

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	<u>\$0</u>	<u>\$18,014</u>	<u>\$12,729</u>	<u>(\$237)</u>	<u>(\$237)</u>
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$0</u>	<u>\$18,014</u>	<u>\$12,729</u>	<u>(\$237)</u>	<u>(\$237)</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

Budget Account No: Fund 4100 Department 120 Unit 8452 RSource 4416

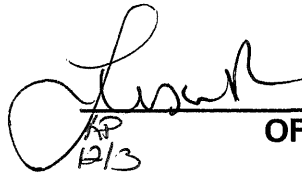
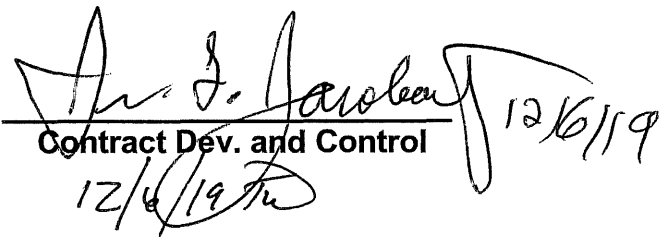
B. Recommended Sources of Funds/Summary of Fiscal Impact:

For purposes of the fiscal impact analysis above, rental is estimated to begin on March 1, 2021, for the first phase of development. Rental for FY2021 is shown as a decrease in rental for the first phase for a period of 7 months for a total of \$18,014, because no rental is charged for area restricted to tree preservation. Rental for second phase of development will increase by \$31,117 annually based on the property added for dry detention purposes. For purposes of the fiscal impact analysis above, rental for the second phase is estimated to begin on March 1, 2022. When rental is paid on both phases, the net change in rental is an increase of \$237 annually.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

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

 _____ OFMB <u>12/15/19</u> 12/15	 _____ Contract Dev. and Control 12/16/19
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B. Legal Sufficiency:



 Assistant County Attorney 12/19/19

C. Other Department Review:

 Department Director

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

AFFIDAVIT OF LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 **Manager of Airport Logistics Park, LLC**, 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 is the sole managing member of the Company or has been authorized by majority vote of the managing 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.

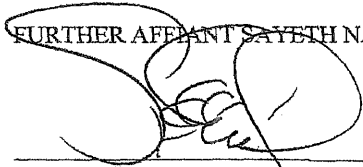
6. The undersigned has the right and authority to execute that certain **Development Site Lease Agreement** (the "Agreement"), which is incorporated herein by reference and made a part hereof, and such other instruments as may be necessary and appropriate for the Company to fulfill its obligations under 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.

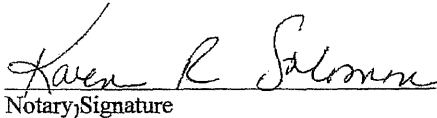
9. The undersigned acknowledges that affiant is familiar with the nature of an oath and the penalties provided by the laws of the State of Florida and that this Affidavit is being given to induce Palm Beach County to enter into the Agreement.

FURTHER AFFIANT SAYETH NAUGHT,



Steven E. McCraney
Individually and as Manager of the Company

SWORN TO AND SUBSCRIBED before me on this 7 day of January,
2019, by Steven E. McCraney, Individually and as Manager of the Company on behalf of
the Company, who is personally known to me OR who produced _____
_____, as identification and who did take an oath.


Notary Signature

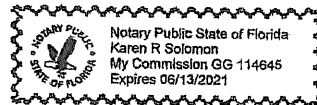
Karen R Solomon
Print Notary Name

NOTARY PUBLIC

State of FLORIDA at large

My Commission Expires:

6/13/2021



**FIRST AMENDMENT TO DEVELOPMENT SITE LEASE AGREEMENT
BETWEEN PALM BEACH COUNTY AND AIRPORT LOGISTICS PARK, LLC**

This First Amendment to Development Site Lease Agreement (this "Amendment") is made and entered into this _____ ("Effective Date") by and between Palm Beach County, a political subdivision of the State of Florida ("County"), and Airport Logistics Park, LLC, a Florida limited liability company, having its office and principal place of business at 2257 Vista Parkway, Suite 15, West Palm Beach, Florida 33411 ("Tenant").

WITNESSETH:

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

WHEREAS, the parties entered into that certain Development Site Lease Agreement dated March 12, 2019 (R-2019-0300) (the "Lease"); and

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

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

1. The foregoing recitals are true and correct and are hereby incorporated herein by reference. Terms not defined herein shall have the meanings set forth in the Lease.

2. Exhibit "A" to the Lease is hereby deleted in its entirety and replaced with Exhibit "A" to this Amendment.

3. Section 2.46, Phase Two Property, of the Lease is hereby deleted in its entirety and replaced with the following:

2.46 "Phase Two Property" means that portion of the Property containing approximately 935,573 square feet, and identified as the "Phase Two Property" in Exhibit "A", which shall include the Dry Detention Parcel.

4. Section 2.49, Property, of the Lease is hereby deleted in its entirety and replaced with the following:

2.49 "Property" means approximately 1,780,330 square feet of unimproved real property, consisting of both the Phase One Property and the Phase Two Property, as more particularly described on Exhibit "A", subject to easements, rights-of-way and any other encumbrances of record. The parties agree to amend this Lease to reflect the final square footage and location of the Property, and replace Exhibit "A" following completion of the construction of the Initial Leasehold

Improvements, or the Phase Two Improvements, based on the final site plan and/or the improvements that have been constructed. In addition, the parties acknowledge that certain FAA-maintained navigational aids and equipment are currently located along the easterly boundary of the Property, which may be removed or relocated by the FAA. In the event of such removal or relocation by the FAA, the parties may enter into an amendment to this Lease to reflect an adjustment to the easterly Property boundary to include additional lands, as determined by the Department and agreed to by the Tenant, within the Phase Two Property. The Department shall have no obligation to include such lands, and restrictions applicable to the operation of the Airport may be imposed on the use of such lands. Such amendment(s) shall be completed within ninety (90) days following the completion of an updated survey and legal description prepared by County. The Director shall have the authority to sign such amendment(s) on behalf of County.

5. Article 2, Definitions, to the Lease is hereby amended to add the following Section 2.68, Designated Tree Area, and Section 2.69, Dry Detention Parcel:

2.68 “Designated Tree Area” means that portion of the Phase One Property, containing approximately 56,146 square feet, and identified as the “Designated Tree Area” in Exhibit “A-1”.

2.69 “Dry Detention Parcel” means that portion of the Phase Two Property located within the RPZ, containing approximately 56,577 square feet, and identified as the “Dry Detention Parcel” in Exhibit “A-2”.

