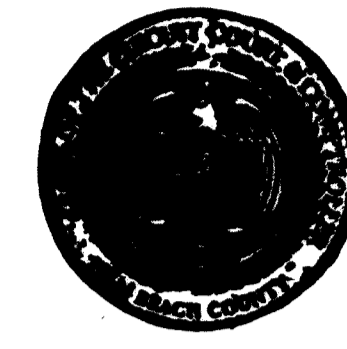


MASTROIANNI FAMILY OFFICE

BEING A REPLAT OF PELICAN SQUARE AS RECORDED IN PLAT BOOK 130, PAGES 1 AND 2 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 1:40 P.M. THIS 17 DAY OF July 2022 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 14 AND 15 JOSEPH R. ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: [Signature] DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "MASTROIANNI FAMILY OFFICE" BEING ALL OF THE PLAT KNOWN AS PELICAN SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF PELICAN SQUARE AND PROCEED NORTH 17 DEGREES 14 MINUTES 02 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, A DISTANCE OF 240.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PLAT OF PELICAN SQUARE; THENCE NORTH 72 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF PELICAN SQUARE, A DISTANCE OF 190.00 FEET TO THE NORTHEASTERLY CORNER OF PELICAN SQUARE; THENCE SOUTH 17 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF PELICAN SQUARE, A DISTANCE OF 240.00 FEET TO THE SOUTHEASTERLY CORNER OF PELICAN SQUARE; THENCE SOUTH 72 DEGREES 45 MINUTES 58 SECONDS WEST, ALONG THE SOUTHERLY LINE OF PELICAN SQUARE, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.047 ACRES MORE OR LESS.

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF TEQUESTA, FLORIDA AND IS THE PERPETUAL OBLIGATION OF SAID MASTROIANNI FAMILY HEADQUARTERS, LLC, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA, FLORIDA.

2. THE PUBLIC SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA, FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF TEQUESTA.

3. THE PRIVATE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE VILLAGE OF TEQUESTA.

4. THE F.P.L. EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE AND OPERATION OF ELECTRICAL SERVICES AND OTHER UTILITIES BUT NOT LIMITED TO CABLE TELEVISION AND TELECOMMUNICATIONS SERVICES.

5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS TO THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES AS MAY BE APPROVED AND PERMITTED BY MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

6. THE WATER UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF TEQUESTA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, THE CONSTRUCTION, MAINTENANCE AND OPERATION OF WATER DISTRIBUTION FACILITIES. IN THE EVENT OF CONSTRUCTION, MAINTENANCE OR OPERATION ACTIVITIES PERFORMED BY THE VILLAGE OF TEQUESTA IN THE WATER SERVICE EASEMENT, ANY AND ALL COSTS FOR REPAIR AND/OR REPLACEMENT OF SURFACE COVERING (PAVEMENT, PAVER, ETC.) SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

7. THE LRD SANITARY FORCE MAIN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF SANITARY SEWER FACILITIES, IN THE EVENT OF CONSTRUCTION, MAINTENANCE OR OPERATION ACTIVITIES PERFORMED BY THE LOXAHATCHEE ENVIRONMENTAL CONTROL DISTRICT AND/OR THE VILLAGE OF TEQUESTA IN THE LRD SANITARY FORCE MAIN EASEMENT, ANY AND ALL COSTS FOR REPAIR AND/OR REPLACEMENT OF SURFACE COVERING (PAVEMENT, PAVER, ETC.) SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

8. THE 25 FOOT PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE VILLAGE OF TEQUESTA FOR UNRESTRICTED PUBLIC ACCESS ON, THROUGH AND OVER THE PLAT "MASTROIANNI FAMILY OFFICE", AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

9. THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENT, ACCESS EASEMENTS AND TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AS THE OWNER OF THE PLATTED PROPERTY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO AND DULY AUTHORIZED SIGNATORY, AND AFFIXED ITS SEAL HEREON.

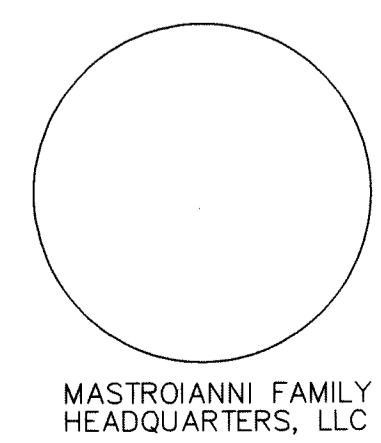
MASTROIANNI FAMILY HEADQUARTERS, LLC A DELAWARE LIMITED LIABILITY COMPANY

[Signature] NICHOLAS A. MASTROIANNI, II

THIS 16th DAY OF June 2022

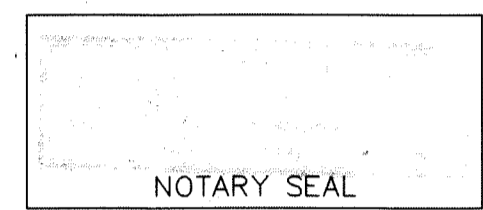
WITNESS: Lisa M. [Signature] PRINT NAME LISA M. [Signature]

WITNESS: K. Mial [Signature] PRINT NAME KAREN MICHELE



ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED NICHOLAS A. MASTROIANNI, II WHO IS KNOWN TO ME OR HAS PRODUCED [Signature] RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 16th DAY OF June 2022. MY COMMISSION EXPIRES: 11-15-2024 HH021463 NOTARY PUBLIC Patricia R. Harris COMMISSION NUMBER HH021463 PRINT NAME



ACCEPTANCE OF RESERVATIONS

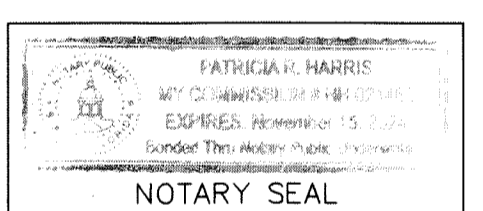
MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.

