NOTES:

- 1. THE SURVEYED AREA IS A PORTION OF PARCEL A, PLAT OF WESTLAKE PLAZA AS RECORDED IN PLAT BOOK 132, PAGE 77 AND BEING THE LANDS OF PUBLIX SUPER MARKETS, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 32723, PAGE 670, AMONG THE LAND RECORDS OF PALM BEACH COUNTY, FLORIDA AND HAVING A PARCEL CONTROL NUMBER OF 77-40-43-01-24-001-0000 PER THE PALM BEACH COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 1; TOWNSHIP 43 SOUTH; RANGE 40 EAST.
- 2. PARCEL A AREA = 885,154 SQUARE FEET OR 20.320 ACRES (MEASURED AND PLAT).
- 3. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN ON SHEET 3 OF 3 ARE PER A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND UNDERGROUND UTILITY LOCATORS ON FEBRUARY 20, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- 4. THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 21, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
- 5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS NO. DI8238 WITH A PUBLISHED ELEVATION OF 21.01 FEET.
- 6. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 345 OF 1200", MAP NUMBER 12099C0345F, WITH A MAP EFFECTIVE DATE OF OCTOBER 5, 2017.
- 7. ZONING: MU MIXED USE BUILDING SETBACKS: FRONT (SOUTH): 10 FEET SIDE (EAST): 20 FEET 10 FEET SIDE (WEST):

REAR (NORTH): 10 FEET

- ALL ZONING INFORMATION WAS PROVIDED IN A DUE DILIGENCE REPORT PREPARED BY BOHLER ENGINEERING FL LLC, DATED FEBRUARY 17, 2025 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
- 8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- 9. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE SURVEYED
- 10. THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES HEREON REFERENCED AND PARCEL A.
- 11. NO ON-SITE PARKING STRIPING WAS IDENTIFIED AT TIME OF SURVEY WITHIN THE LIMITED SURVEYED AREA.
- 12. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
- 13. THE PROPERTY HAS ACCESS TO PERMSIMMON BOULEVARD WEST & SEMINOLE PRATT WHITNEY ROAD VIA AN INGRESS AND EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 34482. PAGE 354.
- 14. BOHLER WAS NOT MADE AWARE OF ANY WETLAND DELINEATION PERFORMED ON THE SUBJECT PROPERTIES AND THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY. A PHASE 1 REPORT WAS
- 15. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE
- 16. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 - 1990 ADJUSTMENT, HOLDING THE NORTH LINE OF PARCEL A, WESTLAKE PLAZA, AS RECORDED IN PLAT BOOK 132, PAGE 77, AS BEING SOUTH 88°17'08" EAST.
- 17. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 18. THE USE OF THE SURVEYED AREA IS CURRENTLY VACANT.

FLORIDA ADMINISTRATIVE CODE.

- 19. ALL BEARINGS AND DISTANCES SHOWN ARE BOTH MEASURED AND PLAT.
- 20. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING, REAL ESTATE TRANSACTION, AND/OR SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
- 21. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 22. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' AND 1"=60' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
- 23. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.
- 24. © COPYRIGHT 2025 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL. LLC.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 16-25-0042, WITH A COMMITMENT DATE OF FEBRUARY 7, 2025. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B. PART II:

(7.) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF WESTLAKE PLAZA, RECORDED IN PLAT BOOK 132, PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AFFECT THE SURVEYED AREA, PLOTTABLE ITEMS SHOWN.

(8.) OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF SOUTHERN STATES LAND AND TIMBER CORPORATION, AS CONTAINED IN DEED RECORDED IN DEED BOOK 941, PAGE 526, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 342, ALL OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA THE RIGHT OF SURFACE ENTRY HAVING BEEN TERMINATED BY OPERATION OF THE FLORIDA MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENTS.

(9.) NOTICE OF RIGHT OF FIRST REFUSAL BETWEEN CALLERY-JUDGE GROVE, L.P. AND MOBIL OIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 10923, PAGE 669; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENT.

(10) RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 27737, PAGE 15; **NOT A SURVEY MATTER.**

(11) SEMINOLE PRATT WHITNEY ROAD RURAL PARKWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 27898, PAGE 1321; AFFECTS THE SURVEYED AREA, EASEMENT SHOWN.

(12) TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 31054, PAGE 1844; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENT. DOCUMENT CONTAINS USE RESTRICTIONS.

