

1 CITY OF WESTLAKE  
2 RESOLUTION NO. 2023-14  
3

4 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA,**  
5 **APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE TEMPORARY USE**  
6 **AGREEMENT BETWEEN MINTO PBLH, LLC AND THE CITY OF WESTLAKE, FLORIDA;**  
7 **PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN**  
8 **EFFECTIVE DATE.**

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9 WHEREAS, the City Council deems it to be in the best interests of the City to  
10 approve and authorize the Mayor to execute the Temporary Use Agreement between  
11 Minto PBLH, LLC and the City of Westlake for the event titled "Fourthfest" taking place on  
12 July 4, 2023;  
13

14 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**  
15 **WESTLAKE, FLORIDA:**

16 SECTION 1. The foregoing "WHEREAS" clause is hereby ratified and confirmed  
17 by the City Council and incorporated herein by this reference.

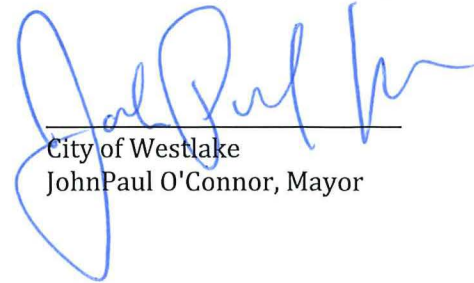
18 SECTION 2. The City Council of the City of Westlake, Florida, hereby approves  
19 and authorizes the Mayor to execute the Temporary Use Agreement between Minto PBLH,  
20 LLC and the City of Westlake for the event titled "Fourthfest" taking place on July 4, 2023.  
21 A copy of the Agreement is attached hereto as Exhibit "A".

22 SECTION 3. Conflicts. All resolutions or parts of resolutions in conflict herewith are  
23 hereby repealed to the extent of such conflict.  
24

25 SECTION 4. Severability. If any clause, section, other part or application of this  
26 Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid,  
27 in part or application, it shall not affect the validity of the remaining portions or  
28 applications of this Resolution.  
29

30 SECTION 5. Effective Date. This Resolution shall take effect immediately upon its  
31 passage and adoption.  
32

33 **PASSED AND APPROVED** by City Council for the City of Westlake, on this 6<sup>th</sup> day  
34 of June 2023.  
35

36  
37  
38   
39 City of Westlake  
40 JohnPaul O'Connor, Mayor

41   
42 Zoie Burgess, CMC City Clerk

### Temporary Use Agreement

This Temporary Use Agreement (“Agreement”) is made by and between Minto PBLH, LLC, a Florida limited liability company (“Minto”), and the City of Westlake, a municipal corporation of the state of Florida (“Westlake”). Minto and Westlake may be referred to individually herein as a “party” and collectively as “the parties.”

**WHEREAS**, Minto owns that certain real property (the “Property”) described in Exhibit “A” attached hereto, which is hereby incorporated herein as if fully set forth; and

**WHEREAS**, Westlake desires to use the Property on a temporary basis to provide parking and other uses specified below for an event titled “Fourthfest” taking place on July 4, 2023 (the “Event”); and

**WHEREAS**, Minto desires to permit Westlake to use the Property for parking related to the Event, subject to the terms and conditions set forth in this Agreement;

**NOW, THEREFORE**, for the mutual covenant and matters set forth herein, the sufficiency of which both parties hereby acknowledge, the parties hereby agree as follows:

1. **Incorporation.** The recitations set forth above are incorporated herein.
2. **Use.** Minto agrees to allow Westlake, vendors authorized by Westlake, Westlake’s guests and invitees, and members of the public (collectively, “Westlake Parties”) to enter onto and use the Property for the following purposes associated with the Event:
  - a. Parking associated with the Event;
  - b. Staging of a concert venue, including the installation of a temporary stage, on the portion of the Property located east of Seminole Pratt Whitney Road; and
  - c. Staging of an area for launching fireworks on a portion of the Property located on the west side of Seminole Pratt Whitney Road, specifically identified on Exhibit A as “Pod G.”
3. **Limitations.** This Agreement only permits Westlake Parties to use the Property for the purposes specified in Section 2, above. This Agreement shall not be construed to permit any other use of the Property and shall not be construed to permit use of any other real property owned or controlled by Minto. Further, this Agreement only permits Westlake to use the Property between the hours of 12:01 am on July 4, 2023 and 11:59 pm on July 4, 2023, except as otherwise may be agreed to in writing by both parties for purposes of set-up, take-down, and clean up related to the Event.
4. **As Is; Use Restrictions.** Westlake certifies that it has inspected the Property and accepts the Property “as is” for use in the Property’s existing condition. Westlake shall not make or permit any improvements, alterations, or modifications to the Property; shall not commit or allow to be committed any waste upon the Property or any nuisance or other act or thing which may result in damage or depreciation of the value of the Property; shall not allow any vehicle transporting or holding hazardous waste or hazardous material to park on the Property; shall comply with all

applicable state, local, and federal laws, rules, and regulations; and shall ensure the Property is returned to Minto in the same condition the Property was in prior to the Event, including removing all trash and debris.

5. **Indemnification.** To the extent permitted by law, Westlake shall indemnify, save, and hold harmless Minto, its officers, employees, agents, and representatives from any liability, claim, demand, suit, loss, cost, expense or damage which may be asserted, claimed, or recovered against or from Minto, its officers, employees, agents, or representatives, by reason of any property or other damages or personal injury, including death, sustained by any person whomsoever, which damage is incidental to, occurs as a result of, arises out of, or is otherwise related to the use of the Property for the Event, including the negligent or wrongful conduct or the faulty equipment (including equipment installation and removal) of the Westlake Parties or Westlake's employees, agents, partners, principals, or subcontractors. This paragraph shall not be construed to require Westlake to indemnify Minto for Minto's own negligence, or intentional acts of Minto, its officers, employees, agents, and representatives. In the event Minto, its officers, employees, agents, or representatives, shall be made a party to litigation associated with the use of the Property for the Event, Westlake shall also pay all costs and attorneys' fees incurred by Minto in connection with such litigation and any appeals thereon. This section shall not be construed to waive Westlake's sovereign immunity under Florida law.

6. **Waiver.** The parties agree Minto will not be responsible for any property or other damages or personal injury sustained by Westlake, Westlake Parties, or others using the Property for the Event, from any cause whatsoever related to Westlake's use of the Property, whether such damage or injury occurs before, during, or after the use of the Property. Westlake hereby forever waives, discharges, and releases Minto, its officers, employees, agents, and representatives, to the fullest extent the law allows, from any liability for any damage or injury sustained by Westlake, Westlake Parties, or others using the Property for the Event. This section shall not be construed to waive Westlake's sovereign immunity under Florida law.

7. **Insurance.** Westlake shall obtain all insurance ("City Insurance") required by this Section 7 and further described in Exhibit "B" attached hereto, which is hereby incorporated herein as if fully set forth. Westlake shall provide proof of the City Insurance to Minto at least 4 days prior to the Event. The City Insurance must remain in force for so long as is necessary to cover any occurrence relating to, resulting from, or arising out of the Event or this Agreement and shall list Minto as an additional insured party for all insurance. Westlake shall require any contractors, consultants, subcontractors, or subconsultants associated with the Event to procure separate insurance that meets the requirements set forth herein for City Insurance, or the commercial equivalent of the City Insurance, and provide proof thereof to Minto at least 4 days prior to the Event. Any legal requirement that limits the ability of Westlake to obtain insurance that meets the requirements of this Agreement does not relieve the contractors, consultants, subcontractors, or subconsultants associated with the Event from obtaining insurance that meets all requirements of this Section 7 and Exhibit "B" or the commercial equivalent thereof.

8. **Health and Safety.** Westlake will take proper health and safety precautions to protect its employees, officials, contractors, guests, invitees, agents, and representatives, including the Westlake Parties, that enter onto the Property for the Event from all injury and all property or other damages.

9. **Effective Date and Termination.** This Agreement becomes effective at the date and time the last party executes this Agreement (the "Effective Date"). This Agreement shall automatically terminate at 12:01 pm on July 5, 2023.

10. **No Transfer.** Westlake will not subcontract, assign, or otherwise transfer this Agreement to any individual, group, agency, government, non-profit or profit corporation, or other entity. This provision shall not prohibit the general public and Westlake's contractors from use of the Property for the Event, subject to the limitations herein.

11. **Electronic Signatures.** The parties agree that the electronic signature of a party to this Agreement shall be as valid as an original signature of such party and shall be effective to bind such party to this Agreement.

12. **Survival.** The provisions of this Agreement regarding indemnification, waiver, insurance, and legal expenses shall survive termination of this Agreement and remain in full force and effect.

13. **Public Records.**

13.1 The City of Westlake is a public agency subject to Chapter 119, Florida Statutes. Minto shall comply with Florida's Public Records Law. Specifically, Minto shall:

13.1.1 Keep and maintain public records required by Westlake to perform under this Agreement;

13.1.2 Upon request from Westlake's custodian of public records, provide Westlake with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

13.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, Minto shall destroy all copies of such confidential and exempt records remaining in its possession after Minto transfers the records in its possession to Westlake; and

13.1.4 Upon completion of the Agreement, Minto shall transfer to Westlake, at no cost to Westlake, all public records in Minto's possession. All records stored electronically by Minto must be provided to Westlake, upon request from Westlake's custodian of public records, in a format that is compatible with the information technology systems of Westlake.


13.2 The failure of Minto to comply with the provisions set forth in this Article shall constitute a default and breach of this Agreement, for which, Westlake may terminate the Agreement in accordance with the terms herein.

**IF MINTO HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO MINTO'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**


**CITY CLERK  
4001 SEMINOLE PRATT WHITNEY ROAD  
WESTLAKE, FL 33470  
(561) 790-1742  
zburgess@westlakegov.com**

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below.

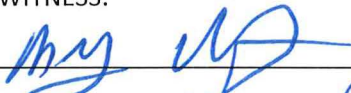
Westlake:

  
\_\_\_\_\_  
Printed Name: John F. Carter  
Title: Mayor  
Date: 6/6/23

Minto:

  
\_\_\_\_\_  
Printed Name: John F. Carter  
Title: Senior Vice President  
Date: June 6, 2023

WITNESS:

  
\_\_\_\_\_  
Printed Name: Mary Ramirez

WITNESS:

  
\_\_\_\_\_  
Printed Name: Tara W. Dohy

**EXHIBIT A**  
**Legal Description**

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "C-2" OF WESTLAKE CIVIC TRACT C-2, AS RECORD IN PLAT BOOK 128, PAGES 33 AND 34 AND A PORTION OF W.M.T.#1 OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "A" OF THE PLAT OF FIRE-RESCUE STATION #22 AND TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER OF TRACT "A" BEING THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID TRACT "A" AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ILEX WAY, ILEX WAY - PHASE I, AS RECORDED IN PLAT BOOK 126, PAGES 116 AND 117, OF SAID PUBLIC RECORDS, ALSO BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 867.00 FEET AND A RADIAL BEARING OF N.74°13'24"E. AT SAID INTERSECTION; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°42'58", A DISTANCE OF 147.02 FEET TO A POINT OF TANGENCY; 2) THENCE S.25°29'34"E., A DISTANCE OF 96.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 408.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'11", A DISTANCE OF 84.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 877.00 FEET; 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'12", A DISTANCE OF 109.75 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 463.00 FEET; 5) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°13'16", A DISTANCE OF 131.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 771.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'01", A DISTANCE OF 46.20 FEET TO A NON-TANGENT INTERSECTION;