6. Section 4.02, Description of Privileges, Uses and Rights, is hereby deleted in its entirety and replaced with the following:

4.02 Description of Specific Privileges, Uses and Rights. Tenant shall have the right and obligation to use the Property for the purpose of constructing, operating, and maintaining industrial warehouse and distribution facilities, and associated improvements, on the Property, subject to the following conditions and restrictions which shall apply to any portion of the Premises located within the RPZ and the Designated Tree Area:

A. For any portion of the Property located within the RPZ, including, but not limited to, the Dry Detention Parcel, use of the Property shall be solely limited to stormwater drainage (dry detention) and those specific landscaping purposes associated with Tenant’s development as may be approved in writing by the Department, and for no other purposes whatsoever, unless otherwise approved by County by formal amendment to this Lease, which approval may be granted or withheld in the County’s sole and absolute discretion. Notwithstanding any provision of this Lease to the contrary, use of any portion of the Property within the RPZ, including, but not limited to, the Dry Detention Parcel, shall be strictly limited to uses approved by the FAA.

- B. For that portion of the Property identified as the Designated Tree Area, use of the Property shall be limited to the management of native trees and vegetation and for the placement of trees and vegetation relocated from other areas of the Property, in accordance with development approvals issued to Tenant by Palm Beach County's Department of Planning, Zoning & Building. Tenant shall not construct, or allow any improvements to be constructed, on the Designated Tree Area. Tenant shall manage the Designated Tree Area in accordance with the provisions of this Lease, including, but not limited to, Section 7.04 and Section 22.08. Notwithstanding any provision of this Lease to the contrary, use of any portion of the Designated Tree Area shall be strictly limited to uses approved by the FAA.

7. Section 5.01, Rental, of the Lease, is hereby deleted in its entirety and replaced by the following:

5.01 Rental. For the use and occupancy of the Premises, Tenant shall pay to County initial annual rental of Fifty-Five Cents (\$0.55) per square foot. Subject to adjustment of the legal description of the Property, including the Phase One Property and the Phase Two Property, as provided in Section 2.49 of this Lease, the initial annual rental shall be equal to the following:

- (A) Tenant shall pay to County initial annual rental of Four Hundred Thirty-Three Thousand, Seven Hundred Thirty-Six and 05/100 Dollars (\$433,736.05) for the Phase One Property (exclusive of the Designated Tree Area for which no Rent shall be charged during the term of this Lease), consisting of approximately 788,611 square feet; and
- (B) Tenant shall pay to County initial annual rental of Five Hundred Fourteen Thousand, Five Hundred Sixty-Five and 15/100 Dollars (\$514,565.15) for the Phase Two Property (including the Dry Detention Parcel), consisting of approximately 935,573 square feet.

8. Section 22.08, Hazardous Wildlife Attractants, of the Lease, is hereby deleted in its entirety and replaced by the following:

22.08 Hazardous Wildlife Attractants. Tenant shall be prohibited from using the Premises in a manner which attracts, or has the potential to attract, hazardous wildlife to or in the vicinity of the Airport. Tenant acknowledges that water detention and retention areas are considered wildlife attractants and shall request the approval of the Department prior to constructing new water detention or retention areas, or modifying existing water detention or retention areas within the Premises. Tenant shall ensure that no fruit-bearing vegetation is maintained on the Premises and that all tree planting and management, and, if approved by the Department, water detention or retention areas, shall be in compliance with the siting, design and construction requirements of the Department. Tenant further agrees to

comply with the provisions of FAA Advisory Circular No. 150/5200-33, Hazardous Wildlife Attractants on or Near Airports, as now or hereafter amended, as such circular is interpreted by the Department.

9. Except as modified herein, all terms and conditions of the Lease shall remain in full force and effect.

10. This Amendment shall become effective when signed by both parties and approved by the Palm Beach County Board of County Commissioners.

{Remainder of page intentionally left blank.}

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

ATTEST:

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

**SHARON R. BOCK,
CLERK AND COMPTROLLER**

By: _____
Deputy Clerk

By: _____
Dave Kerner, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
County Attorney

By: *Laura Bube*
Director, Department of Airports

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

**TENANT:
AIRPORT LOGISTICS PARK, LLC
BY: MPC AIRPORT LOGISTICS
PARK, LLC, Its Manager**

[Signature]
Signature

By: *[Signature]*
Steven E. McCraney
Manager

Andrew M. Jacobson
Print Name

Chris Eswine
Signature

CHRIS Eswine
Print Name

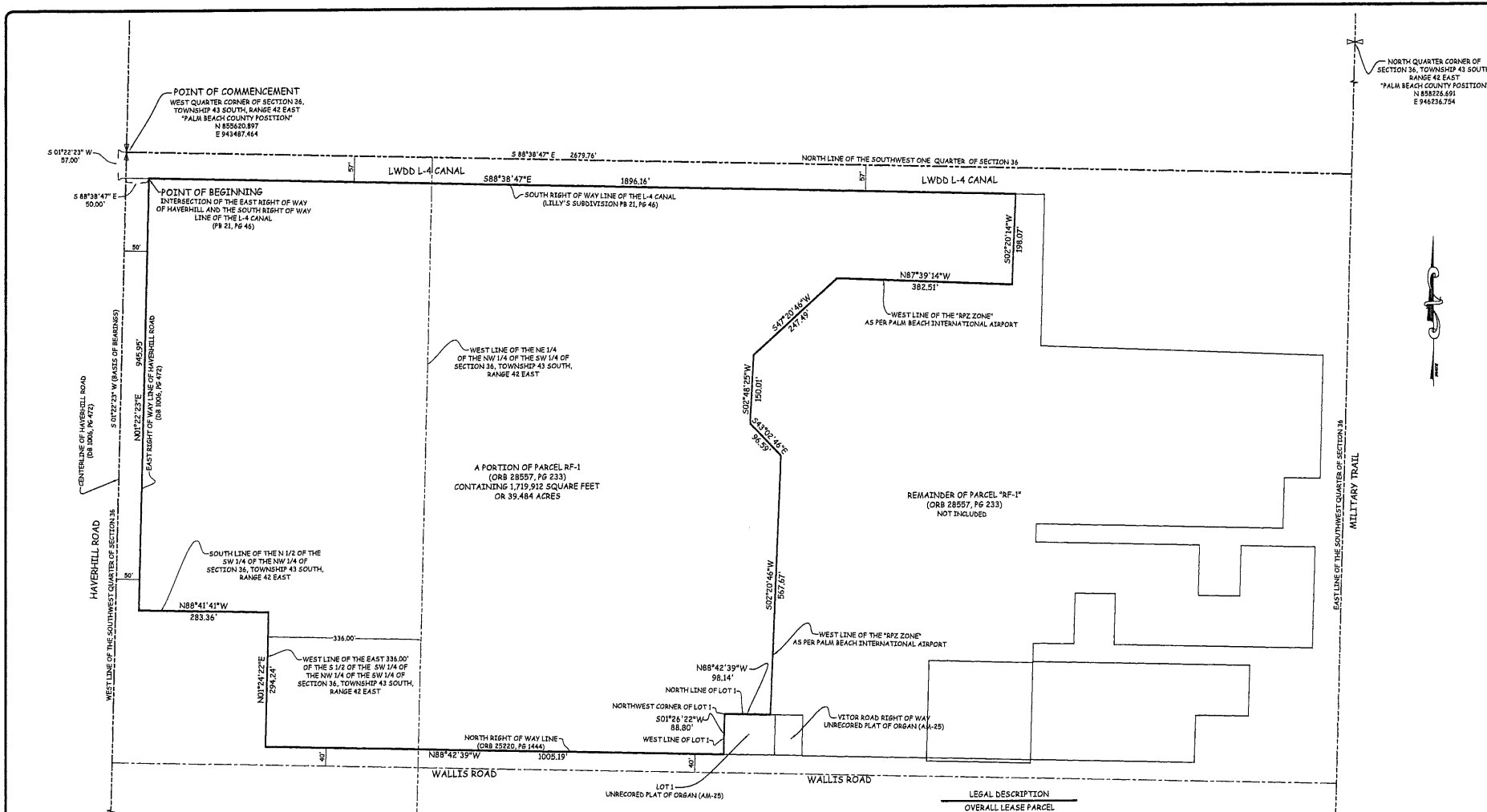
Exhibit "A"

