

RESOLUTION 08-01-23

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT WITH CROWN CASTLE SOUTH LLC, FOR THE LEASING OF CERTAIN PORTIONS OF THE TOWN'S PROPERTY LOCATED AT 700 SIXTH STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida ("Town") is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons; and

WHEREAS, on August 13, 1994, the Town and Crown Castle South LLC (Tenant) entered into an Agreement whereby the Tenant leases from the Town certain real property (the Agreement), a copy of which is attached hereto and incorporated herein as Exhibit "A", and

WHEREAS, the real property the Tenant leases from the Town is located at 700 6th Street, Lake Park, Florida 33403 (the Premises); and

WHEREAS, on September 29, 2015, the Town and Tenant executed the first amendment to the Agreement; and

WHEREAS, at the time of the Agreement's execution and the subsequent first amendment to the Agreement, the parties did not incorporate a survey specifically describing the Premises into the Agreement; and

WHEREAS, the Tenant, in coordination with the Town, has obtained a survey of the Premises, and has submitted it to the Town for its inclusion in the Second Amendment to the Agreement; and

WHEREAS, the Town Manager has determined that it is appropriate to incorporate the survey into the Second Amendment to the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1. The whereas clauses are incorporated herein.

Section 2. The mayor is hereby authorized and directed to execute the Second Amendment to the Agreement between the Town and Crown Castle South LLC, which includes a survey of the Premises.


Section 3. This Resolution shall take effect immediately upon its execution.

The foregoing Resolution was offered by Commissioner Michaud, who moved its adoption. The motion was seconded by Commissioner Linden and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	—
COMMISSIONER JOHN LINDEN	<u>/</u>	—
COMMISSIONER ROGER MICHAUD	<u>/</u>	—
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	—

The Town Commission thereupon declared the foregoing Resolution 08-01-23 duly passed and adopted this 18 day of January, 2023.

TOWN OF LAKE PARK, FLORIDA

BY: 
KIMBERLY GLAS-CASTRO
VICE-MAYOR

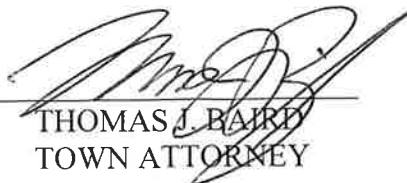
ATTEST:



VIVIAN MENDEZ
TOWN CLERK



Approved as to form and legal sufficiency:

BY: 
THOMAS J. BAIRD
TOWN ATTORNEY

**SECOND AMENDMENT TO
LEASE AGREEMENT**

THIS SECOND AMENDMENT TO LEASE AGREEMENT (the “**Second Amendment**”) is made effective this 18 day of January, 2022 (“**Effective Date**”), by and between the TOWN OF LAKE PARK, a Florida municipal corporation (hereinafter referred to as “**Town**”) and NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company, by and through its Attorney in Fact, CROWN CASTLE SOUTH LLC, a Delaware limited liability company (hereinafter referred to as “**Tenant**”).

RECITALS

WHEREAS, the Town and Bellsouth Mobility Inc., a Georgia corporation (“**BellSouth**”) entered into a Lease Agreement dated August 1, 1994 (the “**Lease**”), a memorandum of which was recorded in Book 8391, Page 594 in the Office of the Clerk of Court of Palm Beach County, State of Florida (“**Clerk’s Office**”), whereby BellSouth leased certain real property, together with access, maintenance and utility easements and rights of way, located at 700 6th Street, Lake Park, Palm Beach County, State of Florida (hereinafter referred to as the “**Premises**”), all located within certain real property owned by the Town (“**Town’s Property**”); and

WHEREAS, the Town and Tenant entered into that First Amendment to Lease Agreement dated September 29, 2015 (“**First Amendment**”), a memorandum of which was recorded in the Clerk’s Office on November 6, 2015 as Document No. 20150411158 (hereinafter the Lease and the First Amendment are collectively referred to as the “**Agreement**”); and

WHEREAS, at the time of the Agreement’s execution and subsequent amendment, the parties did not possess a survey specifically describing the Premises; and

WHEREAS, the Tenant, in coordination with the Town, has now obtained a survey of the Premises, and has submitted to the Town for consideration a Second Amendment (the Amendment) to the Agreement to append said survey in the Agreement; and

WHEREAS, Landlord and Tenant desire to amend the Agreement on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement.

