

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>	<u>\$-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Proposed Budget? Yes ___ No X
 Does this item include the use of federal funds? Yes ___ No X
 Does this item include the use of state funds? Yes ___ No X

Budget Account No: Fund ___ Department ___ Unit ___ Resource ___
 Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

This item has no fiscal impact.

C. Departmental Fiscal Review: Webster Duncanson 3/4/26

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

Lisa M. [Signature] 3/11/26
 KK 3/10 OFMB PA 3/10

[Signature] 3/12/26
 Contract Dev. and Control

B. Legal Sufficiency:

[Signature] 3-13-26
 Assistant County Attorney

C. Other Department Review:

 Department Director

Prepared by and return to:
Laura Beebe, Director
Palm Beach County Dept. of Airports
846 Palm Beach International Airport
West Palm Beach, FL 33406

PCN: 00-43-43-32-00-000-1190 (a portion of)

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made this April 14, 2026, by PALM BEACH COUNTY, a political subdivision of the State of Florida ("County") whose address is c/o Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida, 33406.

WHEREAS, County is the owner and operator of Palm Beach International Airport located in Palm Beach County, Florida (the "Airport"); and

WHEREAS, County desires to create an easement over, upon and under a portion of such Airport property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of such property by County.

WITNESSETH:

NOW, THEREFORE, County does hereby declare, grant and create a perpetual in gross water utility easement for the benefit of County upon the property legally described in Exhibit "A" attached hereto (the "Easement Premises"). This easement shall be for the sole purpose of water utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect such water transmission and distribution facilities and all appurtenances thereto with the full right to ingress thereto and egress therefrom in, on, over, under and across the Easement Premises.

In accordance with Section 704.09, Florida Statutes, the easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Airport property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:
Michael A. Caruso,
Clerk of the Circuit Court
and Comptroller

**PALM BEACH COUNTY, a political
subdivision of the State of Florida by its
Board of County Commissioners**

By: _____
Deputy Clerk

By: _____
Sara Baxter, Mayor

(SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By: Arme Delgado
Assistant County Attorney

By: Laura Beebe
Department Director

JOINDER AND CONSENT OF TENANT

KNOW ALL MEN BY THESE PRESENTS:

THAT POPSTROKE WEST PALM BEACH, LLC, a Florida limited liability company, having its office and principal place of business at 1001 North U.S. Highway 1, Suite 500, Jupiter, FL 33477 (hereinafter "Tenant"), hereby certifies it is the Tenant under that certain DEVELOPMENT SITE LEASE AGREEMENT between Palm Beach County, a political subdivision of the State of Florida ("County") and Tenant, dated August 22, 2023 (R2023-1154) (hereinafter "Lease") which encumbers the property described on Exhibit "A" attached hereto and incorporated herein, owned by County. Tenant hereby joins in and consents to the above referenced Declaration of Easement.

IN WITNESS WHEREOF, this Joinder and Consent is executed by the undersigned this 12th day of May, 2025

POPSTROKE WEST PALM BEACH, LLC WITNESSES

By: [Signature]

Print Name: GREGORY BARZOC

Title: CEO

[Signature]
Print Name: Jon Smith
Address: 1001 N US Hwy 1, Suite 500
Jupiter, FL 33477

[Signature]
Print Name: Joni Taylor
Address: 1001 N US Hwy 1, SE 500, Jupiter, FL
33477

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May 2025 by Jacqueline Weible OR _____ as _____ for _____.

