

Rabideau Klein Brief

TOWN OF PALM BEACH

NOVEMBER 2021



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REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

The Rabideau Klein Monthly Brief, *Town of Palm Beach*, Provides Insight into the Real Estate Transactions and Land Use Trends Affecting the Town's Housing Industry



REFERENCES

Town of Palm Beach Building Division, www.townofpalmbeach.com/453/Building-Division

Town of Palm Beach Town Council, www.townofpalmbeach.com/469/Town-Council

Town of Palm Beach Architectural Commission, www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM

Town of Palm Beach Landmarks Preservation Commission, www.townofpalmbeach.com/100/Landmarks-PreservationCommission

Palm Beach County Clerk of Court & Comptroller, www.mypalmbeachclerk.com

Palm Beach County Appraisers Office, pbcgov.com/papa

Palm Beach Board of Realtors Multiple Listing Service, pbb.flexmls.com

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REAL ESTATE HIGHLIGHT: ESTATES / RESIDENTIAL LOTS

Agent Angle Leads the Pack of New Listings with Pricy \$85M Manse Malasky Family Built, Owned and Brokered October's \$19M Top Sale

October's largest sale was the 5,913-square-foot home at 12 Via Vizcaya in the prestigious Estate Section. Stephen Malasky of Malasky Homes acted as the selling agent, and, along with his brother Bruce Malasky, is also a co-successor trustee of the property. Malasky Homes, founded by their father, Donald Malasky, built the home in 2007. The property closed at \$18.22 with Elizabeth DeWoody representing the buyer.

Meanwhile, a healthy slew of listings entered the market in the \$1 million-plus category, twenty altogether with Christian Angle of Christian Angle Real Estate's property at 203 S. Lake Trail, a rare 1.6 acre In Town estate priced at \$84.9 million, leading the pack. Additional stellar offerings include 576 Island Drive on Everglades Island, and 1080 S. Ocean Boulevard, ideally located two blocks north of Mar a Lago, priced at \$29.85 and \$26.85 respectively. Lawrence Moens of Lawrence A. Moens Associates presented both. Additionally, Jim McCann of Premier Estate Properties brought 301 Polmer Park Road to market, an 8500 square-foot North End estate priced at \$24.85 million.

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LUXURY SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$18,223,000	STEPHEN MALASKY <i>Malasky Homes</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	13 Via Vizcaya	Via Vizcaya	5-Oct	(Public record)

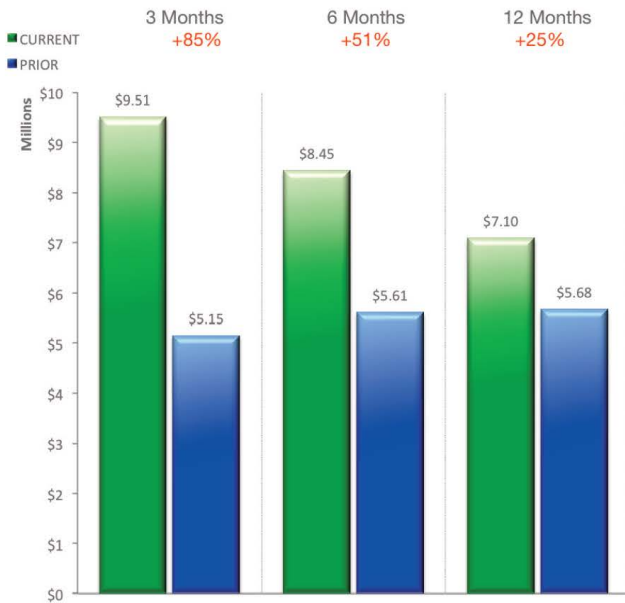
TOP 10 SINGLE FAMILY HOME SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE MONTH	MLS NUMBER
\$122,695,954	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	535 N. County Road	Reef	Feb-21	21-51
\$109,625,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1840 S. Ocean Blvd.	Billionaires Row	Jun-21	21-378
\$95,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1341 S. Ocean Blvd.	Casa Apava	May-21	(Public record)
\$85,000,000	JIM MCCANN <i>Premier Estte Properties</i>	SUZANNE TRAPANI-FRISBIE <i>The Corcoran Group</i>	10 Tarpon Isle	Tarpon Island	Jul-21	(public record)
\$68,385,000	UNKNOWN	UNKNOWN	905 N. Ocean Blvd.	North End	Feb-21	(Public record)
\$64,000,000	CHRISTOPHER DEITZ <i>William Raveis</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	901 N. Ocean Blvd.	Bahama	Aug-21	RX-10693472
\$57,000,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	174 Via Del Lago	Estate Section	Mar-21	RX-10678830
\$55,150,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	300 N. Lake Way	Stotesbury Park	Dec-20	20-1695
\$49,141,600	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties</i>	520 Island Drive	Everglades Island	May-21	21-627
\$49,000,000	JAMES MCCANN <i>Premier Estate Properties</i>	JAMES MCCANN <i>Premier Estate Properties</i>	1350 N. Lake Way	Eden Villa	Mar-21	(Public record)