The "Property"
(approximately 1,780,330 square feet)

consisting of the Phase One Property (approximately 844,757 s.f.)

and the

Phase Two Property, which includes the Dry Detention Area (approximately 935,573 s.f.)



SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE NAD 83/90). ALL OTHER BEARINGS ARE RELATIVE THERETO.
- UNLESS OTHERWISE STATED ALL MEASURED (M) DISTANCES MATCH THE DEED (D) DISTANCES.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
- COORDINATES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT (NAD 83/90), FLORIDA EAST ZONE. LINEAR UNITS ARE U.S. SURVEY FEET. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES SHOWN ARE GROUND, SCALE FACTOR = 1.0000319758, (GROUND DISTANCE X SCALE FACTOR= GRID DISTANCE).
- THIS IS NOT A BOUNDARY SURVEY.

A PARCEL OF LAND BEING A PORTION OF PARCEL RF-1 AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDED BOOK 28557, PAGE 233 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 97.00 FEET; THENCE SOUTH 88°38'47" EAST, 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS AND THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-4 CANAL AS SHOWN ON THE PLAT OF LILLY'S SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 46 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 88°38'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, SAID LINE BEING 97.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1896.16 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE PALM BEACH INTERNATIONAL AIRPORT "RRZ ZONE" AS SHOWN ON THE AIRPORT LAYOUT PLAN CONDITIONALLY-APPROVED BY THE FEDERAL AVIATION ADMINISTRATION ON JANUARY 30, 2019; THENCE ALONG SAID "RRZ ZONE" THE FOLLOWING SIX (6) COURSES: THENCE SOUTH 02°02'14" WEST, 198.07 FEET; THENCE NORTH 87°39'14" WEST, 382.51 FEET; THENCE SOUTH 47°20'44" WEST, 247.49 FEET; THENCE SOUTH 02°48'20" WEST, 100.01 FEET; THENCE SOUTH 43°02'48" EAST, 94.59 FEET; THENCE SOUTH 02°20'46" WEST, 507.67 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF THE UNRECORDED PLAT OF ORGAN (AM-25) OF SAID PUBLIC RECORDS; THENCE NORTH 88°42'39" WEST ALONG SAID LINE, 96.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 02°02'14" WEST, 198.07 FEET TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 88.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WALLIS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 29220, PAGE 1444 OF SAID PUBLIC RECORDS; THENCE NORTH 88°42'39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 1005.19 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°24'22" EAST ALONG SAID LINE, 294.24 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE NORTH 88°41'41" WEST ALONG SAID SOUTH LINE, 283.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS; THENCE NORTH 01°22'23" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 945.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,723,793 SQUARE FEET OR 39.572 ACRES MORE OR LESS

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 55-17, F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS, PURSUANT TO SECTION 473.027, FLORIDA STATUTES, NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. & ASSOCIATES, INC.
 GARY P. WILLIAMS, P.S.A.
 FLORIDA CERTIFICATION NO. 4817
 FOR THE FIRM

SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
 "PALM BEACH COUNTY POSITION"
 N 852849.802
 E 946096.436

LEGEND
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 PB = PLAT BOOK
 DB = DEED BOOK
 LWDD = LAKE WORTH DRAINAGE DISTRICT

F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND LAND PLANNERS
 3501 PALM BEACH BLVD., SUITE 100
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 833-7722
 WWW.FRSURVEYING.COM