2. Survey of the Premises. Tenant has obtained a survey specifically describing the Premises (“**Survey**”). The Survey is attached hereto as Exhibit A-1 to this Second Amendment and shall update and replace Exhibit A of the Agreement.

3. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be

deemed to constitute one and the same instrument. This document will not be binding on or constitute evidence of a contract between the parties until such time as a counterpart of this document has been executed by each party and a copy thereof delivered to the other party. A facsimile or electronic signature of a party is and shall be deemed to be an original execution and is binding.

4. Remainder of Agreement Unaffected. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent.

5. Recording. Tenant shall have the right to record a memorandum of this Second Amendment with the appropriate recording officer. The Town shall execute and deliver such a memorandum, for no additional consideration, promptly upon Tenant's request.

[Signature pages follow]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Second Amendment to be duly executed on the day and year first written above.

LANDLORD:

TOWN OF LAKE PARK,
a Florida municipal corporation

By: Kimberly Glas-Castro
Print Name: Kimberly Glas-Castro
Title: Vice-Mayor

[Tenant Execution Page Follows]

This Second Amendment is executed by Tenant as of the date first written above.

TENANT:

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

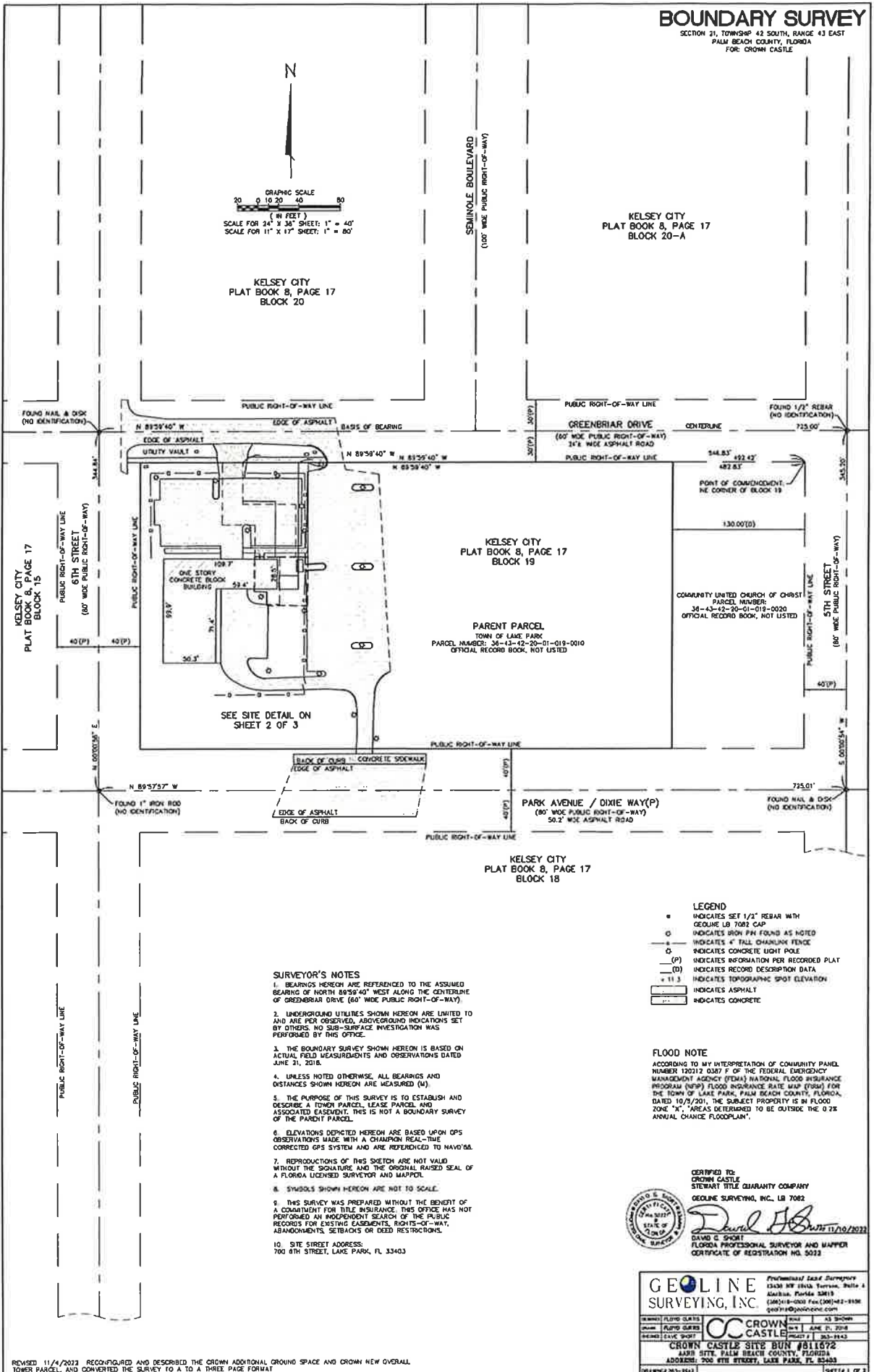
By: CROWN CASTLE SOUTH LLC,
a Delaware limited liability company
Its: Attorney in Fact

