

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner II

SUBJECT: Developer's Agreement, DA 10-1-04 Davie Square - Main Street Plat / Generally located 1,300' north of Stirling Road on the west side of South University Drive

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: DA 10-1-04 Davie Square - Main Street Plat

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND DAVIE SQUARE OFFICE LLC, FOR THE INSTALLATION OF IMPROVEMENTS TO SATISFY TRAFFIC CONCURRENCY RELATING TO THE MAIN STREET PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner's request is for the Town Council to authorize the Mayor and Town Administrator to enter into a Regional Road Concurrency Agreement for the installation of improvements to satisfy traffic concurrency for the Main Street Plat. On April 15, 2003, Town Council approved Delegation Request (DG 3-2-03) amending Main Street Plat restriction note from "114,484 square feet of commercial use and 31,628 square feet of office use" to "135,000 square feet of commercial use and 5,000 square feet of bank use." In conjunction with this delegation request, the county determined that certain roadway improvements would be necessary to satisfy concurrency requirements. The owner of Main Street Plat is required to pay \$55,215 to Broward County for construction of a westbound right turn lane on Stirling Road at S.W. 82nd Avenue, providing 150 feet of storage and 100 feet of transition. This improvement is being constructed within the Town of Davie and shall benefit future developments along S.W. 82nd Avenue.

The Town is a party to the agreement because Broward County requires that the Town of Davie not issue a certificate of occupancy for any development within the plat until the Town receives confirmation from the County that the payment required for the improvements to satisfy concurrency on the regional road network has been received. Staff has no objection to the request.

PREVIOUS ACTIONS: None

CONCURRENCES: N/A

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Justification, Future Land Use Plan Map, Zoning and Aerial Map, Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA AUTHORIZING THE MAYOR AND THE TOWN ADMINISTRATOR TO ENTER INTO AN AGREEMENT BETWEEN THE TOWN OF DAVIE, BROWARD COUNTY, AND DAVIE SQUARE OFFICE LLC, FOR THE INSTALLATION OF IMPROVEMENTS TO SATISFY TRAFFIC CONCURRENCY RELATING TO THE MAIN STREET PLAT; TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THEIR SIGNATURES TO SAID AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as Main Street Plat was approved by the Town Council of the Town of Davie on May 1, 1985;

WHEREAS, Broward County requires improvements to satisfy concurrency on the regional road network;

WHEREAS, Broward County requires that the Town of Davie not issue a certificate of occupancy on said plat until the Town receives confirmation from the County that the payment required for the improvements to satisfy concurrency on the regional road network has been received.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby authorize the Mayor and Town Administrator to enter into an Agreement, attached hereto as Exhibit "A."

SECTION 2. The Town Administrator and Town Attorney are authorized to make and accept non-substantive revisions to the agreement in order for the agreement to be in final, recordable form.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2005.

Attachment (Justification Letter)

JUSTIFICATION STATEMENT
RE: MAIN STREET PLAT
DEVELOPER'S AGREEMENT
REGIONAL ROAD CONCURRENCY AGREEMENT
APPLICANT: JOHN D. VOIGT/C. WILLIAM LAYSTROM, JR.

The Applicant is the owner of Davie Square, which is a shopping center which comprises the bulk of the Main Street Plat. The outparcels housing the car wash and Kansas City Steakhouse are owned by different parties, but are also part of the Main Street Plat.

