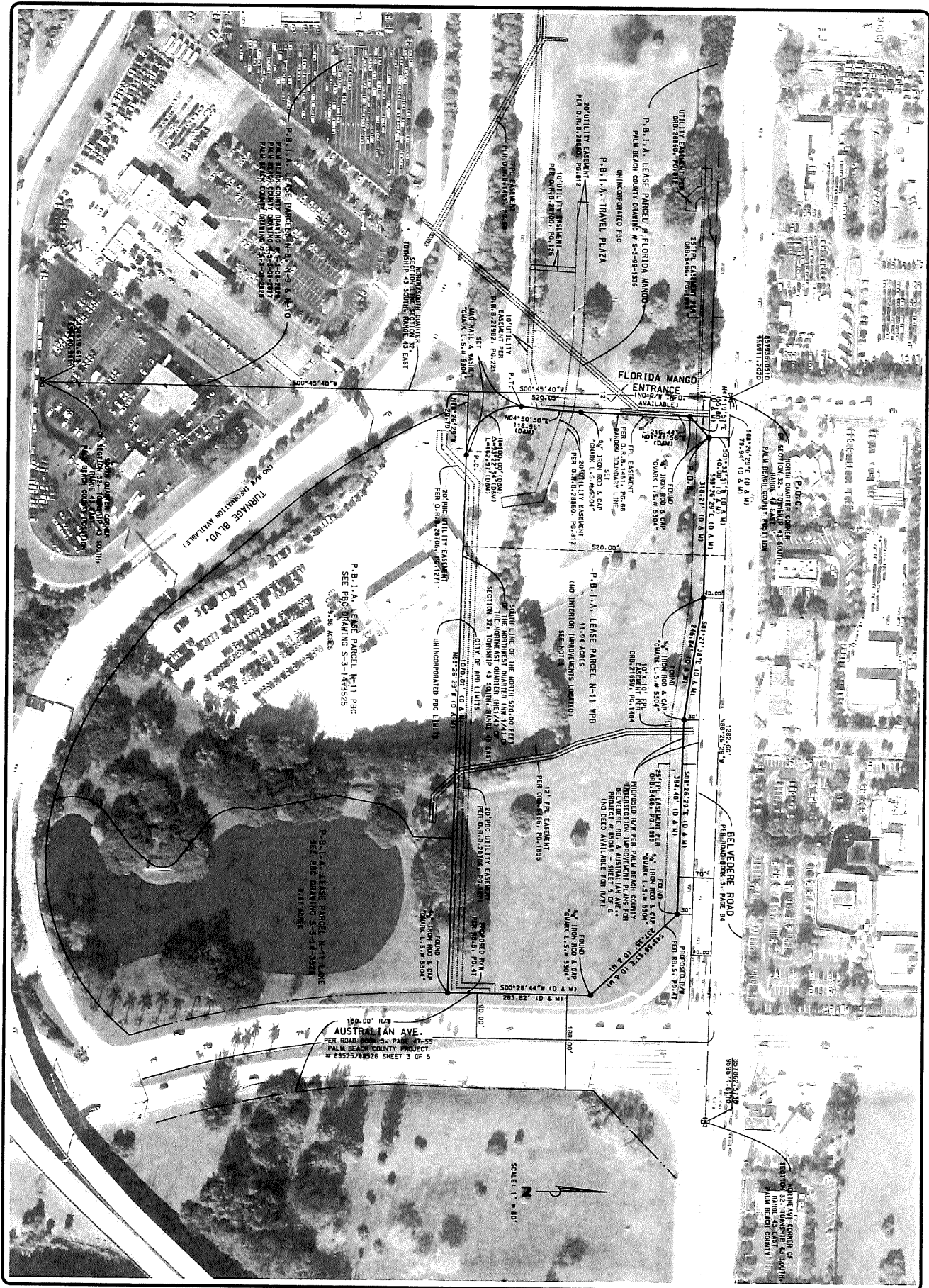
REVISION	BY	DATE
1	DM	6/11/14
2	DM	6/11/14

SCALE: AS NOTED
APPROVED: G. M. MARK
DRAWN: E. A. O.
CHECKED: M. L. F.
DATE: 6/11/14

FIELD BOOK NO. 1123AA

PROJECT: P.B.I.A. LEASE PARCEL N-11 WPB BOUNDARY SURVEY
DESIGN FILE NAME: S-5-14-5524.DGN
DRAWING NO. S-5-14-5524

SHEET: 1
OF: 2
PROJECT NO. 2014013-10



PROJECT NO. 2014015-10

SHEET 2

PROJECT:
**P.B.I.A. LEASE PARCEL
N-11 WPB
BOUNDARY SURVEY**

DESIGN FILE NAME: S-3-14-3524.DGN

DRAWING NO: S-3-14-3524

SCALE: 1" = 40'


APPROVED: D.M. DRUMM, E.L.A.D.