(DESCRIPTION CONTINUED ON SHEET 2)

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WESTLAKE CIVIC TRACT C-2  
SKETCH & DESCRIPTION**

REVISIONS				Prepared For: MINTO	
No.	Date	Description	Dwn.	Lost Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE	
				This certifies that an As-Built of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
Sheet No. 01 of 04 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	



**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurveying.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ---	Field Book: ~
Section: 01 Twn. 43S Rng. 40E		Job #: WESTLAKE_C2-S&D

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2\_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

**(DESCRIPTION CONTINUED FROM SHEET 1)**

7) THENCE S.08°56'47"E., A DISTANCE OF 49.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 759.00 FEET, AND A RADIAL BEARING OF S.68°42'28"W. AT SAID INTERSECTION; 8) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°19'53", A DISTANCE OF 242.84 FEET TO A NON-TANGENT INTERSECTION AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON THE PLAT OF PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, AND THE SOUTHERLY LINE OF TRACT "C-2", AS SHOWN ON WESTLAKE CIVIC TRACT C-2, RECORDED IN PLAT BOOK 128, PAGES 33 AND 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.89°16'35"W., A DISTANCE OF 14.17 FEET; THENCE N.88°29'49"W. ALONG SAID SOUTHERLY LINE OF TRACT "C-2", A DISTANCE OF 429.16 FEET; THENCE N.01°42'52"E. DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 324.38 FEET; THENCE S.89°40'46"E., A DISTANCE OF 21.14 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 45.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°11'20", A DISTANCE OF 70.05 FEET TO A POINT OF TANGENCY; THENCE N.01°07'54"E., A DISTANCE OF 210.84 FEET; THENCE N.25°29'34"W., A DISTANCE OF 53.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 947.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°58'12", A DISTANCE OF 181.32 FEET TO SAID SOUTH BOUNDARY LINE OF TRACT "A" OF THE PLAT OF FIRE-RESCUE STATION #22 AND TOWN CENTER PARKWAY SOUTH, AS RECORDED IN PLAT BOOK 123, PAGES 104 AND 105, OF THE PUBLIC RECORDS; THENCE N.88°47'12"E., ALONG SAID SOUTH BOUNDARY LINE OF TRACT "A", A DISTANCE OF 82.42 FEET TO THE POINT OF BEGINNING.


CONTAINING: 199,978 SQUARE FEET OR 4.591 ACRES, MORE OR LESS.

**LEGEND**

- P.O.B. -- POINT OF BEGINNING
- P.B. -- PLAT BOOK
- D.B. -- DEED BOOK
- PG./PG(S) -- PAGE(S)
- O.R.B./O.R. -- OFFICIAL RECORDS BOOK
- R/W -- RIGHT-OF-WAY
- R -- RADIUS
- L -- ARC LENGTH
- D -- DELTA ANGLE
- 1-43-40 -- SECTION-TOWNSHIP-RANGE
- F.P.L. -- FLORIDA POWER AND LIGHT
- U.E. -- UTILITY EASEMENT
- P.B.C D.E. -- PALM BEACH COUNTY DRAINAGE EASEMENT
- O.S.T. -- OPEN SPACE TRACT

**WESTLAKE CIVIC TRACT C-2  
SKETCH & DESCRIPTION**

REVISIONS				Prepared For: MINTO	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
Sheet No. 02 of 04 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	



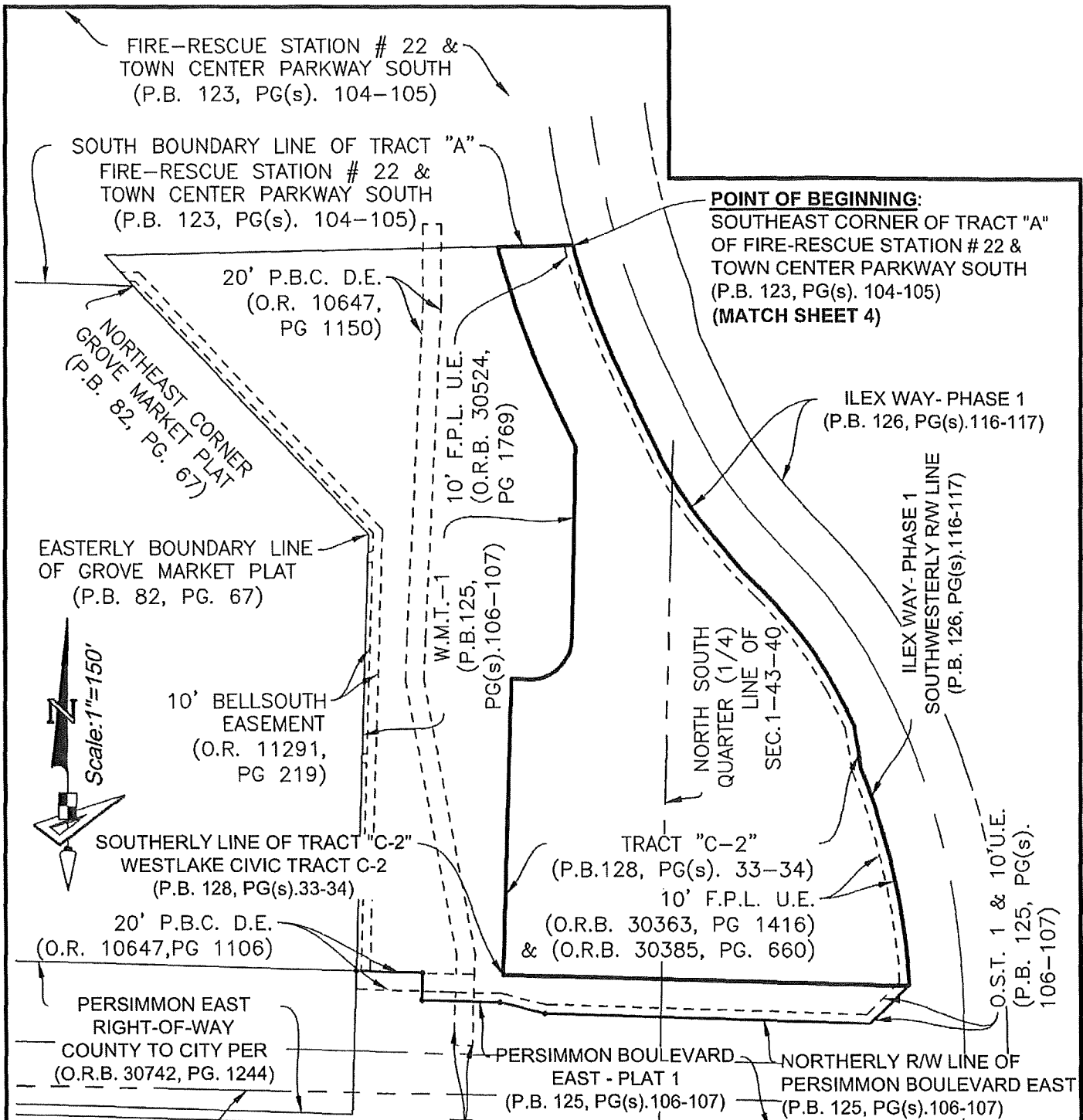
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ~	Field Book: ~
Section: 01	Twn. 43S Rng. 40E	Job #: WESTLAKE_C2-S&D

DWG NAME: W:\WV\WESTLAKEWESTLAKE - NAVD86\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2\_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM





**WESTLAKE CIVIC TRACT C-2  
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO  
 Last Date of Field Survey: N/A



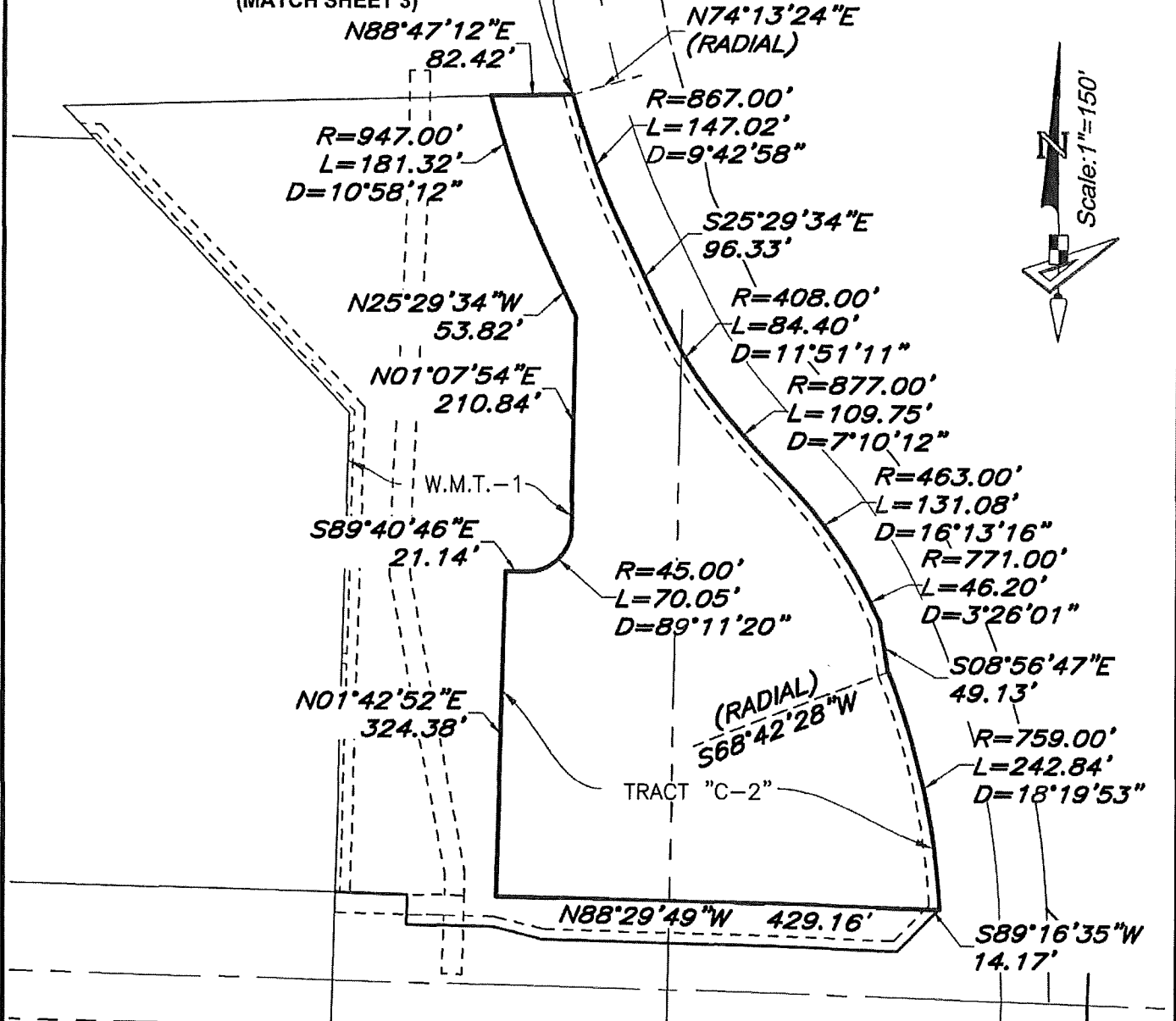
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Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ~	Field Book: -

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\POD C-2\POD C-2 NEW BOUNDARY\POD C-2\_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:24 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:23 AM

**POINT OF BEGINNING:**  
 SOUTHEAST CORNER OF TRACT "A"  
 OF FIRE-RESCUE STATION # 22 &  
 TOWN CENTER PARKWAY SOUTH  
 (P.B. 123, PG(s). 104-105)  
 (MATCH SHEET 3)



