

Bottle Holdings, LLC is a comprehensive wine concierge and cellar management company. The business will cater to all aspects of a customer's wine collection management, including storage, organization, education, and transportation. Customers will store their wine collections on site in secure, climate controlled conditions for ongoing curation and management.

Bottle Holdings, LLC will operate from 10:00am-6:00pm, Monday through Friday with two staff members on site. Access to the specialty storage portion of the facility will be available to customers Monday through Sunday from 6:00am to 10:00pm. It is anticipated that there will be a marginally small increase in foot traffic as we will be open to the public with staff on-site during the aforementioned hours.

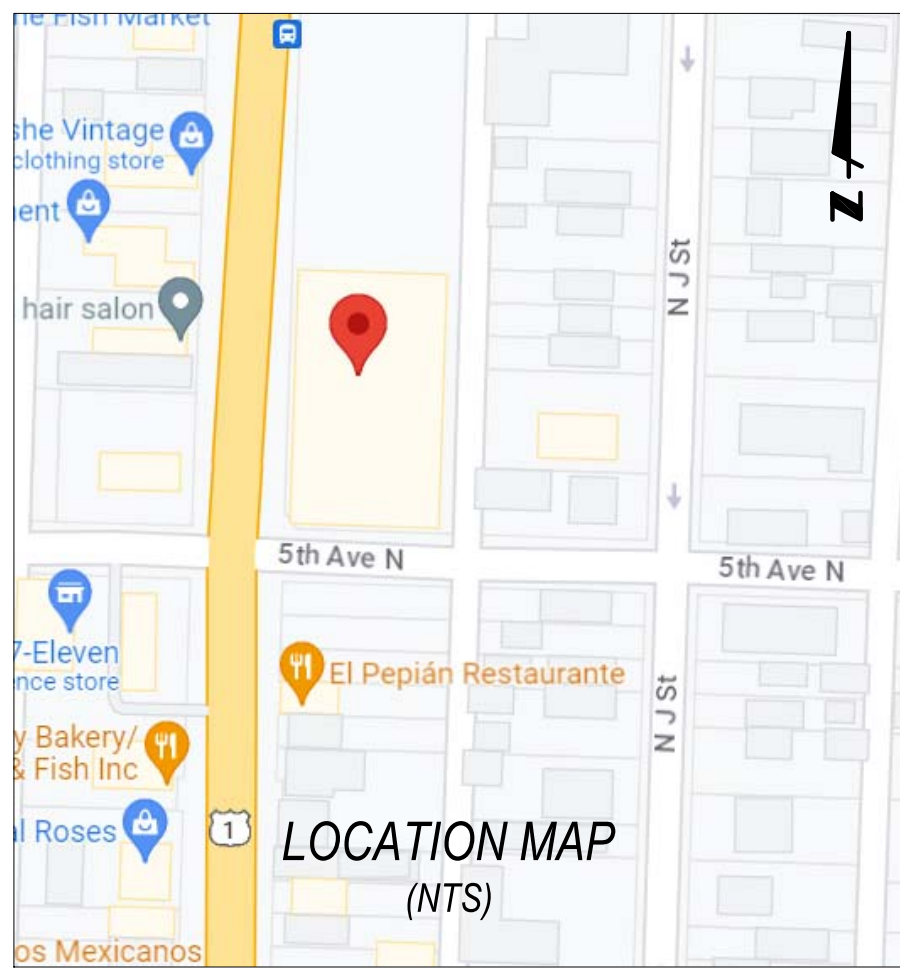
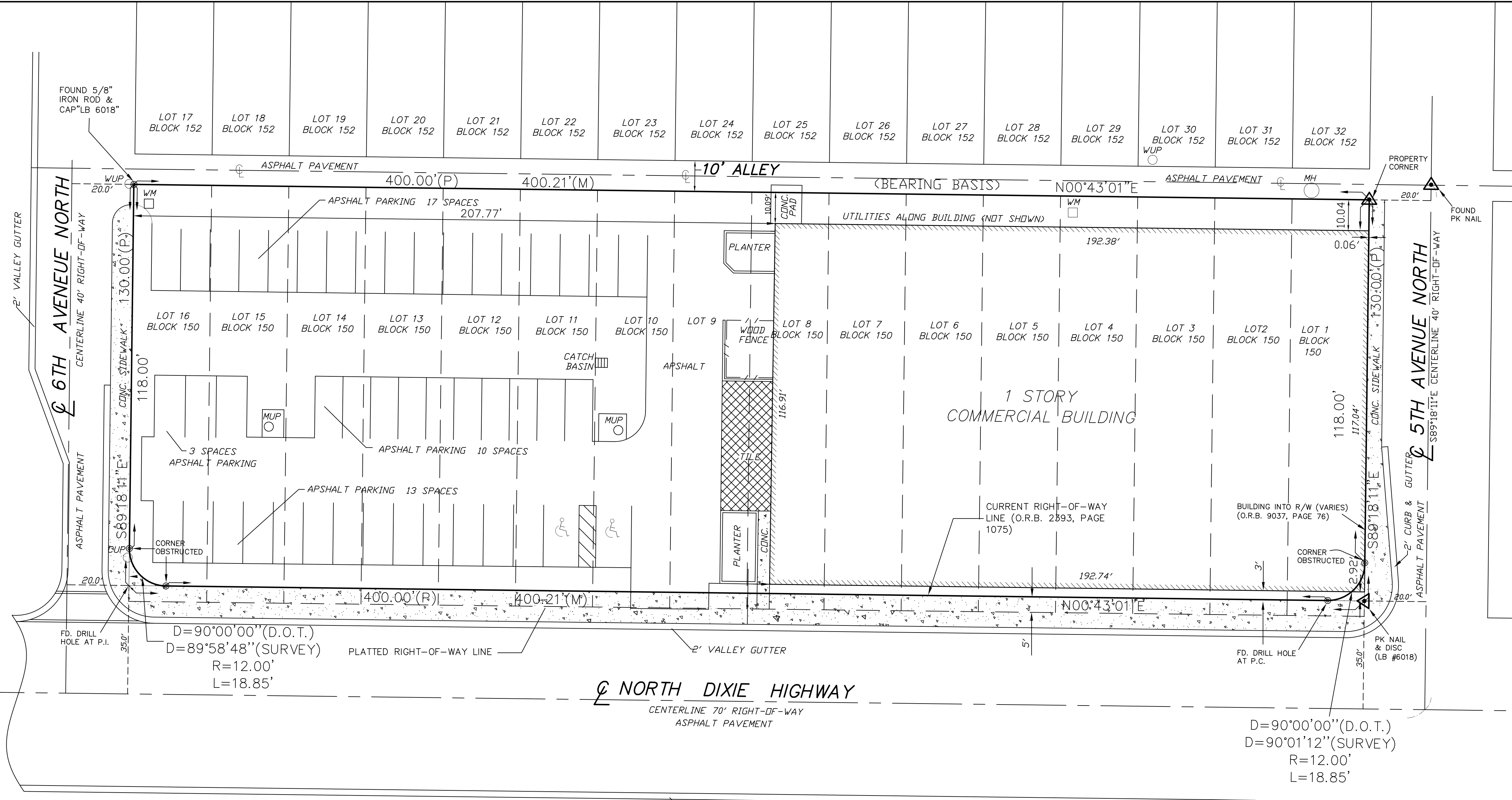
Deliveries will comprise a small fraction of the overall business. Bottle Holdings, LLC will own a small, temperature controlled, non-commercial size van (Mercedes-Benz Metris or similar) to offer delivery and pickup services for clients on an as needed basis. The current estimates are five deliveries per week by Bottle Holdings, LLC and there will be no secondary delivery services (e.g. Uber Eats, doordash, etc.). No staging/loading areas associated with deliveries or any other capacity of the business will be visible from the street frontage. The nature and intensity of the operations involved with the conditional uses intends to promote the safety and welfare of the neighborhood and public and will be neither hazardous nor inconvenient to any residential areas immediately surrounding the property.

Bottle Holdings, LLC will provide management of our clients wine collections. This can include management of collections in their homes as well as wine they cellar on-site. The client will have the option to correspond and arrange with one of our team members to schedule any services needed to be done in person outside of business hours.

