

**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

MCCURDY CENTER, LTD.,

Petitioner,

vs.

CASE NO.: _____

**FLORIDA HOUSING FINANCE
CORPORATION,**

APPLICATION NO. 2006-035C

Respondent.

_____ /

**PETITION FOR WAIVER OF RULE 67-48.004(14) AND RULE 67-48.004(1)(A) AND PART
II.A.2.A.(1) and (2) OF THE UNIVERSAL APPLICATION INSTRUCTIONS FOR A
CHANGE IN THE IDENTITY OF THE PETITIONER'S DEVELOPER AND THE
PETITIONER'S OWNERSHIP STRUCTURE; AND A CHANGE IN
DEVELOPMENT SITE**

McCurdy Center, Ltd. (the "Petitioner") hereby petitions the Florida Housing Finance Corporation (the "Corporation") for a waiver of the Corporation's prohibition on changes in the identity of an applicant's developer and an applicant's ownership structure. See Rule 67-48.004(14), F.A.C. (the "Developer Rule") and Rule 67-48.004(1)(a), F.A.C. (together with the Developer Rule, the "Rules"); and Part II.A.2.a.(1) and (2), Universal Application Instructions – Housing Credit (HC) Program (the "Universal Application Instructions"). Petitioner also petitions the Corporation for a waiver of the restriction on changing the development's site. See Rule 67-48.004(14)(e).

In support of its petition, the Petitioner states:

1. The address, telephone number, facsimile number and e-mail address of the Petitioner are:

McCurdy Center, Ltd.
534 Datura Street
Suite 420
West Palm Beach, FL 33401
(561) 659-9330
(561) 833-2932 (fax)
joseph.glucksman@flahc.com

2. The contact person, along with contact information and relationship, for the Petitioner's Application – Housing Credit (HC) Program (the "Application") is:

Mr. Joseph Glucksman
534 Datura Street
Suite 420

West Palm Beach, FL 33401
(561) 659-9330
(561) 833-2932 (fax)
President – McCurdy Center GP, Inc. (one of Petitioner’s co-general partners)

3. For purposes of this Petition, the address, telephone number and facsimile number of the Petitioner’s attorney are:

Gary J. Cohen, Esq.
Shutts & Bowen LLP
1500 Miami Center
201 S. Biscayne Blvd.
Miami, FL 33131
(305) 347-7308
(305) 347-7808 (fax)

4. The Petitioner timely submitted its Application in the 2005 cycle (Application #2005-106CS) for the development named “McCurdy Center” (the “Development”). Florida Housing has issued its Preliminary Allocation of Housing Credits reserved in the amount of \$1,363,350, and it is anticipated that there will be a final Housing Credit Allocation Agreement to Palafox Landing in accordance with Florida Housing’s final allocation procedures. Petitioner has also been awarded a SAIL loan commitment in the amount of \$1,750,000.

5. The proceeds of the SAIL loan and equity raised from Housing Credits will be used for the development of McCurdy Center, a new 93-unit apartment development (the “Development”) intended to serve the homeless population, with an emphasis on elderly homeless, in Belle Glade, Florida.

6. The requested rule waiver will not adversely affect the Development. However, a denial of this Petition (a) will result in substantial economic hardship to McCurdy Center, (b) could deprive Belle Glade County of essential, affordable housing units in a timely manner, and (c) would violate principles of fairness. Section 120.542(2), Fla. Stat. (2007).

7. The waivers being sought are permanent in nature.

CHANGE IN IDENTITY OF DEVELOPER AND OWNERSHIP STRUCTURE

8. At the time of the Petitioner’s submittal of its Application, the Petitioner’s co-Developers (as the term is used in the Developer Rule and the Universal Application Instructions) were Greater Miami Neighborhoods, Inc. (“GMN”) and McCurdy Senior Housing Corporation (“McCurdy”).

9. Further, at the time of the Petitioner’s submittal of its Application, the Petitioner’s co-General Partners were GMN-McCurdy, Inc. (“GMN GP”) and McCurdy Center GP, Inc. (“McCurdy GP”), as identified in its Application. In each instance, the general partner entities are wholly-owned subsidiaries of the respective developer entities, which are each qualifying non-profit entities as defined under applicable FHFC rules.

10. Subsequent to the Petitioner filing its Application and receiving an award of 2005 housing credits, GMN began to encounter financial and operational difficulties. GMN is in the process of reorganizing and/or winding down its business operations, and is not in a position to fulfill its obligations as co-General Partner and co-Developer of the McCurdy Center development.

11. As a result of the foregoing, GMN and McCurdy have agreed that GMN shall withdraw from the Petition as co-General Partner and will also withdraw as co-Developer. The parties have agreed to execute all documents necessary in connection therewith.

12. Accordingly, the Petitioner seeks to (i) remove GMN as a co-Developer, and have McCurdy and Landmark Development Corp. ("Landmark") be identified for purposes of the Application and all other purposes as the Petitioner's co-Developers; and (ii) remove the GMN GP Entity as a co-General Partner, and have the McCurdy GP be identified for purposes of the Application and all other purposes as the Petitioner's sole General Partner. Landmark has the required experience to serve as Developer of the Development. To verify the required experience of Landmark, Petitioner has attached hereto an executed Developer Certification Form and the Developer's Prior Experience Chart for Landmark behind the tab labeled "Exhibit 11." As a result of the withdrawal of the GMN GP, the McCurdy GP will own a 0.01% general partner interest; in other words, the McCurdy GP will succeed to the 0.0051% general partner interest formerly held by the GMN GP.

13. Petitioner was awarded Housing Credits as a "Non-Profit" applicant, by virtue of 100% of the General Partner interests in Petitioner being held by qualified non-profit entities. As a result of the withdrawal of GMN GP, McCurdy GP will be the sole General Partner. McCurdy GP is a qualified non-profit entity, in that 100% of its outstanding stock is owned by McCurdy, a Section 501(c)(3) tax-exempt organization. See attached information from the 2005 Universal Cycle Application verifying the foregoing. As a result, Petitioner is still classified as a "non-profit" for purposes of the 2005 Application cycle.

14. A waiver of the applicable Rules and Universal Application Instructions is necessary to change the identification of the Petitioner's Developer and to change the Petitioner's ownership structure.

15. Section 420.501 through 420.55 of the Florida Statutes sets forth the Florida Housing Corporation Act (the "Act") which designates the Corporation as the State of Florida's housing credit agency for the federal Housing Tax Credit Program to establish procedures necessary for the proper allocation of low-income housing tax credits (the "Procedures"). See § 420.5099, Fla. Stat. (2007). These Procedures are established in Rule Chapter 67, Florida Administrative Code. Accordingly, as set forth below, the Rules and the Universal Application Instructions subject to Petitioner's waiver request are implementing, among other sections of the Act, the statutory authorization for the Corporation's establishment of Procedures for the Tax Credit Program. *Id.*

16. The prohibition on changing the identity of an Applicant's (as the term is used in the Developer Rule and the Universal Application Instructions) Developer is found in the Developer Rule, which provides that:

"(14) Notwithstanding any other provision of these rules, there are certain items that must be included in the Application and cannot be revised, corrected or supplemented after the Application Deadline. Failure to submit these items in the Application at the time

of the Application Deadline shall result in rejection of the Application without opportunity to submit additional information. Any attempted changes to these items will not be accepted. Those items are as follows:

...

(b) Identity of each Developer, including all co-Developers;...”