Personally Known _____ OR Produced Identification


Type of Identification Produced Drivers License

[Signature]
Signature of Notary Public
Jacqueline Weible
Printed Name Notary Public
Commission No. HH600468
My Commission Expires: October 6, 2028

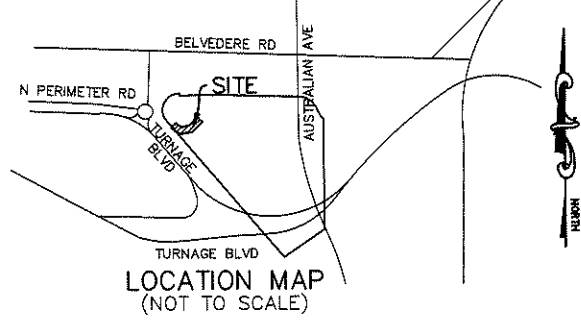


LEGEND:

EXHIBIT "A"

- CL - CENTERLINE
- D.B. - DEED BOOK
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
- L.B. - LICENSED BUSINESS
- (PLAT) - REFERS TO PLAT
-  - UTILITY EASEMENT

- R/W - RIGHT-OF-WAY
- 32-43-43 - SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST
- LAE - LIMITED ACCESS EASEMENT
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- L - LENGTH
- R - RADIUS
- RB - RADIAL BEARING



SURVEYOR'S NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SKETCH AND LEGAL DESCRIPTION HAVE BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND THAT IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OR RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST HAVING A GRID BEARING OF S88°26'29"E, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). AS DETERMINED BY PALM BEACH COUNTY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:


I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 9, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by Jeffrey R. Wagner
 Date: 2025.05.27 08:26:40 -04'00'
 Adobe Acrobat version: 2025.001.20474



JEFFREY R. WAGNER
 REGISTERED LAND SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE	5/26/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10495

**POPSTROKE WEST PALM BEACH
 WATER EASEMENT
 SKETCH OF DESCRIPTION**

LEGEND:**EXHIBIT "A"**

C - CENTERLINE
 D.B. - DEED BOOK
 L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 O.R.B. - OFFICIAL RECORDS BOOK
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 L.B. - LICENSED BUSINESS
 (PLAT) - REFERS TO PLAT

R/W - RIGHT-OF-WAY
 32-43-43 - SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST
 LAE - LIMITED ACCESS EASEMENT
 UE - UTILITY EASEMENT
 Δ - DELTA (CENTRAL ANGLE)
 L - LENGTH
 R - RADIUS
 RB - RADIAL BEARING
 - UTILITY EASEMENT

**DESCRIPTION:**

A PORTION OF PALM BEACH INTERNATIONAL AIRPORT PARCEL, ACCORDING TO THE OFFICIAL RECORD BOOK THEREOF, AS RECORDED IN O.R.B 619, PAGE 344 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 43S, RANGE 43E P.B.C.P.C., THENCE S00°45'40"W, ALONG THE WEST LINE OF SAID QUARTER SECTION LINE, A DISTANCE OF 669.24 FEET, THENCE S89°14'41"E, A DISTANCE OF 35.07 FEET TO THE POINT OF BEGINNING; THENCE N44°21'09"E, A DISTANCE OF 20.00 FEET; THENCE S45°38'31"E, A DISTANCE OF 10.40 FEET; THENCE S57°10'36"E, A DISTANCE OF 9.05 FEET; THENCE N80°06'40"E, A DISTANCE OF 25.18 FEET; THENCE N44°53'09"E, A DISTANCE OF 34.21 FEET; THENCE S45°05'01"E, A DISTANCE OF 20.00 FEET; THENCE S44°54'59"W, A DISTANCE OF 40.90 FEET; THENCE S80°06'21"W, A DISTANCE OF 38.85 FEET; THENCE N57°10'36"W, A DISTANCE OF 17.14 FEET; THENCE N47°14'27"W, A DISTANCE OF 14.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1904.11 SQUARE FEET/0.04371 ACRES, MORE OR LESS.