By: 
Print Name: Lori Lopez
Title: Manager RE Transactions

EXHIBIT A-1
(Survey of the Premises)
(See Attached)

BOUNDARY SURVEY

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
FOR: CROWN CASTLE



KELSEY CITY
PLAT BOOK 8, PAGE 17
BLOCK 20

KELSEY CITY
PLAT BOOK 8, PAGE 17
BLOCK 20-A

KELSEY CITY
PLAT BOOK 8, PAGE 17
BLOCK 19

KELSEY CITY
PLAT BOOK 8, PAGE 17
BLOCK 18

SURVEYOR'S NOTES

- BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 89°59'40" WEST ALONG THE CENTERLINE OF GREENBRIAR DRIVE (60' WIDE PUBLIC RIGHT-OF-WAY).
- UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
- THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 21, 2018.
- UNLESS NOTED OTHERWISE, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED (N).
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWN PARCEL, LEASE PARCEL, AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH A CHAINLINK REAL-TIME CORRECTED GPS SYSTEM AND ARE REFERENCED TO NAVD83.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ADJUNCTIONS, SETBACKS OR DEED RESTRICTIONS.
- SITE STREET ADDRESS:
700 8TH STREET, LAKE PARK, FL 33403

- ### LEGEND
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - INDICATES 8/16" PIN FOUND AS NOTED
 - INDICATES 4" TALL CHAINLINK FENCE
 - INDICATES CONCRETE LIGHT POLE
 - (P) INDICATES INFORMATION PER RECORDED PLAT
 - (D) INDICATES RECORD DESCRIPTION DATA
 - + 11.3 INDICATES TOPOGRAPHIC SPOT ELEVATION
 - ▭ INDICATES ASPHALT
 - ▭ INDICATES CONCRETE

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 180112 0347 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, DATED 10/2/2011, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CERTIFIED TO:
CROWN CASTLE
STEWART TITLE GUARANTY COMPANY
GEOLINE SURVEYING, INC. LB 7082