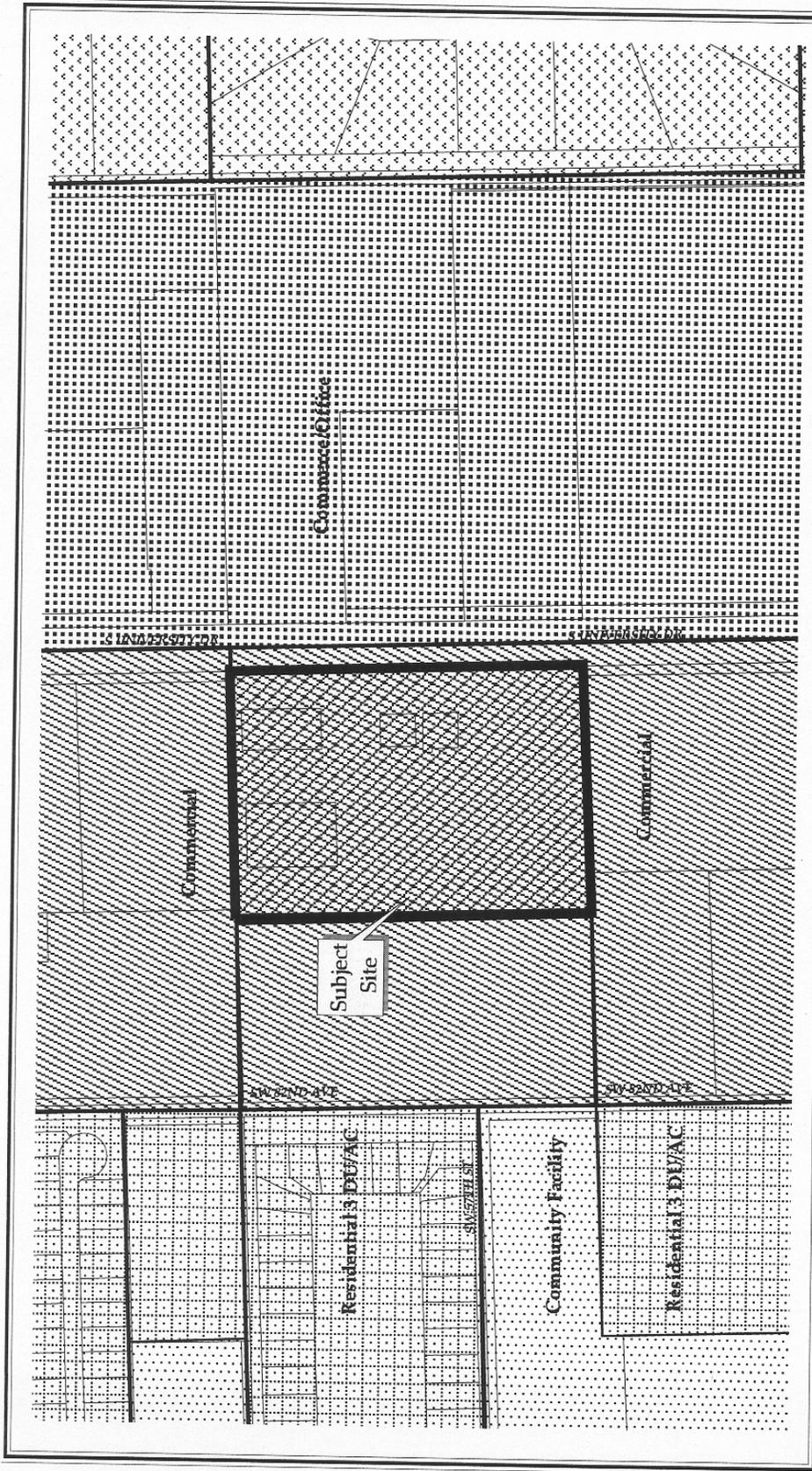
In conjunction with a Delegation Request with Broward County to amend the level of development on the Plat, the County has determined that certain roadway improvements are necessitated. The attached Regional Road Concurrence Agreement has been prepared by Broward County to memorialize the roadway improvements required by the county of the developer, and to ensure that the developer complies in a timely fashion.

The property comprising the Main Street Plat is located on the west side of University Drive just north of Stirling Road, and is entirely located within the Town of Davie. Broward County has sought the nearest roadway improvement for a section of the roads that would be directly impacted by the expanded development of the Main Street Plat.

The roadway improvement required of the developer is the payment of the sum of \$55,215.00 to Broward County for construction of a west bound right turn lane on Stirling Road at S.W. 82nd Avenue, providing 150 feet of storage and 100 feet of transition. This improvement is within the Town of Davie and will directly benefit the residents of the Town of Davie. The turn lane is on the north side of Stirling Road and turns into property located within the Town of Davie. The location of the turn lane is in relative close proximity to Davie Square.

As a result, the Developer's Agreement should be viewed favorably by the Town of Davie and the applicant requests that the Town of Davie approve the agreement and execute the three originals of the agreement as required.

