RECEIVED
By yfigueroa at 7:46 am, Nov 09, 2023

L E T T E R O F I N T E N T

F I N A L S U B M I T

DATE: November 9, 2023

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: ARC-23-075_389 S LAKE DR

REQUEST

On behalf of the Cooperative Apartments of Three Eighty Nine Corporation ("**Applicant**"), Shutts & Bowen LLP ("**Agent**") respectfully requests Architectural Commission ("**ARCOM**") approval of a Major Project for exterior façade changes to the Three Eighty Nine Corporation building ("**Building**") located on a 1.55 acre site at the northeast corner of the intersection of S. Lake Drive and Peruvian Avenue ("**Site**"). The Applicant is seeking to:

1. Remove the formed and poured concrete screen wall installed in front of eight decorative concrete precast panel façade lattices on the exterior of the front façade of the Building ("**Concrete Lattice**");
2. Add stucco and paint finishes to the front façade;
3. Enhance the window openings with new stucco surrounds and sills; and
4. Install decorative railing at the window openings.

The Applicant seeks to remove the Concrete Lattice to prevent future structural and maintenance issues to the Building and to safeguard the life/safety of the unit owners. The Concrete Lattice was anchored to the vertical concrete columns and to the unreinforced terracotta tile kneewall sections through the use of pinned metal brackets embedded directly to the terracotta tile. The stucco and paint were then applied to the Building, preventing future maintenance to the Building behind the Concrete Lattice and leading to the problems depicted in the photos below. Replacing the Concrete Lattice will lead to significantly larger repair and maintenance costs in the future. More importantly, in an event of a fire or other emergency, the master bedroom windows serve as a direct point of egress, as the fire department can extract people from all six floors using ladder trucks, and reinstalling a concrete lattice could potentially trap unit owners in their units in an emergency. Thus, while the Applicant believes these requested improvements will visually enhance the Building which has received overwhelmingly positive feedback from the neighbors, aesthetics is not the primary motivation for seeking these modifications.

All 41 unit owners comprising of the Applicant ***unanimously approved*** of the proposed exterior façade changes to the Building. There were no dissenters and no owners had any objections. See July 26, 2023 Letter from Lorraine Tuohy as President of Applicant, a copy of which is attached as **Exhibit A**.