SKETCH AND LEGAL DESCRIPTION OF THE OVERALL LEASE PARCEL AT PALM BEACH INTERNATIONAL AIRPORT PARCEL RF-1

DATE	BY	REVISIONS
02/09/19	DRW	REVISED "RRZ ZONE" AND LEGAL DESCRIPTION

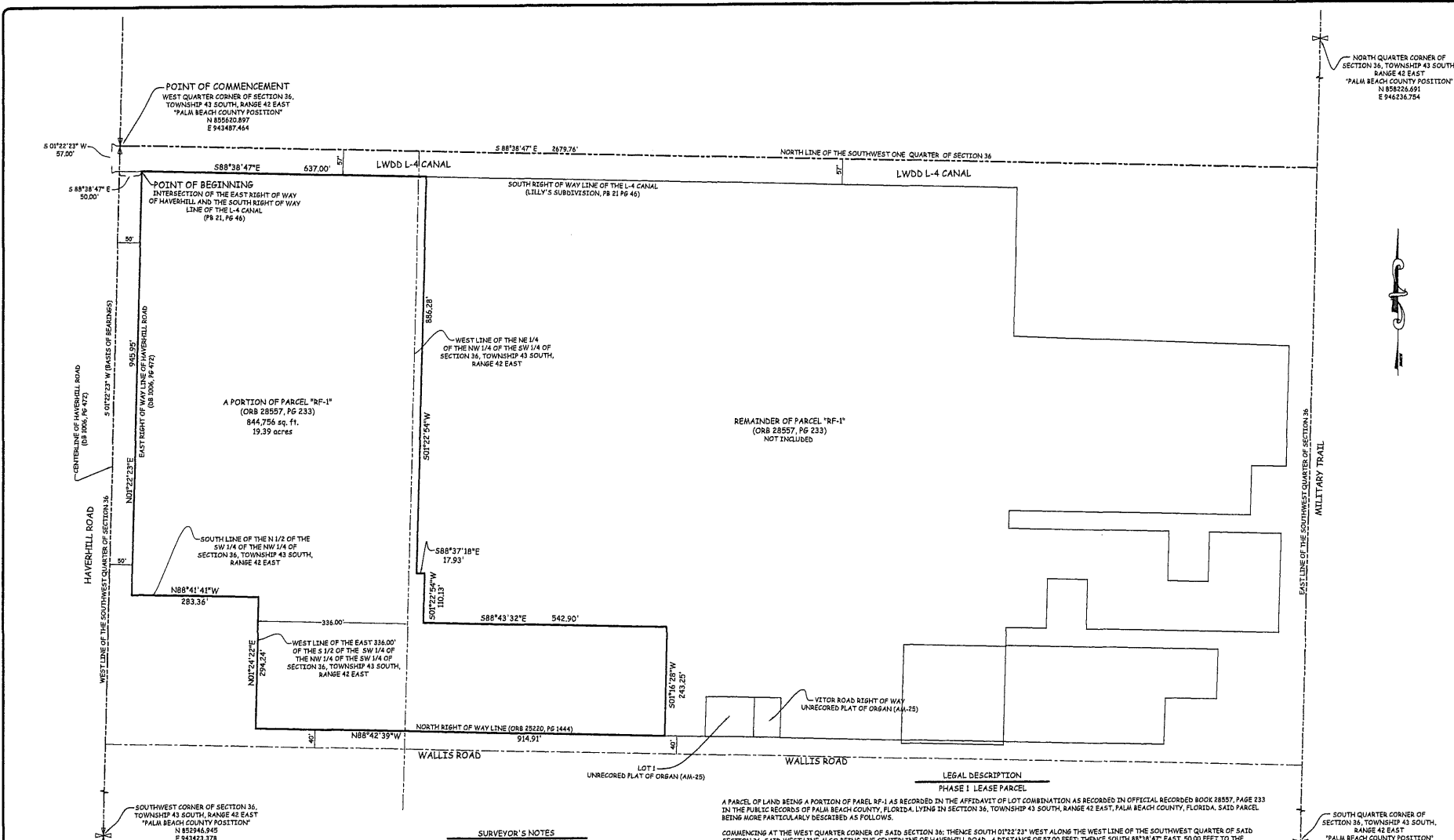
DRAWN BY:
T. MULLIN
APPROVED BY:
G.P. WILLIAMS
 1" = 100'
 DATE: 01/11/2019
 FIELD BOOK/PAGES: NA

JOB NUMBER:
18-019

SHEET:
1 OF 1

Exhibit "A" (continued)

Phase One Property (approximately 844,757 s.f.)



F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND LAND PLANNERS
 3001 NORTHSHORE PARKWAY, SUITE 301
 PALM BEACH, FLORIDA 33411
 PHONE (561) 472-0115 FAX (561) 472-2322
 Web Site: www.frsurvey.com



**SKETCH AND LEGAL DESCRIPTION
 OF PHASE 1 OF THE LEASE PARCEL
 AT PALM BEACH INTERNATIONAL
 AIRPORT PARCEL RF-1**

SECTION	DATE	SCALE

DRAWN BY:
 T. MULLIN
 APPROVED BY:
 G.P. WILLIAMS
 SCALE:
 1" = 100'
 DATE:
 01/22/2019
 FIELD BOOK/PAGES:
 NA

JOB NUMBER:
 18-018
 SHEET:
 1 OF 1

LAND SURVEYOR'S STATEMENT
 I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 52-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.
 3001 Northshore Parkway, Suite 301
 Palm Beach, Florida 33411
 Gary P. Williams, P.S.M.
 Florida Certification No. 4817
 FOR THE FIRM

- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE) AND 83°00'. ALL OTHER BEARINGS ARE RELATIVE THEREBY.
 - UNLESS OTHERWISE STATED ALL MEASUREMENTS (M) DISTANCES MATCH THE DEED (D) DISTANCES.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
 - COORDINATES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT (NAD 83/90), FLORIDA EAST ZONE. LINEAR UNITS ARE U.S. SURVEY FEET. COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES SHOWN ARE GROUND. SCALE FACTOR = 1.000036798. (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
 - THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION
 PHASE 1 LEASE PARCEL
 A PARCEL OF LAND BEING A PORTION OF PARCEL RF-1 AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDED BOOK 28557, PAGE 233 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERRILL ROAD, A DISTANCE OF 57.00 FEET; THENCE SOUTH 88°38'47" EAST, 50.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAVERRILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS AND THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-4 CANAL AS SHOWN ON THE PLAT OF LILLY'S SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 46 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 88°38'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, SAID LINE BEING 37.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 637.00 FEET; THENCE SOUTH 01°22'23" WEST, 886.28 FEET; THENCE SOUTH 88°37'18" EAST, 17.93 FEET; THENCE SOUTH 01°22'23" WEST, 101.13 FEET; THENCE SOUTH 88°43'32" EAST, 542.90 FEET; THENCE SOUTH 01°22'23" WEST, 243.25 FEET TO THE NORTH RIGHT OF WAY LINE OF WALLIS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 23260, PAGE 1444 OF SAID PUBLIC RECORDS; THENCE NORTH 88°42'39" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 914.91 FEET TO THE WEST LINE OF THE EAST 336.00 FEET OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36; THENCE NORTH 01°22'23" EAST ALONG SAID LINE, 294.24 FEET TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36; THENCE NORTH 88°41'41" WEST ALONG SAID SOUTH LINE, 283.36 FEET TO THE EAST RIGHT OF WAY LINE OF HAVERRILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS; THENCE NORTH 01°22'23" EAST ALONG SAID EAST RIGHT OF WAY LINE, 945.95 FEET TO THE POINT OF BEGINNING.