CHECKED: M.L.F.

DATE: 6/11/14

FIELD BOOK NO. 1125AA

NO.	REVISION	BY	DATE
1	UPDATED EASEMENTS PROVIDED BY DEPT. OF AIRPORTS	OWN	6/11/14
2	UPDATED BOUNDARY, LEGAL & TITLE PAGE	OWN	6/11/14

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

**EXHIBIT “B”
EASEMENT PREMISES**

DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN THE PALM BEACH INTERNATIONAL AIRPORT (P.B.I.A.) LEASE PARCEL N-11 WPB, AS RECORDED IN OFFICIAL RECORD BOOK 619, PAGE 344 AND SHOWN ON PALM BEACH COUNTY SURVEY NUMBER S-3-14-3524 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 88°26'29" EAST ALONG THE NORTH LINE OF THE NORTH QUARTER OF SAID SECTION 32, A DISTANCE OF 79.94 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°33'31" WEST, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD, AS RECORDED IN ROAD PLAT BOOK 3 PAGE 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING:

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES, SOUTH 88°26'29" EAST, A DISTANCE OF 318.27 FEET; THENCE SOUTH 81°27'38" EAST, A DISTANCE OF 246.84 FEET; THENCE SOUTH 88°26'29" EAST, A DISTANCE OF 384.48 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE, AS RECORDED IN ROAD PLAT BOOK 5 PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 43°58'53" EAST, A DISTANCE OF 9.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 243.83 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 08°52'57" WEST; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°45'52", A DISTANCE OF 105.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 257.31 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°35'40", A DISTANCE OF 146.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 236.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°15'56", A DISTANCE OF 112.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 158.23 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°28'44", A DISTANCE OF 75.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 175.08 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°52'26", A DISTANCE OF 72.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 194.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°28'15", A DISTANCE OF 93.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 68.71 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°40'48", A DISTANCE OF 26.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°58'02" WEST, A DISTANCE OF 31.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 89°47'15" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°44'05", A DISTANCE OF 5.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 67°56'50" WEST, A DISTANCE OF 16.89 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 52.67 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 67.50 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 16°32'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°55'09", A DISTANCE OF 43.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 154.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°50'38", A DISTANCE OF 107.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 251.80 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 20°17'57" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°54'41", A DISTANCE OF 83.11 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID (P.B.I.A.) LEASE PARCEL N-11 WPB; THENCE, ALONG SAID WEST LINE, NORTH 47°19'57" EAST, A DISTANCE OF 2.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,256 SQUARE FEET OR 0.3043 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

DRIVE SHACK PBIA
SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	01/24/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7866 SWE3

EXHIBIT "B"

EASEMENT PREMISES

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 3. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- 4. BEARINGS SHOWN HEREON ARE GRID, RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, SAID LINE BEARING S88°26'29"E.
- 5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
- 6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 24, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DRIVE SHACK PBIA
SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