Attachment (Future Land Use Map)

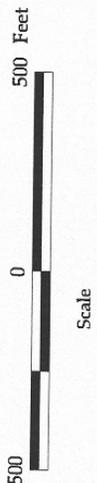


Developers Agreement
 DA 1-1-05 / Davie Square - Main Street Plat
 Future Land Use Map

Prepared By: D.M.A.
 Date Prepared: 03/01/05



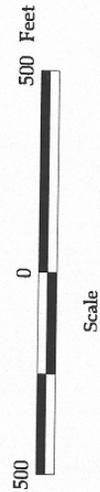
The Town of Davie
 Development Service Department
 Planning & Zoning Division



Attachment (Aerial, Zoning, Subject Site Map)



The Town of Davie
Development Service Department
Planning & Zoning Division



Developers Agreement
DA 1-1-05 / Davie Square - Main Street Plat
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
Date Prepared: 03/01/05

Attachment (Agreement)

Return recorded document to:

Development Management Division
115 S. Andrews Avenue, A240
Fort Lauderdale, FL 33301

Document prepared by:

**REGIONAL ROAD CONCURRENCY AGREEMENT
RELATING TO THE MAIN STREET PLAT (049-MP-85)**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY,"

AND

DAVIE SQUARE OFFICE LLC, its successors and assigns, hereinafter referred to as "DEVELOPER",

AND

The Town of DAVIE, a municipal corporation created and existing under the laws of the State of Florida, hereinafter referred to as "TOWN"

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, requires that the regional transportation network be adequate to serve the reasonably projected needs of proposed developments; and

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, more specifically requires that an application for a development permit satisfy concurrency requirements for impact areas; and

WHEREAS, DEVELOPER has applied for approval of an amendment to the **Main Street Plat (049-MP-85)**, hereinafter referred to as "PLAT," more particularly described in Exhibits "A" attached hereto and made a part hereof; and

WHEREAS, on April 30, 2004, the Broward County Development Management Division issued a Notification of Failure to Satisfy Broward County Concurrency Standards for the regional transportation network, finding that the application for approval of an amendment to the PLAT did not satisfy the impact area concurrency standards for the regional road network as stated in the Broward County Land Development Code ("CODE"); and

WHEREAS, DEVELOPER has conducted a study and has determined that certain remedial measures will mitigate the traffic impacts so that the PLAT will satisfy Broward County concurrency standards; and

WHEREAS, the Florida Department of Transportation (FDOT) has undertaken a project to improve the intersection of University Drive and Stirling Road, hereinafter referred to as "FDOT Project;" and

WHEREAS, DEVELOPER has agreed to pay FDOT the sum of **\$55,215.00** which is DEVELOPER's proportionate share cost of the FDOT Project required to mitigate a portion of the impacts of the PLAT; and

WHEREAS, the Broward County Development Management Division has approved these remedial measures and finds that its concurrency requirements for the PLAT will be met with the execution of, and compliance with, the terms of this Agreement by DEVELOPER; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, covenants, and payments hereinafter set forth, the parties agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. Construction of Improvements.

PLEASE CHECK THE APPROPRIATE SECTION

[X] IMPROVEMENTS CONSTRUCTED BY DEVELOPER

- (a) DEVELOPER agrees to construct the improvements described in Exhibit "B" attached hereto, hereinafter referred to as the "Improvements." The "Improvements" are being constructed on an adjacent plat owned by DEVELOPER, the MJB/DAVIE I PLAT, recorded in Plat Book 173, Page 32. DEVELOPER agrees to complete the "Improvements" prior to receipt of the first certificate of occupancy for property within the MJB/DAVIE I PLAT.

- (b) If the improvements described in Exhibit "B" are on a state road, as that term is defined in Chapter 334, Florida Statutes, DEVELOPER agrees that, prior to recordation of the PLATS, DEVELOPER shall provide COUNTY with proof of having received a permit or letter of intent to permit from the State of Florida Department of Transportation for the "Improvements".
- (c) DEVELOPER shall provide to COUNTY, contemporaneously with this Agreement, a Letter of Credit or Surety Bond, attached hereto as Exhibit "C," in the amount of \$_____ in a form acceptable to the COUNTY, which represents 125% of the costs of the "Improvements".
- (d) The Improvements described in Exhibit "B" shall be installed in accordance with applicable COUNTY, State of Florida Department of Transportation standards and specifications and in accordance with the Development Review Report for the PLATS. The construction plans for the Improvements, including pavement marking and signing plans, shall be submitted to COUNTY for review and approval prior to commencement of construction. Construction shall be subject to inspection and approval by the COUNTY. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Broward County Traffic Engineering Division, which Improvements shall be consistent with the previously approved plans.
- (e) In the event DEVELOPER defaults under the terms of this Agreement, COUNTY shall be entitled to draw against the security for the amount set forth above, plus costs and interest as set out herein. If COUNTY draws against the security and the amount recovered is less than the amount due, COUNTY may maintain an action against DEVELOPER in a court of competent jurisdiction for the difference between any sums obtained and the amount due, plus costs and interest accrued from the due date at the rate of twelve (12) per cent per annum.
- (f) DEVELOPER shall ensure that the security remains valid and in full force and effect until DEVELOPER'S obligations are fully satisfied. Expiration of the security prior to DEVELOPER'S satisfaction of such obligations, or notice to Broward County that the security will expire or be canceled prior to DEVELOPER'S satisfaction of all obligations hereunder, shall constitute a default of this Agreement.
- (g) In the event DEVELOPER defaults under the terms of this Agreement and COUNTY draws on the security, DEVELOPER shall be responsible for COUNTY'S reasonable costs incurred in drawing against the security.