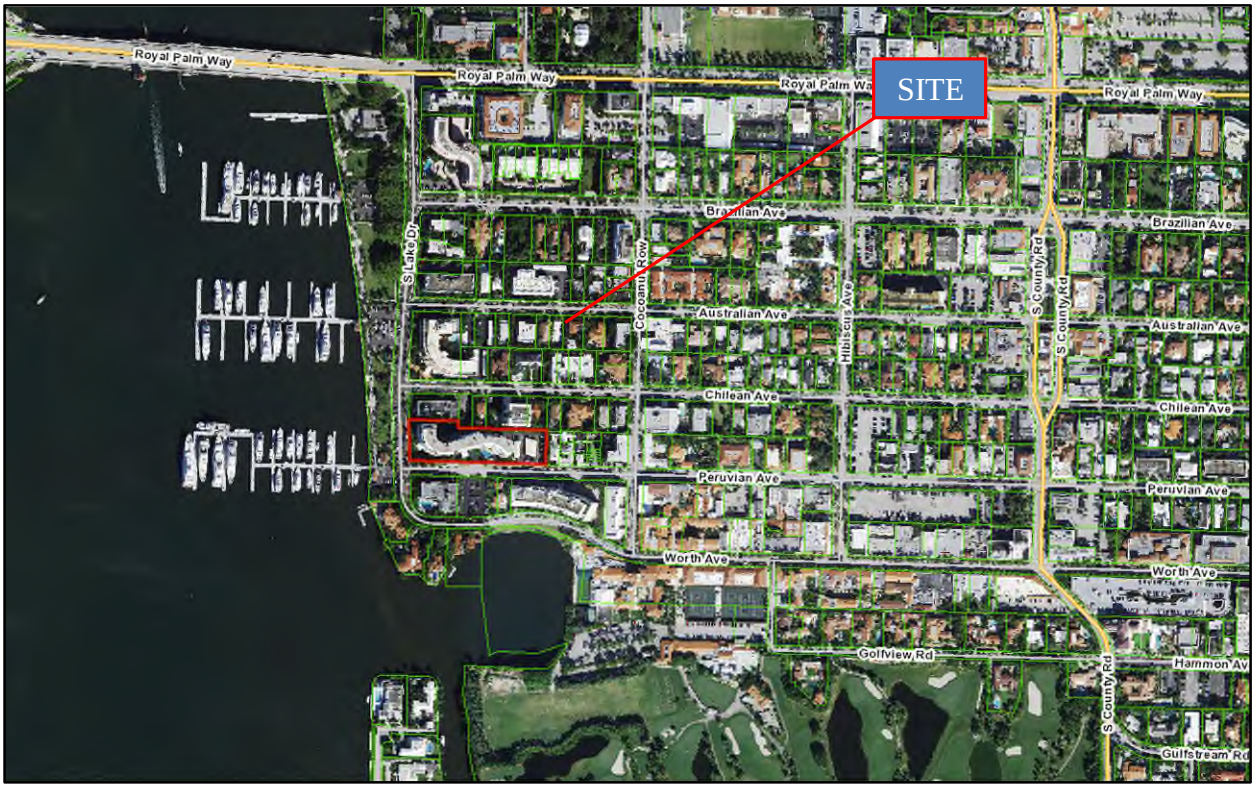


Figure 1 - LOCATION MAP

Property Address:	389 S. Lake Dr. ***(Figure 1)***
Parcel Control Number (PCN):	Cooperative Apartments of Three Eighty Nine Corporation, a cooperative apartment building located at 389 S. Lake Dr.
Municipality:	Town of Palm Beach ("**Town**")

BACKGROUND AND JUSTIFICATION FOR REQUEST

According to the public records, the Building was constructed in 1967 with a Concrete Lattice in front of eight planar breaks along the front façade. The Concrete Lattice was designed with a pedestrian flat face lacking the decorative qualities of the other cast concrete balcony and surface treatments constructed around the same time in the Town. The Concrete Lattice was positioned approximately six inches from the exterior of the Building over the master bedroom windows and was anchored to the vertical concrete columns and to the unreinforced terracotta tile kneewall sections through the use of pinned metal brackets, embedded directly to the terracotta tile. Through the years, unit owners lodged numerous complaints of water intrusion and an inability to maintain, clean, and/or replace their master bedroom windows.

In March 2020, the Applicant engaged AT Designs ("**Engineer**") to evaluate the structural integrity of the Building to determine what repairs and restorations needed to be performed on the almost 60-year old Building. The Surfside tragedy in June 2021, whereby a residential condo building collapsed due to structural support failures, added an urgency to this process. The Engineer ultimately concluded that the Concrete Lattice showed significant deterioration and needed to be removed. Based on the Engineer's recommendations and with the recent Surfside tragedy top of mind, the Applicant immediately initiated the process of obtaining the requisite permits from the Town to remove and replace the Concrete Lattice and sought to obtain bids to perform the work. Acting with a heightened sense of urgency, the Applicant did not have the benefit of assessing the feasibility of installing

a new concrete lattice. Instead, the Applicant's focus was on removing the compromised Concrete Lattice to protect the safety and well-being of the unit owners.

Upon removal the Concrete Lattice, the Engineer realized that the deterioration of the Concrete Lattice and the damage to the exterior of the Building was far worse than initially anticipated. The connection points where the Concrete Lattice was fastened to the exterior of the Building showed significant deterioration and structural vulnerability. It also became apparent that these connection points were the sources of the water intrusion in the units. Moreover, the Engineer discovered that installing a new concrete lattice (or other type of similar structure) would reintroduce the same additional structural damages and maintenance concerns that the Engineer uncovered when removing the Concrete Lattice. Further, because the Concreate Lattice sits inches from the exterior of the Building, it was impossible to adequately maintain the exterior of the building, or maintain/replace the master windows enveloped by the Concrete Lattice. See July 21, 2023 Letter from Tim Marshall of A.T. Designs, Inc., a copy of which is attached as **Exhibit B**.