**WESTLAKE CIVIC TRACT C-2  
 SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO  
 Last Date of Field Survey: N/A

**GeoPoint**  
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4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurvey.com  
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Drawn: SAB	Date: 06/07/22	Data File:
Check: GAR	P.C.: ---	Field Book: -
Section: 01	Twn. 43S Rng. 40E	Job #: WESTLAKE_C2-S&D

Sheet No. 04 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

**DESCRIPTION:**

TRACT "B-3" AS SHOWN ON TOWN CENTER PARKWAY SOUTH - WEST, RECORDED IN PLAT BOOK 132, PAGES 57 AND 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF

WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.00°59'07"W. ALONG THE WESTERLY BOUNDARY OF SAID SECTION 1, A DISTANCE OF 349.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF M-CANAL, A 250 FOOT WIDE CITY OF WEST PALM BEACH RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.87°46'28"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 370.84 FEET; THENCE N.88°36'57"E. ALONG SAID SOUTHERLY BOUNDARY OF M-CANAL, AS FOUND MONUMENTED, A DISTANCE OF 1406.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, A 100 FOOT WIDE RIGHT-OF-WAY, DESCRIBED IN OFFICIAL RECORD BOOK 1544, PAGE 378, AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1552.60 FEET; THENCE N.88°17'08"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF RIGHT-OF-WAY PARCEL 101, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE THE FOLLOWING COURSES BEING ALONG SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101; THENCE S.01°42'52"W., A DISTANCE OF 385.12 FEET; THENCE S.00°47'52"W., A DISTANCE OF 250.03 FEET; THENCE S.01°42'52"W., A DISTANCE OF 388.19 FEET; THENCE S.02°37'53"W., A DISTANCE OF 250.00 FEET; THENCE S.01°42'52"W., A DISTANCE OF 2.77 FEET; THENCE S.15°07'01"W., A DISTANCE OF 51.77 FEET; THENCE S.01°42'52"W., A DISTANCE OF 256.29 FEET; THENCE S.46°42'52"W., A DISTANCE OF 56.57 FEET; THENCE N.88°17'08"W., A DISTANCE OF 40.00 FEET; THENCE N.89°35'54"W. LEAVING SAID WEST LINE OF RIGHT-OF-WAY PARCEL 101, A DISTANCE OF 108.28 FEET; THENCE N.75°52'41"W., A DISTANCE OF 23.18 FEET; THENCE N.88°17'08"W., A DISTANCE OF 383.07 FEET; THENCE S.46°42'52"W., A DISTANCE OF 15.56 FEET; THENCE N.88°17'08"W., A DISTANCE OF 443.35 FEET; THENCE N.75°52'41"W., A DISTANCE OF 51.20 FEET; THENCE N.88°17'08"W., A DISTANCE OF 269.15 FEET; THENCE N.01°41'54"W., A DISTANCE OF 10.02 FEET; THENCE N.43°17'08"W., A DISTANCE OF 31.72 FEET; THENCE N.01°42'52"E., A DISTANCE OF 325.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2051.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°43'47", A DISTANCE OF 61.94 FEET TO A NON-TANGENT INTERSECTION; THENCE N.11°33'47"E., A DISTANCE OF 51.71 FEET TO A NON TANGENT INTERSECTION WITH A CURVE CONCAVE WESTERLY WITH A RADIUS OF 2062.50 FEET AND A RADIAL BEARING OF S.88°34'39"W. AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'32", A DISTANCE OF 16.51 FEET TO THE POINT OF TANGENCY; THENCE N.01°52'53"W., A DISTANCE OF 136.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 1937.50 FEET; THENCE NORTHERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°35'45", A DISTANCE OF 121.60 FEET TO THE POINT OF TANGENCY; THENCE N.01°42'52"E., A DISTANCE OF 141.19 FEET; THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; THENCE N.01°42'52"E., A DISTANCE OF 420.21 FEET; THENCE N.14°07'19"E., A DISTANCE OF 51.20 FEET; THENCE N.01°42'52"E., A DISTANCE OF 270.83 FEET; THENCE N.46°42'52"E., A DISTANCE OF 31.72 FEET; THENCE S.88°17'08"E., A DISTANCE OF 253.31 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 417.64 FEET; THENCE N.46°42'52"E., A DISTANCE OF 15.56 FEET; THENCE S.88°17'08"E., A DISTANCE OF 281.31 FEET; THENCE S.75°52'41"E., A DISTANCE OF 51.20 FEET; THENCE S.88°17'08"E., A DISTANCE OF 292.26 FEET; THENCE S.43°17'08"E., A DISTANCE OF 42.43 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 2,333,501 SQUARE FEET OR 53.570 ACRES MORE OR LESS.

**WESTLAKE - POD G - AGREEMENT SKETCH AND DESCRIPTION**



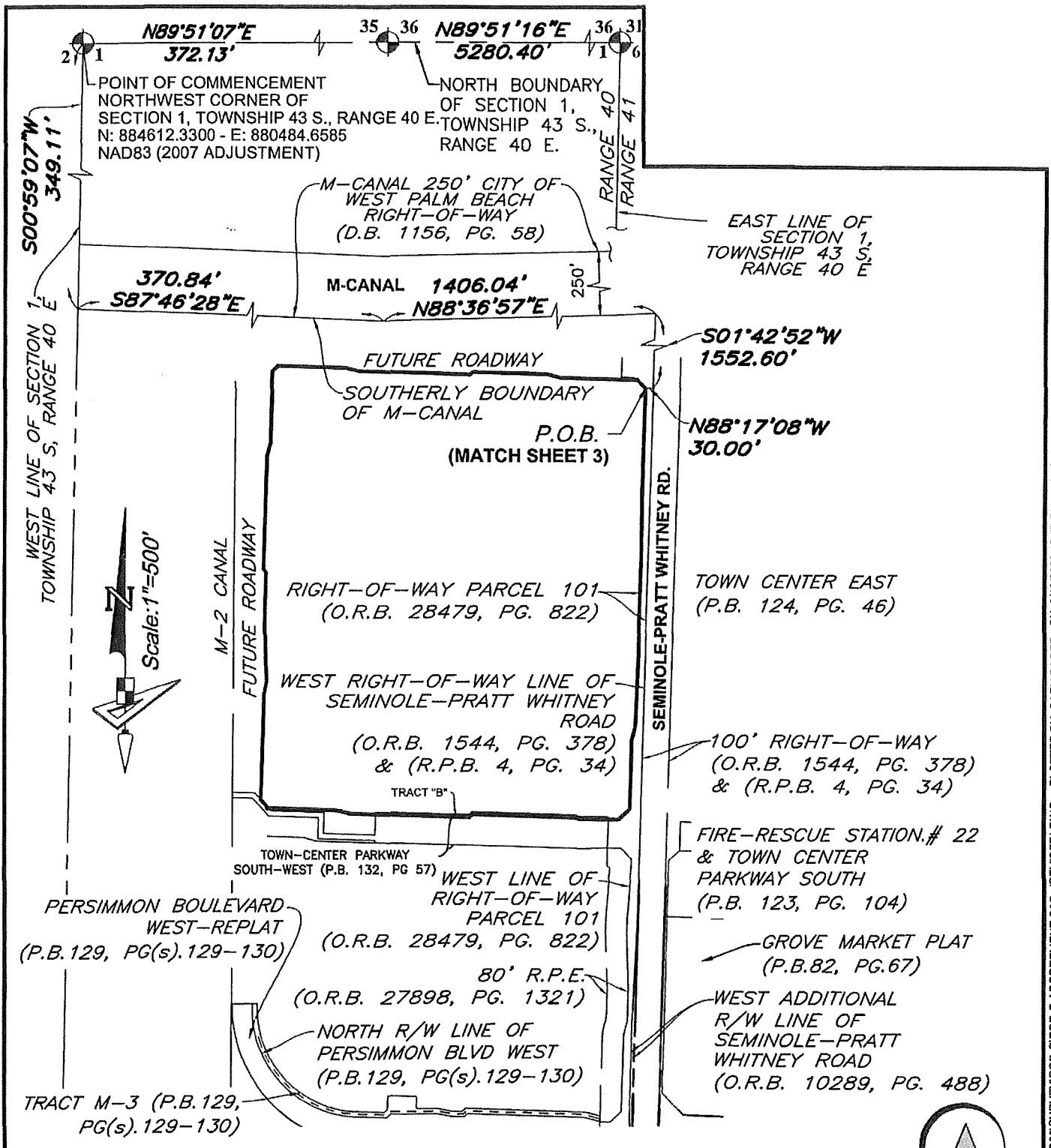
REVISIONS			
No.	Date	Description	Dwn.
1	06-07-22	ADD SURVEY NOTE PBC BORDER	SAB

Prepared For: MINTO COMMUNITIES, LLC.  
**Last Date of Field Survey: N/A**  
**SURVEYOR'S CERTIFICATE**  
 This certifies that the Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
  
**Gary A. Rager**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**GeoPoint Surveying, Inc.**  
 4152 W. Blue Heron Blvd. Suite 105  
 Riviera Beach, FL 33404  
 Phone: (561) 444-2720  
 www.geopointsurvey.com  
 Licensed Business Number LB 7768

Drawn: gar	Date: 08/11/20	Data File: ~~~~
Check: rr	P.C.: ~~~~	Field Book: ~~~~
Section: 1 Twn. 43S Rng. 40E	Job #: POD G-South_SID	

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\POD G\POD G AGREEMENT-S&D\_(REVISED).DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 12:41 PM LAST SAVED BY: GARYR ON: 6/10/2022 12:41 PM