MASTROIANNI FAMILY HEADQUARTERS, LLC A DELAWARE LIMITED LIABILITY COMPANY [Signature] NICHOLAS A. MASTROIANNI, II CEO AND MANAGER

THIS 16th DAY OF June 2022.

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED NICHOLAS A. MASTROIANNI, II WHO IS KNOWN TO ME OR HAS PRODUCED [Signature] RESPECTIVELY AS IDENTIFICATION AND HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 16th DAY OF June 2022. MY COMMISSION EXPIRES: 11-15-2024 HH021463 NOTARY PUBLIC Patricia R. Harris COMMISSION NUMBER HH021463 PRINT NAME



TITLE CERTIFICATION

I, DONALD M. ALLISON, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MASTROIANNI FAMILY HEADQUARTERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE LAND TO BE PLATTED AS DESCRIBED AND DEPICTED ON THIS PLAT.

DATE: June 22, 2022

BY: [Signature] DONALD M. ALLISON, ESQUIRE ATTORNEY AT LAW LICENSED IN FLORIDA FLORIDA BAR NO. 263958

MORTGAGEE'S JOINDER AND CONCENT:

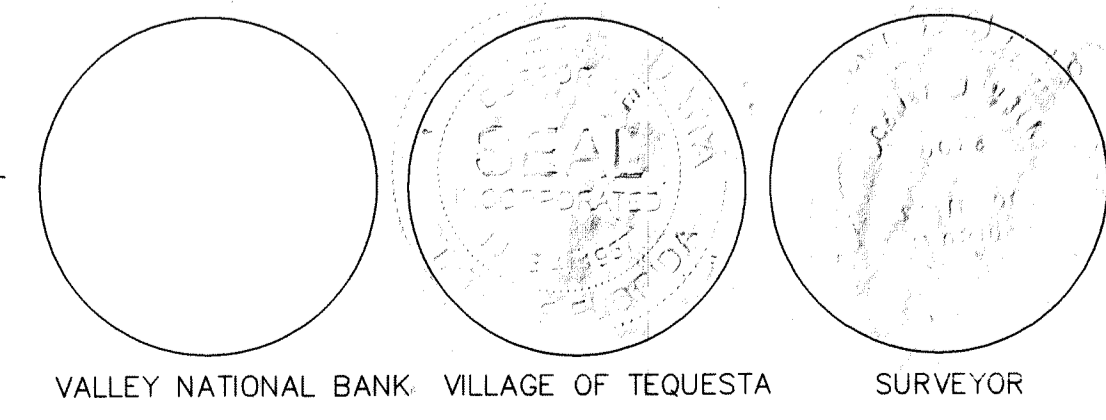
STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER, AS CORPORATE TRUSTEE, OF A MORTGAGE AND DEED OF TRUST UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AND DEED OF TRUST WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33412, PAGE 1730 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HEREIN BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF June 2022.

VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION A FLORIDA BANKING CORPORATION

WITNESS: [Signature] PRINT NAME Brandon B. Cole BY: [Signature] CHER NEVAD TITLE: VICE PRESIDENT

WITNESS: [Signature] PRINT NAME [Signature]



VILLAGE OF TEQUESTA APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE THE VILLAGE OF TEQUESTA, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA, IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: [Signature] JEREMY ALLEN, VILLAGE MANAGER DATE: 6/13/22

BY: [Signature] MELLY YOUNG, VILLAGE MAYOR DATE: 6/30/2022

ATTEST: [Signature] NILSA ZACARIAS, DIRECTOR OF COMMUNITY DEVELOPMENT DATE: 7/7/22

ATTEST: [Signature] LORI McWILLIAMS, VILLAGE CLERK DATE: 7/13/22

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF VILLAGE OF TEQUESTA, FLORIDA.

DATE: June 15, 2022 [Signature]

RONALD E. STOTLER, P.L.S. LICENSE NO. 5026 STATE OF FLORIDA MAGELLAN SURVEYING & MAPPING, INC. LB No. 7571

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF NORTH 17°14'02" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AS RECORDED IN PLAT BOOK 130, PAGES 1 AND 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF TEQUESTA ZONING REGULATIONS
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
4. THIS IS A REPLAT OF PELICAN SQUARE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 1 AND 2; AND ALL ITEMS OF RECORD CREATED BY THAT PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
5. NO BUILDING SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY RONALD E. STOTLER, P.L.S. FLORIDA SURVEYOR & MAPPER #5026 IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC. 450 SOUTH OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA, 33458

MAGELLAN SURVEYING & MAPPING, INC. PROFESSIONAL LAND SURVEYORS LICENSED BUSINESS - 7571 450 S. OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA 33458 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com