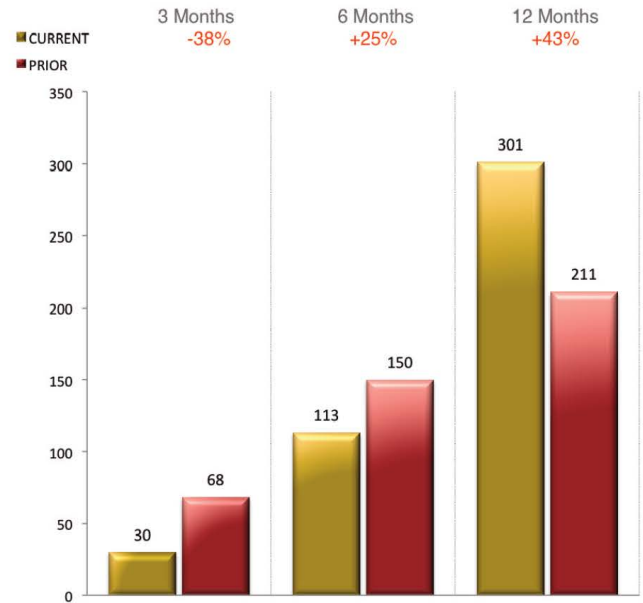
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS SINGLE FAMILY HOMES

MEDIAN SELLING PRICE*
Current Year Versus Prior Year



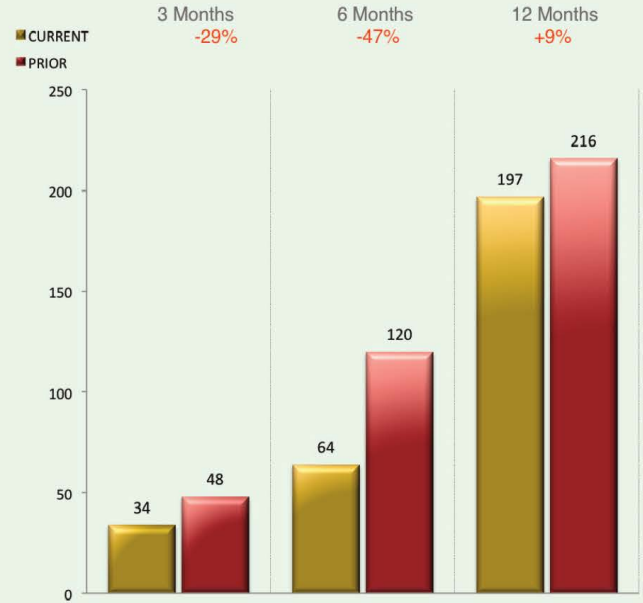
HOMES SOLD*
Current Year Versus Prior Year



MEDIAN LISTING PRICE*
Current Year Versus Prior Year



HOMES LISTED*
Current Year Versus Prior Year



*Includes single family homes, residential estates and lots priced at \$1 million or more

PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

LUXURY SINGLE FAMILY HOME SALES* — OCTOBER 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$18,223,000	STEPHEN MALASKY <i>Malasky Homes</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	13 Via Vizcaya	Via Vizcaya	5-Oct	(Public record)
\$10,150,000	UNKNOWN	UNKNOWN	124 Parc Monceau	Parc Monceau	13-Oct	(Public record)
\$7,905,000	GARY POHRER <i>Douglas Elliman.</i>	LINDA OLSSON <i>Linda Olsson, Inc.</i>	235 Garden Road	Eden Properties	1-Oct	RX-10727788
\$6,938,750	UNKNOWN	UNKNOWN	201 El Vedado Road	Estate Section	20-Oct	(Public record)
\$5,405,000	GARY POHRER <i>Douglas Elliman.</i>	UNKNOWN	124 Australian Ave.	Royal Park	10-Oct	RX-10717146
\$5,308,000	UNKNOWN	UNKNOWN	224 Southland Road	East Shore	13-Oct	(Public record)
\$3,815,600	GEORGE WESTON <i>The Corcoran Group</i>	ELIZABETH DEWOODY <i>Compass Florida</i>	259 Park Ave.	Bungalow Park	26-Oct	RX-10689101