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (1990 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.000044878
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

THIS IS NOT A SURVEY

SHEET 2 OF 4

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

POPSTROKE WEST PALM BEACH
WATER EASEMENT
SKETCH OF DESCRIPTION

DATE	5/26/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10495



0 25' 50'
1 INCH = 50 FEET

EXHIBIT "A"

NORTHEAST CORNER OF
SECTION 32, TOWNSHIP 43 SOUTH,
RANGE 43 EAST
N: 857862.573
E: 959574.817
PBC PUBLISHED COORDINATES

P.O.C.
N. 1/4 CORNER OF
SECTION 32, TOWNSHIP 43S, RANGE 43E
P.B.C.P.C.
N 857935.051
E 956911.202

S. RIGHT-OF-WAY LINE
BELVEDERE ROAD

NORTH LINE OF THE N.E. 1/4 OF SECTION 32,
TOWNSHIP 43 SOUTH,
RANGE 43 EAST, BEARING BASIS

S88°26'29"E 2664.48' (GROUND) 2664.60' (GRID) 29.28
79.94' 172.76'

U.E.
(ORB 28860, PG. 812)
(PBCR)

N47°19'57"E 2.79'

S88°26'29"E 318.27'

SIDEWALK EASEMENT

R=251.80
Δ=18°54'41"
L=83.11'

FLORIDA MANGO ENTRANCE
NORTH-SOUTH QUARTER-SECTION LINE
OF SECTION 32-43S-43E
5315.67' (GROUND)
5315.91' (GRID)

S00°45'40"W 669.24'

W LINE
P.B.I.A. LEASE
PARCEL N-11-R WPB
S-1-23-4260

10' U.E.
(ORB 27982, PG. 221)
(PBCR)

P.B.I.A. LEASE PARCEL
© FLORIDA MANGO
P.B.C. DRAWING
S-3-99-1336

F.P.L. ESMT.
(ORB 1461, PG. 68)
(PBCR)

25' F.P.L. ESMT.
(ORB 5466, PG. 1898)
(PBCR)

P.B.I.A. LEASE PARCEL N-11-WPB
S-3-14-3524

(ORB 619, PG. 344)
(PBCR)

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

SHEET 3 OF 4

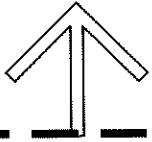
CAULFIELD & WHEELER, INC.



