

POD PC-3

BEING, IN PART, A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

LOCATION MAP No Scale. STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT 2:33 P.M. THIS 24 DAY OF April 2024 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGE 127-128. JOSEPH ABRUZZO, CLERK AND COMPTROLLER BY: [Signature] D.C.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TRACT "A", AND SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS TRACT "B", SAID TRACT "B" IS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 34202, PAGE 535, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS COMPRISING THE LAND SHOWN AND DESCRIBED HEREON AS POD PC-3, BEING, IN PART, A REPLAT OF A PORTION OF OPEN SPACE TRACT #2, PERSIMMON BOULEVARD EAST - PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

POD PC-3:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.55°21'38"E, ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W, ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.55°21'38"E, ALONG SAID PARALLEL LINE AND THE SOUTHERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 213.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E, ALONG SAID PARALLEL LINE AND SAID SOUTHERLY LINE OF OPEN SPACE TRACT #3, A DISTANCE OF 147.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT OF PERSIMMON BOULEVARD EAST - PLAT 2; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST FOR THE FOLLOWING SEVEN (7) COURSES; 1) THENCE S.14°45'31"W, A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W, A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W, A DISTANCE OF 107.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W, A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W, A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W, A DISTANCE OF 200.52 FEET TO THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E, ALONG THE EASTERLY BOUNDARY LINE OF SAID SKY COVE PHASE 1A, A DISTANCE OF 517.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID CRESSWIND PALM BEACH PHASE 2 AND A POINT ON THE SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19 OF SAID PLAT; THENCE S.55°21'38"E, ALONG SAID SOUTHERLY BOUNDARY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING. CONTAINING: 500,940 SQUARE FEET OR 11.500 ACRES MORE OR LESS.

POD PC-3 IS COMPRISED OF TRACT "A" AND TRACT "B" AS DESCRIBED BELOW:

DESCRIPTION: TRACT "A"

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, AND SECTIONS 6 AND 7 TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, THENCE S.01°33'05"W, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 4842.94 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE N.88°49'03"W, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 257.32 FEET THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF OPEN SPACE TRACT #19, CRESSWIND PALM BEACH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 199 THROUGH 205, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.55°21'38"E, ALONG SAID SOUTHERLY LINE OF OPEN SPACE TRACT #19, A DISTANCE OF 714.23 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #3, CRESSWIND PALM BEACH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 120 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.34°38'24"W, ALONG THE EASTERLY LINE OF SAID OPEN SPACE TRACT #3, A DISTANCE OF 470.25 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, PERSIMMON BOULEVARD EAST - PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.54°05'27"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 500.75 FEET; THENCE N.54°05'27"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 135.39 FEET; THENCE N.55°21'38"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 201.07 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SKY COVE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.34°38'22"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 467.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT OF CRESSWIND PALM BEACH PHASE 2; THENCE S.55°21'38"E, ALONG SAID THE SOUTHERLY LINE OF OPEN SPACE TRACT #19, OF SAID PLAT, DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING. CONTAINING: 392,878 SQUARE FEET OR 9.019 ACRES MORE OR LESS.

TOGETHER WITH:

DESCRIPTION: TRACT "B" (OFFICIAL RECORDS BOOK 34202, PAGE 535)

A PARCEL OF LAND BEING A PORTION OF OPEN SPACE TRACT #2, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST AND SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, CITY OF WESTLAKE FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SKY COVE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 129 THROUGH 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.34°38'22"E, ALONG THE EAST LINE OF SAID PLAT OF SKY COVE PHASE 1A, A DISTANCE OF 50.00 FEET; THENCE S.55°21'38"E, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF PERSIMMON BOULEVARD EAST, SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 201.07 FEET; THENCE S.54°05'27"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 135.39 FEET; THENCE S.55°21'38"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 713.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2797.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID PARALLEL LINE, THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 970.52 FEET TO A POINT OF TANGENCY; THENCE S.75°14'29"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 147.60 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON SAID PLAT; THE FOLLOWING SEVEN (7) COURSES, BEING BY SAID NORTHERLY RIGHT-OF-WAY LINE; 1) THENCE S.14°45'31"W, A DISTANCE OF 10.00 FEET; 2) THENCE S.59°45'31"W, A DISTANCE OF 56.57 FEET; 3) N.75°14'29"W, A DISTANCE OF 107.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2847.00 FEET; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'51", A DISTANCE OF 987.87 FEET TO A POINT OF TANGENCY; 5) THENCE N.55°21'38"W, A DISTANCE OF 714.53 FEET; 6) THENCE N.54°05'27"W, A DISTANCE OF 135.39 FEET; 7) THENCE N.55°21'38"W, A DISTANCE OF 200.52 FEET TO THE POINT OF BEGINNING. CONTAINING: 108,062 SQUARE FEET OR 2.481 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MINTO PBLH, LLC, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WESTLAKE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

TRACT "B"

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION. IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FLORIDA POWER & LIGHT TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FLORIDA POWER & LIGHT'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 13 DAY OF April, 2024.

WITNESS: [Signature] MINTO PBLH, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: [Signature] JOHN F. CARTER, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF April, 2024, BY JOHN F. CARTER, AS MANAGER FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026 [Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

IN WITNESS WHEREOF, SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS DISTRICT SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 8 DAY OF April, 2024.

WITNESS: [Signature] SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA BY: [Signature] SCOTT MASSEY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8 DAY OF April, 2024, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026 [Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

[Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS 8 DAY OF April, 2024.

WITNESS: [Signature] SEMINOLE IMPROVEMENT DISTRICT AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA BY: [Signature] SCOTT MASSEY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8 DAY OF April, 2024, BY SCOTT MASSEY AS PRESIDENT FOR SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/15/2026 [Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

[Signature] BRENNAN CHACE (PRINT NAME) - NOTARY PUBLIC

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS 5th DAY OF March, 2024, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: [Signature] CITY MANAGER, KEN CASSEL BY: [Signature] CITY MANAGER, JOHN PAUL STONNOR

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF MIAMI-DADE WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR TRACT "A" FOR THE YEAR 2023 HAVE BEEN PAID, (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING TRACT "A", (4) FEE SIMPLE TITLE TO TRACT "B" WAS VESTED IN SEMINOLE IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, (5) REAL ESTATE TAXES FOR TRACT "B" FOR THE YEAR 2023 HAVE BEEN PAID, AND (6) THERE ARE NO RECORDED MORTGAGES ENCUMBERING TRACT "B".

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO TRACT "A" WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR TRACT "A" FOR THE YEAR 2023 HAVE BEEN PAID, (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING TRACT "A", (4) FEE SIMPLE TITLE TO TRACT "B" WAS VESTED IN SEMINOLE IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, (5) REAL ESTATE TAXES FOR TRACT "B" FOR THE YEAR 2023 HAVE BEEN PAID, AND (6) THERE ARE NO RECORDED MORTGAGES ENCUMBERING TRACT "B".

DATED THIS 17 DAY OF April, 2024. WINSTON & STRAWN LLP BY: [Signature] RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

TRACT "A": 9.019 TRACT "B": 2.481 TOTAL ACRES, MORE OR LESS: 11.500

SEMINOLE IMPROVEMENT DISTRICT, MINTO PBLH, LLC, SEMINOLE IMPROVEMENT DISTRICT ACCEPTANCE, CITY OF WESTLAKE APPROVAL, SURVEYOR'S SEAL, GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number: 187768 SHEET 01 OF 02 SHEETS

CFN 20240139714 PL BK 137 PG 127