Bottle Holdings, LLC will safely cellar wine collections for clients in a temperature and humidity controlled environment. Clients will keep all or a portion of their collection in cellaring space as their collections demand. Clients will have the option to customize the interior layout and finishes of their personal cellar to suit their wine collection needs. No showroom space will be required to display these options. The facility's designated storage area will not be used for any function other than the specialty storage of wine. Ample space will be provided to allow circulation of clients within the storage area. Areas where vehicles may be placed for loading and unloading will be distinguished from circulation routes by clear pavement markings.

Bottle Holdings, LLC will offer training classes on wine fundamentals to both hospitality professionals and wine enthusiasts alike. This will not include any accredited sommelier certification training. Catering companies may be used to provide any tasting services related to wine education. A Conditional Use Permit for the combined specialty storage and specialty retail uses with accessory classes and tasting events will be pursued along with two Alcohol Distance Waivers to enable both alcohol package sales and alcohol sales consumption. Bottle Holdings, LLC anticipates joining in some of the events that are currently held in the art showroom. No significant increase in

event frequency or size from the current state is anticipated. All business/event activity will be conducted entirely within the building. No business, hobby, or other activity unrelated to the aforementioned services will be conducted within the designated storage area. Rental of parking spaces to clients will be prohibited. No storage areas will exist outdoors. No significant increases in noise/light pollution will be generated from the operational capabilities of the business granted by the CUPs or Alcohol Distance Waiver(s). Our approval for the Alcohol Distance Waiver(s) will not, to our knowledge, result in two or more ADWs within a 500 ft. radius. The license is not being added to nor is an upgrade of an existing use or to an establishment which is relocating to the subject location. The property does not contain any historic structures.



PROPERTY ADDRESS:
500 NORTH DIXIE HIGHWAY
LAKE WORTH, FL, 33460-3040

FLOOD ZONE: "C"
Panel No: 120213 0001 C
Date: OCTOBER 15, 1982

CERTIFIED TO:
1. PBC LAND DEVELOPMENT, LLC

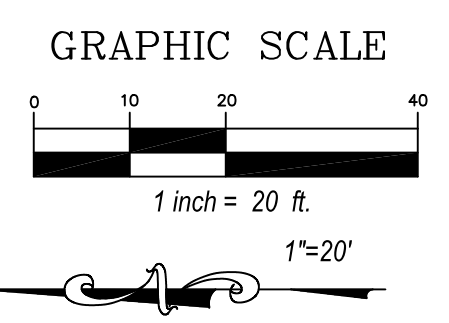
LEGAL DESCRIPTION:
LOTS 1 THROUGH 16, BLOCK 150 OF THE PALM BEACH FARMS COMPANY PLAT NUMBER 2 TOWNSITE OF LUCERNE NOW ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 29-40.

EXCEPT:
THE WEST 2 FEET OF LOTS 1, 5, 11, 15, AND 16; AND EXCEPT A PORTION DESCRIBED IN O.R.BOOK 2393, PAGE 1075, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

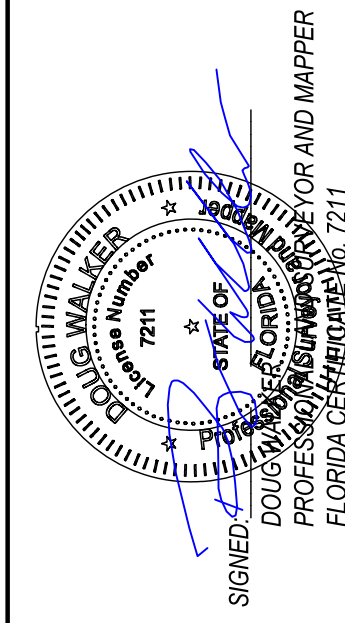
SURVEYOR'S NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 6A-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)

- ABBREVIATIONS**
- C CENTERLINE
 - CUP CONCRETE UTILITY POLE
 - CB CATCH BASIN
 - WUP WOOD UTILITY POLE
 - CONC CONCRETE
 - WM WATER METER
 - WV WATER VALVE
 - (P) PLAT
 - (M) MEASURED
 - LB LICENSED BUSINESS
 - MH MANHOLE