17. Rule 67-48.004(1)(a) defines the “Universal Application Package” and adopts its contents (including the Universal Application Instructions discussed more fully below) and incorporates them by reference into the foregoing Rule. Pages 4 and 5 of the 2005 Universal Application Instructions (Part II.A.2.a.(1) and (2)) provides as follows:

“If applying for HC, the Applicant must be a limited partnership (including a limited liability limited partnership) or a limited liability company. The Applicant entity shall be the recipient of the Housing Credits and cannot be changed until after a Final Housing Credit Allocation has been issued. Replacement of the Applicant or a material change (33.3% or more of the Applicant, a General Partner of the Applicant, or a member of the Applicant) in the ownership structure of the named Applicant prior to this time shall result in disqualification from receiving an allocation and shall be deemed a material misrepresentation. Changes to the limited partner of a limited partnership will not result in disqualification.”

“If applying for MMRB, SAIL or HOME, the Applicant entity shall be the borrowing entity and cannot be changed until after loan closing. Replacement of the Applicant or a material change (33.3% or more of the Applicant, a General Partner of the Applicant, or a member of the Applicant) in the ownership structure of the named Applicant prior to this time shall result in disqualification from receiving funding and shall be deemed a material misrepresentation. Changes after loan closing will require Board approval.”

18. The facts stated in Paragraphs 4 through 13 above demonstrate the circumstances that justify the waivers to change the identification of the Petitioner’s Developer and the Petitioner’s change of ownership.

19. The requested waiver to change the identification of the Petitioner’s Developer will not adversely impact the Development or the Corporation or be prejudicial to the Development or to the market to be served by the Development, because Landmark has the required experience to serve as Developer of the Development. However, the denial of the requested waiver will create a substantial hardship for the Petitioner, due to the status of GMN’s business affairs, which the Petitioner believes will result in unnecessary delay and expense and make it impossible to complete the Development on time and within budget.

20. The requested waiver to change the Petitioner’s ownership structure will not adversely impact the Development or the Corporation. However, the denial of the requested waiver will create a substantial hardship for the Petitioner, due to the status of GMN’s business affairs, which the Petitioner believes will result in unnecessary delay and expense and make it impossible to complete the Development on time and within budget.

21. Further, the requested Rules and Universal Application Instruction waivers to change the identification of the Petitioner's Developer and the Petitioner's ownership structure will further the Corporation's and the Act's purpose of ensuring the maximum use of available credits in order to encourage development of low-income housing and associated mixed-use projects in urban areas.

CHANGE IN DEVELOPMENT SITE

22. Petition requests a waiver of Rule 67-48.004(14)(e). As applied to applications for Housing Credits and SAIL funds, the Rule identifies certain non-curable matters and includes the following:

"Notwithstanding any other provision of these Rules, there are certain items that must be included in the Application and cannot be revised, corrected or supplemented after the Application Deadline... Those items are as follows:

(a) Site for the Development;

23. Petitioner's Development is the first phase of a multi-phase project of affordable housing units in Belle Glade, Florida. When Petitioner submitted its Application it intended that the entire project would consist of one phase. However, it has been determined that a multi-phase project could be developed on the property.

24. The entire development site remains under the control of the Partnership; however, at some time in the future the Partnership intends to transfer a portion thereof to an affiliated entity to develop further affordable housing or other buildings complimentary thereto upon such portion of the development site.

25. Petitioner is uncertain whether, under the above scenario, the "Site for the Development" has in fact changed since it remains in the same location as contemplated in the 2005 HC/SAIL application. However, in order to dispel any ambiguity with respect to this issue, Petitioner is submitting this Petition.

26. In light of the considerable time that it takes to develop and construct multi-family rental housing, FHFC's statutes and rules are designed allow the flexibility necessary to respond to changed circumstances, particularly those that arise through no fault of the Petitioner which might necessitate a modification of a proposed project. FHFC routinely approves such changes when they would not have otherwise affected the scoring in the Application, because Petitioner thus derives no unfair advantage over its competitors in an application cycle. Indeed, the specific purpose of Rule 67-48.004(14) is to prevent a petitioner from changing certain key elements in its application after reviewing the applications of its competitors, thereby allowing the Petitioner to gain a possible competitive advantage.

27. The proposed changes to the McCurdy Center development would have no impact on the application's scoring, thus providing Petitioner with no advantage over its competitors. In particular, with respect to the award of proximity tie-breaker points to Petitioner's application, Petitioner hereby submits (as attached Exhibit "25") a revised Surveyor Certification form (including the accompanying sketches) and a boundary survey for the revised development site. These documents reflect that (a) the tie-breaker measurement point is located on the development site and within 100 feet of a residential building, and (b) proximity to each of the required services is within the one mile distance required to receive maximum proximity tie-breaker points. The

requested change to the development's site would not have impacted the scoring of Petitioner's application, and would not have provided Petitioner with an unfair advantage over other applicants.

28. The requested waiver will not prejudice the Development or the affordable housing market to be served by the Development, and may result in a savings of construction and development costs.

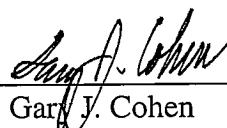
29. Should the Corporation require additional information, the Petitioner is available to answer any questions and to provide any additional information necessary for consideration of this petition.

WHEREFORE, the Petitioner respectfully requests that the Corporation:

- A. Consider this Petition in conjunction with the Petitioner's Application;
- B. Grant this Petition and all the relief requested herein;
- C. Waive the prohibition on changing the identity of the Petitioner's Developer and the Petitioner's ownership structure by: (i) allowing the removal of GMN as a co-Developer, and allowing McCurdy and Landmark to be identified for purposes of the Application and all other purposes as the Petitioner's co-Developers; and (ii) allowing the removal of the GMN GP, as a co-General Partner, as identified in the Application, and allowing the McCurdy GP Entity to be identified for purposes of the Application and all other purposes as the Petitioner's sole General Partner;
- D. Allow the Development to be developed on the site identified as part of Exhibit 25 to this Petition; and
- E. Grant such further relief as may be deemed appropriate.

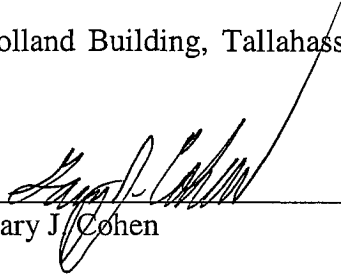
Respectfully submitted,

SHUTTS & BOWEN LLP
Counsel for McCurdy Center, Ltd.
201 S. Biscayne Blvd,
Suite 1500 Miami Center
Miami, Florida 33131
Tel.: (305) 347-7308
Fax.: (305) 347-7808
e-mail: gcohen@shutts.com

By: 
Gary J. Cohen

CERTIFICATE OF SERVICE

The Petition is being served by overnight delivery for filing with the Corporation Clerk for the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, with copies served by overnight delivery on the Joint Administrative Procedures Committee, Room 120, 600 Calhoun Street, The Holland Building, Tallahassee, Florida 32399-1300, this ^{5th} day of November, 2007.