Prepared For: MINTO COMMUNITIES, LLC.  
 Last Date of Field Survey: N/A

**WESTLAKE - POD G - AGREEMENT SKETCH AND DESCRIPTION**

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

**NOTE:** LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.



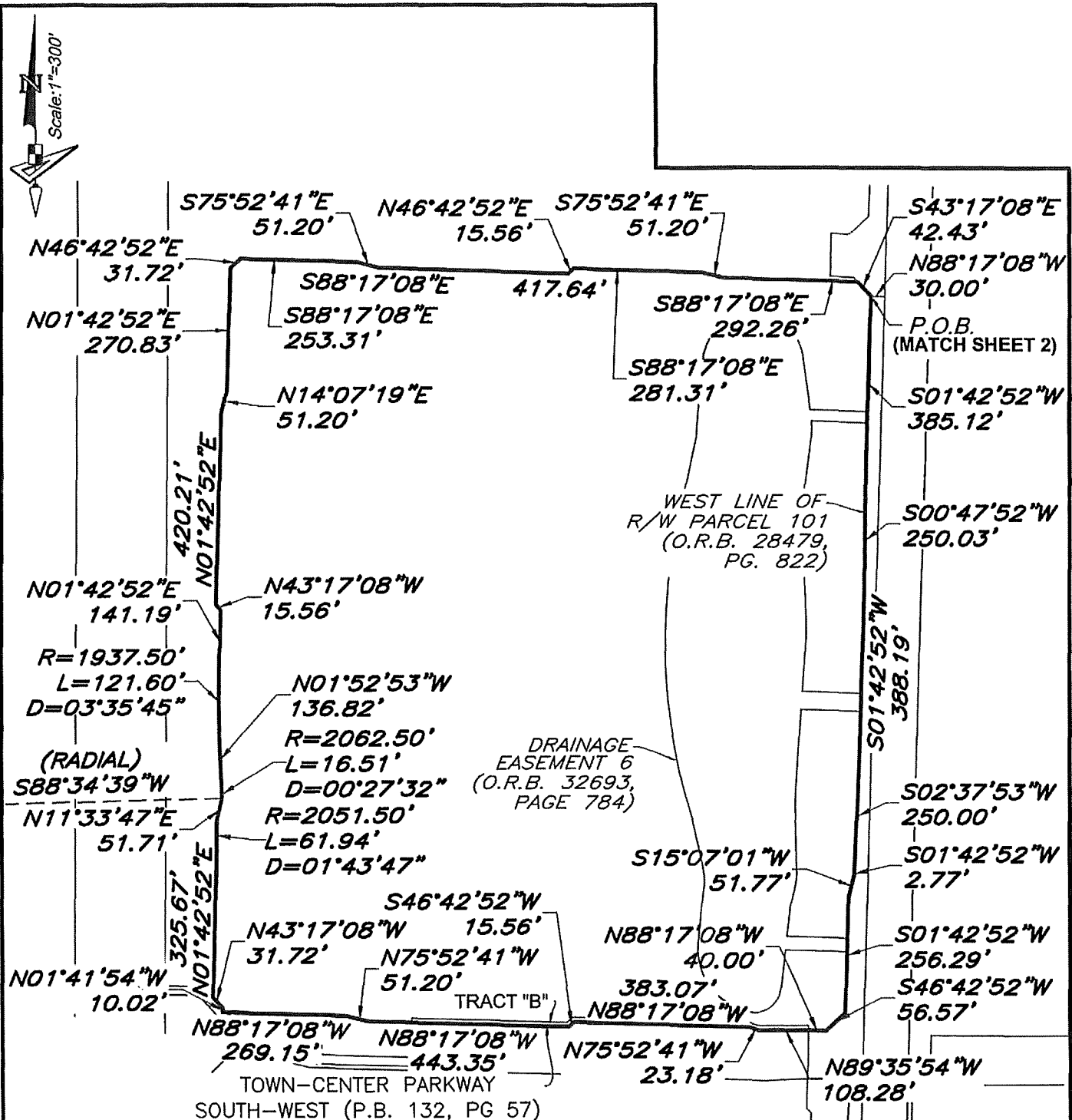
4152 W. Blue Heron Blvd. Suite 105  
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 www.geopointsurvey.com  
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Drawn: ger	Date: 08/11/20	Data File: ----
Check: rr	P.C.: ---	Field Book: ----
Section: 1 Twn. 43S Rng. 40E		Job #: POD G-South_SID

Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD83\SURVEY\POD G\ARGREEMENT-SAD\_(REVISED).DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 12:57 PM LAST SAVED BY: GARYR ON: 6/70/2022 12:41 PM



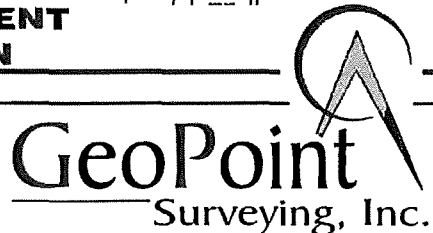
**WESTLAKE - POD G - AGREEMENT  
SKETCH AND DESCRIPTION**

**LEGEND**

- P.O.B.-- POINT OF BEGINNING
- P.B.-- PLAT BOOK
- D.B.-- DEED BOOK
- PG./PG(s)-- PAGE(s)
- O.R.B.-- OFFICIAL RECORDS BOOK
- R.P.B.-- ROAD PLAT BOOK
- R/W-- RIGHT-OF-WAY

Prepared For: MINTO COMMUNITIES, LLC.  
Last Date of Field Survey: N/A

- NAD-- NORTH AMERICAN DATUM
- R.P.E.-- RURAL PARKWAY EASEMENT
- R-- RADIUS
- L-- ARC LENGTH
- D-- DELTA ANGLE
- 1-43-40-- SECTION-TOWNSHIP-RANGE



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Check: rr	P.C.: _____	Field Book: _____
Section: 1 Twn. 43S Rng. 40E	Job #: POD G-South SID	

**DESCRIPTION:**

A PARCEL OF LAND LYING IN TRACT "A", TOWN CENTER EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT CITY OF WEST PALM BEACH EASEMENT, AS RECORDED IN DEED BOOK 1156, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°36'57"W., ALONG SAID NORTH LINE, A DISTANCE OF 1999.63 FEET; THENCE S.01°23'03"E., A DISTANCE OF 1647.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE AND THE NORTHERLY LINE OF TRACT "A", TOWN CENTER EAST, RECORDED IN PLAT BOOK 124, PAGES 46 THROUGH 50, BOTH OF SAID PUBLIC RECORDS, AND THE **POINT OF BEGINNING**; THENCE S.12°19'26"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 55.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "A" AND WESTERLY RIGHT-OF-WAY LINE OF TRACT "A", KINGFISHER BOULEVARD, PLAT BOOK 133, PAGES 81 AND 82, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID EASTERLY LINE: 1) THENCE S.28°42'51"W., A DISTANCE OF 131.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1131.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'52", A DISTANCE OF 566.81 FEET TO A POINT OF TANGENCY; 3) THENCE S.00°00'01"E., A DISTANCE OF 165.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1131.00 FEET; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°06'11", A DISTANCE OF 515.27 FEET TO A POINT OF TANGENCY; 5) THENCE S.26°06'12"E., A DISTANCE OF 119.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON TOWN CENTER PARKWAY SOUTH - PHASE II, AS RECORDED IN PLAT BOOK 126, PAGES 114 AND 115, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "A" AND THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE S.20°12'31"W., A DISTANCE OF 34.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 950.00 FEET, AND A RADIAL BEARING OF N.22°43'32"W. AT SAID INTERSECTION; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF TRACT "A", THROUGH A CENTRAL ANGLE OF 22°43'32", A DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY; 3) THENCE N.90°00'00"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 590.49 FEET; 4) THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; 5) THENCE N.00°00'00"E., A DISTANCE OF 25.00 FEET; 6) THENCE N.90°00'00"W., A DISTANCE OF 74.00 FEET; 7) THENCE S.00°00'00"E., A DISTANCE OF 25.00 FEET; 8) THENCE 45°00'00"W., A DISTANCE OF 35.36 FEET; 9) THENCE N.90°00'00"W., A DISTANCE OF 363.82 FEET; 10) THENCE N.77°35'32"W., A DISTANCE OF 37.23 FEET;


(DESCRIPTION CONTINUED ON SHEET 2)

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

**NOTE:** LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**WESTLAKE-POD L - PORTION OF TRACT "A"  
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Date:	JUNE 8, 2022
				<b>SURVEYOR'S CERTIFICATE</b> This certifies that this Sketch and Description of the property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				<b>Gary A. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>	
Sheet No. 1 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



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Drawn: SAB Date: 06/08/2022 Data File: \_\_\_\_\_  
 Check: GAR P.C.: N/A Field Book: \_\_\_\_\_  
 Section: 1 Twn. 43S Rng. 40E Job #: Pod L\_POR\_A\_S&C

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\_POD L\_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM

(DESCRIPTION CONTINUED FROM SHEET 1)

11) THENCE N.90°00'00"W., A DISTANCE OF 131.20 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2950.00 FEET, AND A RADIAL BEARING OF N.74°21'27"W. AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°25'27", A DISTANCE OF 1103.36 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.90°00'00"E., A DISTANCE OF 6.38 FEET; THENCE N.00°00'00"E., A DISTANCE OF 127.20 FEET; THENCE S.90°00'00"E., A DISTANCE OF 34.72 FEET; THENCE N.00°12'50"E., A DISTANCE OF 62.95 FEET; THENCE S.89°47'10"E., A DISTANCE OF 267.18 FEET; THENCE N.00°12'50"E., A DISTANCE OF 371.86 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY; THENCE THE FOLLOWING TWELVE (12) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "A" AND SOUTHERLY RIGHT-OF WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE N.90°00'00"E., A DISTANCE OF 101.77 FEET; 2) THENCE S.80°06'47"E., A DISTANCE OF 2.56 FEET; 3) THENCE S.37°33'20"E., A DISTANCE OF 39.52 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 330.00 FEET, AND A RADIAL BEARING OF N.88°37'05"W. AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°42'09", A DISTANCE OF 15.57 FEET A POINT OF NON-TANGENT INTERSECTION; 5) THENCE S.86°40'21"E., A DISTANCE OF 80.01 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 410.00 FEET, AND A RADIAL BEARING OF N.86°03'48"W. AT SAID INTERSECTION; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°30'49", A DISTANCE OF 17.99 FEET TO A POINT OF NON-TANGENT INTERSECTION; 7) THENCE N.37°54'45"E., A DISTANCE OF 39.60 FEET; 8) THENCE N.76°32'40", A DISTANCE OF 11.82 FEET; 9) N.90°00'00"E., A DISTANCE OF 73.87 FEET; 10) THENCE N.85°30'18"E., A DISTANCE OF 172.26 FEET; 11) THENCE N.90°00'00"E., A DISTANCE OF 357.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 950.00 FEET; 12) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°39'15", A DISTANCE OF 408.78 FEET TO POINT OF BEGINNING.

TOTAL CONTAINING: 2,261,275 SQUARE FEET OR 51.912 ACRES, MORE OR LESS.

**WESTLAKE-POD L - PORTION OF TRACT "A"  
SKETCH AND DESCRIPTION**



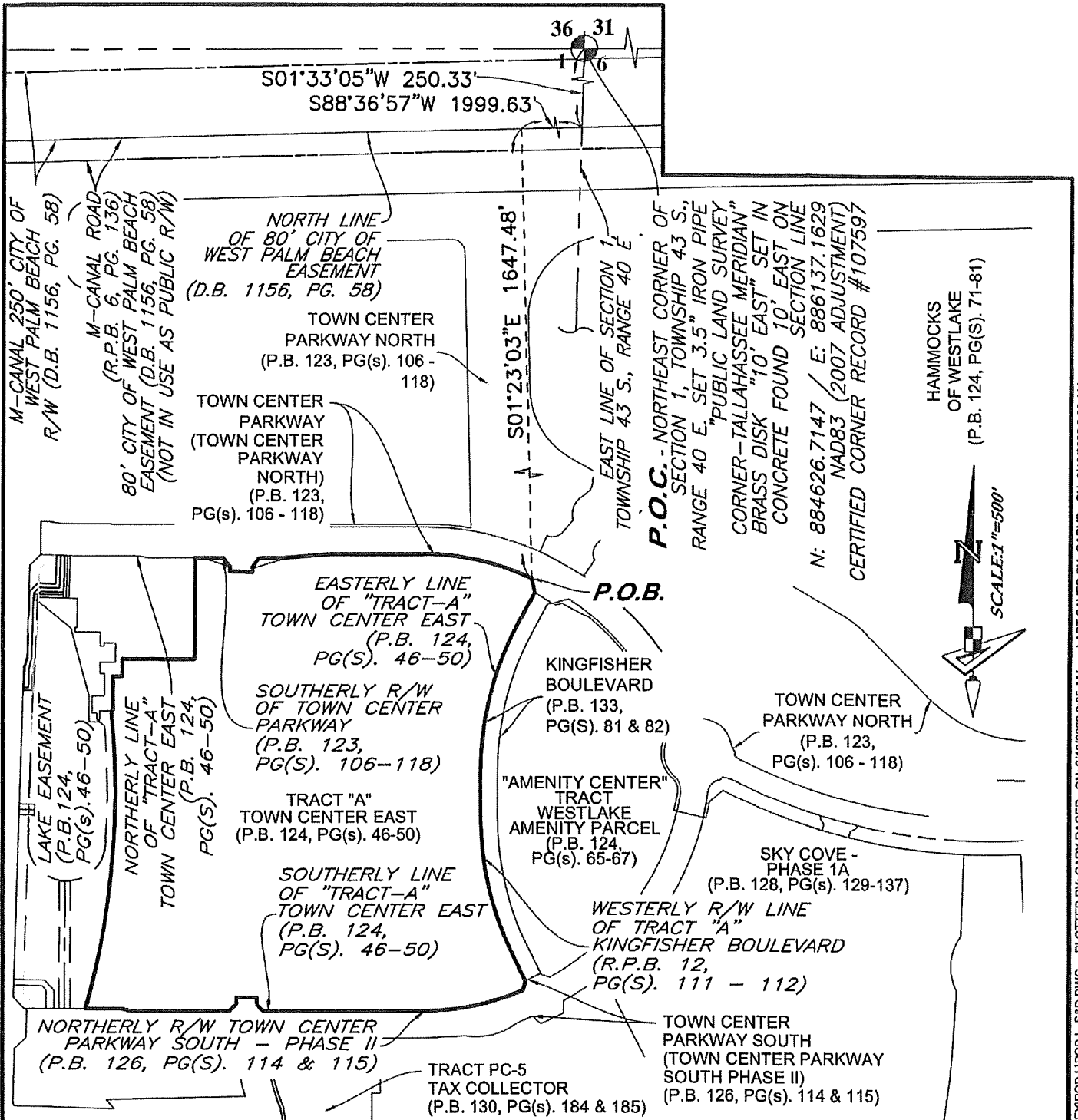
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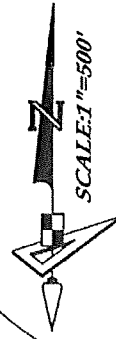
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Check: GAR P.C.: N/A Field Book: \_\_\_\_\_  
Section: 1 Twn. 43S Rng. 40E Job #: Pod L\_POR. A S&D