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POPSTROKE WEST PALM BEACH
WATER EASEMENT
SKETCH OF DESCRIPTION

DATE	5/26/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	10495



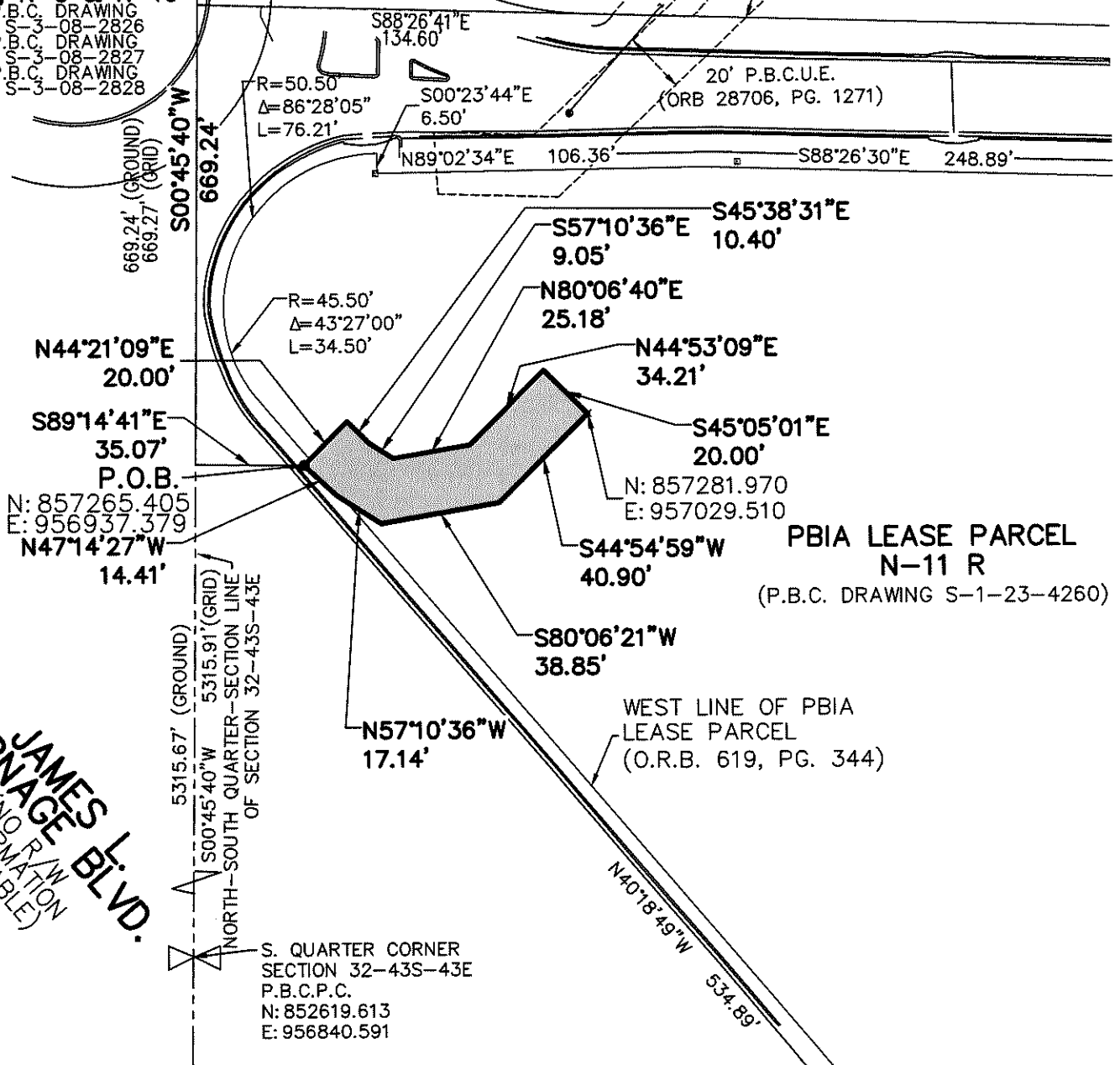
0 25' 50'
1 INCH = 50 FEET

EXHIBIT "A"
MATCHLINE
SEE SHEET 3

NORTH
P.B.I.A. LEASE PARCELS
N-8, N-9 & N-10

S. LINE OF THE N. 520 FEET
OF THE N.W. 1/4 OF THE N.E.
1/4 OF SECTION 32-43S-43E

P.B.C. DRAWING
S-3-08-2826
P.B.C. DRAWING
S-3-08-2827
P.B.C. DRAWING
S-3-08-2828



TURN JAMES BLVD.
RAW INFORMATION
AVAILABLE

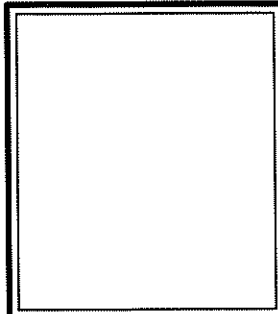
PBIA LEASE PARCEL
N-11 R
(P.B.C. DRAWING S-1-23-4260)

WEST LINE OF PBIA
LEASE PARCEL
(O.R.B. 619, PG. 344)

THIS IS NOT A SURVEY

SHEET 4 OF 4

CAULFIELD & WHEELER, INC.
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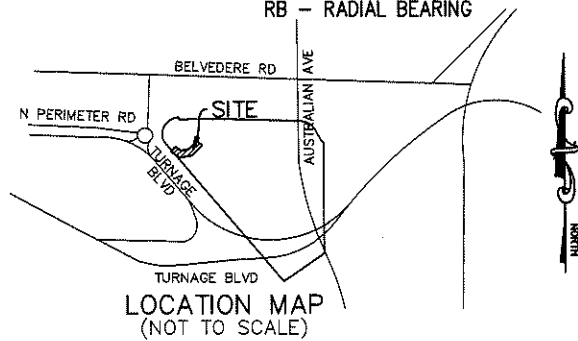
POPSTROKE WEST PALM BEACH
WATER EASEMENT
SKETCH OF DESCRIPTION

