

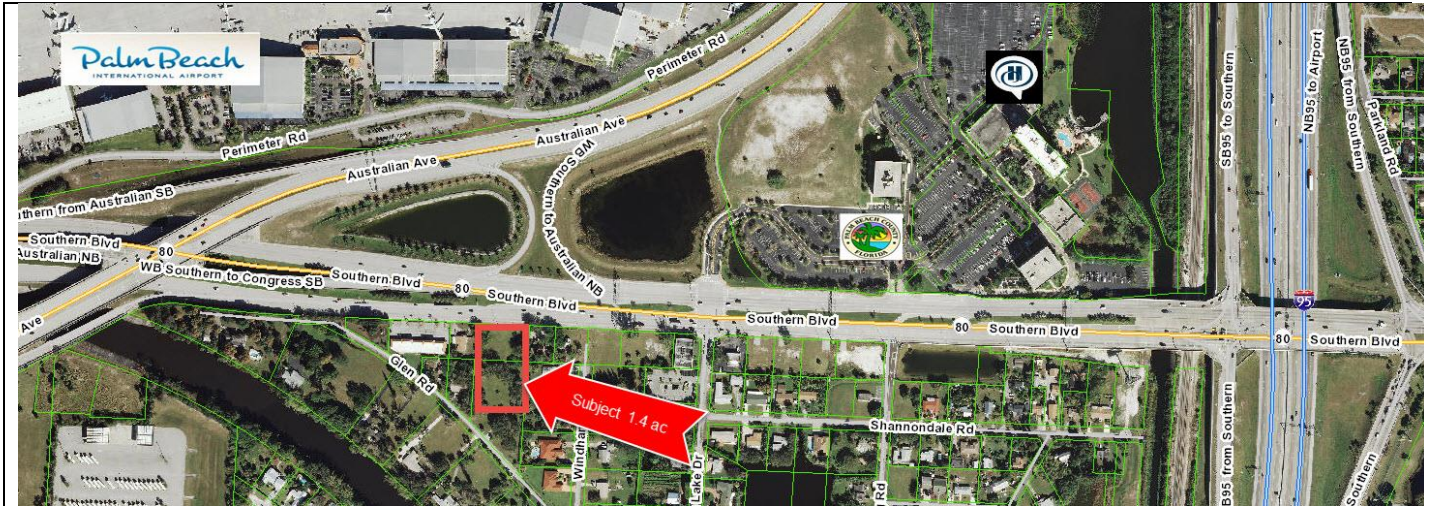


Telephone (561) 964-0700 • CELL(561) 629-4999
dplewis@dplewis.com

Lic. Real Estate Broker

FOR SALE

1.4 +/- ac. Lot Approved for 23,000 sq.ft. Office Building – Southern Blvd. near PBI – West Palm Beach, FL



1630 Southern Blvd., near Palm Beach International Airport, West Palm Beach, FL



- 1.4 +/- acre Lot on Southern Blvd. just west of I-95 and east of Congress
- 190' x 322' +/-
- Plans for a 3 story 23,214 sq.ft. Office Building
- Architectural, Mechanical, Electrical and Structural Plans
- ZONED : Commercial – Town of Glen Ridge
- PURCHASE: \$1,100,000 MAKE OFFERS

For Personal Inspection or Additional Information, please call:

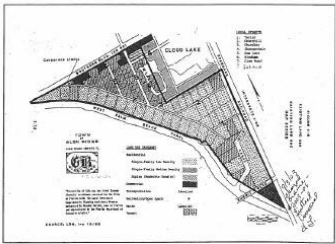
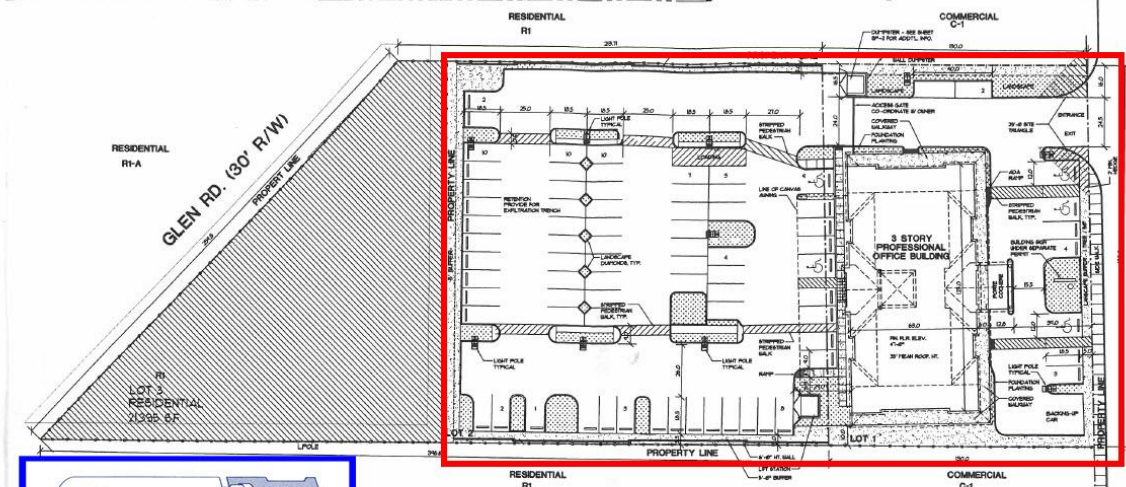
LEWIS REALTY GROUP, L.L.C.