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC
No.	Date	Description	Dwn.	Date: JUNE 8, 2022
Sheet No. 2 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER


DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD LIPOD L\_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM



HAMMOCKS OF WESTLAKE (P.B. 124, PG(S). 71-81)

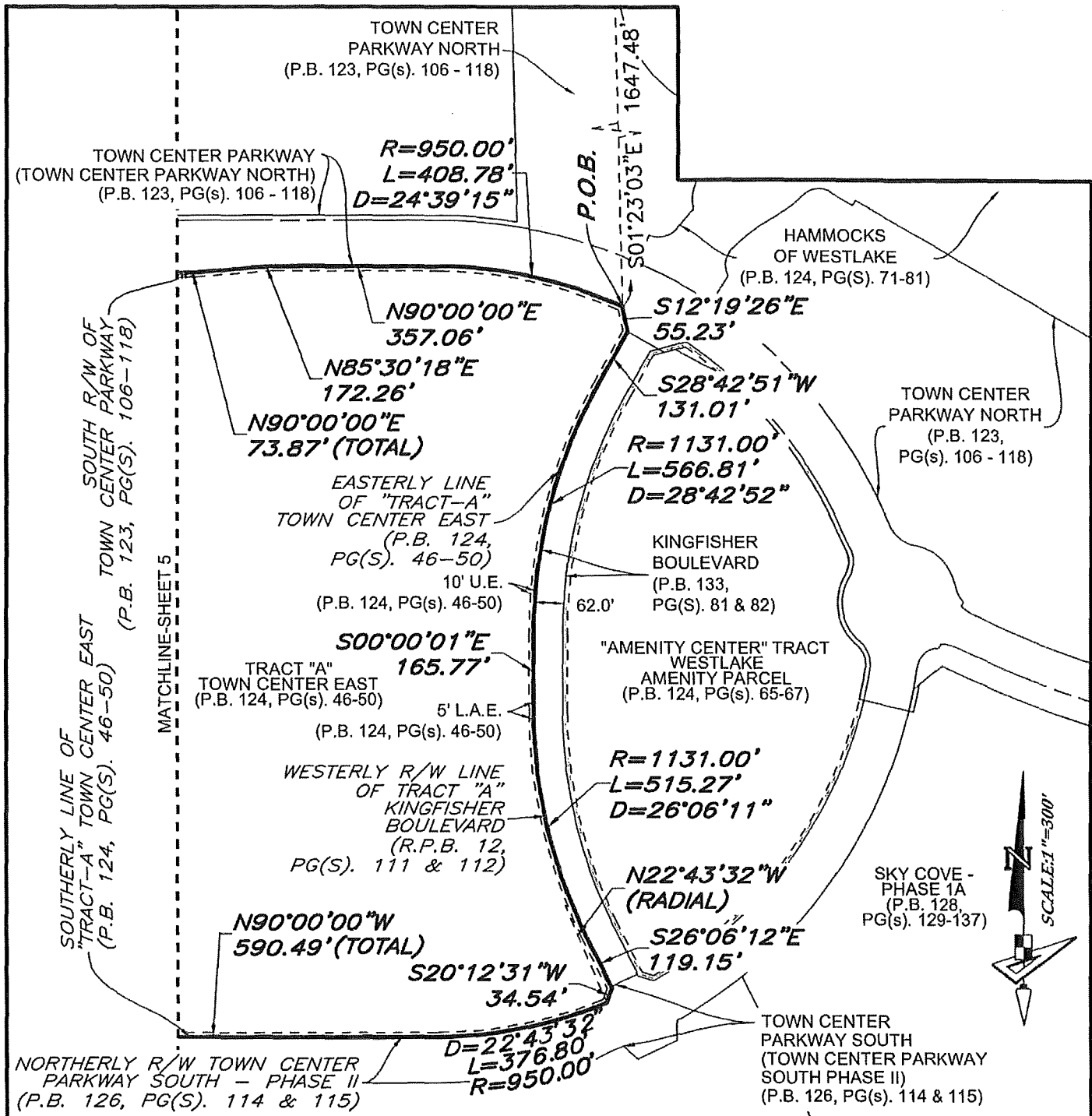


**WESTLAKE-POD L - PORTION OF TRACT "A"**  
**SKETCH AND DESCRIPTION**

Prepared For: MINTO COMMUNITIES, LLC			
Date: JUNE 8, 2022			
LEGEND			
P.O.B. -- POINT OF BEGINNING	NAD -- NORTH AMERICAN DATUM	<p><b>GeoPoint</b> Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p>	
P.O.C. -- POINT OF COMMENCEMENT	R/W -- RIGHT-OF-WAY		
P.B. -- PLAT BOOK	1-43-40 -- SECTION-TOWNSHIP-RANGE		
D.B. -- DEED BOOK	R -- RADIUS		
R.P.B. -- ROAD PLAT BOOK	L -- ARC LENGTH		
PG./PG(s). -- PAGE(S)	D -- DELTA ANGLE		
U.E. -- UTILITY EASEMENT	L.A.E. -- LIMITED ACCESS EASEMENT		
Sheet No. 3 of 5 Sheets			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			
Drawn: SAB	Date: 06/08/2022		Data File: _____
Check: GAR	P.C.: N/A		Field Book: _____
Section: 1 Twn. 43S Rng. 40E			Job #: Pod L_POR_A_S&D

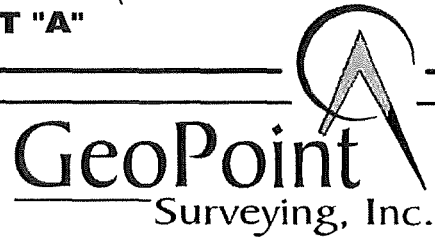
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**WESTLAKE-POD L - PORTION OF TRACT "A" SKETCH AND DESCRIPTION**

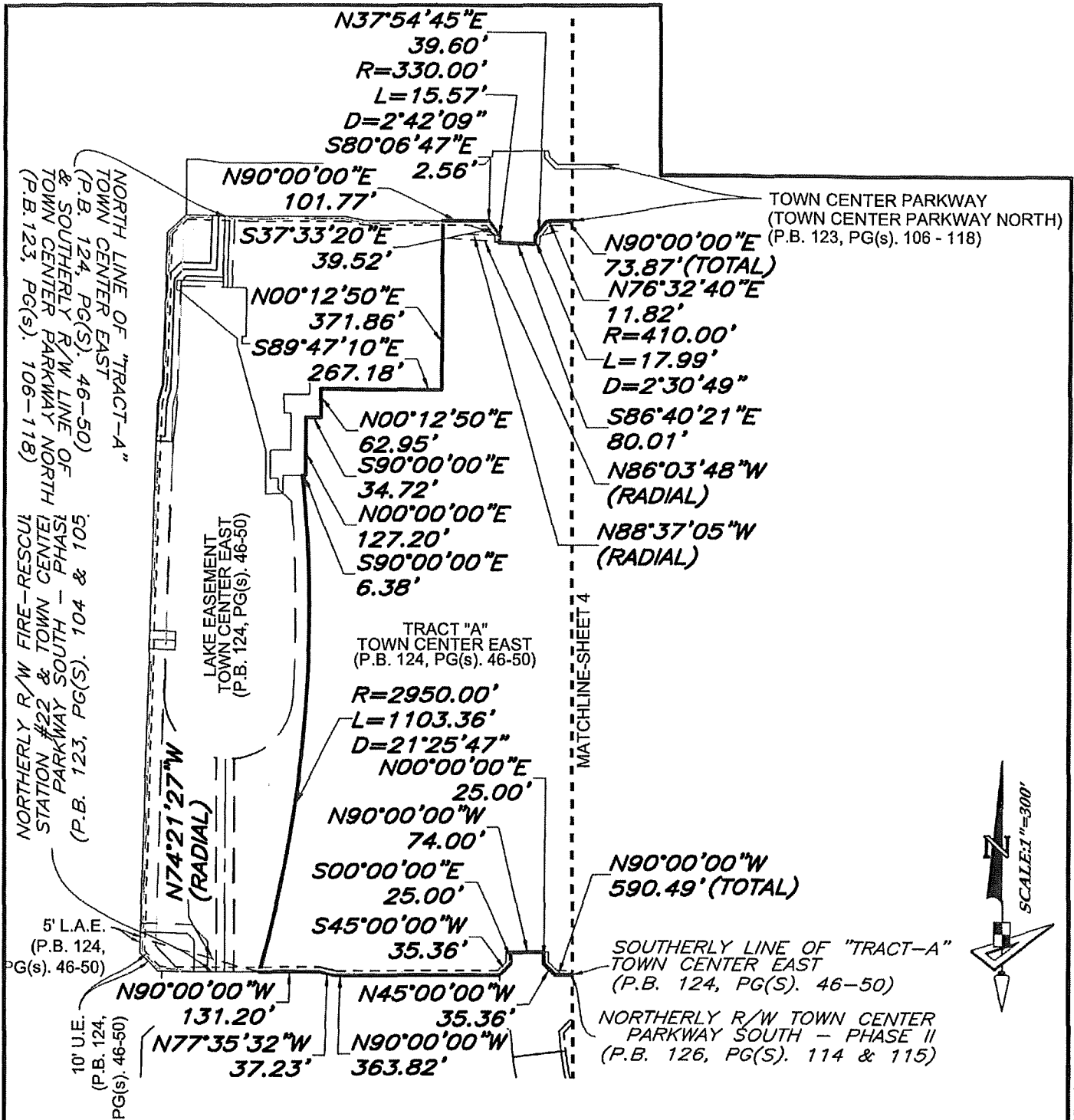
REVISIONS	Prepared For: MINTO COMMUNITIES, LLC
	Date: JUNE 8, 2022
<p><b>LEGEND</b></p> <p>P.O.B. -- POINT OF BEGINNING      NAD -- NORTH AMERICAN DATUM  P.O.C. -- POINT OF COMMENCEMENT      R/W -- RIGHT-OF-WAY  P.B. -- PLAT BOOK      1-43-40 -- SECTION-TOWNSHIP-RANGE  D.B. -- DEED BOOK      R -- RADIUS  R.P.B. -- ROAD PLAT BOOK      L -- ARC LENGTH  PG./PG(s). -- PAGE(s)      D -- DELTA ANGLE  U.E. -- UTILITY EASEMENT      L.A.E. -- LIMITED ACCESS EASEMENT</p>	
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Licensed Business Number LB 7768