Most critically, installing a new concrete lattice would create life/safety issues for the unit owners. In an event of a fire or other emergency, the master bedroom windows are a direct point of egress, as the fire department can extract people from all six floors using ladder trucks. The reinstallation of the concrete lattice could potentially trap unit owners in their units in the event of an emergency. In the wake of the Surfside tragedy, it is more important than ever to maintain all means of egress in the event of an emergency.

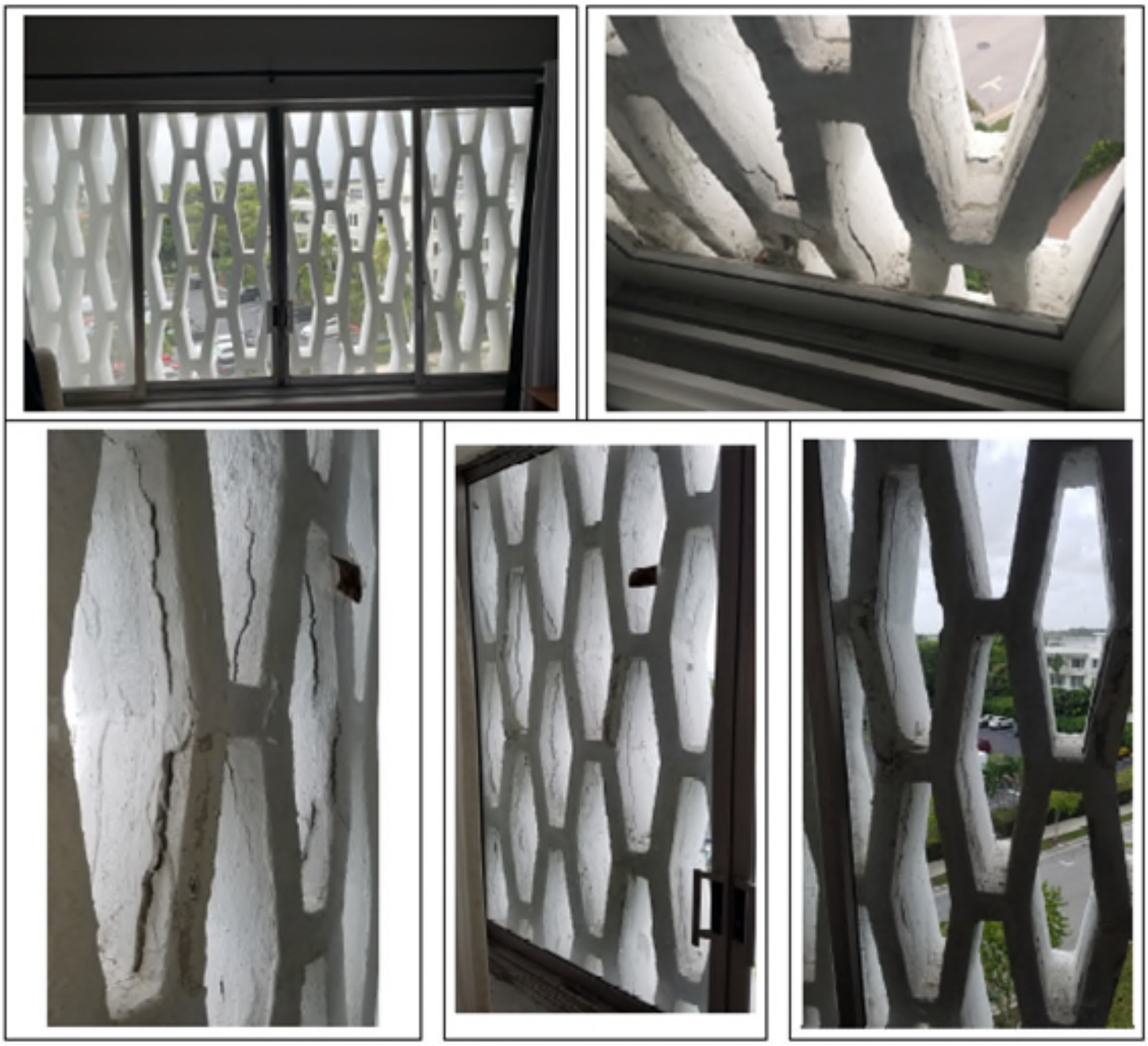
Realizing that replacing the Concrete Lattice presented significant safety and maintenance concerns, the Applicant began to explore the option of retaining the solid stucco finish in lieu of another concrete lattice. Because the construction of another concrete lattice would take over a year to manufacture, the Engineer applied a stucco and paint finish to the Building façade as a temporary measure. The Applicant was pleased to discover that the stucco wall finish was aesthetically and architecturally appealing, and in many ways an improvement over the Concrete Lattice. Additionally, the feedback from the neighboring residents was overwhelmingly positive. Considering that the stucco finish was so aesthetically pleasing and well-received by the residents and neighbors, the Applicant requests to keep the stucco, finish these planar breaks with banding around the individual windows, and add a matching railing to each window as an added element so that the final design remains cohesive with the rest of the Building's original design. Lastly, the view from the window units without the Concrete Lattice was vastly improved.