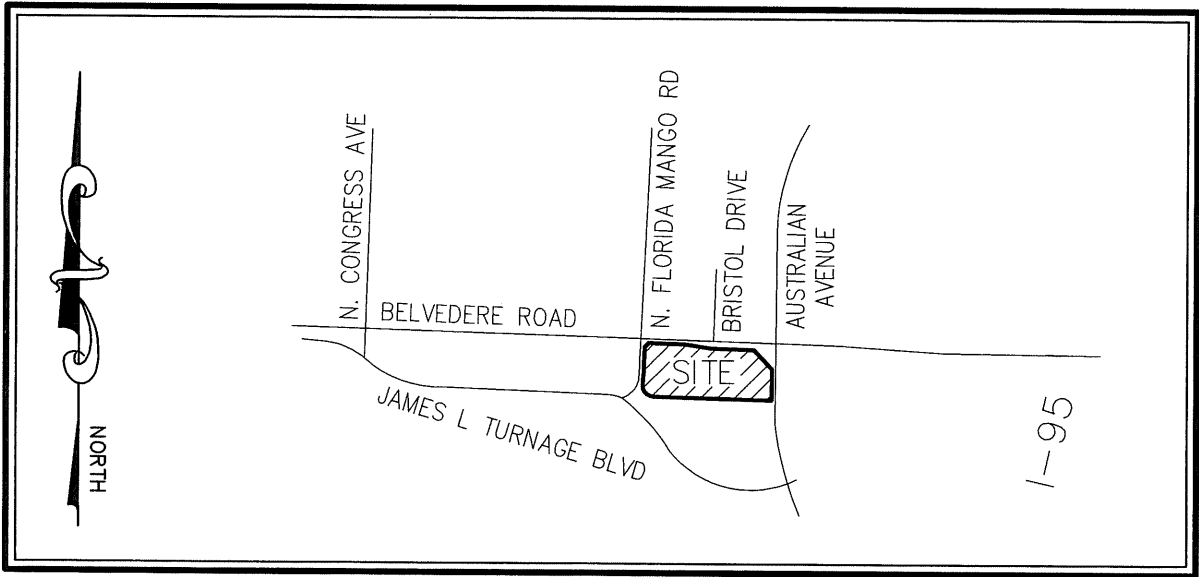
David
Lindley

Digitally signed by David
Lindley
DN: c=US, st=Florida, l=Boca
Raton, ou=Surveying,
o=Caulfield & Wheeler, Inc.,
cn=David Lindley,
email=Dave@cwassoc.com
Date: 2019.01.24 15:26:19
-05'00'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	01/24/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7866 SWE3

EXHIBIT "B"
EASEMENT PREMISES



LOCATION MAP
(NOT TO SCALE)

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90/98 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000044878
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