Drawn: SAB      Date: 06/08/2022      Data File: -----  
Check: GAR      P.C.: N/A      Field Book: -----  
Section: 1 Twn. 43S Rng. 40E      Job #: PodL\_POR\_A\_S&D

LAST SAVED BY: GARYR. ON: 6/10/2022 9:30 AM  
PLOTTED BY: GARY RAGER. ON: 6/10/2022 9:35 AM  
DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD L\POD L\_S&D.DWG



**WESTLAKE-POD L - PORTION OF TRACT "A"  
SKETCH AND DESCRIPTION**

REVISIONS	Prepared For: MINTO COMMUNITIES, LLC
	Date: JUNE 8, 2022
<p><b>LEGEND</b></p> <p>P.O.B. -- POINT OF BEGINNING      NAD -- NORTH AMERICAN DATUM  P.O.C. -- POINT OF COMMENCEMENT      R/W -- RIGHT-OF-WAY  P.B. -- PLAT BOOK      1-43-40 -- SECTION-TOWNSHIP-RANGE  D.B. -- DEED BOOK      R -- RADIUS  R.P.B. -- ROAD PLAT BOOK      L -- ARC LENGTH  PG./PG(s). -- PAGE(S)      D -- DELTA ANGLE  U.E. -- UTILITY EASEMENT      L.A.E. -- LIMITED ACCESS EASEMENT</p>	
Sheet No. 5 of 5 Sheets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
<p><b>GeoPoint</b> Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Phone: (561) 444-2720  Suite 105 www.geopointsurvey.com  Riviera Beach, FL 33404 Licensed Business Number LB 7768</p>	
Drawn: SAB	Date: 06/08/2022
Check: GAR	P.C.: N/A
Section: 1 Twn. 43S Rng. 40E	Job #: Pod L_POR_A_S&L

DWG NAME: W:\WESTLAKE\WESTLAKE - NAV\088\SURVEY\POD LIP\OD L\_S&D.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 9:35 AM LAST SAVED BY: GARYR ON: 6/10/2022 9:30 AM

## EXHIBIT "A"

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, 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 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W., ALONG SAID EAST LINE, A DISTANCE OF 77.00 FEET; THENCE CONTINUE S.01°42'52"W., A DISTANCE OF 3.00 FEET TO A POINT ON THE ADDITIONAL RIGHT-OF-WAY OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID ADDITIONAL RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES: 1) S.88°17'08"E., A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'08"E., A DISTANCE OF 53.74 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 112.50 FEET TO POINT ON THE EAST RIGHT-OF-WAY OF ILEX WAY II, AS SHOWN OF ILEX WAY II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**; THENCE CONTINUE S.88°17'08"E. ALONG SAID ADDITIONAL RIGHT-OF-WAY, A DISTANCE OF 1.50 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST - PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 2, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF PERSIMMON BOULEVARD EAST, FOR THE FOLLOWING THREE (3) COURSES: 1) N.01°42'52"E., A DISTANCE OF 12.00 FEET; 2) THENCE N.46°42'53"E., A DISTANCE OF 56.57 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 373.13 FEET; THENCE S.01°41'49"W., A DISTANCE OF 947.92 FEET; THENCE N.88°18'58"W., A DISTANCE OF 419.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ILEX WAY II, AS RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY II FOR THE FOLLOWING SIX (6) COURSES: 1) N.01°42'52"E., A DISTANCE OF 286.41 FEET; 2) THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 38.40 FEET; 4) THENCE N.02°54'08"E., A DISTANCE OF 239.24 FEET; 5) THENCE N.14°07'19"E., A DISTANCE OF 51.38 FEET; 6) THENCE N.01°42'52"E., A DISTANCE OF 270.96 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 398,017 SQUARE FEET OR 9.137 ACRES, MORE OR LESS.

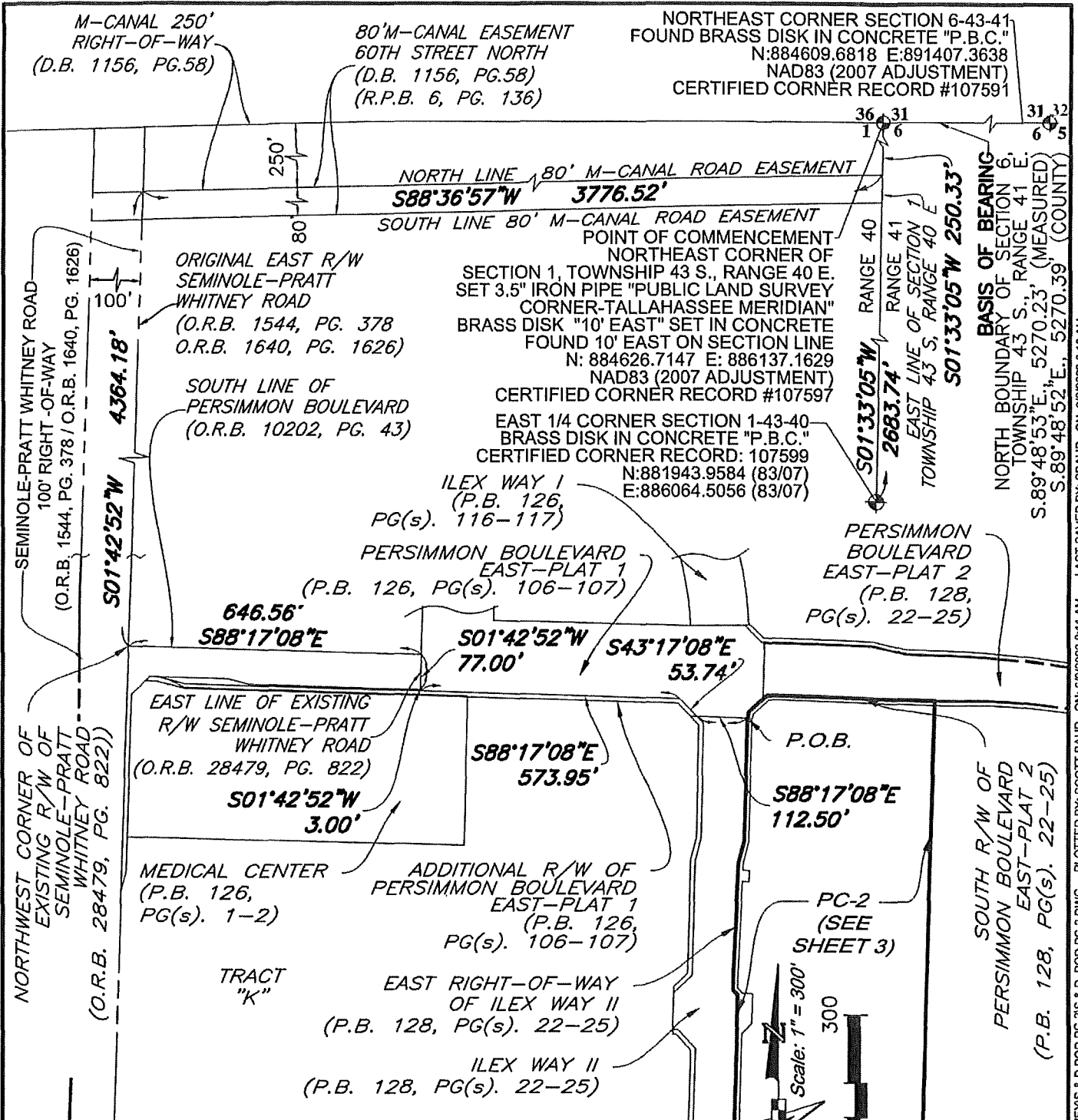
NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

### SKETCH AND DESCRIPTION PARCEL PC-2

REVISIONS				Prepared For: MINTO	
No.	Date	Description	Dwn.	<b>Date of Sketch:</b> 05/24/19	
1	06-08-22	ADD SURVEY NOTE AND PSM BLOCK	SAB	<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors &amp; Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p style="text-align: right;"><b>Gary R. Rager</b> FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. <b>LS4828</b></p> <p style="text-align: center;">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	
<b>Sheet No. 1 of 3 Sheets</b>				<p><b>GeoPoint</b> Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> <p>Drawn: SWM    Date: 05/24/19    Data File: ---- Check: LJO    P.C.: ----    Field Book: ---- Sections: 12 Twn. 43S Rng. 40E    Job #: S&amp;D_PC-2</p>	


DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEYS & D POD PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM



**SKETCH AND DESCRIPTION  
PARCEL PC-2**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO  
 Date of Sketch: 05/24/19



## GeoPoint

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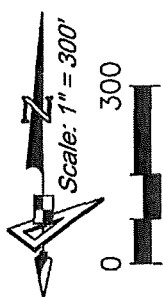
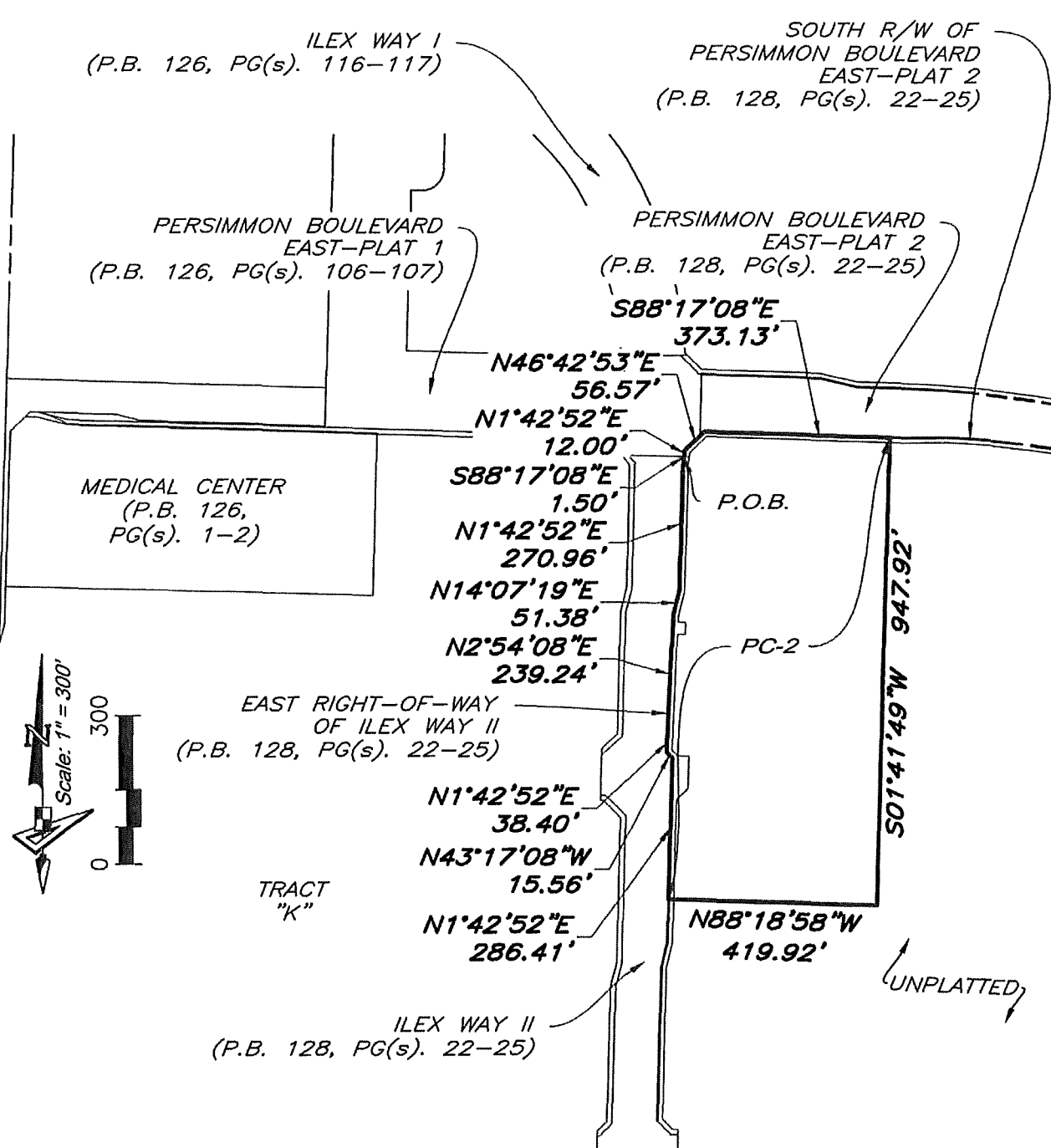
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 Riviera Beach, FL 33404