For all of the above reasons, the Applicant is seeking ARCOM approval for these modifications to the façade of the Building.

Images of Exterior of Building with Concrete Lattice

Views from master bedroom windows before renovation:

Concrete Lattice covers full opening, tight to Building



Damage to Building from Concrete Lattice:

Concrete Lattice supports at top of building window

Concrete Lattice removal & supports under MBR

Damage to Building from Concrete Lattice supports & damaged stucco

Images of Exterior of Building without Concrete Lattice

VIEW FROM SOUTH LAKE SIDE DRIVE

DETAILED VIEW

VIEW FROM PERUVIAN AVENUE - PORTE COCHERE

VIEW FROM PERUVIAN AVENUE

Views from Master Bedroom Windows without Concrete Lattice

SUPPLEMENTAL APPLICATION REQUIREMENTS

- Letter from Lorraine Tuohy as President of Applicant is attached as **Exhibit A**.
- Letter from Tim Marshall of A.T. Designs, Inc. is attached as **Exhibit B**.

As required, attached are the responses to the ARCOM review standards/guidelines for the Major Project:

  - **Exhibit C:** Criteria for building permit in accordance with Section 18-205.
- A detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site attached as **Exhibit D**.
- A Property Info sheet with the Location Map is attached as **Exhibit E.**
- The Legal Description is attached as **Exhibit F.**

PARKING STATEMENT

There are no changes proposed to the on-site parking.

EXHIBIT A

Letter from Lorraine Tuohy as President of Applicant is attached separately

389 Corporation, Inc.
389 South Lake Drive
Palm Beach, Florida 33480

July 26, 2023

Town of Palm Beach Architectural Commission (Arcom)

I am the President of the Board of Directors of the Cooperative Apartments of Three Eighty Nine Corporation.

100% of the unit owners at 389 Corp approved of the proposed New Design for the South Facade Design. We have 41 owners.

On March 2, 2023, per the 389 Board of Directors, our Manager, Jay Denger emailed the Second Notice to all owners re the 389 Corporation Annual Meeting to be held on March 16, 2023 at 389 South Lake Dr, Palm Beach, FL. 2023 @ 11 am in the 389 Library. There were 8 items on the Agenda. Item #7 was: New Business: Approval of South Facade Design.

Owners could attend the meeting in person, attend through Zoom or if unable to attend, could sign and return the enclosed Limited Proxy as indicated below:

Do you approve the design for the South Facade presented in a Meeting of the Board of Directors on March 1, 2023 by David Miller, Architect for 389 and shown in the enclosed photograph for presentation to the Town of Palm Beach Architectural Commission as an alternative to replacing the former Trellises?

_____yes _____No

The proxy needed to be signed by the owner, dated and returned to 389 Corporation.

Owners who were present and/or on Zoom had the opportunity to vote in person at the meeting. When Jay sent the Zoom link for the Annual meeting Jay wrote: "If you have not returned your Limited Proxy for voting on the

approval of the South Facade Design, when it comes to vote-in-person, I will take a roll call vote of the Zoom participants who have not returned the proxy."