DATE	DRWFT	FIELD	PURPOSE	JOB#
09-23-23	DPK	SP	UPDATE	S06640182
12-15-15	CD	PB	UPDATE	
04-16-06		DD	REVISED	
10-15-06		GF	BOUNDARY SURVEY	
07-27-05		RH		



BOUNDARY SURVEY

PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

















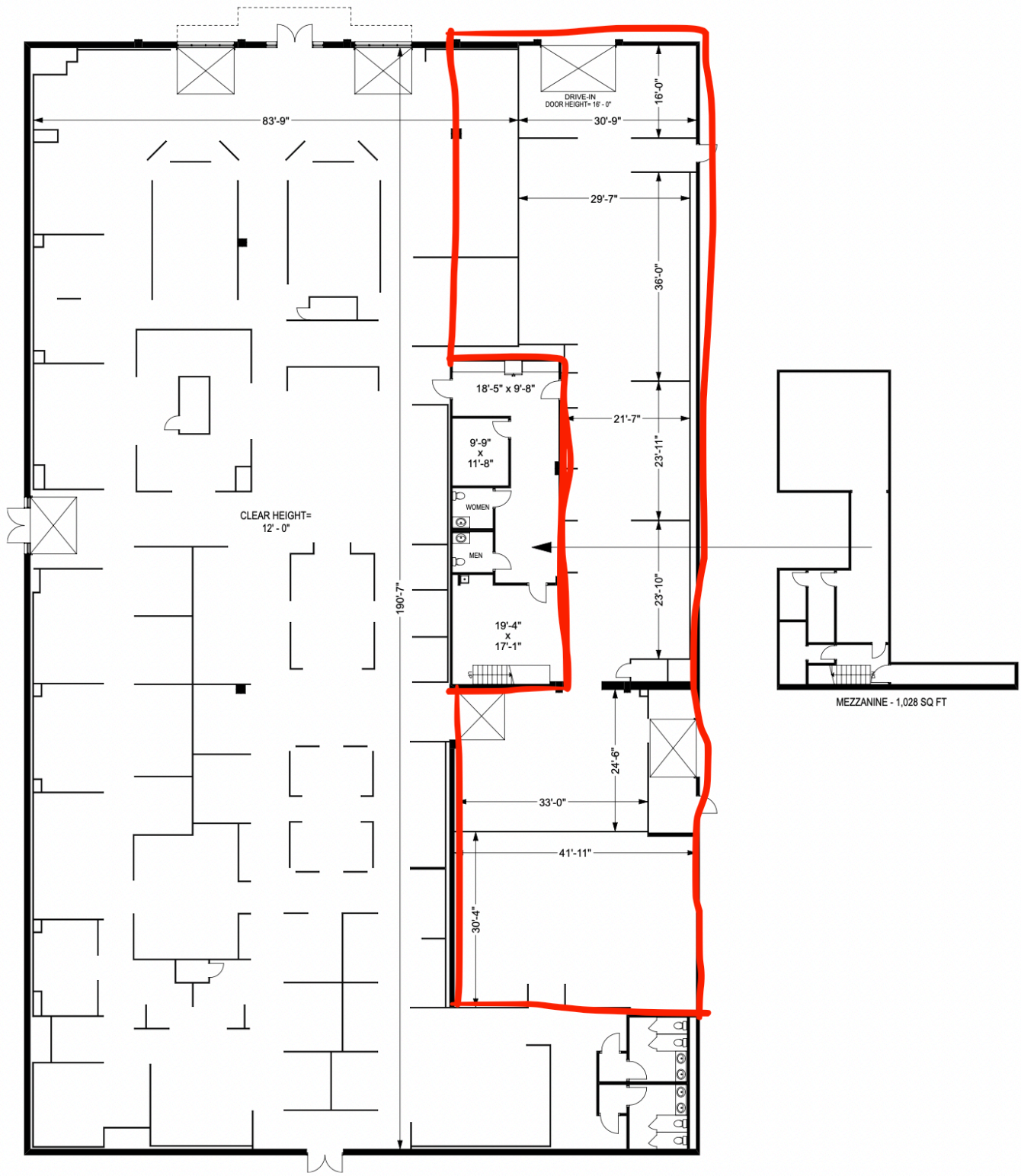


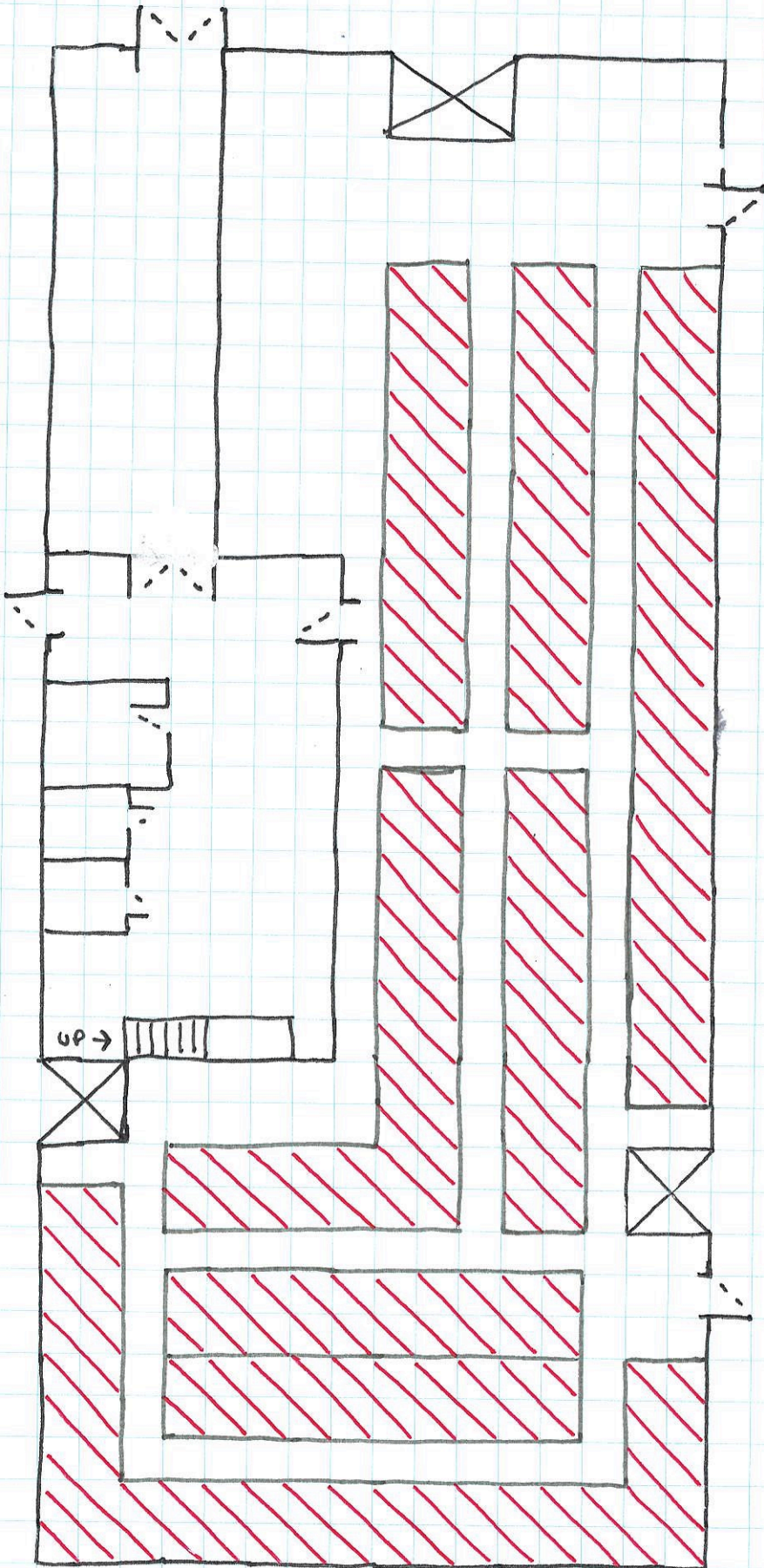













 = CELLAR UNITS