- | | |
|--|----------------------------------|
| ESMT. - EASEMENT | P.O.B. - POINT OF BEGINNING |
| F.P.L. - FLORIDA POWER & LIGHT | P.O.C. - POINT OF COMMENCEMENT |
| ORB - OFFICIAL RECORD BOOK | RB - RADIAL BEARING |
| P.B. - PLAT BOOK | U.E. - UTILITY EASEMENT |
| P.B.C.P.C. - PALM BEACH COUNTY PUBLISHED COORDINATES | Δ - DELTA (CENTRAL) ANGLE |
| PBCR - PALM BEACH COUNTY RECORDS | L - LENGTH |
| P.B.I.A. - PALM BEACH INTERNATIONAL AIRPORT | R - RADIUS |
| PG. - PAGE | |

SHEET 3 OF 6

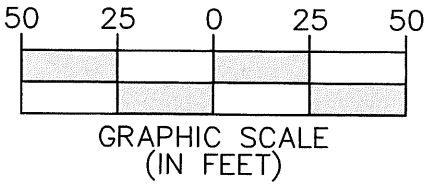
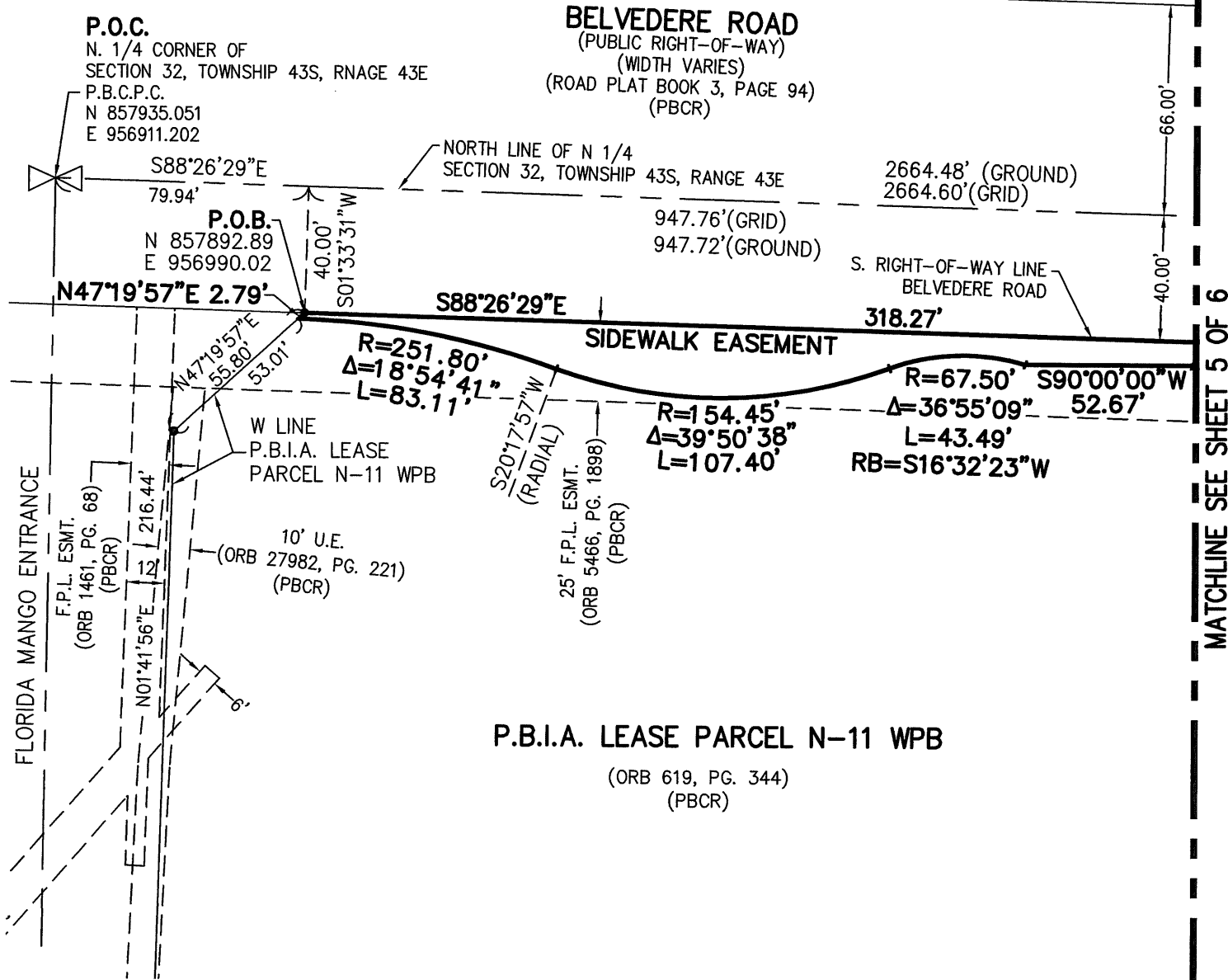