As a result of the roll call, 3 Board members called owners directly after the meeting who were not present or on Zoom. There were approximately 3-4 owners in this category. The Board did not adjourn the meeting on March 16th in order to accommodate owners who still could sign their Proxy. Each called owner was emailed a Proxy to vote, sign and date and return iimmediately to 389. Each owner complied. The meeting was officially adjourned several days later.

All 41 Owners at 389 voted 100% to approve the New Design as presented to them as an alternative to replacing the former trellises. S There were no dissenters or any owners that had any objections. They felt the New Design was a huge success and would be a beautiful and complimentary addition to our South facade.

Lorraine S Tuohy
President 389 Board of Directors

EXHIBIT B

Letter from Tim Marshall of A.T. Designs, Inc. is attached separately

A. T. DESIGNS, INC.

CIVIL / STRUCTURAL ENGINEERING AND PROJECT MANAGEMENT SERVICES

Mr. Wayne Bergman, MCP, LEED
Director/Building Official
TOWN OF PALM BEACH
300 South County Road
Palm Beach, FL 33480

July 21, 2023

Re: Decorative Lattice Evaluation
389 Corporation
389 Lake Avenue
Palm Beach, Florida

To Mr. Wayne Bergman:

This firm was commissioned directly by the 389 Corporation to conduct a visual inspection and evaluation of the decorative precast panel façade lattice, located on the south and southwest of the semi-circular Building façade. The Building contains eight (8) decorative lattice panel sections, which are essentially located in front of the master bedrooms of the A through H units. The Corporation has been fraught with long-term deterioration and degradation of the reinforced decorative precast lattice components and resulting remedial restoration, prior to this firm undertaking to perform a visual inspection and evaluation. In July of 2020, the investigation of the decorative precast lattice components was initiated with the use of a large articulating high-reach boom lift from the paved roadway and front drive, to observe and evaluate the condition of the precast concrete lattice, and the obscured portions of the Building exterior façade and glazing components.

The construction of the Building consists of cast-in-place, reinforced concrete slabs, columns, and beams with un-reinforced, in-fill terracotta tile walls covered with stucco. The individual precast concrete lattice panels are comprised of over three thousand individual precast pieces that were anchored to each other, to the vertical concrete columns, and also to the unreinforced terracotta tile kneewall sections through the use of pinned metal brackets, embedded directly to the terracotta tile. During the inspection process, we observed widespread spalling and degradation of the individual precast panel themselves and evidence of widespread previous concrete repairs. In addition, deterioration and displacement of the metal brackets was also observed, adding to the structural instability of the already compromised individual lattice pieces and panel sections. The observed conditions were photographed for record purposes and quantified for the inclusion in the pending concrete restoration and rehabilitation project, which was being contemplated by the 389 Corporation.

300 PROSPERITY FARMS ROAD, SUITE G • NORTH PALM BEACH, FLORIDA 33408
(561) 881-7280 • FAX (561) 881-0201 • Email: atd@atdesigns.net

Prior to the initiation of the ongoing concrete restoration and rehabilitation project and prior to the submittal of the permit documents to the Building Department, I contacted the Town of Palm Beach Building Department to discuss the findings of our investigation and to explain our concern with the long-term structural integrity of the decorative lattice panel components. In addition, I also wanted the staff to understand that to manufacture the individual precast lattice pieces, it would exceed the Town of Palm Beach and the 389 Corporation allowable seasonable work, May 1 to Nov. 30 timeframe, therefore the project would have to be continued into the following allowable seasonal work period. On February 2, 2022, a Zoom meeting with members of the staff and the assistant Building Official was conducted to review the findings of the investigation and the pending concrete restoration and rehabilitation project. During that meeting, I expressed the findings of the investigation and my concerns with the structural integrity of the precast concrete decorative panels. In addition, I explained to the participants that to manufacturer (cast) the individual replacement precast panel pieces, it would require extending the project into the following season, equating to a two (2) year project timeframe.