(13) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BETWEEN MINTO PBLH, LLC AND PUBLIX SUPER MARKETS, INC. RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 32723, PAGE 661;

AFFECT THE SURVEYED AREA, DOCUMENT CONTAINS USE RESTRICTIONS.

(14) ASSIGNMENT OF DEVELOPMENT RIGHTS BETWEEN MINTO PBLH. LLC. A FLORIDA LIMITED LIABILITY COMPANY ("ASSIGNOR"), AND PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION ("ASSIGNEE") RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 32723, PAGE 673; THE SURVEYED AREA FALLS WITHIN THE LIMITS DESCRIBED IN THE DOCUMENT.

(15) RESTRICTIVE COVENANT AGREEMENT BETWEEN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION RECORDED JULY 27, 2021 IN OFFICIAL RECORDS BOOK 32723, PAGE 699; AFFECTS THE SURVEYED AREA, DOCUMENT CONTAINS USE

(16.) EASEMENT IN FAVOR OF FLORIDA PUBLIC UTILITIES COMPANY RECORDED JUNE 1, 2022, IN OFFICIAL RECORDS BOOK 33602, PAGE 365; AFFECTS THE SURVEYED AREA, EASEMENT IS GENERAL IN NATURE

(17) DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS BY PUBLIX SUPER MARKETS, INC., RECORDED AUGUST 8, 2023, IN OFFICIAL RECORDS BOOK 34482, PAGE 354; AFFECT THE SURVEYED AREA, DOCUMENT CONTAINS USE RESTRICTIONS AND EASEMENTS THAT ARE GENERAL IN NATURE AND NOT PLOTTABLE.

(18) GRANT OF EASEMENT IN FAVOR OF SEMINOLE IMPROVEMENT DISTRICT RECORDED OCTOBER 11, 2023, IN OFFICIAL RECORDS BOOK 34606, PAGE 1554; AFFECTS THE SURVEYED AREA, EASEMENT

(19) UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 35558, PAGE 1944; DOES NOT AFFECT THE SURVEYED AREA, AFFECTS THE LANDS TO THE WEST. EASEMENT SHOWN.

(20) TERMS AND CONDITIONS OF THE LEASE DATED _____, 2025, FROM PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, AS LESSOR, AND MAVIS SOUTHEAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED _____, 2025, IN OFFICIAL RECORDS BOOK ___, PAGE ___; NO RECORDED DOCUMENT PROVIDED FOR REVIEW.

TITLE DESCRIPTION:

THAT LEASEHOLD ESTATE CREATED BY THAT LEASE DATED , 2025, FROM PUBLIX SUPER MARKETS. INC., A FLORIDA CORPORATION, AS LESSOR, AND MAVIS SOUTHEAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY THAT MEMORANDUM OF LEASE RECORDED _ 2025, IN OFFICIAL RECORDS BOOK ___, PAGE ___, OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL A, WESTLAKE PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 77, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COORDINATES, BEARINGS AND DISTANCES

- COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- 4. LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE

10. BEARINGS AS SHOWN HEREON ARE GRID DATUM.

- TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTES
- 8. SCALE FACTOR = 1.0000017 9. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

S88°17'08"E (PLAT BEARING)

S88°17'08"E (GRID BEARING)

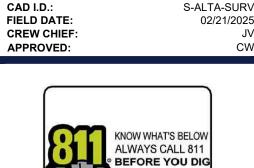
NORTH LINE OF -PARCEL A WESTLAKE PLAZA PB 132, PG 77







REV DATE COMMENT



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FLA230191.00-0A

PROJECT No.:

CHECKED BY:

DRAWN BY:

DATE:

PROJECT: ALTA/NSPS LAND TITLE SURVEY

16725 SEMINOLE PRATT WHITNEY ROAD LOXAHATCHEE FLORIDA PALM BEACH COUNTY

1900 NW CORPORATE BOULEVARD

SUITE 101E

BOCA RATON, FLORIDA 33431

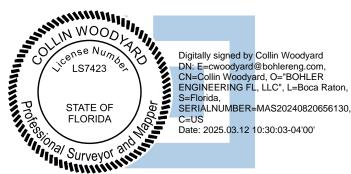
Phone: (561) 571-0280

Fax: (561) 571-0281

FLORIDA BUSINESS CERT. OF AUTH. No. LB#808

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; MAVIS SOUTHEAST LLC, A DELAWARE LIMITED LIABILITY COMPANY; & PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B1), 7(C), 8, 9, 11(A), 11(B), 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2025.



OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION. EITHER DIRECTLY OR INDIRECTLY

PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423 THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY

DATE

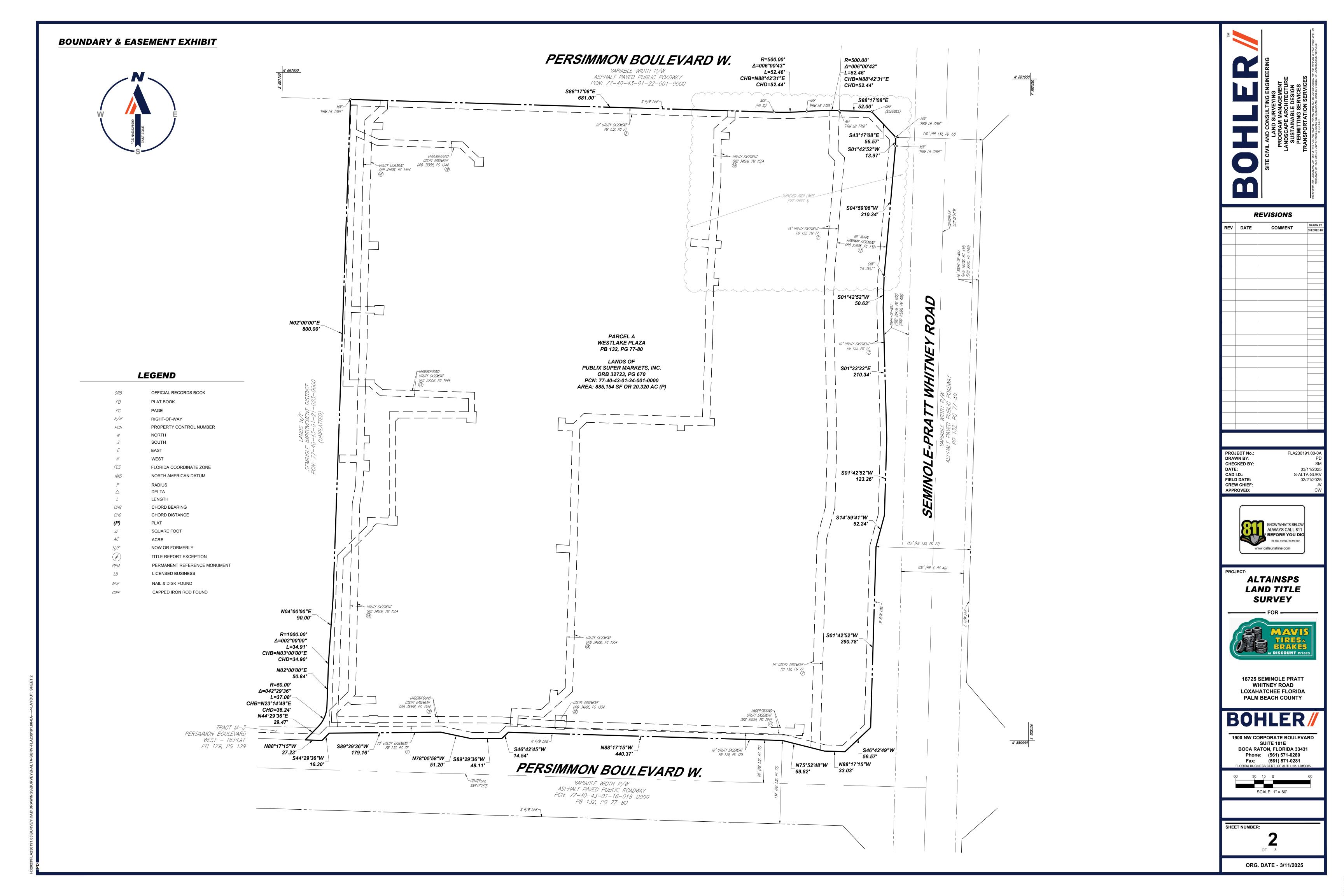
OF 3

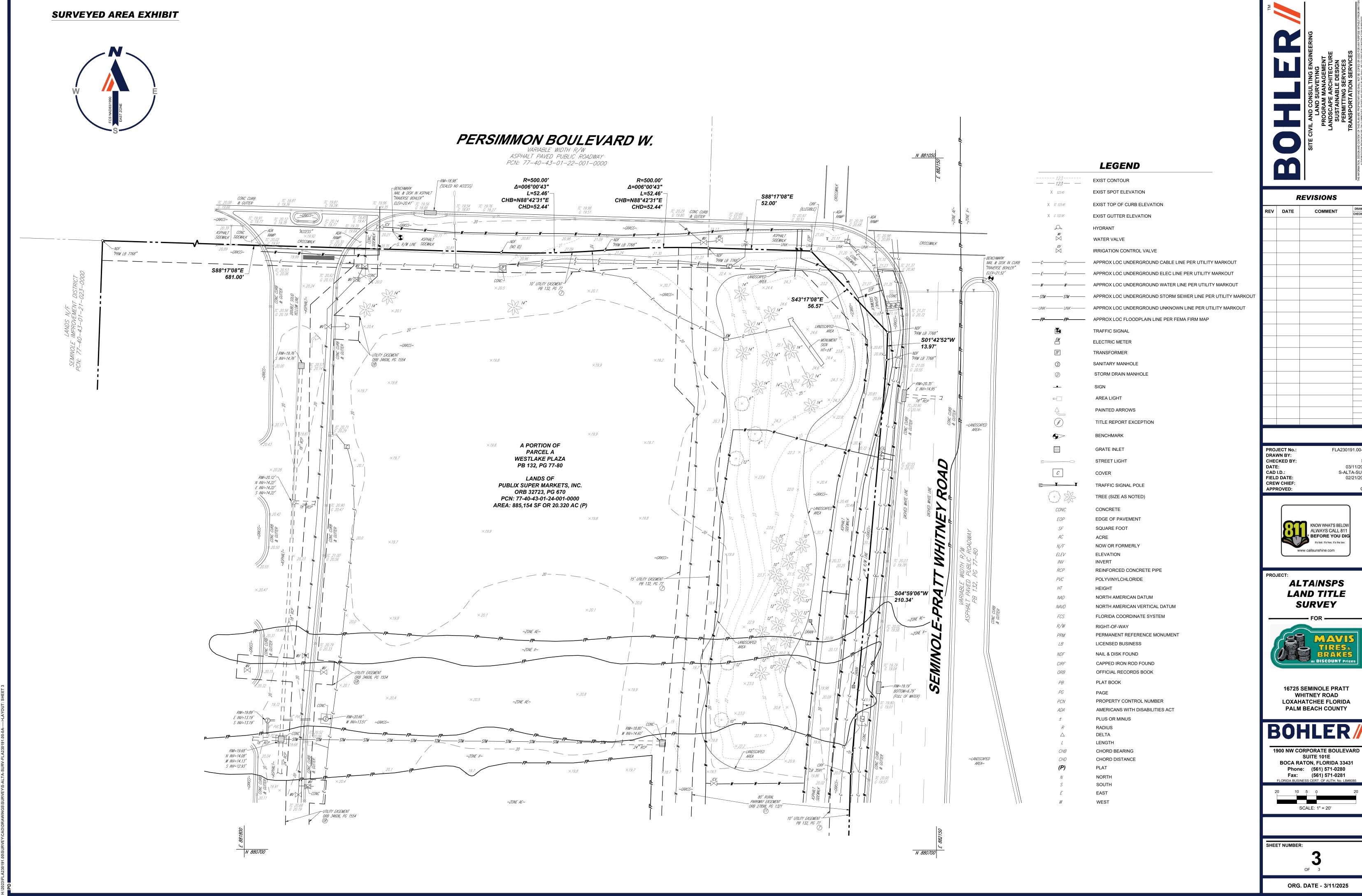
ORG. DATE - 3/11/2025

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 48501167

UTILITY COMPANY	PHONE NUMBER	PHONE NUMBER	
PALM BEACH COUNTY WATER UTILITIES	NO CONFLICT	(561) 740-4588	
SEMINOLE IMPROVEMENT DISTRICT	MARKED	RKED (561) 790-1742 X1	
INDIAN TRAIL IMPROVEMENT DISTRICT	CLEAR NO FACILITIES	(561) 721-4822	
AT&T/DISTRIBUTION	NO CONFLICT	(888) 357-1922	
FLORIDA POWER & LIGHT - PALM BEACH	MARKED (800) 778-		
COMCAST-PBG	MARKED	(800) 778-9140	
PALM BEACH COUNTY TRAFFIC OPERATIONS	MARKED	(561) 233-3923	
FLA PUBLIC UTILITIES CO	MARKED	(561) 695-4510	
MCI	MARKED	(800) 624-9675	
CROWN CASTLE NG	MARKED	(801) 364-1063	





	REV	DATE	COMMENT	CHECKED
				CHECKED
JT				

FLA230191.00-0A 03/11/2025 S-ALTA-SURV 02/21/2025