Daniel P. Lewis, SIOR, CCIM

561-629-4999

ANY INFORMATION STATEMENT, FACTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED OR WARRANTED, ARE SECURED FROM SOURCES WE CONSIDER RELIABLE AND AUTHORITATIVE, HOWEVER, WE ARE NOT RESPONSIBLE FOR MIS-STATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET OR CHANGE IN PRICE WITHOUT NOTICE. PRICE SUBJECT TO CHANGE WITHOUT NOTICE. NEITHER SELLER NOR LEWIS REALTY GROUP, L.L.C. CANNOT REPRESENT THE PAST, PRESENT AND FUTURE FINANCIAL CONDITIONS OF THE PROPERTY, INCLUDING THE INCOME AND EXPENSES. THANK YOU.





LOT 1 AREA	24,700 sqft.
LOT 2 AREA	58,545 sqft.
1/2 TOTAL AREA	61,545 sqft.
PERVIOUS	1,022 sqft.
RETENTION AREA	- sqft.
IMPERVIOUS	50,223 sqft.
PARKING	
RESERVED	25,000 SF
PROPOSED	10 SF
IMP. AND LANDSCAPE	200 SF
PROPOSED	2,000 SF
TOTAL BUILT	27,200 sqft.
NET LANDSCAPE	2,000 sqft.
NET IMP. AND LANDSCAPE	2,000 sqft.
COVERAGE	6,738 sqft.
	30.4 %
MARKER	

LEGAL DESCRIPTION
 COMMERCIAL LOTS
 LOTS 5 AND 6, BLOCK 2, SUBDIVISION HOMES, PLAT BOOK 14, PAGE 34, PALM BEACH COUNTY, FL.
 RESIDENTIAL LOTS
 THE EAST 95 FEET OF LOTS 10 AND 10A, AND THE WEST 95 FEET OF LOTS 12B AND 12C, OF LOT 3 EXTENDED SOUTH, IN BLOCK 2, SUBDIVISION HOMES, PLAT BOOK 14, PAGE 34, PALM BEACH COUNTY, FL.

GENERAL SITE NOTES

1. ARCHITECTURAL & SITE PLANS FOR GENERAL CONSTRUCTION SHALL BE NOTED BY THE CONTRACTOR. GENERAL SHALL BE NOTED BY THE CONTRACTOR. GENERAL SHALL BE NOTED BY THE CONTRACTOR.
2. GENERAL SHALL BE NOTED BY THE CONTRACTOR.
3. GENERAL SHALL BE NOTED BY THE CONTRACTOR.
4. GENERAL SHALL BE NOTED BY THE CONTRACTOR.
5. GENERAL SHALL BE NOTED BY THE CONTRACTOR.



DATE: 05/10/2010
 PROJECT: 1620 SOUTHERN BLVD.
 CLIENT: STEVEN J. BELAP
 ADDRESS: 1620 SOUTHERN BLVD.
 CITY OF GLEN LAKE, PALM BEACH COUNTY, FLORIDA.
 NEW OFFICE BUILDING FOR:
 ROYAL ARCHITECTURE & DESIGN, INC.
 1620 SOUTHERN BLVD.
 WEST PALM BEACH, FLORIDA 33411
 561-730-6804 (fax)
 561-730-1360
 DATE: JULY 26, 2010
 AS NOTED
 SP-1
 SITE PLAN VARIANCE



Neighborhood Aerial

MASTER DISCLOSURE FORM AND NOTES

Pursuant to Florida Statutes, Ch. 475, Lewis Realty Group, L.L.C. makes the following disclosures:

I. In the above transaction, Lewis Realty Group, L.L.C. represents:

- (a) The Lessee/Buyer exclusively.
- (b) The Lessor/Seller exclusively.
- (c) Transaction Broker (See attached)

II. In the above transaction, Lewis Realty Group, L.L.C. shall receive its compensation from:

- (a) The Lessee/Buyer
- (b) The Lessor/Seller exclusively.
- (c) Both the Lessee/Buyer and Landlord/Seller and such payment is expressly consented to by the parties by their execution hereof.

NOTICE TO BUYER(S) AND SELLER(S)

III. Additional expenses (e.g., attorneys' fees, taxes, title insurance, escrow fees, documentation fees, recording fees, discount points, survey charges, mortgage or service fee, engineering inspection fees, or insurance) may be incurred by Buyer or Seller according to the Agreement, prior to or at the time of closing. Please consult your counsel for more information regarding your specific transaction.