The 389 Corporation concrete restoration and rehabilitation project commenced on September 6th 2022; with the initial focus of the project on the removal of the precast concrete decorative lattice sections. Within the first few weeks of the demolition work, it became apparent that the deterioration and degradation of the individual precast panel pieces was significantly worse than originally anticipated, requiring additional shoring to insure the integrity of the panel section during the demolition process. In addition, the exposed terracotta kneewalls revealed the widespread oxidation and failure of the metal support brackets, which were embedded and anchored to the terracotta tile kneewall at typically six (6) locations per kneewall. The lattice was also anchored to the bookend vertical columns on either side of the decorative lattice sections. The demolition process also revealed that the metal support brackets only anchored one of two legs of the two precast lattice elements.

The demolition of the exterior of the master bedroom terracotta kneewall revealed widespread deterioration and damage of the stucco covered, unreinforced terracotta tile kneewalls and the existing glazing components, located directly behind the existing lattice sections. The observed deterioration and damage also included the metal tie-in/support brackets, which are the sole supporting element(s) for the individual, interconnected lattice kneewall panel section pieces. The deterioration of the metal brackets and varying degree(s) of failure of the attachment of the metal brackets to the terracotta tile raised additional concerns with the structural integrity of the lattice system.

The removal of the individual precast lattice precast component(s), exposed the widespread damage and degradation, requiring the removal and repair of all the metal support brackets and adjacent areas of delaminated stucco, resulting directly from the long-term infiltration of moisture at and/or adjacent to the existing bracket locations. The six (6) bracket locations per kneewall essentially meant that each individual precast lattice piece was supported on only one leg, further jeopardizing the structural integrity of the lattice panels. Of the 480 identified bracket locations, 60% of the brackets were directly anchored into the unreinforced terracotta tile kneewall locations.

The final item that came to light during the demolition of the existing precast lattice was the complete inability to access the surface area behind the lattice panels themselves. There is approximately three (3") inches of space behind the lattice panels and adjacent terracotta master bedroom kneewalls and glazing components, which made it virtually impossible to perform any reasonable degree of maintenance of the backside of the panel components, glazing systems, and/or stucco covered terracotta tile kneewalls. In fact, a vast majority of the master bedroom windows, which were exposed during the demolition process, contained widespread evidence of sealant failure around the glazed openings. This lack of and/or the deterioration of perimeter sealants can have long-term, negative effect on moisture infiltration, propagating the potential moisture entering into the unit interior, resulting damage and other environmental issues. Essentially, the decorative lattice panels have contributed to the inability to access and maintain the exterior envelope of the Building. It is my opinion that the lattice panels have helped contribute to the deterioration and degradation of the master bedroom exterior kneewalls and columns to which they cover.

The findings of our investigation, along with the conditions observed, and repairs implemented during the demolition of the precast lattice components all raise considerable doubt about the long-term structural integrity of the reinstallation of the existing precast concrete lattice sections. The dependence of the attachment to the existing terracotta tile kneewalls significantly inhibits the ability to meet any reasonable structural requirements, without significant modification to the exterior façade of the Building. In addition, the present configuration prohibits the access and maintenance of the glazing and kneewall components located behind the lattice locations. We therefore have recommended, based on the conditions observed and the long-term structural integrity issues associated with the terracotta tile kneewalls, that the 389 Corporation consider the elimination of the reinstallation of the existing decorative lattice, because of the significant structural modifications that are required to insure the long-term performance of decorative lattice component.

I have completed a review of the plans prepared by David Miller and Associates, PA, in which the existing decorative lattice would be replaced with new

decorative aluminum railings, matching the existing railings located on the entire north and south facades of the Building. The attachment and anchorage of the proposed decorative railings will not require extensive structural modifications to the exterior terracotta tile kneewalls, because of the significant reduction of the applied loads (weight) in comparison to the original decorative precast lattice system. The reduction of the loading and associated stresses will help to maintain the integrity of the exterior façade of the Building in those particular areas. In addition, the exposure of the master bedroom glazed openings will allow for the direct access to properly maintain the said components. Based on my review of the plans, and also my extensive knowledge of the long-term negative and detrimental effects of reinstalling the precast decorative lattice panels, I recommend that the new decorative aluminum railings be installed as proposed and being presented to ARCOM.

