

GROVES TOWN CENTER PUD AMENDMENT NO. 2

BEING A REPLAT OF TRACT POD G AND TRACT POD TC, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 134 THROUGH 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:23 A.M.
THIS 11 DAY OF March
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 141 ON
PAGE 22 THROUGH 23

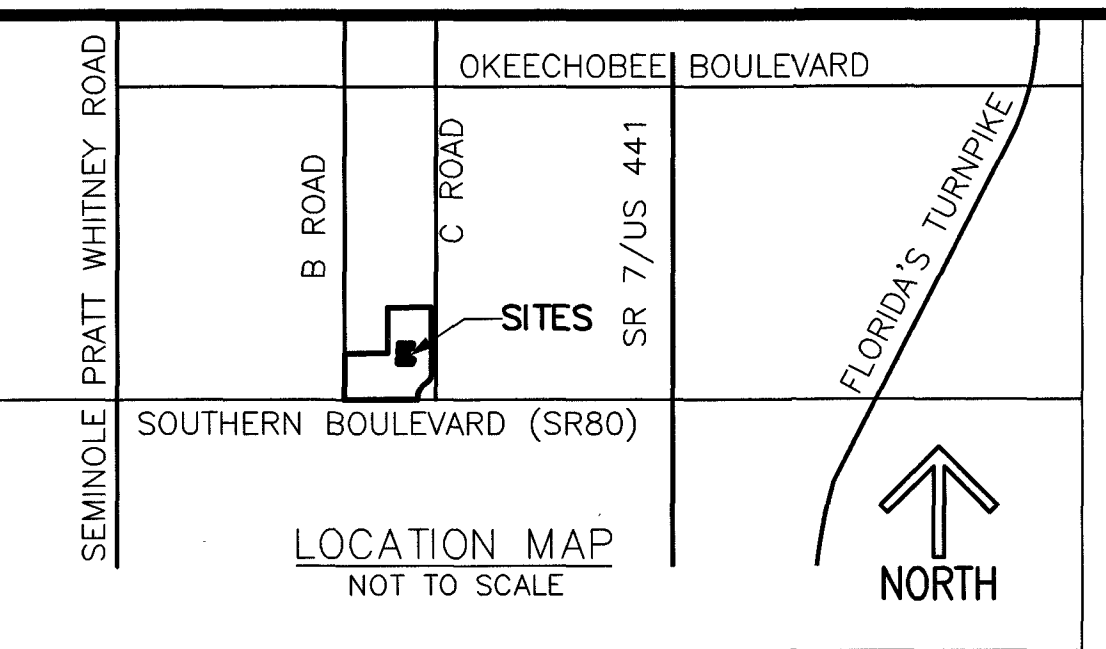
MICHAEL A. CARUSO,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK



TABULAR DATA

NAME	ACRES
AREA OF TRACT POD G	5.429
AREA OF POD TC	2.352
AREA OF POD TC2	2.244
TOTAL AREA THIS PLAT	10.025



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
LB #3591

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND GROVES HOSPITALITY LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN HEREON AS GROVES TOWN CENTER PUD AMENDMENT NO. 2, BEING A REPLAT OF TRACT POD G AND TRACT POD TC, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 134 THROUGH 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, CONTAINING 436,679 SQUARE FEET/10.025 ACRES MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT POD TC, AS SHOWN HEREON, IS HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
- TRACT POD TC2, AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES HOSPITALITY LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND IS SUBJECT TO USE RESTRICTIONS IN OFFICIAL RECORD BOOK 35584, PAGE 522 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
- TRACT POD G AND TRACT POD I, AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC. AS COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THE SECOND AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 34834, PAGE 1203; THE THIRD AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 35164, PAGE 1353 AND THE FOURTH AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 36174, PAGE 761 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS COMMON AREAS, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT POD G, AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF TRACT POD G, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES TO INCLUDE USES FOR INGRESS AND EGRESS BETWEEN TRACT R AND TRACT C-1 AND TO ALSO INCLUDE PUBLIC EVENTS PURSUANT TO ANY AGREEMENTS BETWEEN THE OWNER AND THE TOWN WHICH WAS PROVIDED IN THE DEDICATIONS ON THE PLAT OF GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 134 THROUGH 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. IF THE TOWN DEEMS IT TO BE IN THE PUBLIC'S BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER OR AGREED UPON PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE COMMON AREA TRACT MAINTENANCE TO PAY FOR ALL OR PART OF THE MAINTENANCE COSTS.

NOTICE: THE COMMON AREAS AS LISTED HEREON IN DEDICATION 3 IS FURTHER SUBJECT TO THE DECLARATION REGARDING MAINTENANCE OBLIGATION GROVES TOWN CENTER BETWEEN SOLAR SPORTSYSTEMS, INC. AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC AS OWNER IN FAVOR OF THE TOWN OF LOXAHATCHEE GROVES AS RECORDED IN OFFICIAL RECORDS BOOK 32718, PAGE 352, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDED AND RESTATED DECLARATION REGARDING MAINTENANCE OBLIGATIONS RECORDED IN OFFICIAL RECORD BOOK 36189, PAGE 1356 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICERS. THIS 5th DAY OF February, 2026.