David G. Short
JUN 21 2018

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 50322

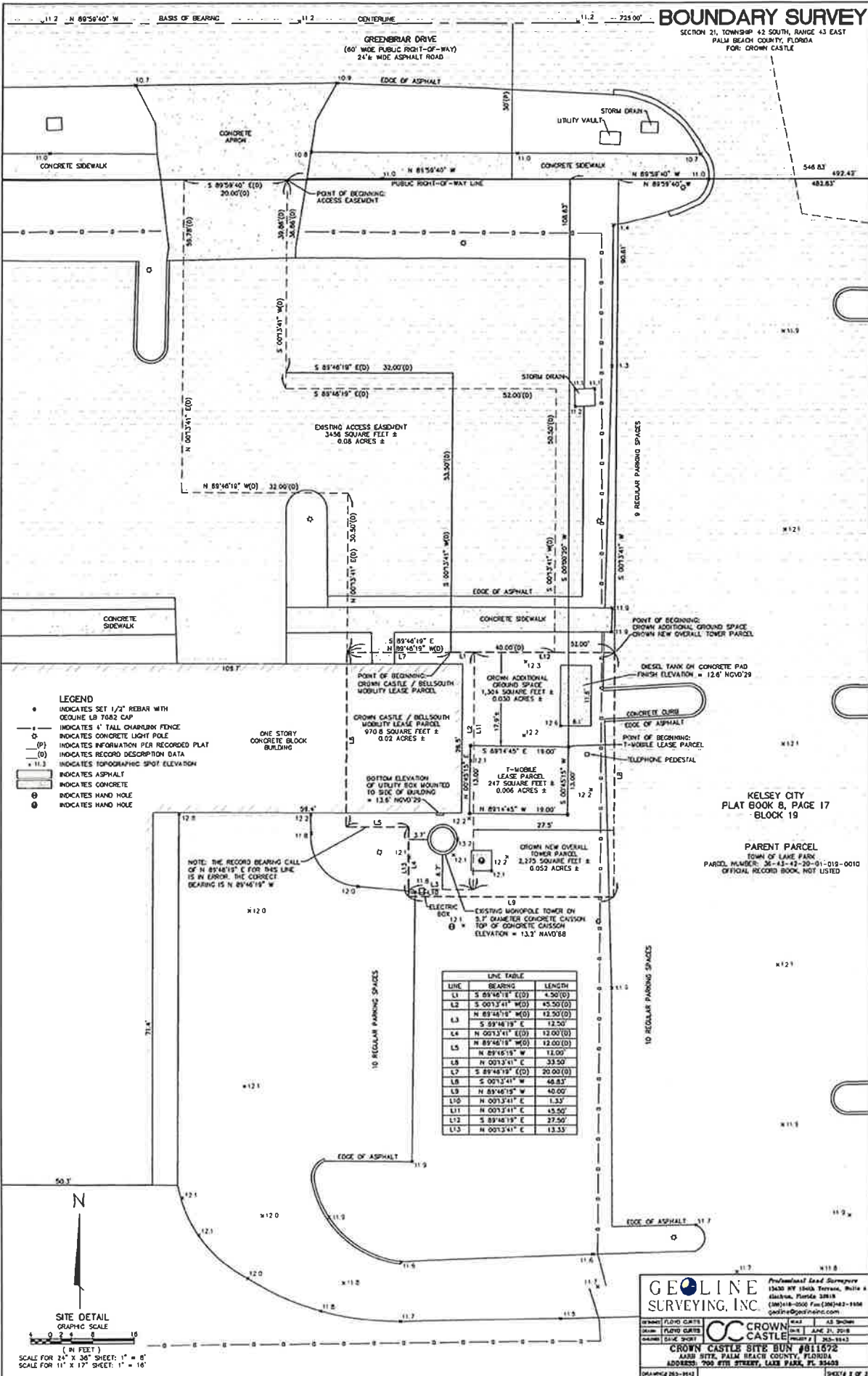
GEOLINE SURVEYING, INC.
Professional Land Surveyors
13330 NW 18th Terrace, Suite 4
Aurora, Florida 32619
(407) 820-0000 Fax (407) 820-8936
geoline@geoline.com

CROWN CASTLE
CROWN CASTLE SITE BUN #811672
ADJ. SITE, PALM BEACH COUNTY, FLORIDA
ADDRESS: 700 8TH STREET, LAKE PARK, FL 33403