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- (PLAT) - REFERS TO PLAT
-  - UTILITY EASEMENT

- R/W - RIGHT-OF-WAY
- 32-43-43 - SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST
- LAE - LIMITED ACCESS EASEMENT
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CERTIFICATE:

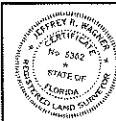
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 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by Jeffrey R. Wagner
 Date: 2025.05.27 08:26:40 -0400
 Adobe Acrobat version: 2025.001.20474



JEFFREY R. WAGNER
 REGISTERED LAND SURVEYOR NO. 5302
 STATE OF FLORIDA
 L.B. 3591

DATE	5/26/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10495

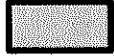
**POPSTROKE WEST PALM BEACH
 WATER EASEMENT
 SKETCH OF DESCRIPTION**

LEGEND:

EXHIBIT "A"

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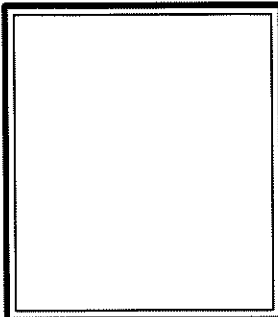
**NOTES
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 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.000044878
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

THIS IS NOT A SURVEY

SHEET 2 OF 4

CAULFIELD & WHEELER, INC.
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F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10495

**POPSTROKE WEST PALM BEACH
WATER EASEMENT
SKETCH OF DESCRIPTION**

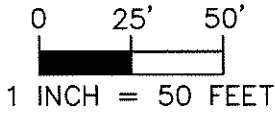


EXHIBIT "A"

NORTHEAST CORNER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST
N: 857862.573
E: 959574.817
PBC PUBLISHED COORDINATES

P.O.C.
N. 1/4 CORNER OF SECTION 32, TOWNSHIP 43S, RANGE 43E
P.B.C.P.C.
N 857935.051
E 956911.202

S. RIGHT-OF-WAY LINE
BELVEDERE ROAD

NORTH LINE OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEARING BASIS

S88°26'29"E 2664.48' (GROUND) 2664.60' (GRID) 79.94' 40.00' 172.76' 29.28' 32.33'

U.E.
(ORB 28860, PG. 812)
(PBCR)

N47°19'57"E 2.79' S88°26'29"E 318.27'

SIDEWALK EASEMENT

R=251.80
Δ=18°54'41"
L=83.11'

P.B.I.A. LEASE PARCEL
© FLORIDA MANGO
P.B.C. DRAWING
S-3-99-1336

FLORIDA MANGO ENTRANCE
NORTH-SOUTH QUARTER-SECTION LINE
OF SECTION 32-43S-43E
5315.67' (GROUND)
5315.91' (GRID)

S00°45'40"W 669.24'

F.P.L. ESMT.
(ORB 1461, PG. 68)
(PBCR)

N01°41'56"E 216.44'

10' U.E.
(ORB 27982, PG. 221)
(PBCR)

W LINE
P.B.I.A. LEASE
PARCEL N-11-R WPB
S-1-23-4260

25' F.P.L. ESMT.
(ORB 5466, PG. 1898)
(PBCR)

P.B.I.A. LEASE PARCEL N-11-WPB
S-3-14-3524

(ORB 619, PG. 344)
(PBCR)

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

SHEET 3 OF 4

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POPSTROKE WEST PALM BEACH
WATER EASEMENT
SKETCH OF DESCRIPTION

DATE 5/26/2025

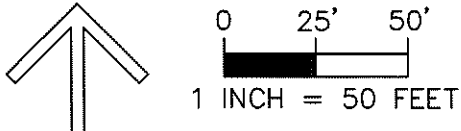
DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 10495