Gary J. Cohen

Exhibit 11

DEVELOPER OR PRINCIPAL OF DEVELOPER
CERTIFICATION

Name of Development: McCurdy Center
 Name of Developer: Landmark Development Corp.
 Name of principal of Developer, if applicable: Francisco Rojo and Robert Saland
 Address of Developer: 1066 Kennedy Causeway, Suite 505
North Bay Village, FL 33141
 Telephone No. of Developer: (305) 538-9552
 Fax No. of Developer: (305) 538-9553
 E-Mail Address (if available): Francisco@landmarkco.net
 Relationship to Applicant: Fee Developer

As the Developer or principal of the Developer of the referenced Development, I certify that I have the requisite skills, experience and credit worthiness to successfully produce the units proposed by this Application. I further certify that the design, plans, and specifications for the proposed Development will comply with all federal, state and local requirements and the requirements of the Federal Fair Housing Act as implemented by 24 CFR 100, Section 304 of the Rehabilitation Act of 1973, and Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 33, incorporating the most recent amendments and other legislative, regulations, rules, and other related requirements which apply or could apply to the proposed Development. I have developed and completed, i.e., the certificate of occupancy has been issued for at least one building, at least two affordable rental housing developments, at least one of which consists of a total number of units no less than 30 percent of the total number of units in the Development proposed by this Application, as evidenced by the accompanying prior experience chart. I understand I am the Developer or principal of the Developer of record for this Development and that, if funded by the Corporation, I will remain in this capacity until the Development has been completed. I certify that neither the Developer, Applicant, any Principal or Financial Beneficiary has any existing Developments participating in Corporation programs that remain in non-compliance with the Code, applicable rule chapter, or applicable local ordinances for which any applicable cure period granted for correcting such non-compliance has ended. I further certify that the information provided within this Application is true and correct.

[Signature] 11/05/2007 FRANCISCO ROJO
 Signature of Developer or principal of Developer Date (mm/dd/yyyy) Print or Type Name of Signatory
[Signature] 11/05/2007 ALEX BARRASSO
 Witness to Developer's or principal of Developer's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

APPLICANT'S CERTIFICATION

I certify that the Developer (identified above) will serve as the Developer of the proposed Development.

[Signature] 11/05/2007 Joseph Glucksman
 Applicant's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory
[Signature] 11/05/2007 Christopher Coleman
 Witness to Applicant's Signature Date (mm/dd/yyyy) Print or Type Name of Signatory

If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the Application will fail to meet threshold and will be rejected. The certification may be photocopied.

Prior Experience Chart for Landmark Development Corp.			
Name of Development	Location (City & State)	Affordable Housing Program that Provided Financing	Total Number of Units
Cedar Grove Apartments	Miami Gardens, FL	LIHTC, Tax-Exempt Bonds and SAIL	288
Emerald Dunes Apartments	Miami Gardens, FL	LIHTC	141
Lakeside Commons Apartments	West Palm Beach, FL	LIHTC, County SHIP	99
Park Villas Apartments	Titusville, FL	LIHTC, City SHIP	160
Pine Meadows Apartments	Jacksonville, FL	LIHTC, County SHIP	224
Running Brook Apartments*	Unincorp. Miami-Dade County, FL	LIHTC, Tax-Exempt Bonds, SAIL, County Surtax	188
Stirling Apartments (Phase I)*	Davie, FL	LIHTC, Tax-Exempt Bonds and SAIL	147
Stirling Apartments (Phase II)*	Davie, FL	LIHTC and Bonds	104
The SAILS Condominium*	Miami Beach, FL	HOME	52

Note:

The above developments denoted with an asterick* were developed by Landmark Companies, Inc. which is 100% owned and operated by Robert F. Saland and Francisco Rojo. These two individuals are also the sole principals of Landmark Development Corp.

Exhibit 25

SURVEYOR CERTIFICATION *from original application*

Name of Development: McCardy Center, Belle Glade
 Development Location: 1101 DE Martin Luther King Jr Blvd, West, Belle Glade Florida 33430

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tie-Breaker Measurement Point. Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprises the Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Points must be located on the site with the most units if any of the Scattered Sites has more than 4 units.	Latitude			Longitude		
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
	26	40	59.5	-80	46	43.5
If the Development consists of Scattered Sites, is a part of the boundary of each parcel located within 1/2 mile of the Tie-Breaker Measurement Point? <input type="checkbox"/> Yes <input type="checkbox"/> No (check one)						
Scattered Sites for a single Development means a Development comprising a feature that one parcel to the same county where two or more of the parcels (i) are not contiguous to one another or are divided by a street or easement and (ii) it is readily apparent from the proximity of the sites, chain of title, or other information available to the Corporation that the properties are part of a common or related scheme of development.						
Location of closest Public Bus Stop or Metro-Rail Stop	26	40	55.8	-80	40	41.3
State the name, address (as assigned by the United States Postal Service including the address number, street name and city) and latitude and longitude coordinates of the closest service(s) on the chart below. The latitude and longitude coordinates for each service must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located. If there is no exterior public entrance to the service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service.						
1 Grocery Store Name - <u>ALBAMA - GEORGIA</u> Address - <u>748 DA NEVA BLVD</u> <u>BELLE GLADE FL 33430</u>	26	40	55.6	-80	40	32.1
1 Public School Name - <u>LARE SHONNE ANNEX</u> Address - <u>W AVE A C 71457</u> <u>BELLE GLADE FL 33430</u>	26	41	09.4	-80	43	43.9
Medical Facility Name - _____ Address - _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Pharmacy Name - _____ Address - _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

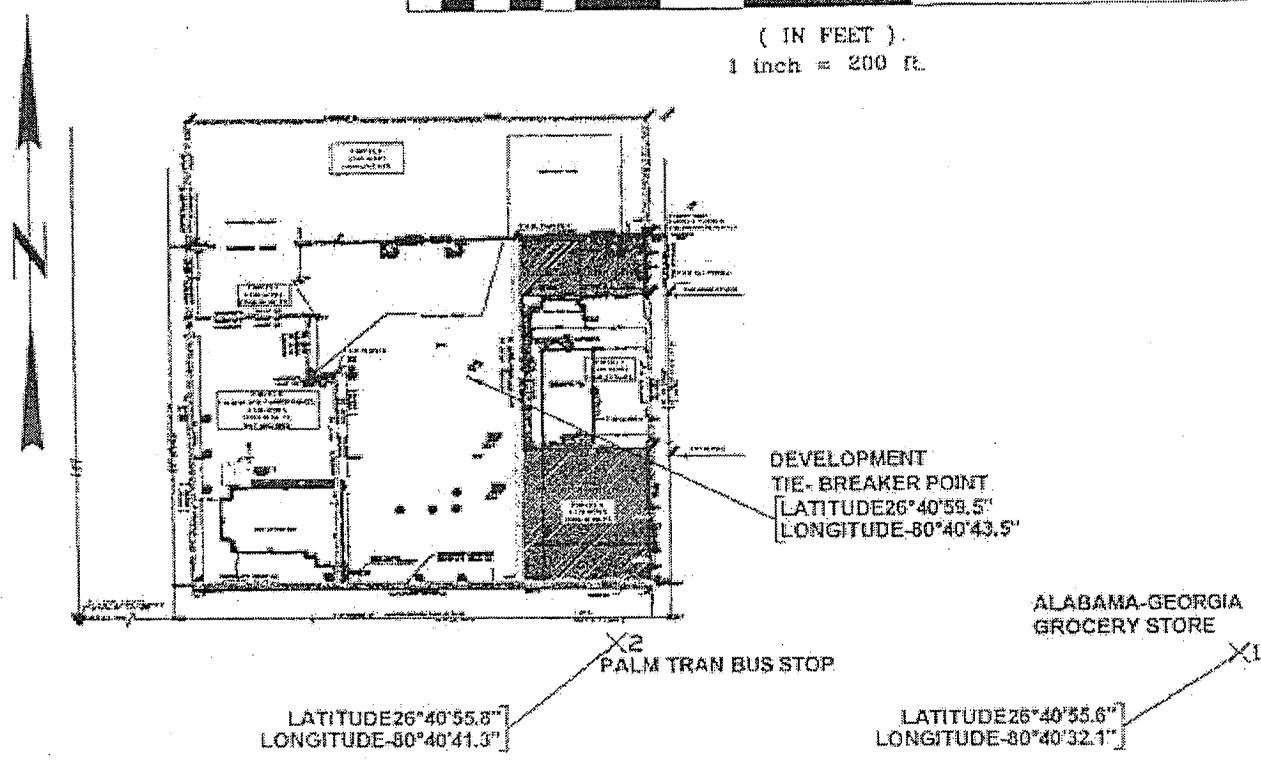
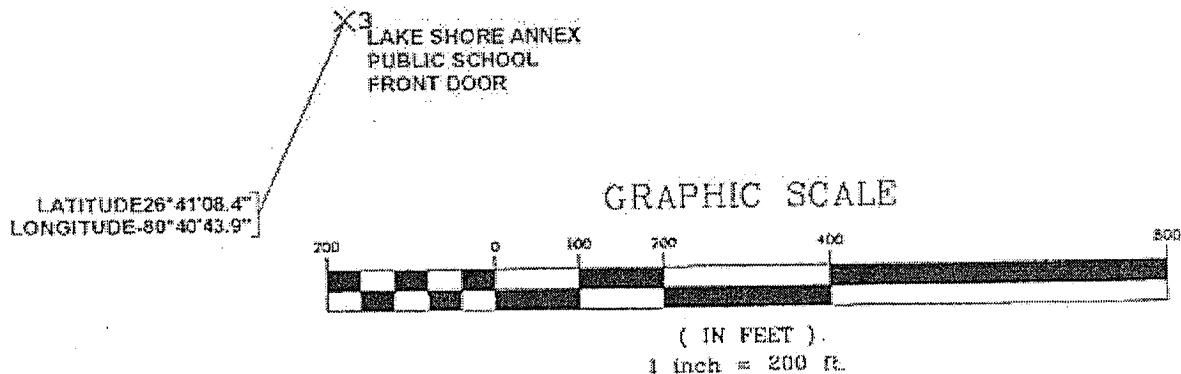
CERTIFICATION