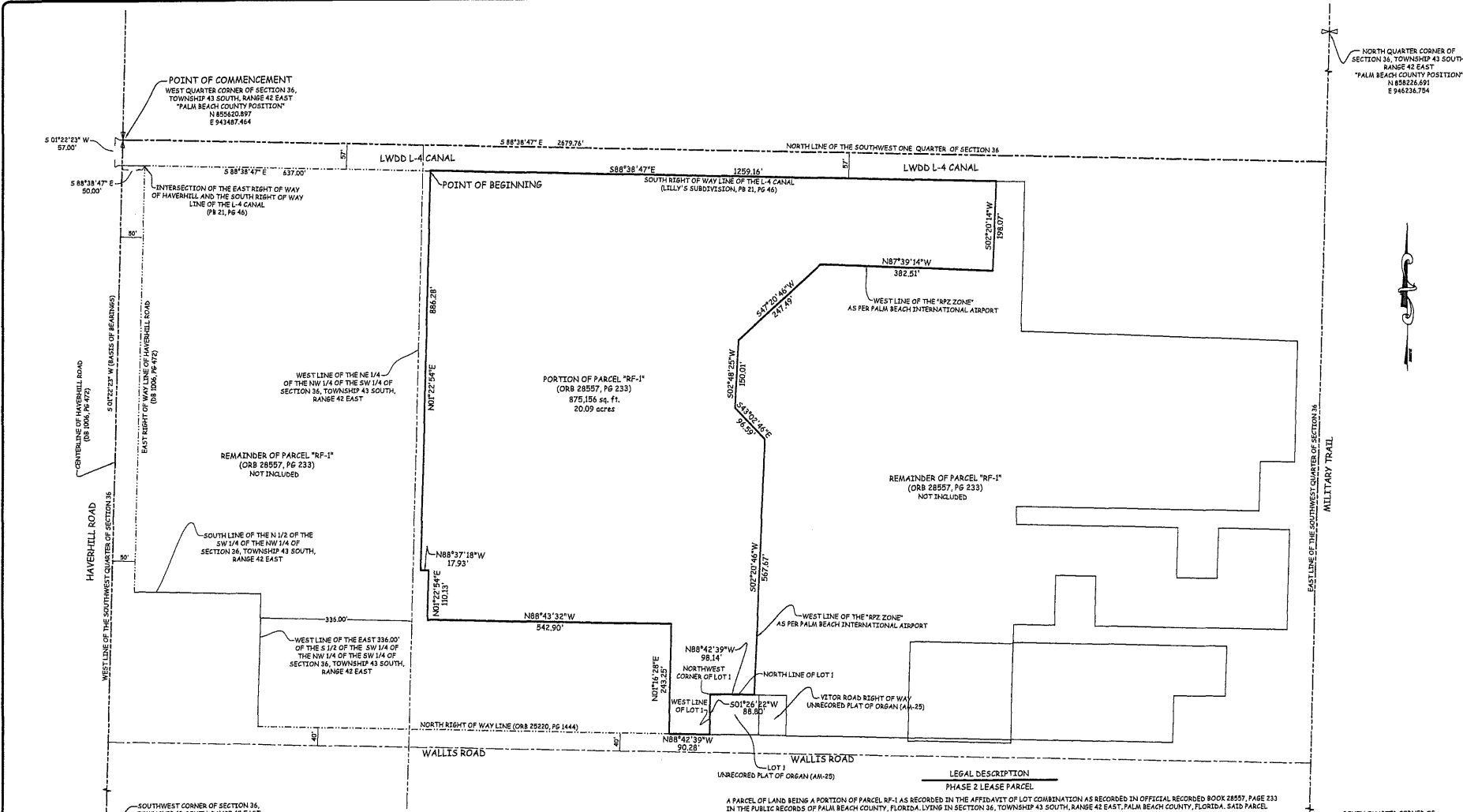
CONTAINING 844,756 SQUARE FEET OR 19.39 ACRES MORE OR LESS

SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
 "PALM BEACH COUNTY POSITION"
 N 858276.691
 E 946236.754

LEGEND
 ORB = OFFICIAL RECORD BOOK
 PB = PLAT BOOK
 DB = DEED BOOK
 LWDD = LAKE WORTH DRAINAGE DISTRICT

Exhibit "A" (continued)

Phase Two Property, which includes the Dry Detention Area (approximately 935,573 s.f.)



F.R.S. & ASSOCIATES, INC.
 LAND SURVEYORS AND LAND PLANNERS
 1001 WEST PALM BEACH BOULEVARD, SUITE 301
 WEST PALM BEACH, FLORIDA 33407-1933
 PHONE (561) 852-6922
 FAX (561) 852-6922
 Web Site: www.frsurvey.com



**SKETCH AND LEGAL DESCRIPTION
 OF PHASE 2 OF THE LEASE PARCEL
 AT PALM BEACH INTERNATIONAL
 AIRPORT PARCEL REF-1**

DATE	BY	REVISION

DRAWN BY: T. MULLIN
APPROVED BY: G.P. WILLIAMS
SCALE: 1" = 100'
DATE: 01/17/2019
FIELD BOOK/PAGES: NA
JOB NUMBER: 18-019
SHEET: 1 OF 1

LAND SURVEYOR'S STATEMENT
 I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 3517 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.
 Gary P. Williams, F.S., No. 4817
 GARY P. WILLIAMS, F.S., No. 4817
 FLORIDA CERTIFICATION No. 4817
 FOR THE FIRM

- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE NAD 83/90). ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - UNLESS OTHERWISE STATED ALL MEASURED (M) DISTANCES MATCH THE DEED (D) DISTANCES.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
 - COORDINATES SHOWN HEREON ARE GRID, NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT (NAD 83/90), FLORIDA EAST ZONE, LINEAR UNITS ARE U.S. SURVEY FEET. COORDINATE SYSTEM 1982 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES SHOWN ARE GROUND. SCALE FACTOR = 1.000037758. (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
 - THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION
PHASE 2 LEASE PARCEL
 A PARCEL OF LAND BEING A PORTION OF PARCEL REF-1 AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDED BOOK 28557, PAGE 233 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERRILL ROAD, A DISTANCE OF 87.00 FEET; THENCE SOUTH 88°38'47" EAST, 80.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAVERRILL ROAD AS RECORDED IN DEED BOOK 2006, PAGE 472 OF SAID PUBLIC RECORDS AND THE SOUTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-4 CANAL AS SHOWN ON THE PLAT OF LILLY'S SUBDIVISION AS RECORDED IN PLAT BOOK 21, PAGE 46 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°38'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, SAID LINE BEING 57.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLE TO) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 637.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°38'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1259.16 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE PALM BEACH INTERNATIONAL AIRPORT "RPZ ZONE"; THENCE ALONG SAID "RPZ ZONE" AS SHOWN ON THE AIRPORT LAYOUT PLAN CONDITIONALLY APPROVED BY THE FEDERAL AVIATION ADMINISTRATION ON JANUARY 30, 2019 THE FOLLOWING SIX (6) COURSES: THENCE SOUTH 02°20'14" WEST, 198.07 FEET; THENCE NORTH 87°39'14" WEST, 382.51 FEET; THENCE SOUTH 47°20'46" WEST, 247.49 FEET; THENCE SOUTH 02°48'29" WEST, 150.01 FEET; THENCE SOUTH 43°02'40" EAST, 36.59 FEET; THENCE SOUTH 02°20'46" WEST, 507.07 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF THE UNRECORDED PLAT OF ORGAN (AM-25) OF SAID PUBLIC RECORDS; THENCE NORTH 88°42'39" WEST ALONG SAID LINE, 98.14 FEET TO THE NORTH-WEST CORNER OF SAID LOT 1; THENCE SOUTH 01°26'22" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 88.80 FEET TO THE NORTH RIGHT OF WAY LINE OF WALLIS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 25220, PAGE 1444 OF SAID PUBLIC RECORDS; THENCE NORTH 88°42'39" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 90.28 FEET; THENCE NORTH 01°22'54" EAST, 243.25 FEET; THENCE NORTH 88°43'32" WEST, 542.90 FEET; THENCE NORTH 01°22'54" EAST, 110.13 FEET; THENCE NORTH 88°37'18" WEST, 17.93 FEET; THENCE NORTH 01°22'54" EAST, 866.28 FEET TO THE POINT OF BEGINNING.
 CONTAINING 878,996 SQUARE FEET OR 20.179 ACRES MORE OR LESS