LUXURY SINGLE FAMILY HOME LISTINGS* — OCTOBER 2021

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$84,900,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	203 S. Lake Trail	Poinciana Park	16,867	19-Oct	RX-10753956
\$29,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	576 Island Drive	Everglades Island	5,558	20-Oct	21-1489
\$26,850,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	1080 S. Ocean Blvd	Boulevard Estates	9,260	21-Oct	21-1499
\$24,850,000	JIM MCCANN <i>Premier Estate Properties</i>	301 Palmer Park Road	Palmer Park	6,365	20-Oct	RX-10753345
\$20,000,000	MARTHA GREENWALD <i>Martha Greenwald Real Estate</i>	128 Seaspray Ave.	Poinciana Park	5,300	25-Oct	RX-10754413
\$16,450,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	215 Indian Road	Boca Ratone	4,573	28-Oct	RX-10755214
\$15,995,000	DANA KOCH <i>The Corcoran Group</i>	240 Mockingbird Trail	Mockingbird Trail	4,467	13-Oct	RX-10751814
\$11,250,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	225 Plantation Road	East Shore	3,812	26-Oct	RX-10755031
\$10,900,000	ELIZABETH DEWOODY <i>Compass Florida</i>	432 Seabreeze Ave.	Poinciana Park	4,839	23-Oct	RX-10754194
\$9,900,000	WAHKUNA VEGA <i>William Raveis</i>	153 Australian Ave.	Royal	2,504	2-Oct	RX-10749452
\$9,100,000	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	250 Country Club Road	Rafalsky Mark	4,318	15-Oct	RX-10752445
\$8,950,000	ROSALIND CLARKE <i>Premier Estate Properties</i>	144 Chilean Ave.	Royal Park	2,577	14-Oct	RX-10751700
\$8,790,000	CRISTA RYAN <i>Tina Fanjul Associates</i>	224 Bahama Lane	Bahama	2,989	18-Oct	RX-10753429
\$8,000,000	ELIZABETH DEWOODY <i>Compass Florida</i>	315 Seaspray Ave.	Poinciana Park	2,596	22-Oct	RX-10753972
\$7,900,000	ELIZABETH DEWOODY <i>Compass Florida</i>	215 Seaspray Ave.	Poinciana Park	2,728	22-Oct	RX-10753963
\$7,900,000	ELIZABETH DEWOODY <i>Compass Florida</i>	236 Pendleton Ave.	Reverie	3,338	22-Oct	RX-10753950
\$7,750,000	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	171 El Pueblo Way	El Encanto	2,692	27-Oct	21-1528
\$5,200,000	NICOLE GUARI <i>Douglas Elliman</i>	284 Monterey Road	Gregory Addition	2,151	7-Oct	21-1156
\$2,950,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	269 Park Ave.	Bungalow Park	4,246	20-Oct	21-1490
\$3,995,000	MATTHIAS FRETZ <i>Douglas Elliman</i>	210 Debra Lane	Manana Estates	1,280	25-Oct	21-580

*Includes single family homes, residential estates and lots priced at \$1 million or more

REAL ESTATE HIGHLIGHT: APARTMENTS / VILLAS / TOWNHOUSES

Breakers Row Sale Tops \$10M Third Month in a Row

Two \$9M-plus Listings Lead an Influx of Condo Listings

The largest October sale, Apartment 21n of Two North Breakers Row listed by Dana Koch of The Corcoran Group brought \$10.51 million. The sale was the third Breakers Row condominium to top \$10 million. Apartment 31n closed for \$12.08 million in July and Apartment 42n closed for \$13.75 million in August. Lawrence Moens of Lawrence A. Moens Associates and Tom Shaw were the listing and the closing agents of the July sale, and Cristina Condon and Greg Forest of Sotheby's International Realty were the listing and closing agents for the August sale.

Along with the single-family home category, the \$1 million-plus condo market also had good showing in October with nineteen new listings, including two \$9 million-plus properties. Christopher Leavitt of Douglas Elliman presented the largest, a five thousand square-foot Italian inspired villa at 331 Australian Avenue for \$9.48 million, and Rosalind Clarke of Premier Estate Properties presented Penthouse C at 300 S. Ocean Boulevard, advertised as a "stunning Penthouse apartment in the coolest mid-century building in Palm Beach," for \$9.3 million.