Under penalty of perjury, I declare that the foregoing statement is true and correct.

Signature: *Fernando Gonzalez*
 Date (mm/dd/yyyy): 2-9-05
 Print or Type Name of Signatory: Fernando Gonzalez, P.S.M.
 Print or Type Title of Signatory: President
 Florida License Number: 1S 4994

Name of Surveyor: PAC Surveyors, Inc.
 Address: 1016 SE 4th Street
Belle Glade, Florida 33430
 Telephone Number (including area code): 561-596-6615

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is electronically signed, the Applicant will not receive proximity tie-breaker points. If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the Applicant will not receive proximity tie-breaker points and will fail to meet threshold and will be rejected. This certification may be photocopied.



DISTANCES FROM TIE-BREAKER POINT No. 95 TO:

POINT No. 1 1097.52 FEET (0.21 MILE) ALABAMA-GEORGIA GROCERY STORE

POINT No. 2 416.39 FEET (0.08 MILE) PALM TRAN BUS STOP

POINT No. 3 903.47 FEET (0.17 MILE) LAKE SHORE ANNEX PUBLIC SCHOOL

McCURDY CENTER PROXIMITY DESIGNATIONS			
BELLE GLADE		FLORIDA	
Scale 1" = 200'	PAG SURVEYORS, INC. L.B. 3411	Date 2-8-05	Sheet 1
Work Order No. 04-1-209		1016 Southeast 4th Street - Phone (561) 990-6215 Belle Glade, FL 33430-4339	OF 1
No. _____	Page _____		

SURVEYOR CERTIFICATION

- NEW

Name of Development: McCurdy Center
 Development Location: 1101 Dr. Martin Luther King Jr. Blvd West, Belle Glade, FL 33430

(At a minimum, provide the address assigned by the United States Postal Service, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 61G17-6, F.A.C.:

State the Tie-Breaker Measurement Point. Tie-Breaker Measurement Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on one of the Scattered Sites which comprise the Development site that is located within 100 feet of a residential building existing, or to be constructed as part of the proposed Development. In addition, the Tie-Breaker Measurement Point must be located on the site with the most units if any of the Scattered Sites has more than 4 units.	Latitude			Longitude		
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
	N26	40	59.5	W80	40	43.5
If the Development consists of Scattered Sites, is a part of the boundary of each parcel located within 1/2 mile of the Tie-Breaker Measurement Point? <input type="checkbox"/> Yes <input type="checkbox"/> No (check one)						
Scattered Sites for a single Development means a Development consisting of more than one parcel in the same county where two or more of the parcels (a) are not contiguous to one another or are divided by a street or easement and (ii) it is readily apparent from the proximity of the sites, chain of title, or other information available to the Corporation that the properties are part of a common or related scheme of development.						
Location of closest Public Bus Stop or Metro-Rail Stop	N26	40	55.8	W80	40	41.3
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degree	Minutes	Seconds (truncated after 1 decimal place)
State the name, address (as assigned by the United States Postal Service including the address number, street name and city) and latitude and longitude coordinates of the closest service(s) on the chart below. The latitude and longitude coordinates for each service must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located. If there is no exterior public entrance to the service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service.						
	Latitude			Longitude		
Grocery Store: Name: <u>ALABAMA-GEORGIA</u> Address: <u>149 DE MARCEL L. KING JR. BLVD</u> <u>BELLE GLADE, FL 33430</u>	N26	40	55.6	W80	40	32.1
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Public School: Name: <u>LAKESHORE ANNEX</u> Address: <u>W AVENUE C 11TH ST.</u> <u>BELLE GLADE, FL 33430</u>	N26	41	08.4	W80	43	43.9
	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Medical Facility: Name: _____ Address: _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)
Pharmacy: Name: _____ Address: _____	Degrees	Minutes	Seconds (truncated after 1 decimal place)	Degrees	Minutes	Seconds (truncated after 1 decimal place)

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

CERTIFICATION

Under penalties of perjury, I declare that the foregoing statement is true and correct.

Signature	Date (mm/dd/yyyy)	Name of Surveyor
<u>FERNANDO GONZALEZ, P.S.M.</u>		<u>PAG SURVEYORS, INC.</u>
Print or Type Name of Signatory		<u>1016 SE. 4TH STREET</u>
<u>PRESIDENT</u>		Address
Print or Type Title of Signatory		<u>BELLE GLADE, FL 33430</u>
<u>LS 4994</u>		<u>(561) 996-6615</u>
Florida License Number		Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropiately signed, the Application will not receive proximity tie-breaker points. If this certification contains corrections or "white-out", or if it is scanned, imaged, altered, or retyped, the Application will not receive proximity tie-breaker points and will fail to meet threshold and will be rejected. The certification may be photocopied.

From: Wes Haas [mailto:wes@wlfish.com]
Sent: Monday, November 05, 2007 4:24 PM
To: Alex Barroso
Cc: Larry Fish
Subject: McCurdy Center - 2006-087 - Tract Descriptions

Alex,

Here are the proposed tract descriptions.

Tract A is the overall description of the property as contained in the title policy, LESS the area deeded to FSRD at the southeast corner, and then also less Tracts B, C & D. This is a 7 page set.

Tracts B, C & D are then described individually for future use.

Please let me have your feed-back so that I may finish these.

Wes

*Wesley B. Haas, PSM, RPLS
W.L. Fish & Company, Inc.
5730 Corporate Way, Unit 100
West Palm Beach, FL 33407
ph: (561) 615-9266
fax: (561) 615-9270*

Internal Virus Database is out-of-date.