REVISED 11/4/2023 RECONFIGURED AND DESCRIBED THE CROWN ADDITIONAL GROUND SPACE AND CROWN NEW OVERALL TOWER PARCELL, AND CONVERTED THE SURVEY TO A TO A THREE PAGE FORMAT

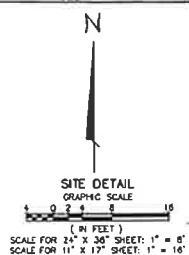
BOUNDARY SURVEY

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
FOR: CROWN CASTLE



- LEGEND**
- INDICATES SET 1/2" REBAR WITH OEO LINE LB 7082 CAP
 - INDICATES 4" TALL CHAIRIRON FENCE
 - (P) INDICATES CONCRETE LIGHT POLE
 - (D) INDICATES INFORMATION PER RECORDED PLAT
 - (O) INDICATES RECORD DESCRIPTION DATA
 - 11.2 INDICATES TOPOGRAPHIC SPOT ELEVATION
 - ▬ INDICATES ASPHALT
 - ▬ INDICATES CONCRETE
 - INDICATES HAND HOLE
 - INDICATES HAND HOLE

LINE	BEARING	LENGTH
L1	S 89°46'18" E (D)	4.50 (O)
L2	S 00°13'41" W (D)	45.50 (D)
L3	N 89°45'18" W (D)	12.50 (D)
L4	S 89°46'19" E	12.50'
L5	N 00°13'41" E (D)	12.00 (D)
L6	N 89°46'19" W (D)	12.00 (D)
L7	N 89°45'19" E	11.00'
L8	N 00°13'41" E	33.50'
L9	S 89°46'19" E (D)	20.00 (D)
L10	S 00°13'41" W	48.83'
L11	N 89°46'19" W	40.00'
L12	N 00°13'41" E	1.33'
L13	N 89°46'19" E	45.50'
L14	S 89°46'19" E	27.50'
L15	N 00°13'41" E	13.33'



KELSEY CITY
PLAT BOOK 8, PAGE 17
BLOCK 19

PARENT PARCEL
TOWN OF LAKE PARK
PARCEL NUMBER: 36-43-20-01-019-0010
OFFICIAL RECORD BOOK, NOT LISTED

GEOLINE SURVEYING, INC.

Professional Land Surveyors
15430 BY 154th Terrace, Suite 4
Jupiter, Florida 33418
(561) 746-0000 Fax (561) 746-1886
gso@geoline.com

DATE: JAN 21, 2018
DRAWN: AS SHOWN

CROWN CASTLE

CROWN CASTLE SITE BUN #B11672
4333 SITE, PALM BEACH COUNTY, FLORIDA
ADDRESS: 700 8TH STREET, LAKE PARK, FL 33409

DRAWING 203-1144 SHEET 5 OF 5

BOUNDARY SURVEY

SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
FOR: CROWN CASTLE



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(PROVIDED BY THE CLIENT)

ALL OF BLOCK 19, KELSEY CITY SHEET NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN THE CITY OF LAKE PARK.

CROWN CASTLE / BELLSOUTH MOBILITY LEASE PARCEL
(PROVIDED BY THE CLIENT)

A PARCEL OF LAND IN BLOCK 19, KELSEY CITY SHEET NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 19; THENCE N 89°39'40" W ALONG THE NORTH LINE OF SAID BLOCK 19, 546.83 FEET; THENCE S 00°13'41" W, 38.86 FEET; THENCE S 89°46'19" E, 32.00 FEET; THENCE S 00°13'41" W, 53.50 FEET TO THE POINT OF BEGINNING; THENCE S 89°46'19" E, 4.50 FEET; THENCE S 00°13'41" W, 43.50 FEET; THENCE N 89°46'19" W, 12.50 FEET; THENCE N 00°13'41" E, 12.00 FEET; THENCE N 89°46'19" W, 13.00 FEET; THENCE N 00°13'41" E, 33.50 FEET; THENCE S 89°46'19" E, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 970.8 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