- (h) In the event the security is disaffirmed by the issuing institution and the County receives timely notice of the disaffirmance, COUNTY shall send notice to DEVELOPER according to the notice provisions of this agreement and DEVELOPER shall have one (1) month from the date of such notice to provide substitute security in a form acceptable to COUNTY. If DEVELOPER fails to provide acceptable substitute security within one (1) month, COUNTY may record a document entitled "Notice of Lien" which shall constitute a lien on the property described in Exhibits "A," "B," and "C" for the Outstanding Balance or stated portion thereof. To the extent that the disaffirmed security is attributable to an identified parcel or portion of the PLATS, the Notice of Lien, as set forth above, shall be recorded against and apply only to such parcel or portion of the PLATS. The above provisions shall control such lien, except that the provision regarding subordination of mortgages shall not apply.
- (i) DEVELOPER agrees that any contract(s) for the "Improvements" shall:
1. Indemnify, hold harmless and, at County Attorney's option, defend or pay for an attorney selected by County Attorney to defend COUNTY, its officers agents, servants, and employees against any and all claims, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, caused by negligent act or omission of contractor or subcontractor, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, demands, or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. The provisions of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by Director of the Broward County Engineering Division and County Attorney, any sums due DEVELOPER under this Agreement may be retained by COUNTY until all of COUNTY's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by COUNTY.
 2. In order to insure the indemnification obligation contained above, CONTRACTOR shall, as a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement (unless otherwise provided), the insurance coverages set forth below, in accordance with the terms and conditions required by this section.
 3. Such policy or policies shall be without any deductible amount and shall be issued by United States Treasury approved companies

authorized to do business in the state of Florida, and having agents upon whom service of process may be made in Broward County, Florida. CONTRACTOR shall specifically protect COUNTY and the Broward County Board of County Commissioners by naming COUNTY and the Broward County Board of County Commissioners as additional insureds.

4. Comprehensive General Liability Insurance. A Comprehensive General Liability Insurance Policy with minimum limits of Five Hundred Thousand Dollars (\$500,000.00) per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:

Premises and/or operations.

Independent contractors.

Products and/or completed operations for contracts.

Broad Form Contractual Coverage applicable to this specific contract, including any hold harmless and/or indemnification agreement.

Personal Injury Coverage with Employee and Contractual Exclusions removed, with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.

Underground coverages.

5. Business Automobile Liability Insurance. Business Automobile Liability Insurance with minimum limits of Three Hundred Thousand Dollars (\$300,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:

Owned vehicles.

Hired and non-owned vehicles.

Employers' non-ownership.

6. Workers' Compensation Insurance. Workers' Compensation insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) must include:

Employers' Liability with a limit of One Hundred Thousand Dollars (\$100,000.00) each accident.

7. CONTRACTOR shall furnish to the Broward County Engineering Division Certificates of Insurance or endorsements evidencing the insurance coverages specified by this Article prior to beginning performance of work under this Agreement. The required Certificates of Insurance shall name the types of policies provided, refer specifically to this Agreement, and state that such insurance is as required by this Agreement.
8. Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of DEVELOPER is completed. All policies must be endorsed to provide COUNTY with at least thirty (30) days' notice of cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days' prior to the date of their expiration.