11/5/2007

McCURDY CENTER TRACT A - OVERALL BOUNDARY LESS TRACTS B, C & D

OVERALL BOUNDARY

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE NORTH 0°07'10" W 85.64 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE SOUTH 88°56'00" WEST 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 0°07'10"EAST 83.98 FEET ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID STATE LOT 28; THENCE SOUTH 89°57'21" WEST 166.02 FEET; THENCE SOUTH 0°01'14" WEST 211.57 FEET; THENCE NORTH 89°57'21" EAST 166.54 FEET; THENCE SOUTH 0°07'10" EAST 184.63 FEET TO A POINT ON A LINE 45 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, SAID LINE BEING THE SAME AS THE CENTERLINE OF SOUTHWEST AVENUE E, NOW KNOWN AS MARTIN LUTHER KING JR. BOULEVARD; THENCE NORTH 89°59'44" WEST 417.12 FEET ALONG SAID LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST; THENCE NORTH 0°09'59" WEST 290.47 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF STATE LOT 28; THENCE SOUTH 88°56'00" WEST 35.02 FEET; THENCE NORTH 0°09'59" WEST 81.12 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF STATE LOT 28; THENCE SOUTH 88°56'00" WEST 157.00 FEET TO A LINE PARALLEL WITH AND 25 FEET EAST OF THE WEST LINE OF SAID STATE LOT 28; THENCE NORTH 0°09'59" WEST 271.19 FEET ALONG SAID LINE PARALLEL WITH AND 25 FEET EAST OF THE WEST LINE OF STATE LOT 28; THENCE SOUTH 89°59'44" EAST 609.64 FEET TO A LINE 25 FEET WEST OF MEASURED AT RIGHT ANGLES TO THE EAST LINE OF STATE LOT 28; THENCE SOUTH 0°07'10" EAST 159.02 FEET ALONG SAID LINE PARALLEL WITH AND 25 WEST OF THE EAST LINE STATE LOT 28, TO THE POINT OF BEGINNING.

LESS THAT CERTAIN PARCEL OF LAND DEEDED TO THE STATE ROAD DEPARTMENT OF FLORIDA RECORDED IN OFFICIAL RECORD BOOK 268, PAGE 420

THE ABOVE DESCRIBED OVERALL PARCEL CONTAINS 286,123 SQUARE FEET OR 6.5685 ACRES, MORE OR LESS.

LESS AND EXCEPT THEREFROM THE FOLLOWING 3 PARCELS:

TRACT B

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE NORTH 00°07'10" WEST 85.64 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE SOUTH 88°56'00" WEST 25.00 TO THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH STREET, BEING A LINE 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 00°07'10" EAST 6.29 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°52'50" WEST 60.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY 51.02 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°34'35" TO THE END OF SAID CURVE; THENCE SOUTH 63°18'15" WEST 59.37 FEET TO A LINE 163.00 WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°07'10" WEST 128.26 FEET, ALONG SAID PARALLEL LINE; THENCE SOUTH 89°59'45" EAST 163.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°07'10" EAST 89.73 FEET, ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT B CONTAINS 16163 SQUARE FEET OR 0.3711 ACRES, MORE OR LESS.



W.L.FISH & COMPANY, INC.

PROFESSIONAL SURVEYORS & MAPPERS

5730 CORPORATE WAY, UNIT 100,

WEST PALM BEACH, FLORIDA 33407

(561)615-9266 L.B. 6216 Fax: (561)615-9270

E-mail: mappers@wlfish.com

**McCURDY CENTER TRACT A
OVERALL BOUNDARY LESS
TRACTS B, C & D**

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET
CHECKED:	W.L. FISH	JOB#	2006-087	NO. 1 OF 7

TRACT C

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE SOUTH 00°07'10" EAST 119.14 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE NORTH 89°58'46" WEST 241.31 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°01'14" WEST 62.00 FEET; THENCE NORTH 89°58'46" WEST 130.39 FEET; THENCE NORTH 58°19'41" WEST 29.94 FEET; THENCE NORTH 00°09'59" WEST 46.29 FEET; THENCE SOUTH 89°58'46" EAST 156.03 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT C CONTAINS 9468 SQUARE FEET OR 0.2173 ACRES, MORE OR LESS.

TRACT D

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE SOUTH 00°07'10" EAST 210.35 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE SOUTH 89°57'21" WEST 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH STREET, BEING A LINE 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°07'10" EAST 169.60 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET, SAID CURVE BEING THE NORTHWEST LINE OF THAT CERTAIN PARCEL DEEDED TO THE FLORIDA STATE ROAD DEPARTMENT AS RECORDED IN OFFICIAL RECORD BOOK 268 AT PAGE 420; THENCE ALONG THE ARC OF SAID CURVE 23.59 FEET, THROUGH A CENTRAL ANGLE OF 90°07'27" TO THE END OF SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD, BEING A LINE 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31, THENCE NORTH 89°59'44" WEST 151.96 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°01'14" EAST 184.49 FEET; THENCE NORTH 89°57'21" EAST 166.54 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT D CONTAINS 30729 SQUARE FEET OR 0.7055 ACRES, MORE OR LESS.

THE TOTAL AREA OF THE HEREIN DESCRIBED TRACT A CONTAINS 229,763 SQUARE FEET OR 5.2746 ACRES, MORE OR LESS.



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**McCURDY CENTER TRACT A
OVERALL BOUNDARY LESS
TRACTS B, C & D**

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET	
CHECKED:	W.L. FISH	JOB#	2006-087	NO.	2 OF 7

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO ABSTRACT OF THE PUBLIC RECORDS FOR EASEMENTS OR RIGHTS-OF-WAY WAS PROVIDED TO OR CONDUCTED BY THIS OFFICE.
3. THIS DESCRIPTION AND SKETCH CONSISTS OF 7 PAGES AND IS NOT COMPLETE WITHOUT ALL PAGES.
4. ALL BEARINGS ARE BASED UPON AN ASSUMED BEARING OF NORTH 00°07'10" WEST ALONG THE EAST LINE OF STATE LOT 28, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BELLE GLADE, PALM BEACH COUNTY, FLORIDA.
5. THIS IS NOT A SURVEY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS APPLICABLE TO LEGAL DESCRIPTIONS, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

W. L. FISH & COMPANY, INC.

BY: WAYNE LARRY FISH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA STATE REG. NO. 3238

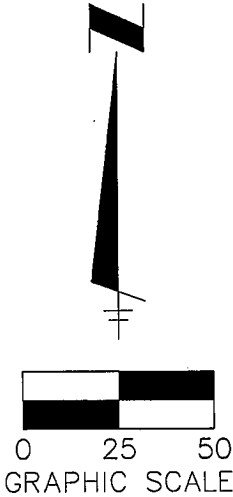


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**McCURDY CENTER TRACT A
OVERALL BOUNDARY LESS
TRACTS B, C & D**

DRAWN: W.B.H.	DATE: 11/05/07	SHEET NO.
CHECKED: W.L. FISH	JOB# 2006-087	3 OF 7

4"E. 609.64'



SEE SHEET 7

TRACT A

E. LINE STATE LOT 28

25' 25'

63.00'

S.89°59'45"E. 163.00'

P.O.B
TRACT B

TRACT B
16163 SQ. FT.
(LESSED OUT)

R=110.00'
Δ=26°34'35"
A=51.02'

89.73'
S.00°07'10"E.

S.00°07'10"E. 159.02'

10TH STREET

25.00'
S.88°56'00"W.

N.00°07'10"W. 128.26'

S.63°18'15"W. 59.37'

60.69'
S.89°52'50"W.

6.29'
N.00°07'10"E.

TRACT A
P.O.B.
OVERALL
BOUNDARY

90.19'

90.27'

S.00°07'10"E. 83.98'

N.00°07'10"W. 85.64'

S.89°57'21"W. 166.02'
P.O.C.
ALL TRACTS

S.W. AVENUE
C PLACE

S.W.