CAULFIELD & WHEELER, INC.


CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DRIVE SHACK PBIA
SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	01/24/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7866 SWE3



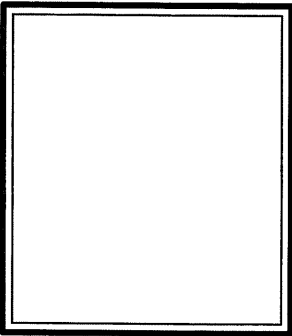
SHEET 4 OF 6



CAULFIELD & WHEELER, INC.

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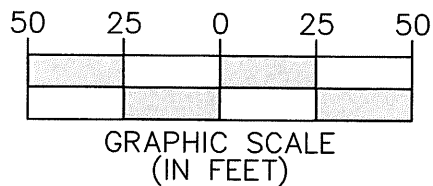
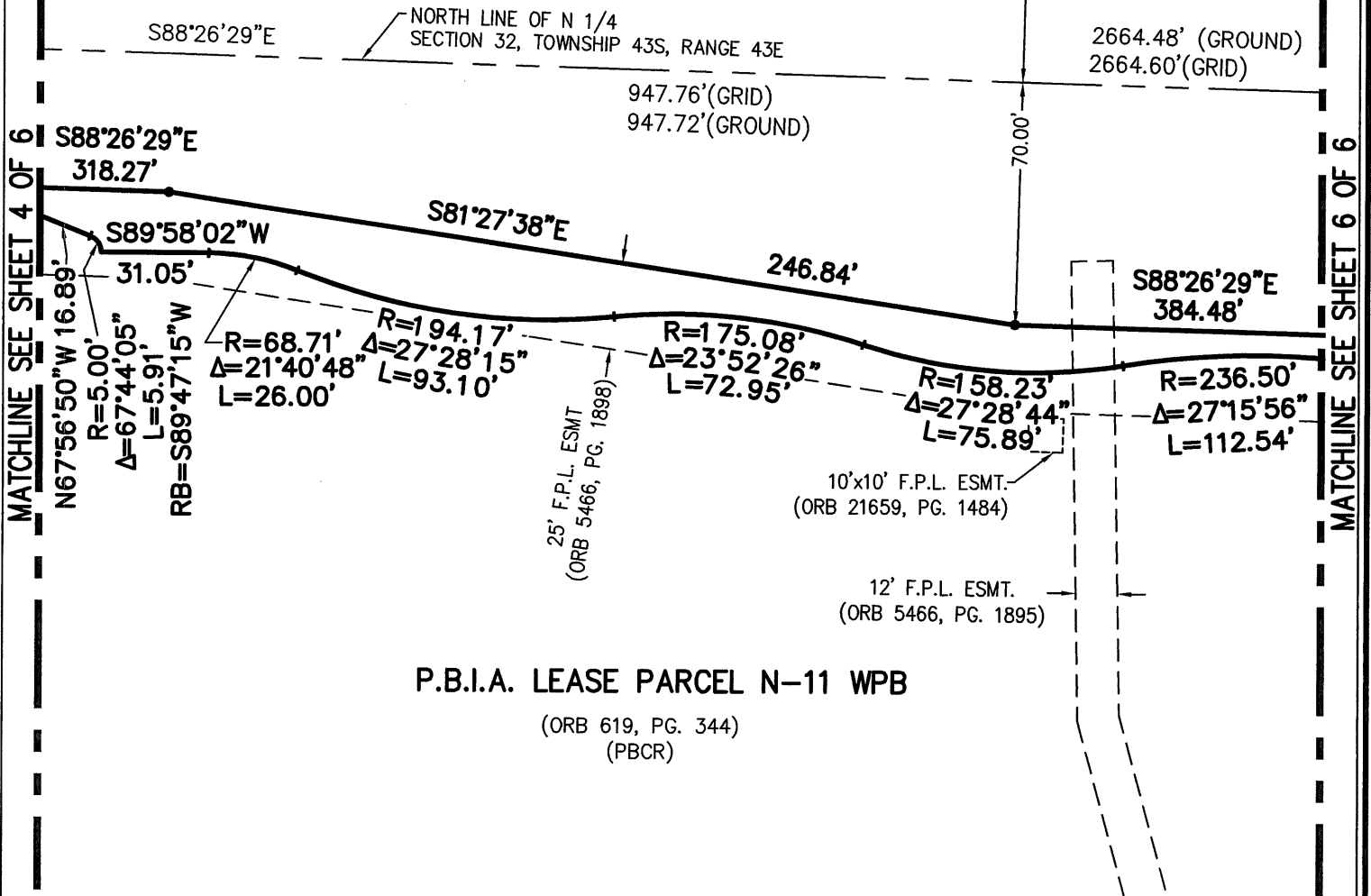
DRIVE SHACK PBIA
SIDEWALK EASEMENT
SKETCH OF DESCRIPTION



DATE	01/24/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	7866 SWE3

EXHIBIT "B"
EASEMENT PREMISES

BELVEDERE ROAD
(PUBLIC RIGHT-OF-WAY)
(WIDTH VARIES)
(ROAD BOOK 3, PAGE 94)
(PBCR)



SHEET 5 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DRIVE SHACK PBIA
SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	01/24/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	7866 SWE3

EXHIBIT "B"

EASEMENT PREMISES

BELVEDERE ROAD

(PUBLIC RIGHT-OF-WAY)
(WIDTH VARIES)
(ROAD BOOK 3, PAGE 94)
(PBCR)

N.E. CORNER
SECTION 32-43S-43E
P.B.C.P.C.
N: 857862.573
E: 959574.817

S88°26'29"E

NORTH LINE OF N 1/4
SECTION 32, TOWNSHIP 43S, RANGE 43E

2664.48' (GROUND)
2664.60' (GRID)

947.76' (GRID)
947.72' (GROUND)

N01°33'31"E
70.00'

S43°58'53"E
9.62'

N 857837.12
E 957936.61

S88°26'29"E 384.48'

R=236.50'
Δ=27°15'56"
L=112.54'

R=257.31' Δ=32°35'40"
L=146.38'

R=243.83' Δ=24°45'52"
L=105.39'

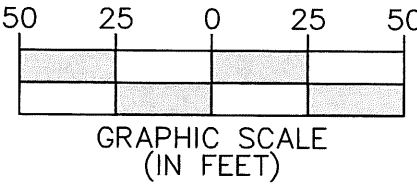
25' F.P.L. ESMT
(ORB 5466, PG. 1898)

S08°52'57"W
(RADIAL)

WESTERLY RIGHT-OF-WAY
AUSTRALIAN AVENUE
(ROAD PLAT BOOK 5, PG. 47)
S43°58'53"E 237.35'
227.73'

P.B.I.A. LEASE PARCEL N-11 WPB

(ORB 619, PG. 344)
(PBCR)



SHEET 6 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DRIVE SHACK PBIA
SIDEWALK EASEMENT
SKETCH OF DESCRIPTION

DATE	01/24/19
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	7866 SWE3