LEGEND
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 PB = PLAT BOOK
 DB = DEED BOOK
 LWDD = LAKE WORTH DRAINAGE DISTRICT

EXHIBIT "A"
LEGAL DESCRIPTION

A DRY DETENTION AREA BEING A PORTION OF PARCEL RF-1, AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDS BOOK 28557, PAGE 233, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 1337.33 FEET TO THE INTERSECTION OF THE CENTERLINE OF HAVERHILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS AND THE CENTER LINE OF WALLIS ROAD AS RECORDED IN OFFICAL RECORD BOOK 1013, PAGE 301 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, SOUTH 88°42'39" EAST ALONG SAID CENTERLINE OF WALLIS ROAD, A DISTANCE OF 1338.33 FEET; THENCE DEPARTING SAID CENTERLINE OF WALLIS ROAD NORTH 01°26'22" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF UNRECORDED PLAT OF ORGAN (AM-25); THENCE CONTINUE NORTH 01°26'22" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 88.80 FEET; THENCE SOUTH 88°42'39" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 98.14 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 1, NORTH 02°20'46" EAST, A DISTANCE OF 59.53 FEET AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°20'46" EAST, A DISTANCE OF 283.67 FEET; THENCE SOUTH 87°45'09" EAST, A DISTANCE OF 261.10 FEET; THENCE SOUTH 25°40'05" WEST, A DISTANCE OF 307.09 FEET; THENCE NORTH 88°31'38" WEST, A DISTANCE OF 139.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 56,576.62 SQUARE FEET (1.299 ACRES) MORE OR LESS

SHEET: 1 OF 3	JOB NUMBER: 18-019	DATE:	10/22/2019
		FIELD BOOK NUMBER:	N/A
DRAWING BY: T. C. MULLIN		CHECKED BY:	G. P. WILLIAMS
SCALE:		N/A	

BY:	DATE:	REVISIONS:
TCM	11/26/19	ADDRESSED COUNTY MARKUPS

**SKETCH AND LEGAL DESCRIPTION
OF AIRPORT LOGISTICS PARK
DRY DETENTION AREA FOR
SMILEY & ASSOCIATES, INC.**



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frssurvey.com

EXHIBIT "A"

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE NAD 83/90). ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THERE HAS BEEN A REVIEW OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 7374542, DATED AUGUST 21, 2019 @ 8:00 AM, ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY
4. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEET 3.
5. COORDINATES SHOWN HEREON ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
 PROJECT SCALE = 1.000035827
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

Gary Williams Digitally signed by Gary Williams
Date: 2019.12.03 09:02:15 -05'00'

BY: _____

GARY P. WILLIAMS, P.S.M.
FLORIDA CERTIFICATION No. 4817
FOR THE FIRM

THIS IS NOT A BOUNDARY SURVEY

2 OF 3
SHEET
JOB NUMBER 18-019
DATE 10/22/2019
FILED 10/22/2019
BY GARY P. WILLIAMS
DATE N/A
PROJECT G.L.V. STEELMS
DRAWN BY T.C. WILLIAMS

TCM	11/26/19	ADDRESSED COUNTY MARKUPS
BY:	DATE	REVISIONS

**SKETCH AND LEGAL DESCRIPTION
OF AIRPORT LOGISTICS PARK
DRY DETENTION AREA FOR
SMILEY & ASSOCIATES, INC.**



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
 CERTIFICATE OF AUTHORIZATION NO. LB 4241
 2257 VISTA PARKWAY, SUITE 4
 WEST PALM BEACH, FLORIDA 33411
 PHONE (561) 478-7178 FAX (561) 478-7922
 Web Site: www.frssurvey.com

HAVERHILL RD.
(D.B. 1006, PG. 472)

POINT OF COMMENCEMENT
WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 855620.897, E.= 943487.464, "PALM BEACH COUNTY POSITION"

S 01°22'23" W 1337.33' (BASIS OF BEARINGS)
W. SECTION LINE OF THE SOUTHWEST QUARTER SECTION 36

SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 852946.945, E.= 943423.378, "PALM BEACH COUNTY POSITION"

S 88°42'39" E 1338.33'

N 01°26'22" E 40.00'

WALLIS ROAD
(O.R.B. 1013, PG. 301)

NORTH RIGHT OF WAY LINE

N 01°26'22" E, 88.80'
WEST LINE OF LOT 1

LOT 1 OF
UNRECORDED PLAT
OF ORGAN (AM-25)

S 88°42'39" E, 98.14'
NORTH LINE OF LOT 1

N 02°20'46" E, 59.53'
POINT OF BEGINNING
N.= 854439.87, E.= 944897.20

N 88°31'38" W
139.54'

DRY DETENTION AREA
AREA 56,576.62 SQUARE FEET (1.299 ACRES)

N 02°20'46" E 283.67'

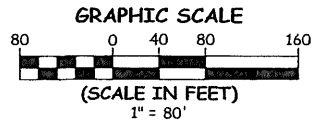
S 87°45'09" E 261.10'

N.= 854713.07, E.= 945169.72

S 25°40'05" W 307.09'
N 16°53'34" E, 3672.07' (GROUND), 3672.20' (GRID)

NORTH 1/4 CORNER OF SECTION 36
TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 858226.691, E.= 946236.754
"PALM BEACH COUNTY POSITION"

EXHIBIT "A"



3 OF 5	SHEET
18-018	JOB NUMBER
10/22/2019	DATE
G.P. WALKER	BY
1" = 80'	SCALE
T.C. MULLIN	APPROVED BY

BY	DATE	REVISIONS
TCM	11/26/19	ADDRESSED COUNTY MARKUPS

**SKETCH AND LEGAL DESCRIPTION
OF AIRPORT LOGISTICS PARK
DRY DETENTION AREA FOR
SMILEY & ASSOCIATES, INC.**



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frssurvey.com

Exhibit "A-1"

The "Designated Tree Area"
(approximately 56,142 square feet)