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 www.geopointsurvey.com  
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Drawn: SWM Date: 05/24/19 Data File: ---  
 Check: LJO P.C.: --- Field Book: ---  
 Sections: 12 Twn, 43S Rng, 40E Job #: S&D\_PC-2

DWG NAME: W:\WESTLAKWESTLAKE - NAVD88\SURVEYS & D POD PC-2\S & D POD PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM

- SEMINOLE-PRATT WHITNEY ROAD (100' RIGHT-OF-WAY)  
(O.R.B. 1544, PG. 378) (O.R.B. 1640, PG. 1623)



**SKETCH AND DESCRIPTION  
PARCEL PC-2**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO  
Date of Sketch: 05/24/19

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Drawn: SWM Date: 05/24/19 Data File: ----  
Check: LJO P.C.: ---- Field Book: ----  
Sections: 12 Twn. 43S Rng. 40E Job #: S&D\_PC-2

Sheet No. 3 of 3 Sheets

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD8\SURVEYS & D POD PC-2S & D POD PC-2.DWG PLOTTED BY: SCOTT BAHR ON: 6/9/2022 8:11 AM LAST SAVED BY: SBAHR ON: 6/9/2022 8:10 AM

LEGAL DESCRIPTION-TRACT "B"

A PARCEL OF LAND BEING ALL OF OPEN SPACE TRACT #1 AND PART OF OPEN SPACE TRACT #2, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY NORTH, AS RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 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 813.55 FEET; THENCE N.88°26'55"W., A DISTANCE OF 2195.74 FEET TO A POINT ON THE WESTERLY LINE OF WATER MANAGEMENT TRACT #1, AS SHOWN ON TOWN CENTER PARKWAY NORTH, RECORDED IN PLAT BOOK 123, PAGES 106 THROUGH 118, INCLUSIVE, OF SAID PUBLIC RECORDS; SAID POINT, ALSO BEING THE POINT OF BEGINNING; THENCE S.01°21'03"E., ALONG SAID WESTERLY LINE OF WATER MANAGEMENT TRACT #1 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1019.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY, AS SHOWN ON SAID PLAT AND A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1050.00 FEET, AND A RADIAL BEARING OF S.09°16'57"W. AT SAID INTERSECTION; THENCE THE FOLLOWING TWELVE (12) COURSES BEING BY SAID NORTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER PARKWAY: 1) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°16'57", A DISTANCE OF 170.11 FEET TO A POINT OF TANGENCY; 2) THENCE N.90°00'00"W., A DISTANCE OF 594.86 FEET; 3) THENCE N.45°00'00"W., A DISTANCE OF 35.36 FEET; 4) THENCE N.00°00'00"E., A DISTANCE OF 15.00 FEET; 5) THENCE N.90°00'00"W., A DISTANCE OF 106.00 FEET; 6) THENCE S.00°00'00"E., A DISTANCE OF 15.00 FEET; 7) THENCE S.45°00'00"W., A DISTANCE OF 35.36 FEET; 8) THENCE N.90°00'00"W., A DISTANCE OF 402.05 FEET; 9) THENCE N.77°35'33"W., A DISTANCE OF 11.64 FEET; 10) THENCE N.90°00'00"W., A DISTANCE OF 168.73 FEET; 11) THENCE N.82°02'23"W., A DISTANCE OF 56.01 FEET; 12) THENCE N.90°00'00"W., A DISTANCE OF 33.52 FEET TO THE EASTERLY MOST CORNER OF RIGHT-OF-WAY PARCEL 105, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE N.44°08'34"W., ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY PARCEL 105, A DISTANCE OF 55.72 FEET TO THE NORTHERLY CORNER OF SAID RIGHT-OF-WAY PARCEL 105; THENCE N.01°42'52"E., ALONG THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE-PRATT WHITNEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1544, PAGE 378 AND ROAD PLAT BOOK 4, PAGE 34, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 24.18 FEET TO A POINT ON THE EASTERLY LINE OF RIGHT-OF-WAY PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 822, OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES BEING BY SAID EASTERLY LINE OF RIGHT-OF-WAY PARCEL 106: 1) N.05°37'01"E., A DISTANCE OF 198.91 FEET; 2) THENCE N.02°20'47"E., A DISTANCE OF 50.63 FEET; 3) THENCE N.00°55'27"W., A DISTANCE OF 210.34 FEET; 4) THENCE N.02°20'47"E., A DISTANCE OF 43.23 FEET; 5) THENCE N.02°42'36"E., A DISTANCE OF 356.39 FEET; 6) THENCE N.16°12'21"E., A DISTANCE OF 51.42 FEET; 7) THENCE N.02°42'36"E., A DISTANCE OF 206.31 FEET;

CONTINUED ON SHEET 2

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**TRACT "B"**  
**SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	06-07-22	ADD SURVEYOR NOTE	SAB	SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Sheet No. 1 of 5 Sheets				 <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> <p>Drawn: SWM   Date: 04/01/2021   Data File: ----- Check: GAR   P.C.: ---   Field Book: ---/--- Section: 1 Twn. 43S Rng. 40E   Job #: Tract B-Pod F</p>	

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD FITRACT B\_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM

CONTINUED FROM SHEET 1

THENCE N.88°36'57"E., ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF WATER MANAGEMENT TRACT #1, AS SHOWN ON SAID PLAT, A DISTANCE OF 152.82 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 78.00 FEET, AND A RADIAL BEARING OF S.01°23'03"E AT SAID POINT OF CUSP; THENCE THE FOLLOWING SEVEN (7) COURSES BEING BY THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID WATER MANAGEMENT TRACT #1; 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'21", A DISTANCE OF 116.95 FEET TO A POINT OF TANGENCY; 2) THENCE S.02°42'36"W., A DISTANCE OF 158.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 81.58 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°11'50", A DISTANCE OF 164.03 FEET TO A POINT OF TANGENCY; 4) THENCE N.67°30'46"E., A DISTANCE OF 359.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'11", A DISTANCE OF 73.66 FEET TO A POINT OF TANGENCY; 6) THENCE N.88°36'57"E., A DISTANCE OF 907.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; 7) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°02'00", A DISTANCE OF 78.57 FEET TO THE POINT OF BEGINNING.


TOTAL CONTAINING: 1,619,187 SQUARE FEET OR 37.171 ACRES, MORE OR LESS.

**LEGEND**

- |   |  |
|---|--|
| <i>P.O.B.</i> -- POINT OF BEGINNING         | <i>W.M.T.</i> -- WATER MANAGEMENT TRACT  |
| <i>P.O.C.</i> -- POINT OF COMMENCEMENT      | <i>O.S.T.</i> -- OPEN SPACE TRACT        |
| <i>P.B.</i> -- PLAT BOOK                    | <i>R/W</i> -- RIGHT-OF-WAY               |
| <i>D.B.</i> -- DEED BOOK                    | <i>1-43-40</i> -- SECTION-TOWNSHIP-RANGE |
| <i>O.R./O.R.B.</i> -- OFFICIAL RECORDS BOOK | <i>R</i> -- RADIUS                       |
| <i>PG./PG(s)</i> -- PAGE(S)                 | <i>L</i> -- ARC LENGTH                   |
| <i>NAD</i> -- NORTH AMERICAN DATUM          | <i>D</i> -- DELTA ANGLE                  |

**TRACT "B"  
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
Sheet No. 2 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

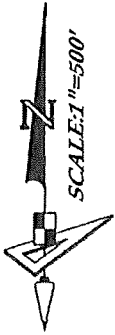


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Drawn: SWM	Date: 04/01/2021	Data File: -----
Check: GAR	P.C.: ----	Field Book: -----
Section: 1 Twn. 43S Rng. 40E	Job #: Tract B-Pod F	

LAST SAVED BY: GARYR. ON: 6/10/2022 10:05 AM  
PLOTTED BY: GARY RAGER ON: 6/10/2022 10:06 AM  
DWG NAME: \\WVWESTLAKE\WESTLAKE - NAVD88\SURVEY\POD F\TRACT B\_POD F.DWG



**P.O.C.** - NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E. SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN" BRASS DISK "10' EAST" SET IN CONCRETE FOUND 10' EAST ON SECTION LINE N: 884626.7147 / E: 886137.1629 NAD83 (2007 ADJUSTMENT) CERTIFIED CORNER RECORD #107597

M-CANAL ROAD (R.P.B. 6, PG. 136) 80' CITY OF WEST PALM BEACH EASEMENT (D.B. 1156, PG. 58) (NOT IN USE AS PUBLIC R/W)

NORTHERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

M-CANAL 250' CITY OF WEST PALM BEACH R/W (D.B. 1156, PG. 58)

EAST LINE OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E

36 31

1 6  
S01°33'05"W  
813.55'

WESTERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

W.M.T. #1 (P.B. 123, PG(s). 106-118)

**P.O.B.**

N88°26'55"W  
2195.74'

SOUTHERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

WESTERLY LINE OF W.M.T. #1 (P.B. 123, PG(s). 106-118)

EASTERLY LINE OF R/W PARCEL 106 (O.R.B. 28479, PG. 822)

NORTHERLY CORNER OF R/W PARCEL 105 (O.R.B. 28479, PG. 822)

EASTERLY MOST CORNER OF R/W PARCEL 105 (O.R.B. 28479, PG. 822)

HAMMOCKS OF WESTLAKE (P.B. 124, PG(s). 71-81)

SEMINOLE-PRATT WHITNEY ROAD

TOWN CENTER PARKWAY  
TOWN CENTER PARKWAY NORTH (P.B. 123, PG(s). 106-118)

ORIGINAL EAST R/W LINE OF SEMINOLE-PRATT WHITNEY ROAD (O.R.B. 1544, PG. 378 & R.P.B. 4, PG. 34)