S.00°07'10"E. 119.14'

S.00°07'10"E. 210.35'

TRACT A

8'46"E. 156.03'

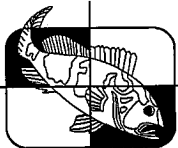
N.89°58'46"W. 241.31'

E. LINE STATE LOT 28

9468 SQ. FT.

2.00'
S.01°14"W. 211.57'

SEE SHEET 5



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McCURDY CENTER TRACT A
OVERALL BOUNDARY LESS
TRACTS B, C & D

DRAWN: W.B.H. DATE: 11/05/07 SHEET
CHECKED: W.L. FISH JOB# 2006-087 NO. 4 OF 7

SEE SHEET 4

P.O.B. TRACT A
TRACT C

S.W. AVENUE
C PLACE

8'46"E. 156.03'

N.89°58'46"W. 241.31'

TRACT C
9468 SQ. FT.
(LESSED OUT)

62.00'
S.00°01'14"W.

50.00'

E. LINE STATE LOT 28

1"W.
39°58'46"W. 130.39'

211.57'
S.00°01'14"W.

S.1'
S.00°07'10"E. 210.35'
S.00°07'10"E. 210.35'

25.00'
S.89°57'21"W.
N.89°57'21"E. 166.54'

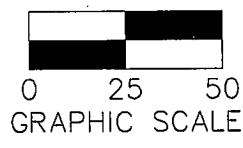
91.21'
25'

P.O.B.
TRACT D

10TH STREET

SEE SHEET 6

TRACT A



213.93'

N.00°01'14"E. 184.49'

TRACT D
30729 SQ. FT.
(LESSED OUT)

184.63'
S.00°07'10"E.
E. LINE STATE LOT 28

R=15.00'
Δ=90°07'27"
A=23.59'

151.96'

N.89°59'44"W. 417.12'

45'
35.0'

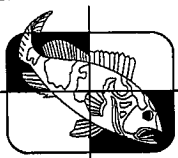
S. LINE SECTION 31

MARTIN LUTHER KING JR. BOULEVARD

(F.K.A. S.W. AVENUE, E)

45'
35'

PARCEL DEEDED TO
F.D.O.T. IN O.R.B.
268, PG. 420

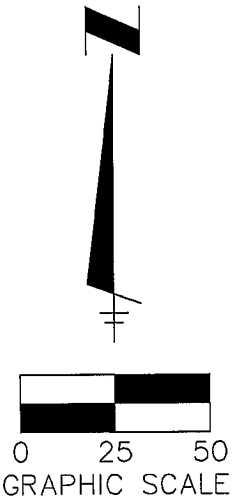
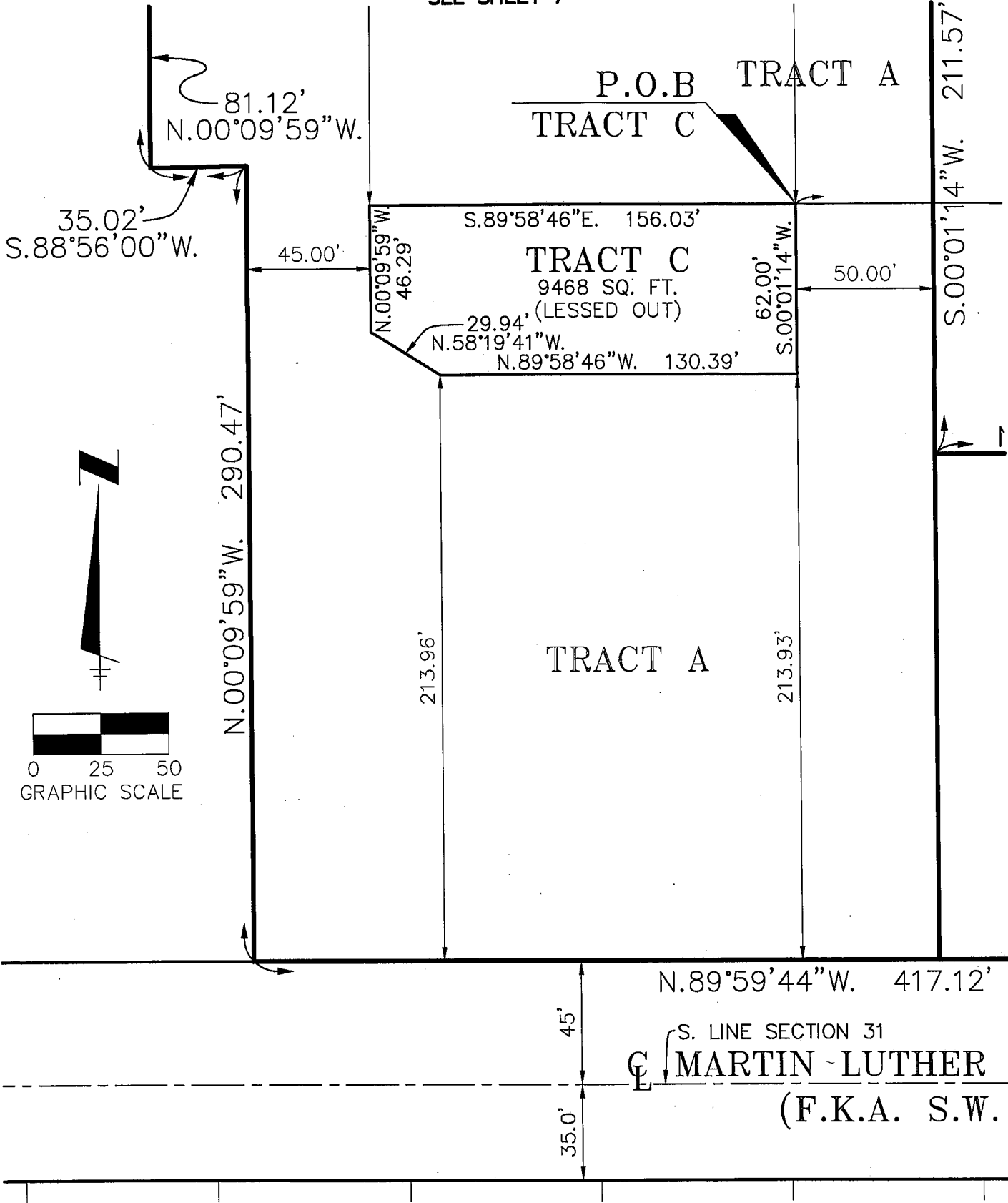


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McCURDY CENTER TRACT A
OVERALL BOUNDARY LESS
TRACTS B, C & D

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET	
CHECKED:	W.L. FISH	JOB#	2006-087	NO.	5 OF 7