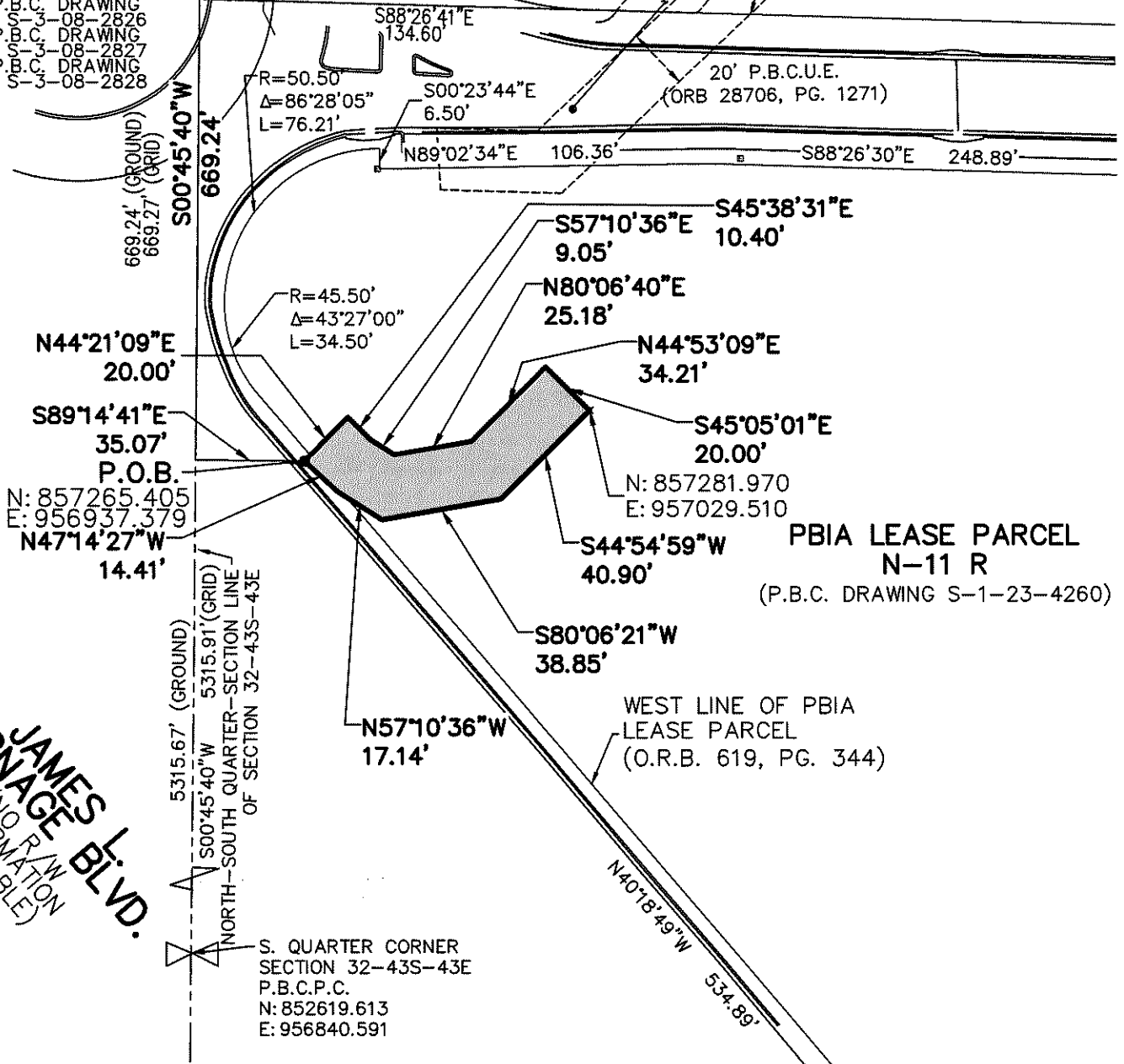
EXHIBIT "A"
MATCHLINE
SEE SHEET 3



NORTH
P.B.I.A. LEASE PARCELS
N-8, N-9 & N-10

- # P.B.C. DRAWING S-3-08-2826
- # P.B.C. DRAWING S-3-08-2827
- # P.B.C. DRAWING S-3-08-2828

S. LINE OF THE N. 520 FEET
OF THE N.W. 1/4 OF THE N.E.
1/4 OF SECTION 32-43S-43E



TURJAMES BLVD.
INFO R/W
INFORMATION
AVAILABLE

PBIA LEASE PARCEL
N-11 R
(P.B.C. DRAWING S-1-23-4260)

WEST LINE OF PBIA
LEASE PARCEL
(O.R.B. 619, PG. 344)

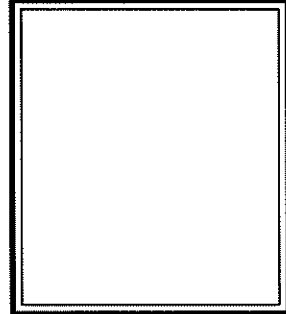
S. QUARTER CORNER
SECTION 32-43S-43E
P.B.C.P.C.
N: 852619.613
E: 956840.591

THIS IS NOT A SURVEY

SHEET 4 OF 4

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**POPSTROKE WEST PALM BEACH
WATER EASEMENT
SKETCH OF DESCRIPTION**



DATE	5/26/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	10495



**INTER-OFFICE MEMORANDUM
PALM BEACH COUNTY**

**Engineering and
Public Works Department**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov



**Palm Beach County
Board of County
Commissioners**

Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marcí Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

printed on sustainable
and recycled paper

DATE: June 12, 2025
TO: Ray Walter, Deputy Director – Real Estate & Concessions
Palm Beach County Department of Airports
THRU: Craig Pusey, P.S.M. - Director CP
Survey Division
FROM: Todd W. Pethick *TWP*
Survey Division
RE: **Popstroke**
PBCWUD Waterline Easement (Fourth Review)
Palm Beach County Project No. 2025013-02

The Survey staff has reviewed and approves the Sketch and Description for the above referenced project prepared by Jeffrey R. Wagner, RLS of Caulfield & Wheeler, Inc.; Job. No. 10495, dated May 26, 2025, for the above referenced project.