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LUXURY CONDOMINIUMS

LARGEST CONDO / CO-OP SALE—LAST MONTH

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$10,515,175	DANA KOCH <i>The Corcoran Group</i>	UNKNOWN	2 N. Breakers Row, N21	Two North Breakers Row	13-Oct	RX-10739653

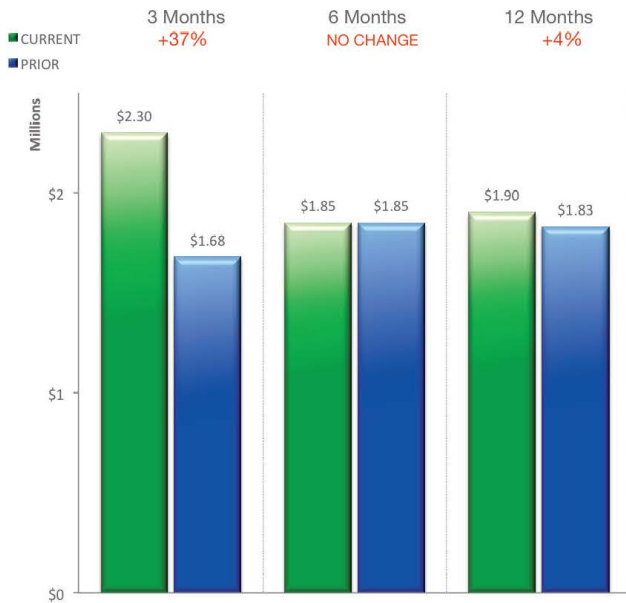
TOP 10 CONDO / CO-OP SALES—LAST 12 MONTHS

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$26,070,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	ROSALIND CLARKE <i>Premier Estate Properties</i>	456 S. Ocean Blvd., 1	Estate Section	Apr-21	(Public record)
\$14,000,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	HAROLD MATHESON <i>Monique Matheson Properties</i>	100 Sunrise Ave., Ph 2e	Sun & Surf 100	Nov-20	20-787
\$13,750,000	CRISTINA CONDON <i>Sotheby's International Realty</i>	GREG FOREST <i>Sotheby's International Realty</i>	2 N. Breakers Row, N42	Breakers Row	Aug-21	RX-10689708
\$12,080,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	TOM SHAW <i>Sotheby's International Realty</i>	2 N. Breakers Row, 31n	Breakers Row	Jul-21	21-19
\$11,995,000	UNKNOWN	UNKNOWN	219 Brazilian Ave.	Palazzo Villas	May-21	(Public record)
\$10,770,000	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	TODD PETER <i>Sotheby's International Realty</i>	221 Royal Poinciana Way, 3	Via Flagler	Nov-20	RX-10639476
\$10,515,175	DANA KOCH <i>The Corcoran Group</i>	UNKNOWN	2 N. Breakers Row, N21	Two North Breakers Row	Oct-21	RX-10739653
\$10,495,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	SUZANNE TRAPANI-FRISBIE <i>Premier Estate Properties, Inc.</i>	104 Gulfstream Road	Las Ventanas	Dec-20	RX-10461281
\$9,750,000	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	180 Sunset Ave.	Floral Park	Jun-21	RX-10715425
\$8,900,000	WILLIAM YAHN <i>The Corcoran Group</i>	LISA CREGAN <i>Sotheby's International Realty</i>	425 Worth Ave., Ph B	Villas	Mar-21	RX-10679739

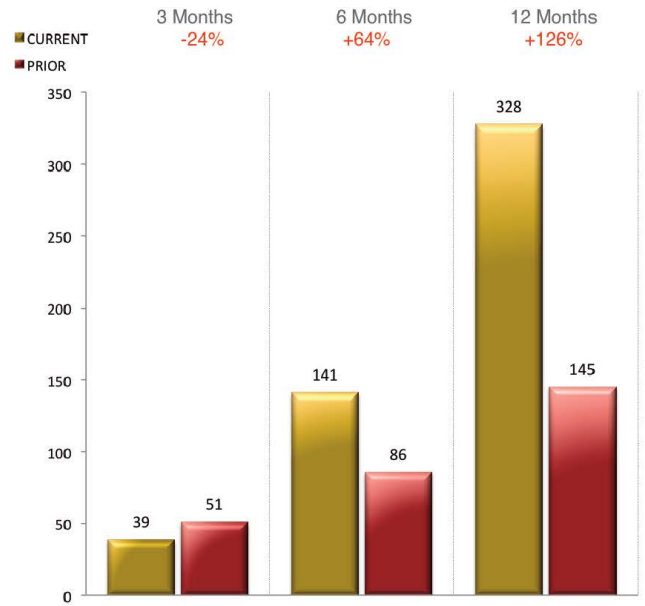
PALM BEACH AT A GLANCE
RESIDENTIAL REAL ESTATE