EXHIBIT "A"
LEGAL DESCRIPTION

A DESIGNATED TREE AREA BEING A PORTION OF PARCEL RF-1, AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDS BOOK 28557, PAGE 233, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 1337.33 FEET TO THE INTERSECTION OF THE CENTERLINE OF HAVERHILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS AND THE CENTER LINE OF WALLIS ROAD AS RECORDED IN OFFICAL RECORD BOOK 1013, PAGE 301 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, SOUTH 88°42'39" EAST ALONG SAID CENTERLINE OF WALLIS ROAD, A DISTANCE OF 743.77 FEET; THENCE DEPARTING SAID CENTERLINE OF WALLIS ROAD, NORTH 00°32'33" EAST, A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WALLIS ROAD AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°32'33" EAST DEPARTING SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 26.52 FEET; THENCE SOUTH 89°27'27" EAST, A DISTANCE OF 2.75 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.50 FEET AND A CHORD BEARING OF NORTH 05°05'52" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE ALONG A DELTA ANGLE OF 12°17'55", A DISTANCE OF 64.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°14'49" WEST, A DISTANCE OF 68.59 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 199.50 FEET AND A CHORD BEARING OF NORTH 53°25'07" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG A DELTA ANGLE OF 15°39'25", A DISTANCE OF 54.52 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°56'37" WEST, A DISTANCE OF 16.59 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 46.00 FEET AND A CHORD BEARING OF NORTH 42°53'48" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG A DELTA ANGLE OF 72°44'18", A DISTANCE OF 58.40 FEET TO A POINT OF COMPOUND CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6.00 FEET AND A CHORD BEARING OF SOUTH 69°40'50" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG A DELTA ANGLE OF 62°06'26", A DISTANCE OF 6.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°37'37" EAST, A DISTANCE OF 55.57 FEET; THENCE SOUTH 88°37'37" EAST, A DISTANCE OF 213.58 FEET; THENCE SOUTH 01°22'23" WEST, A DISTANCE OF 207.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WALLIS ROAD; THENCE NORTH 88°42'39" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 250.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 56,145.56 FEET (1.289 ACRES) MORE OR LESS

SHEET 1 OF 3	JOB NUMBER 18-019	DRAWN BY T. CAWLETT APPROVED BY G. WILLIAMS DATE 11/07/2019 FIELD BOOK NUMBER N/A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">TCM</td> <td style="width: 10%;">11/26/19</td> <td style="width: 80%;">ADDRESSSED COUNTY MARKUPS</td> </tr> <tr> <td>BY:</td> <td>DATE:</td> <td>REVISIONS</td> </tr> </table>	TCM	11/26/19	ADDRESSSED COUNTY MARKUPS	BY:	DATE:	REVISIONS	SKETCH AND LEGAL DESCRIPTION OF DESIGNATED TREE AREA FOR SMILEY & ASSOCIATES, INC.	 F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND LAND PLANNERS CERTIFICATE OF AUTHORIZATION NO. LB 4241 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178 FAX (561) 478-7922 Web Site: www.frssurvey.com
TCM	11/26/19	ADDRESSSED COUNTY MARKUPS									
BY:	DATE:	REVISIONS									

EXHIBIT "A"

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE NAD 83/90). ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THERE HAS BEEN A REVIEW OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 7374542, DATED AUGUST 21, 2019 @ 8:00 AM, ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY
4. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEET 3.
5. COORDINATES SHOWN HEREON ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
 PROJECT SCALE = 1.000035827
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

Gary Williams Digitally signed by Gary Williams
Date: 2019.12.03 09:03:52 -05'00'

BY: _____

GARY P. WILLIAMS, P.S.M.
FLORIDA CERTIFICATION No. 4817
FOR THE FIRM

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 3	DRAWING NUMBER 18-018	DATE 11/07/2019	DRAWN BY G.P. WILLIAMS	CHECKED BY T. CAULLIN	SCALE N/A	FIELD BOOK NUMBER N/A	TCM 11/26/19	ADDRESSED COUNTY MARKUPS REVISIONS	SKETCH AND LEGAL DESCRIPTION OF DESIGNATED TREE AREA FOR SMILEY & ASSOCIATES, INC.	 F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND LAND PLANNERS <small>CERTIFICATE OF AUTHORIZATION NO. LB 4241 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178 FAX (561) 478-7922 Web Site: www.frssurvey.com</small>
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HAVERHILL RD.
(D.B. 1006, PG. 472)

POINT OF COMMENCEMENT

WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 855620.897, E.= 943487.464, "PALM BEACH COUNTY POSITION"

S 01°22'23" W 1337.33' (BASIS OF BEARINGS)
W. SECTION LINE OF THE SOUTHWEST QUARTER SECTION 36

SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 852946.945, E.= 943423.378, "PALM BEACH COUNTY POSITION"

S 88°42'39" E 743.77'

NORTH RIGHT OF WAY LINE

N 00°32'33" E, 26.52'

S 89°27'27" E, 2.75'

$\Delta=12^{\circ}17'55"$
R=300.50', L = 64.50'
CHB. = N 05°05'52" W

N 11°14'49" W, 68.59'

N 28°27'17" W
1494.18' (GROUND)
1494.23' (GRID)

$\Delta=15^{\circ}39'25"$
R=199.50', L = 54.52'
CHB. = N 53°25'07" W

N 88°56'37" W
16.59'

N 00°32'33" E, 40.00'

POINT OF BEGINNING
(O.R.B. 1013, PG. 301)
WALLIS ROAD

N 88°42'39" W 250.31'

DESIGNATED TREE AREA
AREA 56, 145.56 SQUARE FEET (1.289 ACRES)

$\Delta=72^{\circ}44'18"$, R=46.00', L=58.40', CHB. = N 42°53'48" E
 $\Delta=62^{\circ}06'26"$, R=6.00', L=6.50', CHB. = S 69°40'50" E
PARCEL RF-1
(ORB 28557, PG 233)

S 38°37'37" E, 55.57'

S 88°37'37" E 213.58'

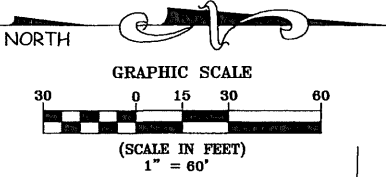
S 01°22'23" W 207.43'

N.=854508.96, E.= 944454.30

N 25°36'41" E
4122.81' (GROUND)
4122.958' (GRID)

NORTH 1/4 CORNER OF SECTION 36
TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 855620.897, E.= 943487.464
"PALM BEACH COUNTY POSITION"

EXHIBIT "A"



SHEET	3 OF 3
JOB NUMBER	18-019
DATE	11/07/2019
SCALE	N/A
DRAWN BY	GR WILLIAMS
CHECKED BY	T. CARLSON
DATE	11/07/2019
SCALE	N/A
DRAWN BY	GR WILLIAMS
CHECKED BY	T. CARLSON
DATE	11/07/2019
SCALE	N/A

TCM	DATE	ADDRESSED COUNTY MARKUPS	REVISIONS

SKETCH AND LEGAL DESCRIPTION OF DESIGNATED TREE AREA FOR SMILEY & ASSOCIATES, INC.