W.M.T. #1 (P.B. 123, PG(s). 106-118)

W.M.T. #2 (P.B. 123, PG(s). 106-118)

NORTH R/W LINE OF TOWN CENTER PARKWAY (P.B. 123, PG(s). 106-118)

TRACT "A" TOWN CENTER EAST (P.B. 124, PG(s). 46-50)

KINGFISHER BOULEVARD (R.P.B. 12, PG(s). 111-112)

"AMENITY CENTER" TRACT AMENITY PARCEL (P.B. 124, PG(s). 65-67)

**TRACT "B"**  
**SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: MINTO COMMUNITIES, LLC  
Last Date of Field Survey: N/A

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Drawn: SWK Date: 04/01/2021 Data File: -----

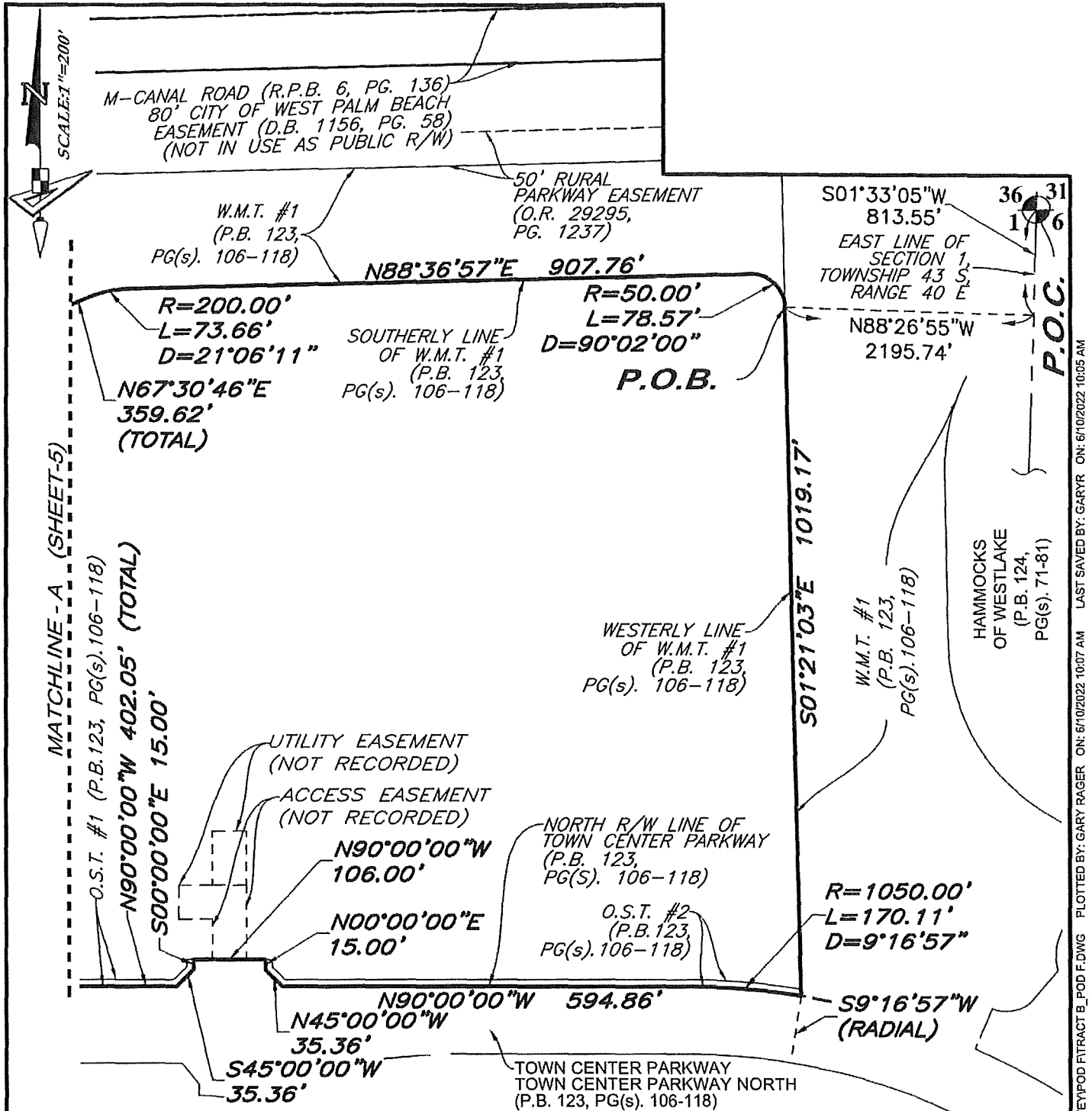
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Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod F

Sheet No. 3 of 5 Sheets

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**TRACT "B"**  
**SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: MINTO COMMUNITIES, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
Sheet No. 4 of 5 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

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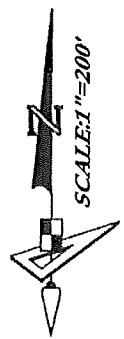
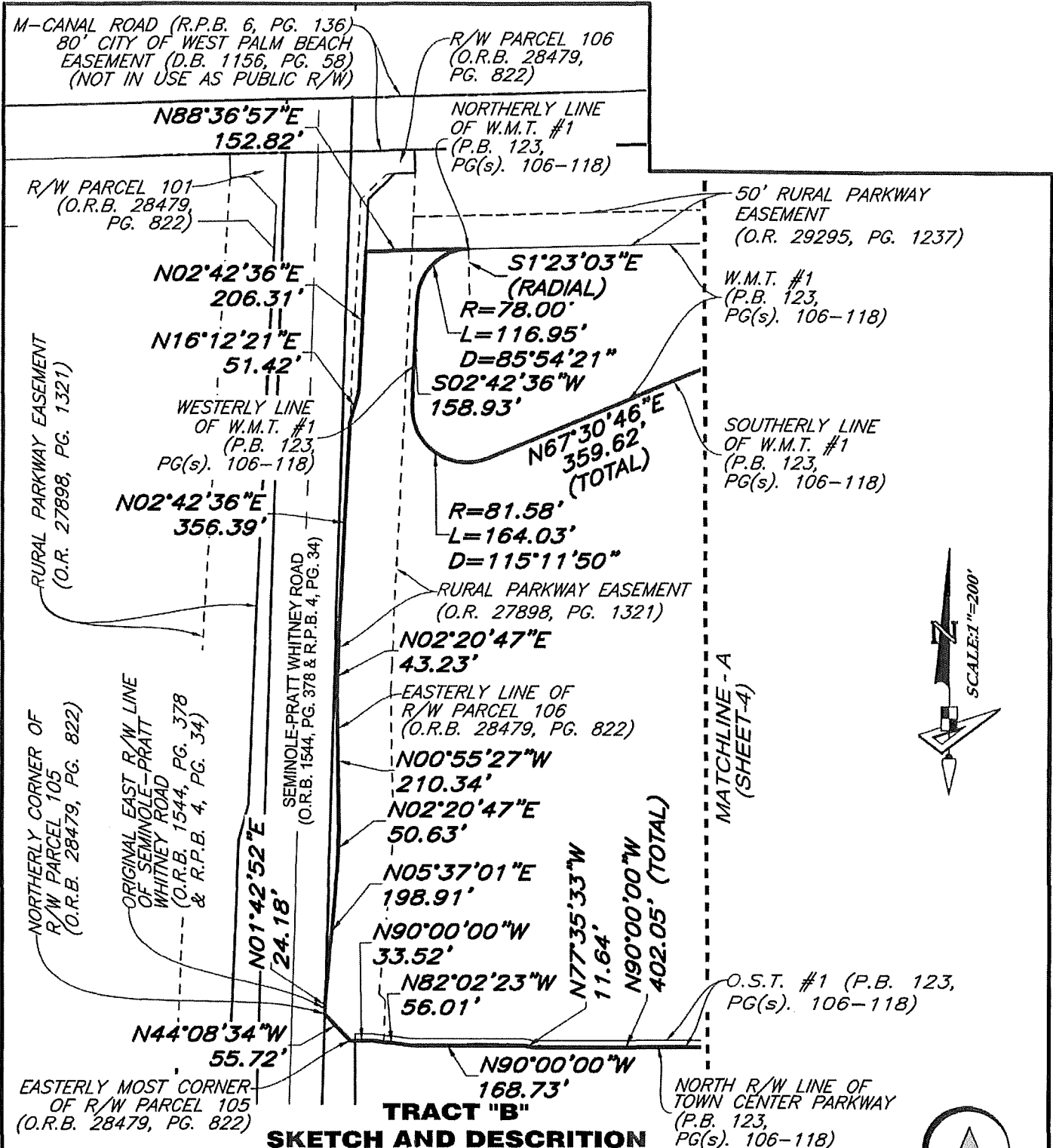
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Drawn: SWM Date: 04/01/2021 Data File: ~~~~

Check: GAR P.C.: ~~~~ Field Book: ~~~~

Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod F

DWG NAME: W:\WESTLAKEWESTLAKE - NAVD83SURVEY\POD FITRACT\_B\_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:07 AM  
 LAST SAVED BY: GARYR ON: 6/10/2022 10:05 AM



**TRACT "B"**  
**SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dmn.

Prepared For: MINTO COMMUNITIES, LLC  
 Last Date of Field Survey: N/A

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
 Suite 105 www.geopointsurveying.com  
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWI Date: 04/01/2021 Data File: \_\_\_\_\_  
 Check: GAR P.C.: --- Field Book: \_\_\_\_\_  
 Section: 1 Twn. 43S Rng. 40E Job #: Tract B-Pod F

DWG NAME: W:\WESTLAKE\WESTLAKE - NAVD88\SURVEY\POD FITRACT B\_POD F.DWG PLOTTED BY: GARY RAGER ON: 6/10/2022 10:07 AM LAST SAVED BY: GARY ON: 6/10/2022 10:05 AM

## Exhibit B

### Insurance Requirements

The following coverage, terms and limits are minimum requirements (the “**City Insurance**”) to be provided by Westlake which must remain in force for so long as is necessary to cover any occurrence relating to, resulting from, or arising out of the Event or this Agreement:



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/07/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Risk Management Associates, Inc. P. O. Box 2416  Daytona Beach FL 32115		<b>CONTACT NAME:</b> Schylar Howard <b>PHONE (A/C, No, Ext):</b> (386) 252-6176 <b>FAX (A/C, No):</b> (386) 239-4049 <b>E-MAIL ADDRESS:</b> Schylar.Howard@bbrown.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Mount Vernon Fire Insurance Company	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b>  City of Westlake c/o Inframark Infrastructure Management Services 210 N. University Dr, Suite 702 Coral Springs FL 33071		<b>NAIC #</b>	

**COVERAGES** CERTIFICATE NUMBER: CL234766176 REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y		SE 2016381	04/07/2023	07/06/2023	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 1,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$
	OTHER:							\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS							\$
	<input type="checkbox"/> NON-OWNED AUTOS ONLY							\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE	\$
	<input type="checkbox"/> OCCUR						AGGREGATE	\$
	<b>EXCESS LIAB</b>							\$
	<input type="checkbox"/> CLAIMS-MADE							\$
	DED							\$
	RETENTION \$							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Liquor Liability			SE 2016381	04/07/2023	07/06/2023	Each Occurrence	\$1,000,000
							Aggregate Limit	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as additional insured with respects to Seminole Pratt Whitney Road Loxahatchee, FL 33470.

**CERTIFICATE HOLDER****CANCELLATION**

Minto PBLH LLC 4400 W Sample Road, STE 200  Coconut Creek FL 33073	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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