SEE SHEET 7

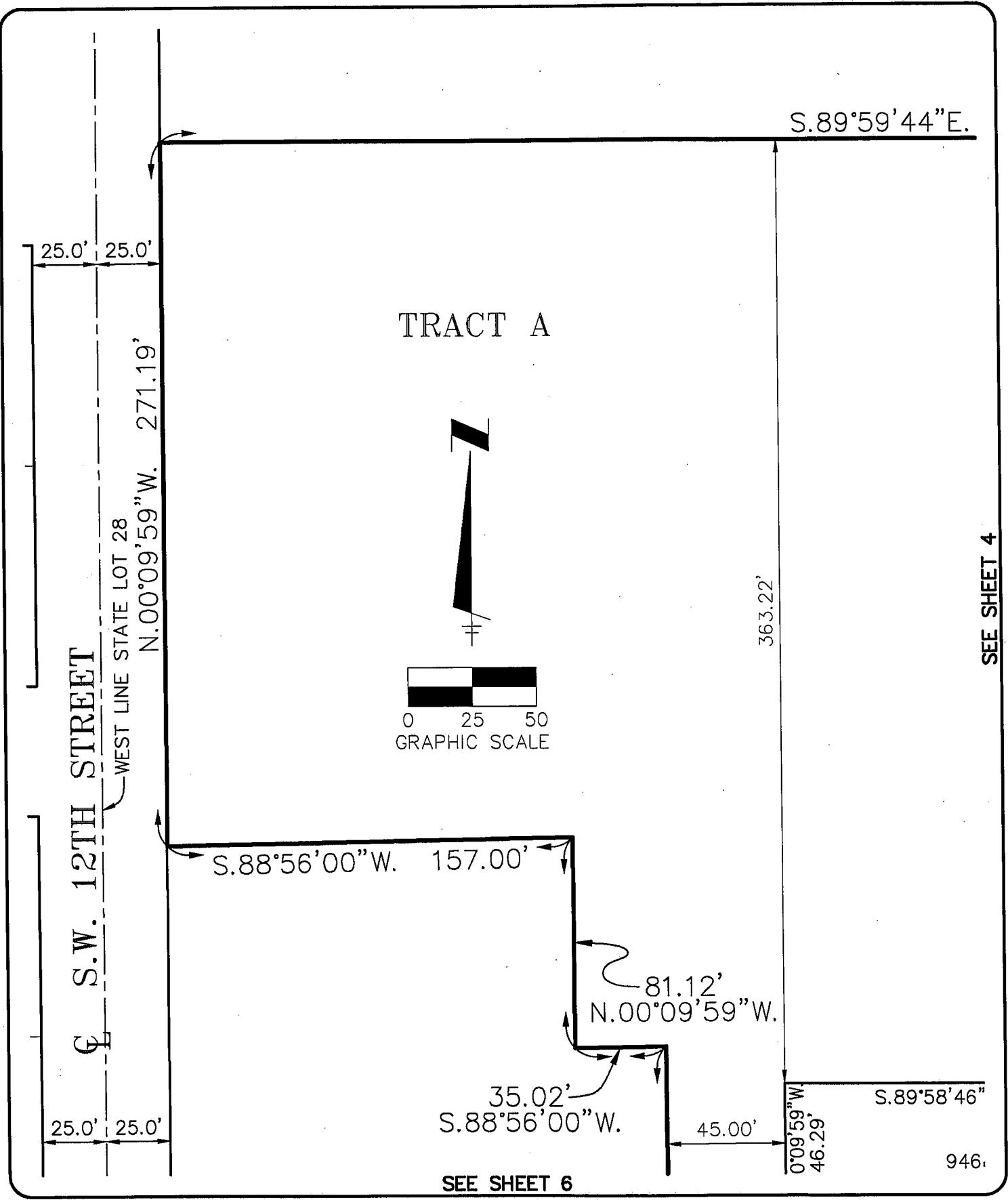


SEE SHEET 5

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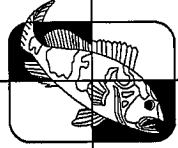
McCURDY CENTER TRACT A
 OVERALL BOUNDARY LESS
 TRACTS B, C & D

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET
CHECKED:	W.L. FISH	JOB#	2006-087	NO. 6 OF 7



SEE SHEET 4

SEE SHEET 6

 <p>W.L.FISH & COMPANY PROFESSIONAL SURVEYORS & MAPPERS 5730 CORPORATE WAY, UNIT 100, WEST PALM BEACH, FLORIDA 33407 (561)615-9266 L.B. 6216 Fax: (561)615-9270 E-mail: mappers@wlfish.com</p>	<p>McCURDY CENTER TRACT A OVERALL BOUNDARY LESS TRACTS B, C & D</p>		
	<p>DRAWN: W.B.H. DATE: 11/05/07</p>	<p>CHECKED: W.L. FISH JOB# 2006-087</p>	

TRACT B

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE NORTH 00°07'10" WEST 85.64 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE SOUTH 88°56'00" WEST 25.00 TO THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH STREET, BEING A LINE 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 00°07'10" EAST 6.29 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°52'50" WEST 60.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY 51.02 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°34'35" TO THE END OF SAID CURVE; THENCE SOUTH 63°18'15" WEST 59.37 FEET TO A LINE 163.00 WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°07'10" WEST 128.26 FEET, ALONG SAID PARALLEL LINE; THENCE SOUTH 89°59'45" EAST 163.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°07'10" EAST 89.73 FEET, ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT B CONTAINS 16163 SQUARE FEET OR 0.3711 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO ABSTRACT OF THE PUBLIC RECORDS FOR EASEMENTS OR RIGHTS-OF-WAY WAS PROVIDED TO OR CONDUCTED BY THIS OFFICE.
3. THIS DESCRIPTION AND SKETCH CONSISTS OF 2 PAGES AND IS NOT COMPLETE WITHOUT ALL PAGES.
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5. THIS IS NOT A SURVEY.

CERTIFICATION:

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W. L. FISH & COMPANY, INC.

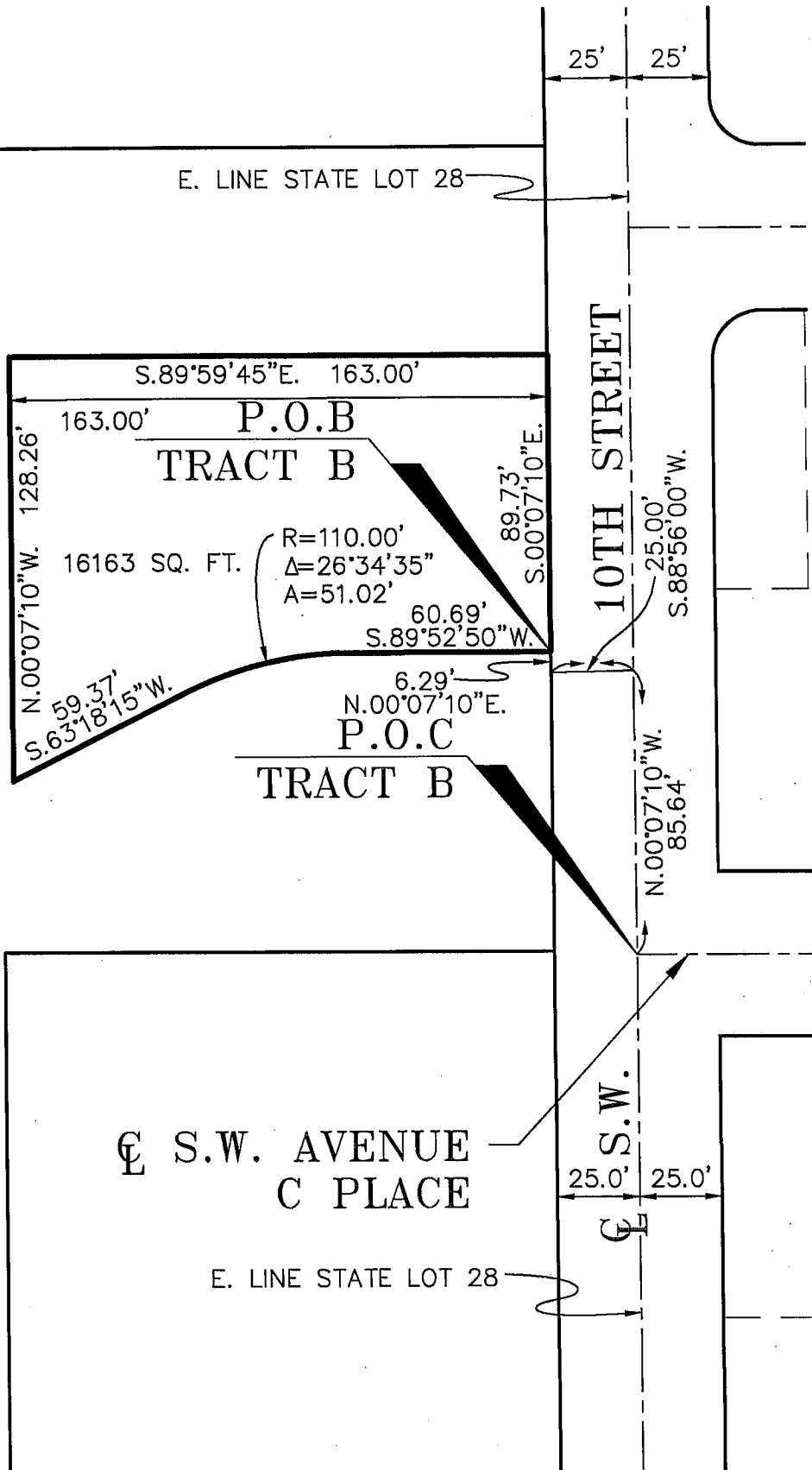
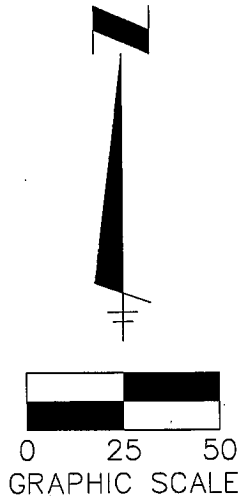
BY: WAYNE LARRY FISH
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**McCURDY CENTER
PARCEL B**