\$1 MILLION-PLUS CONDOMINIUMS

MEDIAN SELLING PRICE*
 Current Year Versus Prior Year



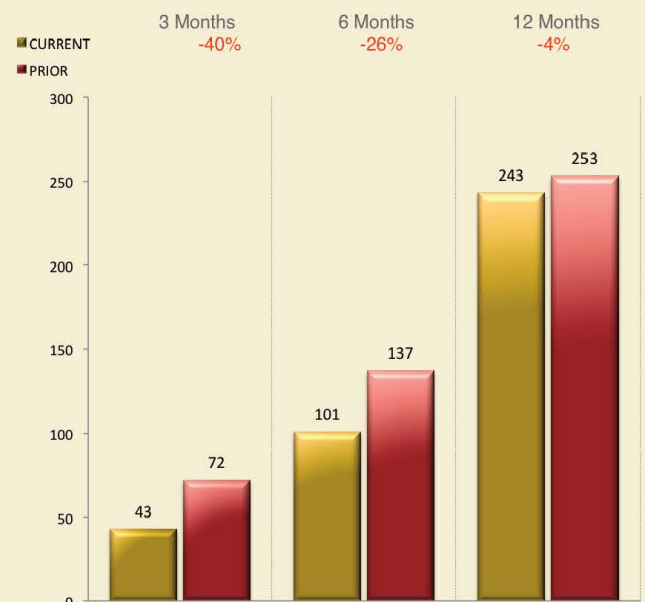
CONDOS SOLD*
 Current Year Versus Prior Year



MEDIAN LISTING PRICE*
 Current Year Versus Prior Year



CONDOS LISTED*
 Current Year Versus Prior Year



*Includes condominiums and co-ops priced at \$1 million or more

LUXURY CONDO / CO-OP SALES* — OCTOBER 2021

SALE PRICE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	ADDRESS	LOCATION	SALE DATE	MLS NUMBER
\$10,515,175	DANA KOCH <i>The Corcoran Group</i>	UNKNOWN	2 N. Breakers Row, N21	Two North Breakers Row	13-Oct	RX-10739653
\$7,420,000	UNKNOWN	UNKNOWN	300 Seminole, Ave. 4b	Il Lugano	18-Oct	(Pub record)
\$4,180,000	UNKNOWN	UNKNOWN	400 S. Ocean Blvd., 205/206n	Casa del Lago	5-Oct	(Pub record)
\$2,900,000	GUY CLARK <i>Douglas Elliman</i>	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	3440 S. Ocean Blvd., 402s	Halcyon	25-Oct	RX-10723531
\$2,829,000	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	150 Bradley Place, 112	Leverett House	29-Oct	21-1154
\$2,600,000	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	MARYANN CHOPP <i>Sotheby's International Realty</i>	100 Worth Ave., Ph 15	Winthrop House	15-Oct	RX-10730343
\$2,600,000	LISA CREGAN <i>Sotheby's International Realty</i>	ELLEN SUSSMAN <i>William Raveis</i>	130 Sunrise Ave., 509	Sun And Surf 130	27-Oct	RX-10728495
\$2,495,000	KAREN PRAYIAS <i>Sotheby's International Realty</i>	ALEXIS WALLER <i>Brown Harris Stevens</i>	170 N. Ocean Blvd., 505/507	Ocean Towers North	27-Oct	RX-10664721
\$1,650,000	UNKNOWN	UNKNOWN	44 Coconut Row, 405A	Palm Beach Towers	6-Oct	(Pub record)
\$1,050,000	ALLISON WREN <i>The Corcoran Group</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	3400 S. Ocean Blvd., 6a11	Atriums	26-Oct	RX-10744295