[X] IMPROVEMENTS CONSTRUCTED BY COUNTY, CITY OR FDOT

- (a) DEVELOPER agrees to pay \$55,215.00 to FDOT pursuant to the Joint Participation Agreement attached as Exhibit "D" which represents DEVELOPER's proportionate cost of the FDOT IMPROVEMENT described in Exhibit "D." DEVELOPER agrees that payment must be made in accordance with the Joint Participation Agreement.
- (c) COUNTY and DEVELOPER agree that no security is required for the FDOT IMPROVEMENT, as the payment will be made prior to recordation of the agreement amending the note on the face of the plat.
- (d) In the event that the amount of money or any portion thereof the DEVELOPER has agreed to pay pursuant hereto becomes due and payable as provided herein and continues unpaid for thirty (30) days or more thereafter, the entire unpaid balance of such amount, plus costs and interest accrued from the due date at the rate of twelve (12) per cent per annum, shall become immediately due and payable.

3. COUNTY and TOWN (if applicable) find that execution of and adherence to this Agreement on the part of DEVELOPER satisfies the requirement of Chapter 5, Article IX, Broward County Code of Ordinances, that plats of land shall be designed to provide for the adequacy of the regional road network, at the adopted levels of service, concurrent with the impact of the development. Nothing in this Agreement shall be construed as constituting a waiver or an exemption from road impact fees authorized to be assessed by COUNTY to DEVELOPER under the provisions of Chapter 5, Article IX, Broward County Code of Ordinances.
4. PROPERTY WITHIN A MUNICIPALITY.
- (a) TOWN agrees that, upon notification from the COUNTY that DEVELOPER is in default of this Agreement, TOWN shall withhold issuance of all building permits, certificates of occupancy, or any other development permits within the boundaries of the PLAT, until such time that the COUNTY notifies the TOWN that the default has been resolved.
- (b) The parties hereto agree that, except as may otherwise be provided herein, the TOWN is a party to this Agreement solely for the purpose of issuing or withholding the issuance of permits for the construction of buildings within the property subject to this Agreement and for the purpose of issuing or withholding the issuance of certificates of occupancy for the construction of buildings within the property subject to this Agreement. The parties specifically agree and recognize that nothing in this Agreement is a waiver, specific or otherwise, of the obligation of the DEVELOPER to strictly comply with all the requirements of the TOWN's land development codes.
5. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director of the Broward County Development Management Division
115 South Andrews Avenue, Room A240
Fort Lauderdale, FL 33301

Director of the Broward County Engineering Division
115 South Andrews Avenue, Room 321
Fort Lauderdale, FL 33301

For the DEVELOPER:

DAVIE SQUARE OFFICE LLC

1645 SE 3RD COURT, SUITE 200

DEERFIELD BEACH, FL 33441

FOR the TOWN (if applicable):

6. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County Florida, at the DEVELOPER'S expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLATS.
7. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions

inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.

12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibits "A," "B," and "C." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the parties to this Agreement.

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IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the ____ day of _____, 20__, DEVELOPER, signing by and through its _____ duly authorized to execute same, and TOWN OF DAVIE, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
of Broward County, Florida

By _____
Mayor

____ day of _____, 20__

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney

____ day of _____, 20__

MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibits "A," "B," and "C" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses (if partnership):

_____	_____
(Signature)	Name of Mortgagee (corporation/partnership)
Print name: _____	By _____
_____	(Signature)
(Signature)	Print name: _____
Print name: _____	Title: _____
_____	Address: _____
_____	_____
_____	_____ day of _____, 20__

ATTEST (if corporation):

_____ (CORPORATE SEAL)
 (Secretary Signature)
 Print Name of Secretary: _____

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF _____)
) SS.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of _____, a _____ corporation/partnership, on behalf of the corporation/ partnership. He or she is:
 personally known to me, or
 produced identification. Type of identification produced _____.

(Seal) NOTARY PUBLIC:
 My commission expires: _____
 Print name: _____

TOWN

WITNESSES:

ATTEST:

Town Clerk

TOWN of DAVIE

By _____
Mayor-Commissioner

____ day of _____, 20__

By _____
Town Manager

____ day of _____, 20__,

APPROVED AS TO FORM:

By _____
Town Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "B"

IMPROVEMENTS & COST OF IMPROVEMENTS

Construct the following improvement prior to the receipt of a certificate of occupancy within the MJB/DAVIE I Plat (Plat Book 173, Page 32).

A westbound right turn lane on Stirling Road at Southwest 82, with 150 feet of storage and 100 feet of transition.

EXHIBIT "C"

SECURITY

EXHIBIT "D"

JOINT PARTICIPATION AGREEMENT

RECEIVED
JAN 13 2002
TOWN OF DAVE
PLANNING & ZONING DIV

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