Please contact my office should there be any further questions,

Respectfully submitted,
A.T. Designs, Inc.

Timothy S. Marshall, PE
Florida Reg. No. 41992

Enclosure(s)

cc 389 Corporation
Gunster Law Firm
David Miller, AIA
File

Timothy S. Marshall, PE

President/Founder - A.T. Designs, Inc.

PERSONAL DATA:

Marital Status: Single, 2 children
Residence: Palm Beach Gardens, Florida

CREDENTIALS AND REGISTRATIONS:

Vanderbilt University, Nashville, Tennessee, B.E. Civil Engineering 1982
Florida Registered Professional Engineer PE 41992
Texas Registered Professional Engineer PE 111065
Florida Building Inspector - BN 3502
Special Inspector - Threshold Buildings No. 1022

PROFESSIONAL AFFILIATIONS:

International Concrete Repair Institute, Founding Chapter Member, Former Board Member
Florida Engineering Society, Member
Florida Society of Professional Engineers, Member
American Concrete Institute, Member

PROFESSIONAL EXPERIENCE:

A.T. Designs, Inc., North Palm Beach, Florida

President and founder of A.T. Design, Inc. Duties include all facets of structural design and consulting for institutional, commercial, marine, and residential projects; forensic structural investigations and assessments; concrete deterioration and restoration investigations and assessment; glazing assessment, replacement, and rehabilitation; roof investigation and consulting, waterproofing and coatings consulting; Construction management and project administration services; post tension cable repair; hurricane damage inspections and assessments; expert testimony; contract and construction administration for new and remedial construction projects; dredging permitting and project administration; client and regulatory coordination and reporting; cost analysis and value engineering; environmental assessments; and all responsibilities related to operating an engineering firm.

Hurricane Test Laboratory, Riviera Beach, Florida
Qualifying engineer in charge of the witnessing of all testing of glazing, roofing, and other structural components which compose the exterior envelope of buildings. Other duties include preparation of test reports for product certification, coordination and compliance with Miami/Dade County, Florida Building Code, FBC, and AMMA testing protocols. Duties also include acting as a liaison between the testing lab and the applicable governing agencies and product manufacturers.

James E. Neuhaus, Inc., Palm Beach Gardens, Florida
Design engineer and head of the Inspection Department. Duties include the design of water, sewer, paving and drainage; small structural commercial and institutional projects for permitting and construction and permitting; project administration; and field observation of all projects.

Timothy J. Messler, Inc., Palm Beach Gardens, Florida
Duties include the design of residential, industrial, and commercial structures; field inspection of civil and structural engineering projects.

Ron DeSantis, Governor

Melanie S. Griffin,Secretary

FBPE
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SPECIAL INSPECTOR NUMBER: 1022

MARSHALL, TIMOTHY S

2463 WINDSOR ROAD
PALM BEACH GARDENS FL 334100000

LICENSE NUMBER: PE41992

EXPIRATION DATE: FEBRUARY 28, 2025

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

EXHIBIT C

Sec. 18-205. Criteria for building permit.

(a) The architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are complied with:

(1) The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.

RESPONSE: The proposed renovation of the building is in conformity with good taste and design and contributes to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.

(2) The plan for the proposed building or structure indicates the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

RESPONSE: The proposed renovation of the building indicates the manner in which the building is reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.

(3) The proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

RESPONSE: The proposed renovation of the building is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.

(4) The proposed building or structure is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

RESPONSE: The proposed renovation of the building is in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.

(5) The proposed building or structure is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

RESPONSE: The proposed renovation of the building is not excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet.

(6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

a. Height of building or height of roof.

b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

RESPONSE: The proposed renovation of the building is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet.

(7) The proposed addition or accessory structure is subservient in style and massing to the principal or main structure.

RESPONSE: The proposed renovation of the building includes no additions or accessory structures.

(8) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

RESPONSE: The proposed renovation of the building is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

RESPONSE: The proposed renovation is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the existing building.

(10) The project's location and design adequately protects unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

RESPONSE: The proposed renovation project's location and design are unchanged and adequately protects existing unique site characteristics.