LUXURY CONDO / CO-OP LISTINGS* — OCTOBER 2021

SALE PRICE	LISTING AGENT/AGENCY	ADDRESS	LOCATION	SQUARE FEET	LIST DATE	MLS NUMBER
\$9,475,000	CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	331 Australian Ave., 2	Royal Park	4,050	20-Oct	RX-10753923
\$9,300,000	ROSALIND CLARKE <i>Premier Estate Properties</i>	300 S. Ocean Blvd., Ph C	Three Hundred Ocean	2,140	15-Oct	RX-10752382
\$7,500,000	ASHLEY COPELAND <i>Brown Harris Stevens</i>	236 Bradley Place, 7	Villa Plati Townhomes	3,359	18-Oct	RX-10752826
\$4,250,000	CARA MCCLURE <i>Douglas Elliman</i>	400 S. Ocean Blvd., 419	Four Hundred South Ocean	1,716	12-Oct	RX-10751619
\$3,900,000	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	100 Worth Ave., 404	Winthrop House	1,648	25-Oct	RX-10754350
\$3,300,000	MAUREEN WOODWARD <i>Brown Harris Stevens</i>	2100 S. Ocean Blvd., 204n	Twenty One Hundred	3,127	8-Oct	RX-10750810
\$3,200,000	MARY OVERMAN <i>Illustrated Properties</i>	340 Brazilian Ave., 203	Casa Encantada	1,955	26-Oct	RX-10754634
\$2,900,000	JIM COSEL <i>Sotheby's International Realty</i>	400 S. Ocean Blvd., 420s	Four Hundred South Ocean	1,716	4-Oct	RX-10749815
\$2,895,000	THOR MARSHALL <i>Douglas Elliman</i>	2500 S. Ocean Blvd., 2d5	Twenty Five Hundred	2,590	1-Oct	RX-10749683
\$2,800,000	CHRISTINE FRANKS <i>Sotheby's International Realty</i>	100 Worth Ave., 419	Winthrop House	1,608	22-Oct	RX-10754601
\$2,695,000	GUY CLARK <i>Douglas Elliman</i>	3440 S. Ocean Blvd., 302s	Halcyon	2,131	21-Oct	RX-10753525
\$2,595,000	FERN FODIMAN <i>Sotheby's International Realty</i>	100 Sunrise Ave., 215	Sun And Surf 130	1,543	28-Oct	RX-10755238
\$2,325,000	SCOTT GORDON <i>Douglas Elliman</i>	3300 S. Ocean Blvd., 508n	Meridian	2,487	6-Oct	RX-10750344
\$2,250,000	KEVIN SLOANE <i>Kevin Sloane Real Estate</i>	3100 S. Ocean 407 Blvd., 407s	Hampton	2,618	27-Oct	RX-10755044
\$2,100,000	BRANDON TATE <i>Coldwell Banker Realty</i>	3400 S. Ocean Blvd., 5fi	Atriums	2,119	6-Oct	RX-10750174
\$1,999,000	DAVID MUNDT <i>Signature International Premier Prop.</i>	3250 S. Ocean 402 Blvd., 402s	Dorchester	1,900	19-Oct	RX-10753142
\$1,795,000	RICHARD ALLISON <i>Douglas Elliman</i>	44 Coconut Row, 525b	Palm Beach Towers	953	28-Oct	RX-10755304
\$1,200,000	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	44 Coconut Row, 506b	Palm Beach Towers	1,228	1-Oct	RX-10750083
\$1,195,000	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	2155 Ibis Isle Road, 2	Ibis Isle	1,486	25-Oct	RX-10754516

*Includes condominiums and co-ops priced at \$1 million or more

LAND USE HIGHLIGHT: PERMITS / BUILDING & DEVELOPMENT REQUESTS

\$3.2M Landscaping Project to Commence at 304 Garden Road

Town Quiets Down: Construction Requests Decrease 28% and Issued Permits Decrease 44%

A \$3.2 million landscaping project is about to commence on the newer North End estate at 304 Garden Road. The West Indies-style white-columned residence was constructed as a spec home developed by the luxury homebuilder E. Llwyd Ecclestone III in 2017, and just resold last May for \$23.79 million after only two weeks on the market. The new landscaping plans include demolition of a pool, installation of a new pool, spa and fountain with new gating and planting in those areas, plus window and door modifications, and the relocation of a generator.

During the last three months of August through October, the number of Development Review requests for future projects decreased 28% as compared to the same period of last year, and permits issued to begin building construction on large scale projects of \$100 thousand-plus also decreased, by 44%. Altogether, the valuation for large-scale project permits issued during the three-month period totaled \$44.28 million.