CROWN ADDITIONAL GROUND SPACE
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 5TH STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF CREDBRARI DRIVE (60 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 19 FOR 482.83 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 27.50 FEET EASTERLY OF THE EAST LINE OF AN EXISTING CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 00°13'41" WEST ALONG SAID PARALLEL LINE FOR 90.81 FEET TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°13'41" WEST ALONG SAID PARALLEL LINE FOR 46.83 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 1.33 FEET SOUTHERLY OF THE SOUTH LINE OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE NORTH 89°46'19" WEST ALONG SAID PARALLEL LINE FOR 40.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WESTERLY LINE OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE NORTH 00°13'41" EAST ALONG SAID SOUTHERLY PROJECTION FOR 1.33 FEET TO THE SOUTHWESTERLY CORNER OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 89°46'19" EAST ALONG SAID SOUTH LINE FOR 12.50 FEET TO THE SOUTHEAST CORNER OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE NORTH 00°13'41" EAST ALONG SAID EAST LINE FOR 43.50 FEET TO THE NORTHEAST CORNER OF SAID CROWN CASTLE & BELLSOUTH MOBILITY LEASE PARCEL; THENCE SOUTH 89°46'19" EAST ALONG SAID EASTERLY PROJECTION FOR 27.50 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,304 SQUARE FEET (0.030 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS

CROWN NEW OVERALL TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 5TH STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF CREDBRARI DRIVE (60 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°59'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 19 FOR 482.83 FEET; THENCE SOUTH 00°13'41" WEST FOR 90.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°13'41" WEST FOR 46.83 FEET; THENCE NORTH 89°46'19" WEST FOR 40.00 FEET; THENCE NORTH 00°13'41" EAST FOR 13.33 FEET; THENCE NORTH 89°46'19" WEST FOR 12.00 FEET; THENCE NORTH 00°13'41" EAST FOR 33.50 FEET; THENCE SOUTH 89°46'19" EAST FOR 32.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 2,275 SQUARE FEET (0.052 ACRES), MORE OR LESS.

EXISTING ACCESS EASEMENT
(PROVIDED BY THE CLIENT)

A PARCEL OF LAND IN BLOCK 19, KELSEY CITY SHEET NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 19; THENCE N 89°39'40" W ALONG THE NORTH LINE OF SAID BLOCK 19, 546.83 FEET TO THE POINT OF BEGINNING; THENCE S 00°13'41" W, 38.86 FEET; THENCE S 89°46'19" E, 32.00 FEET; THENCE S 00°13'41" W, 50.50 FEET; THENCE N 89°46'19" W, 40.00 FEET; THENCE N 00°13'41" E, 30.50 FEET; THENCE N 89°46'19" E, 32.00 FEET; THENCE N 00°13'41" E, 58.78 FEET TO THE NORTH LINE OF SAID BLOCK 19; THENCE S 89°39'40" E ALONG THE NORTH LINE OF SAID BLOCK 19, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3458 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

T-MOBILE LEASE PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, SAID PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 19, KELSEY CITY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING LOCATED AT AN INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 5TH STREET (80 FOOT WIDE PUBLIC RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF CREDBRARI DRIVE (80 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°39'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 19 FOR 492.42 FEET; THENCE SOUTH 00°10'20" WEST FOR 108.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'15" WEST FOR 13.00 FEET; THENCE NORTH 89°45'15" WEST FOR 100 FEET; THENCE NORTH 00°45'15" EAST FOR 13.00 FEET; THENCE SOUTH 89°14'45" EAST FOR 18.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 247 SQUARE FEET (0.006 ACRES), MORE OR LESS.

GEOLINE SURVEYING, INC. Professional Land Surveyors
15330 SW 156th Terrace, Suite 1
Davie, Florida 33313
(954) 944-0000 Fax: (954) 943-9938
geoline@geolineinc.com

DATE: 08/11/11
PROJECT: CROWN CASTLE
JOB NO: 11-08-0011

CROWN CASTLE SITE BUN #811672
ALLEN SITE, PALM BEACH COUNTY, FLORIDA
ADDRESS: 700 4TH STREET, LAKE PARK, FL 33408

DATE: 08/11/11