EXHIBIT D

SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

N/A

EXHIBIT E

PROPERTY INFO SHEET

ARC-23-075 389 S Lake Dr.

The 1.55-acre site is located at the northeast corner of the intersection of S. Lake Drive and Peruvian Avenue.

Property Address:	389 S. Lake Dr. ***(Figure 1)***
Parcel Control Number (PCN):	Cooperative Apartments of Three Eighty Nine Corporation, a cooperative apartment building located at 389 S. Lake Dr.
Municipality:	Town of Palm Beach ("Town")

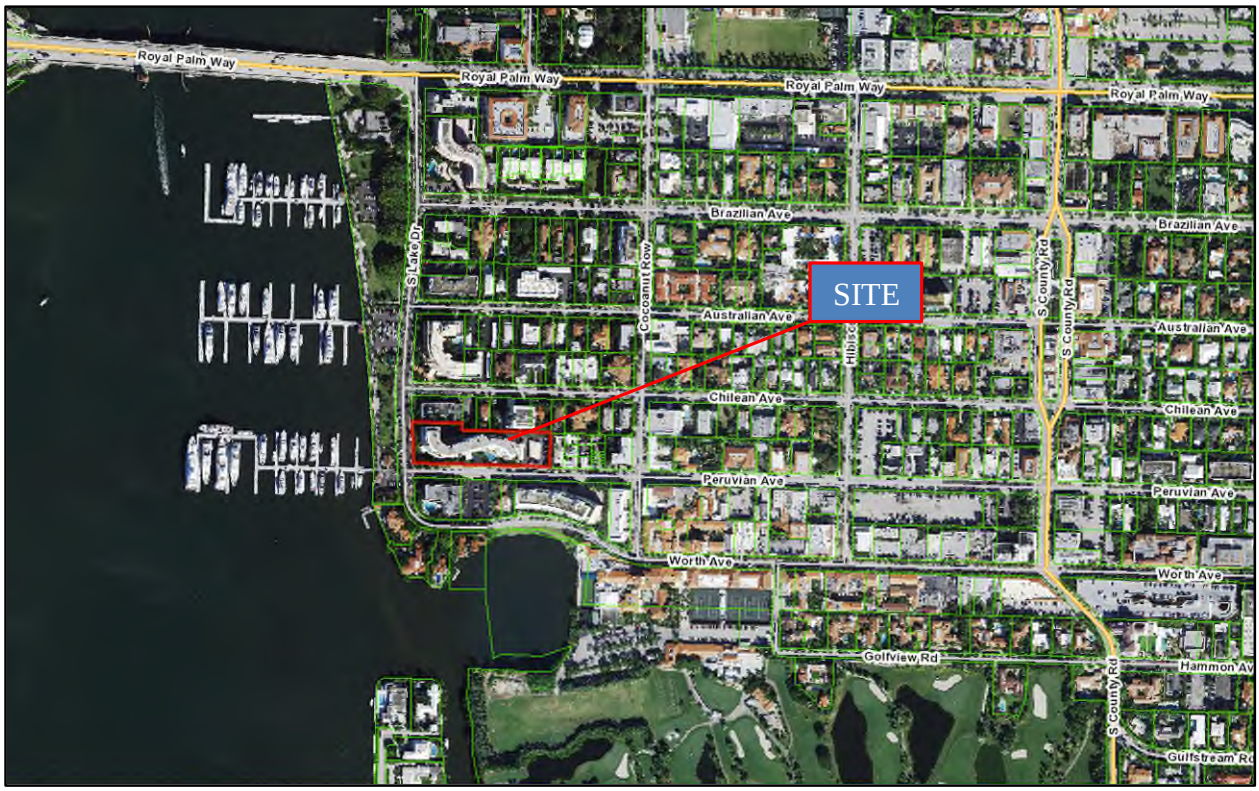


Figure 1 - LOCATION MAP

EXHIBIT F

LEGAL DESCRIPTION

DESCRIPTION: Lots 3 through 18, both inclusive, Block 12, AMENDED MAP ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the map or plat thereof on file in the Office of the Clerk of Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.