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LAND USE PROJECTS

LARGEST BUILDING PERMIT ISSUED* – LAST MONTH

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$3,200,000	304 Garden Road	14-Oct	Livingston Builders	n/a	Residential Alteration

TOP 10 LARGEST BUILDING PERMITS ISSUED* – LAST 12 MONTHS

VALUE	ADDRESS	ISSUED	CONTRACTOR	ARCHITECT	TYPE
\$18,766,005	117 El Mirasol	May-21	PDC Development	Smith and Moore Architects	Residential New Construction
\$14,198,773	330 Cocoanut Row	Jun-21	Sloane Construction Company	n/a	Residential Alteration
\$13,554,500	100 Casa Bendita	Jul-21	Woolems, Inc	Unknown	Residential Alteration
\$13,500,000	756 Hi Mount Road	Jul-21	Alonso & Associates	Ken Tate Architect	Residential New Construction
\$10,235,000	1340 S. Ocean Blvd.	May-21	Sloane Construction Company	Boyle Architecture	Residential New Construction
\$9,600,000	237 Brazilian Ave.	Apr-21	Gregory Giuliano Construction	MP Design	Residential Alteration
\$8,000,000	220 Jungle Road	Jun-21	Courchene Development	Smith and Moore Architects	Residential New Construction
\$7,059,277	346 Seaspray Ave.	May-21	Cury Enterprises	Pertondour Peruth	Residential New Construction
\$7,000,000	100 Casa Bendita	May-21	Woolems, Inc	Unknown	Residential Alteration
\$6,855,000	320 Island Drive	Jun-21	AMC Custom Builders	Smith and Moore Architects	Residential Alteration

*Includes Residential New Construction, Residential Alteration, Commercial New Construction and Commercial Alteration

Large-Scale Building Permits

TOTAL VALUE OF PROJECTS*
Current Year Versus Prior Year

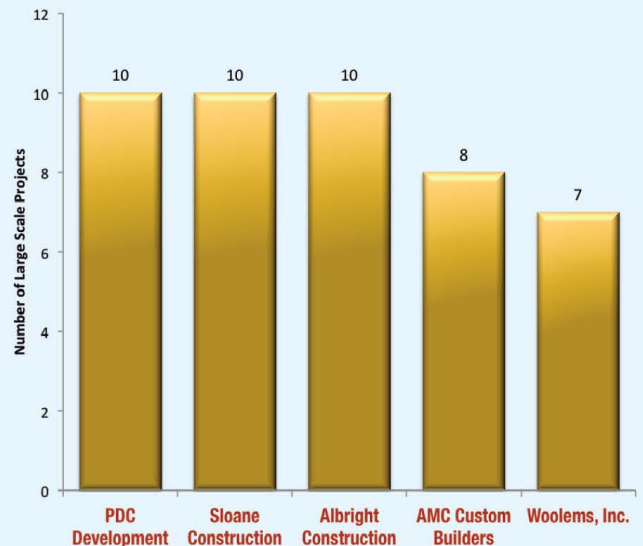
TOTAL NUMBER OF PROJECTS*
Current Year Versus Prior Year



Top Contractors of Large-Scale Projects

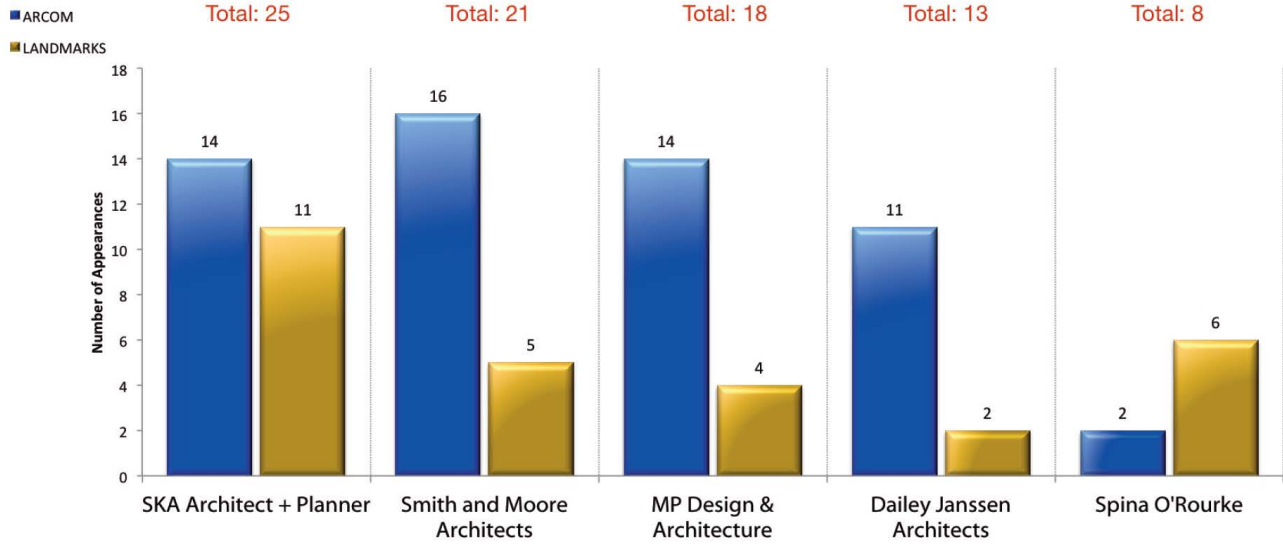
TOP 5 BY VALUE OF PROJECTS*
for Last 12 Months