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET
CHECKED:	W.L. FISH	JOB#	2006-087	NO. 1 OF 2



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McCURDY CENTER
 PARCEL B

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET
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TRACT C

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE SOUTH 00°07'10" EAST 119.14 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE NORTH 89°58'46" WEST 241.31 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°01'14" WEST 62.00 FEET; THENCE NORTH 89°58'46" WEST 130.39 FEET; THENCE NORTH 58°19'41" WEST 29.94 FEET; THENCE NORTH 00°09'59" WEST 46.29 FEET; THENCE SOUTH 89°58'46" EAST 156.03 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT C CONTAINS 9468 SQUARE FEET OR 0.2173 ACRES, MORE OR LESS.

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W. L. FISH & COMPANY, INC.

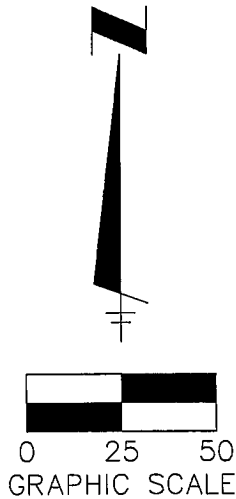
BY: WAYNE LARRY FISH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA STATE REG. NO. 3238



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**McCURDY CENTER
TRACT C**

DRAWN:	W.B.H.	DATE:	11/05/07	SHEET
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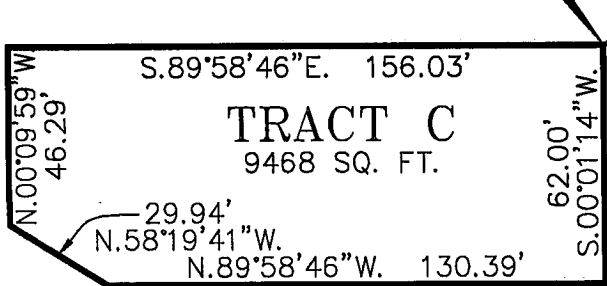


10TH STREET

P.O.C
TRACT C

⊕ S.W. AVENUE
C PLACE

P.O.B
TRACT C



N.89°58'46"W 241.31'

E. LINE STATE LOT 28

S.W.
⊕ S.00°07'10"E 119.14'

25' 25'



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McCURDY CENTER
TRACT C

DRAWN: W.B.H.	DATE: 11/05/07	SHEET NO.
CHECKED: W.L. FISH	JOB# 2006-087	2 OF 2

TRACT D

A PARCEL OF LAND IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE SOUTH 00°07'10" EAST 210.35 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE SOUTH 89°57'21" WEST 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF S.W. 10TH STREET, BEING A LINE 25.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 00°07'10" EAST 169.60 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET, SAID CURVE BEING THE NORTHWEST LINE OF THAT CERTAIN PARCEL DEEDED TO THE FLORIDA STATE ROAD DEPARTMENT AS RECORDED IN OFFICIAL RECORD BOOK 268 AT PAGE 420; THENCE ALONG THE ARC OF SAID CURVE 23.59 FEET, THROUGH A CENTRAL ANGLE OF 90°07'27" TO THE END OF SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD, BEING A LINE 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 31, THENCE NORTH 89°59'44" WEST 151.96 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°01'14" EAST 184.49 FEET; THENCE NORTH 89°57'21" EAST 166.54 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT D CONTAINS 30729 SQUARE FEET OR 0.7055 ACRES, MORE OR LESS.

THE TOTAL AREA OF THE HEREIN DESCRIBED TRACT A CONTAINS 229,763 SQUARE FEET OR 5.2746 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO ABSTRACT OF THE PUBLIC RECORDS FOR EASEMENTS OR RIGHTS-OF-WAY WAS PROVIDED TO OR CONDUCTED BY THIS OFFICE.
3. THIS DESCRIPTION AND SKETCH CONSISTS OF 2 PAGES AND IS NOT COMPLETE WITHOUT ALL PAGES.
4. ALL BEARINGS ARE BASED UPON AN ASSUMED BEARING OF NORTH 00°07'10" WEST ALONG THE EAST LINE OF STATE LOT 28, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BELLE GLADE, PALM BEACH COUNTY, FLORIDA.
5. THIS IS NOT A SURVEY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS APPLICABLE TO LEGAL DESCRIPTIONS, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

W. L. FISH & COMPANY, INC.

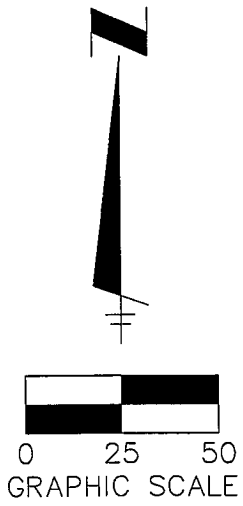
BY: WAYNE LARRY FISH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA STATE REG. NO. 3238



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TRACT D**

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P.O.C.
TRACT D
S.W. AVENUE
C PLACE

E. LINE STATE LOT 28

25.00'
S.89°57'21"W.
N.89°57'21"E. 166.54'

P.O.B.
TRACT D
TRACT D

N.00°01'14"E. 184.49'

R=15.00'
Δ=90°07'27"
A=23.59'

N.89°59'44"W. 151.96'

S. LINE SECTION 31
MARTIN LUTHER KING JR. BOULEVARD
(F.K.A. S.W. AVENUE E)

PARCEL DEEDED TO
F.D.O.T. IN O.R.B.
268, PG. 420

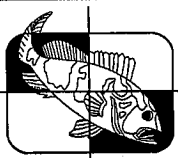
25.0'
25.0'
S.00°07'10"E.

S.00°07'10"E. 169.60'

25.0' 25.0'

10TH STREET

S.W.



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