WITNESS: *[Signature]*
PRINT NAME: **Nicole Kulik**

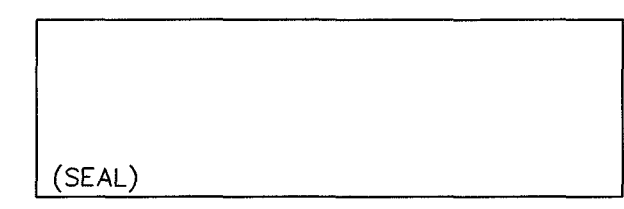
WITNESS: *[Signature]*
PRINT NAME: **Arnette Balon**

BY: *[Signature]*
DANIEL ZIMMER,
TREASURER

ACKNOWLEDGEMENT:

STATE OF NEW YORK
COUNTY OF ERIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5th DAY OF February, 2026, BY DANIEL ZIMMER, TREASURER ON BEHALF OF SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
KAREN M. REGENSDORFER
PRINT NAME
MY COMMISSION EXPIRES: 4/28/26
COMMISSION NUMBER: DARE4857893

KAREN M. REGENSDORFER
No. D1RE4857893
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 04/28/26

DEDICATION AND RESERVATIONS CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED GROVES HOSPITALITY LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER.

THIS 2 DAY OF Feb, 2026.

WITNESS: *[Signature]*
PRINT NAME: **ERSIC VANDETT**

WITNESS: *[Signature]*
PRINT NAME: **eddy lviz**

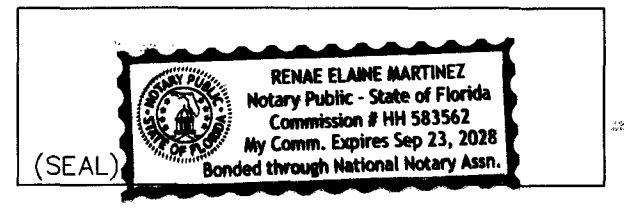
GROVES HOSPITALITY LLC
A FLORIDA LIMITED LIABILITY COMPANY

[Signature]
RAHIL SANGHVI
MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF Feb, 2026, BY RAHIL SANGHVI, MANAGER ON BEHALF OF GROVES HOSPITALITY LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida License AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Renae Elaine Martinez
PRINT NAME
MY COMMISSION EXPIRES: 9/23/28
COMMISSION NUMBER: HH83562

MORTGAGEE'S CONSENT:

STATE OF FL
COUNTY OF Miami Dade

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 35777, AT PAGE 530 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF Feb, 2026.

POPULAR BANK
A NEW YORK STATE CHARTERED COMMERCIAL BANK

WITNESS: *[Signature]*
PRINT NAME: **ERSIC VANDETT**

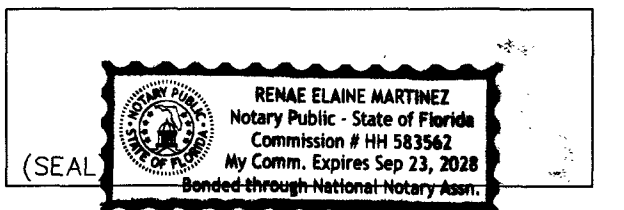
WITNESS: *[Signature]*
PRINT NAME: **eddy lviz**

BY: *[Signature]*
PRINT NAME: **eddy lviz**
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FL
COUNTY OF Miami Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2 DAY OF Feb, 2026, BY *[Signature]* SENIOR VICE PRESIDENT ON BEHALF OF POPULAR BANK, A NEW YORK STATE-CHARTERED COMMERCIAL BANK, ON BEHALF OF THE COMMERCIAL BANK, WHO IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Renae Elaine Martinez
PRINT NAME
MY COMMISSION EXPIRES: HH83562
COMMISSION NUMBER: 9/23/28



APPROVALS, TOWN OF LOXAHATCHEE GROVES:

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN OF LOXAHATCHEE GROVES PURSUANT TO THE ORDINANCES OF THE SAID TOWN IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF March, 2026.

ATTEST: *[Signature]*
VALERIE OAKES
TOWN CLERK

BY: *[Signature]*
FRANCINE RAMAGLIA
TOWN MANAGER

DATED: 3/9/2026

BY: *[Signature]*
GARY R. CLOUGH
TOWN ENGINEER

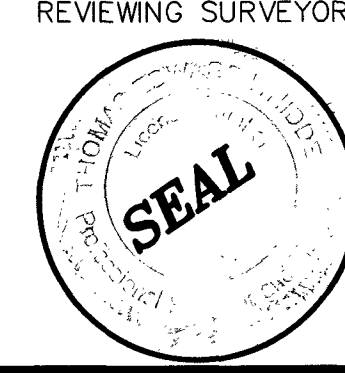
REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

BY: *[Signature]*
THOMAS E. LINIOWSKI
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 5996225

DATE: 05 Feb 2026



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ASHLEY LOWDER, OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT THE COMPANY CONDUCTED THE TITLE SEARCH TO THE HEREON DESCRIBED PROPERTY AND PRODUCED OWNER AND ENCUMBRANCE PROPERTY INFORMATION REPORT NO. 25119887. THAT THE PROPERTY INFORMATION REPORT SHOWS THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND GROVES HOSPITALITY LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT REAL ESTATE TAXES HAVE BEEN PAID FOR SUCH PROPERTY THAT ARE OTHERWISE DUE AND PAYABLE; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 01/30/2026

[Signature]
ASHLEY LOWDER
VICE-PRESIDENT
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
SOUTH FLORIDA PRODUCTION MANAGER

SURVEY NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LOXAHATCHEE GROVES ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00° 50'11" EAST ALONG THE WEST LINE OF TRACT POD G, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 134 THROUGH 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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 PALM BEACH COUNTY, FLORIDA.
- BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE (NGVD29) NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK ORIGIN SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEYS CONTROL POINT "H 413" PID A08196 HAVING A PUBLISHED ELEVATION OF 16.69' (NAVD88), WITH A CONVERSION FACTOR OF +1.49 TO NGVD29.

SURVEYOR'S 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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVE, PALM BEACH COUNTY, FLORIDA.

DATED: 1-27-2026

[Signature]
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