TOP 5 BY NUMBER OF PROJECTS*
for Last 12 Months



Building & Development Applications

TOP 5 ARCHITECTS
For Architectural & Landmarks Commissions Appearances* — Last 12 Months

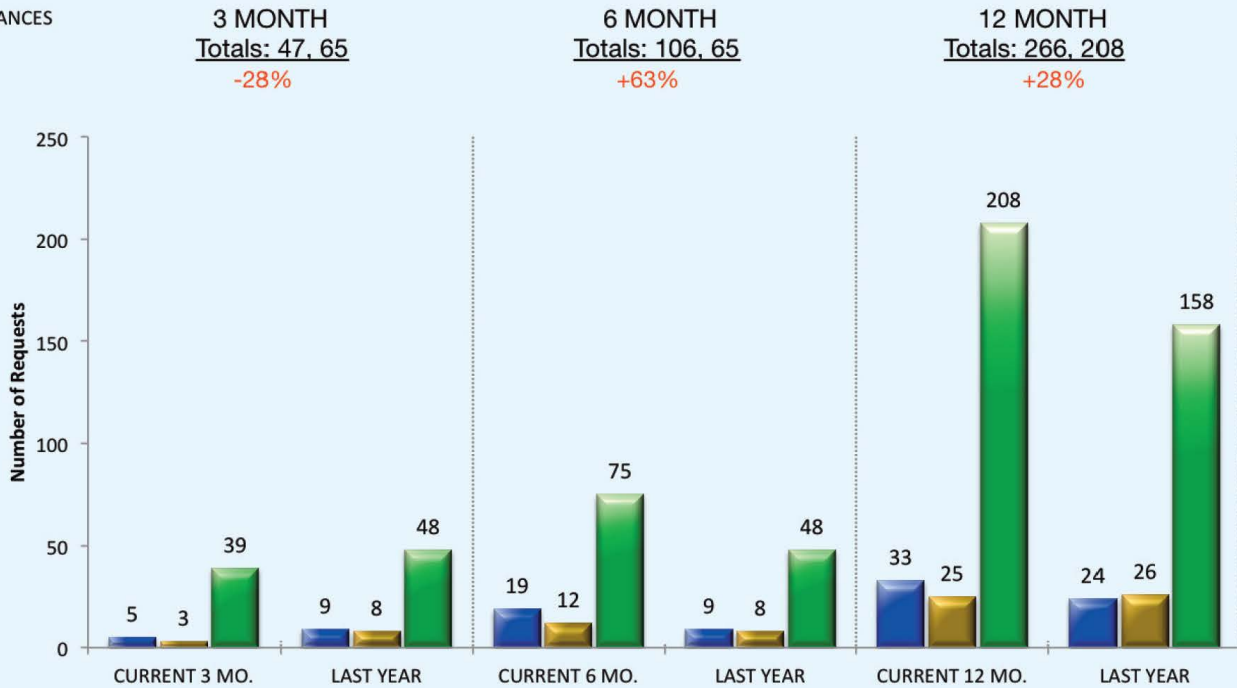


*Each unique agenda item number is recorded as a single appearance

Town Council Development Reviews

Current Year Versus Prior Year

- SITE PLAN REVIEWS
- SPECIAL EXCEPTIONS
- VARIANCES



Rabideau Klein has provided trusted representation in real estate transactions for over twenty years. Our team of dedicated attorneys and paralegals has extensive experience in high-end real estate, business formation, cross-border and related issues. As a premier real estate law firm, we provide thoughtful guidance through the legal process of our clients' real estate matters such as the purchase and disposition of single-family homes, condominiums, co-ops, vacant land, and investment and commercial properties.

ONLINE RESOURCES

Florida Title Insurance Calculator: www.rabideauklein.com/title-insurance-calculator

Beach Access Finder, Town of Palm Beach: www.rabideauklein.com/beach-access

Rabideau Klein Million Dollar Mortgages Brief - Palm Beach County:

www.rabideauklein.com/million-dollar-mortgage-brief

Rabideau Klein Town of Palm Beach Brief: www.rabideauklein.com/town-of-palm-beach

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