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frssurvey.com

Exhibit "A-2"

The "Dry Detention Parcel"
(approximately 56,577 square feet)

EXHIBIT "A"

LEGAL DESCRIPTION

A DRY DETENTION AREA BEING A PORTION OF PARCEL RF-1, AS RECORDED IN THE AFFIDAVIT OF LOT COMBINATION AS RECORDED IN OFFICIAL RECORDS BOOK 28557, PAGE 233, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 1337.33 FEET TO THE INTERSECTION OF THE CENTERLINE OF HAVERHILL ROAD AS RECORDED IN DEED BOOK 1006, PAGE 472 OF SAID PUBLIC RECORDS AND THE CENTER LINE OF WALLIS ROAD AS RECORDED IN OFFICAL RECORD BOOK 1013, PAGE 301 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, SAID WEST LINE ALSO BEING THE CENTERLINE OF HAVERHILL ROAD, SOUTH 88°42'39" EAST ALONG SAID CENTERLINE OF WALLIS ROAD, A DISTANCE OF 1338.33 FEET; THENCE DEPARTING SAID CENTERLINE OF WALLIS ROAD NORTH 01°26'22" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF UNRECORDED PLAT OF ORGAN (AM-25); THENCE CONTINUE NORTH 01°26'22" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 88.80 FEET; THENCE SOUTH 88°42'39" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 98.14 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 1, NORTH 02°20'46" EAST, A DISTANCE OF 59.53 FEET AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°20'46" EAST, A DISTANCE OF 283.67 FEET; THENCE SOUTH 87°45'09" EAST, A DISTANCE OF 261.10 FEET; THENCE SOUTH 25°40'05" WEST, A DISTANCE OF 307.09 FEET; THENCE NORTH 88°31'38" WEST, A DISTANCE OF 139.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 56,576.62 SQUARE FEET (1.299 ACRES) MORE OR LESS


SHEET 1 OF 3	JOB NUMBER 18-019	DRAWN BY G.P. WILLIAMS	CHECKED BY T. CAWLETT	SCALE N/A	DATE 10/27/2019	FIELD NOTES N/A	TCM 11/26/19	ADDRESSED COUNTY MARKUPS	SKETCH AND LEGAL DESCRIPTION OF AIRPORT LOGISTICS PARK DRY DETENTION AREA FOR SMILEY & ASSOCIATES, INC.	 F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND LAND PLANNERS CERTIFICATE OF AUTHORIZATION NO. LB 4241 2237 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178 FAX (561) 478-7922 Web Site: www.frssurvey.com
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EXHIBIT "A"

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON REFER TO SOUTH 01°22'23" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST (STATE PLANE NAD 83/90). ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THERE HAS BEEN A REVIEW OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 7374542, DATED AUGUST 21, 2019 @ 8:00 AM, ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE; IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
3. THIS IS NOT A BOUNDARY SURVEY
4. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEET 3.
5. COORDINATES SHOWN HEREON ARE GRID.
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = U.S. SURVEY FOOT
 COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
 PROJECT SCALE = 1.000035827
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMPLIES WITH THE TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.


F.R.S. AND ASSOCIATES, INC.

Gary Williams Digitally signed by Gary Williams
 Date: 2019.12.03 09:02:15 -05'00'

BY: _____

GARY P. WILLIAMS, P.S.M.
 FLORIDA CERTIFICATION No. 4817
 FOR THE FIRM

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 3	JOB NUMBER 18-018	DATE 10/22/2019	DRAWN BY T. CAVILLIN	CHECKED BY G. WILLIAMS	DATE N/A	FIELD TECHNIQUES N/A	BY TCM	DATE 11/26/19	REVISIONS	ADDRESSED COUNTY MARKUPS	SKETCH AND LEGAL DESCRIPTION OF AIRPORT LOGISTICS PARK DRY DETENTION AREA FOR SMILEY & ASSOCIATES, INC.	 <p>F.R.S. & ASSOCIATES, INC. LAND SURVEYORS AND LAND PLANNERS CERTIFICATE OF AUTHORIZATION NO. LB 4241 2257 VISTA PARKWAY, SUITE 4 WEST PALM BEACH, FLORIDA 33411 PHONE (561) 478-7178 FAX (561) 478-7922 Web Site: www.frssurvey.com</p>
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HAVERHILL RD.
(D.B. 1006, PG. 472)

POINT OF COMMENCEMENT

WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 855620.897, E.= 943487.464, "PALM BEACH COUNTY POSITION"

S 01°22'23" W 1337.33' (BASIS OF BEARINGS)
W. SECTION LINE OF THE SOUTHWEST QUARTER SECTION 36

SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 852946.945, E.= 943423.378, "PALM BEACH COUNTY POSITION"

S 88°42'39" E 1338.33'

N 01°26'22" E 40.00'
WALLIS ROAD
(O.R.B. 1013, PG. 301)

N 01°26'22" E, 88.80'
WEST LINE OF LOT 1

N 02°20'46" E, 98.14'
NORTH LINE OF LOT 1

LOT 1 OF
UNRECORDED PLAT
OF ORGAN (AM-25)

NORTH RIGHT OF WAY LINE

N 02°20'46" E, 59.53'

N 88°31'38" W
139.54'
POINT OF BEGINNING
N.= 854439.87, E.= 944897.20

PARCEL RF-1
(ORB 28557, PG 233)

N 50°02'42" W 1839.08' (GROUND)
1839.15' (GRID)

N 02°20'46" E 283.67'

DRY DETENTION AREA
AREA 56,576.62 SQUARE FEET (1.299 ACRES)

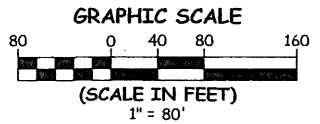
S 87°45'09" E 261.10'

N.= 854713.07, E.= 945169.72

N 16°53'34" E, 3672.07' (GROUND), 3672.20' (GRID)

NORTH 1/4 CORNER OF SECTION 36
TOWNSHIP 43 SOUTH, RANGE 42 EAST
N.= 858226.691, E.= 946236.754
"PALM BEACH COUNTY POSITION"

EXHIBIT "A"



DATE	10/22/2019
SCALE	1" = 80'
DRAWN BY	T. CAWLEIN
CHECKED BY	G.P. WILLIAMS
DATE	N/A
PROJECT	18-019
SHEET	3 OF 3

TCM	DATE	ADDRESS	COUNTY	MARKUPS

**SKETCH AND LEGAL DESCRIPTION
OF AIRPORT LOGISTICS PARK
DRY DETENTION AREA FOR
SMILEY & ASSOCIATES, INC.**

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
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