NOTICE TO BUYER(S) AND LESSEE(S) - RADON

IV. **"RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

INVESTIGATION AND ANALYSIS

V. Information contained in the property presentations came from third parties. Tenants and Lessee/Buyer must rely SOLELY on their own investigations and analysis prior to purchasing or leasing property. Lewis Realty Associates, Inc. shall be held harmless from any negligence of third parties, mis-representations and information or action of ours or their agents.

PURCHASE CONDITIONS AND REPRESENTATIONS

VI. The Lessor/Seller or Lewis Realty Group, L.L.C. cannot represent the past, present and future financial conditions of the property, including the income and expenses.

THIS PROPERTY IS BEING SOLD IN **"AS IS, WHERE IS"** CONDITION.

The parties named below acknowledge, agree with and consent to the representation and compensation disclosed above.

Presented to the Lessee/Buyer: (ATTACHED TO MARKETING PACKAGES and CONTRACT OFFERING)

MEMORANDUM

To: **SELLING BROKERS AND PROSPECTIVE PURCHASERS**
From: Daniel P. Lewis, SIOR, CCIM; Lewis Realty Group, L.L.C.
RE: **Purchase and Sale Properties**

Here are a few disclosures and notes for your information

AGENCY:

- a. Lewis Realty Group, L.L.C. representing the Seller and selling Subject Property pursuant to the terms and conditions of a Listing Agreement, this Listing Presentation and this Memorandum.
- b. Daniel P. Lewis, a Florida licensed real estate broker and Listing Agent

TRUST PROPERTY: THIS PROPERTY IS IN a TRUST:

- **AS-IS:** Sold in AS IS conditions with all faults and without representation of its' conditions and use from neither the Seller nor Lewis Realty Group, L.L.C.
- **SELLER TO USE ITS' OWN FORMS for CONTRACT:** The Seller requires minimum standards when making any offer to the Sellers via a Letter of Intent. It is recommended that if you wish to present an offering you do so by either a Letter of Intent or email outlining the basic economic terms such as:
 - o Purchase Price Offering. All offering will not be subject to financing, outside the Inspection Period and must CASH at Closing
 - o Inspection Period and time needed for closing.
 - o Full Name and Address of Buyer without assignment
- **NO UTILITIES BY SELLER FOR INSPECTION:** The Seller, at the Seller's sole option has the right not to turn on utilities such as water, sewer, electric and gas for Buyer's inspections.

PLEASE NOTE: THE SELLER RESERVES THE SOLE AND EXCLUSIVE RIGHT TO ACCEPT OR REJECT ANY OFFERS OR BIDS AT ANYTIME AND FOR ANY REASON, INCLUDING FULL PRICE OFFERS. THE PURCHASER/BIDDER MAY, AND WILL, NOT CONTACT THE SELLER DIRECTLY or INDIRECTLY.

ANY INFORMATION STATEMENT, FACTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED OR WARRANTED, ARE SECURED FROM SOURCES WE CONSIDER RELIABLE AND AUTHORITATIVE, HOWEVER, WE ARE NOT RESPONSIBLE FOR MIS-STATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET OR CHANGE IN PRICE WITHOUT NOTICE.

COOPERATING BROKERS: We at Lewis Realty Group, LLC are most anxious to cooperate with you concerning co-brokering our exclusive listings. This memo is written to help you understand our policy for registering or referring prospects.

There are two ways that we may work together when you present a Lewis Realty Group, LLC listing to your prospect:

1. You may choose to represent your prospects side of the transaction. In this case, we are pleased to split all collected commissions with you on a 50%/50% basis. Unlike certain area Brokers, you will receive a full fifty percent (50%) on the total commission collected. **We do not penalize or charge our co-broker by retaining a portion of the fee for alleged marketing and advertising expenses.** All fees are paid out of the proceeds of a closing, whether it is a Lease or Sale.
2. If, however, you decide to refer your prospect to Lewis Realty Group, LLC and allow our firm to complete the transaction, a referral fee of twenty percent (20%) of the total collected commission by selling broker will be paid to you for the introduction.

If you choose to represent your prospect, we will be happy to register them if one of the following occurs:

1. You present a written letter, email or fax of authorization from your prospect naming you as their representative.
2. One of our agents from Lewis Realty Group, LLC meets with you and your prospect.

When your prospect is registered, you will be protected for ninety (90) days from direct dealings between your registered prospect and Lewis Realty Group, LLC

If you are a Principal or affiliate of the Principal acting as a Broker, you will not be acknowledged or compensated as a Broker.

Should another Broker present an offer on behalf of your previously registered prospect during your protection period, Lewis Realty Group, LLC will protect and share the commission with the broker whose offer culminates in an executed transaction, unless the Buyer agrees to pay you or the other broker and provides Lewis Realty Group, LLC with a Hold Harmless Release Statement.

All commissions are paid out of the proceeds of a sale or lease. In other words, if there is no closing there will be no commission.

Lewis Realty Group, LLC makes every attempt to make your registration process simple without you having to sign a multiple page registration contracts. We hope this memo will help alleviate any confusion concerning co-brokering deals. If you have any questions, please give us a call. We look forward to completing many transactions with you. *Thank you!*

This Information is attached to the Offering Package