Please find attached two digitally signed, sealed and signature verified copies of the Legal Description and Sketch, stamped "Approved for Recordation".

Submit a revised Legal Description/Sketch and label a revision date thereon.

This approval is limited to the legal sufficiency of the documents referenced above and provided for review. No review of the conceptual design or verification of the proposed configuration of the parcels was done under this request.

Should you have any questions, comments, or require any additional information contact this office.

JOINER AND CONSENT OF TENANT

KNOW ALL MEN BY THESE PRESENTS:

THAT POPSTROKE WEST PALM BEACH, LLC, a Florida limited liability company, having its office and principal place of business at 1001 North U.S. Highway 1, Suite 500, Jupiter, FL 33477 (hereinafter "Tenant"), hereby certifies it is the Tenant under that certain DEVELOPMENT SITE LEASE AGREEMENT between Palm Beach County, a political subdivision of the State of Florida ("County") and Tenant, dated August 22, 2023 (R2023-1154) (hereinafter "Lease") which encumbers the property described on Exhibit "A" attached hereto and incorporated herein, owned by County. Tenant hereby joins in and consents to the above referenced Declaration of Easement.

IN WITNESS WHEREOF, this Joinder and Consent is executed by the undersigned this 12th day of May, 2025

POPSTROKE WEST PALM BEACH, LLC WITNESSES

By: [Signature]
Print Name: Greg Bartol
Title: CEO

[Signature]
Print Name: John Taylor
Address: 1001 N US Hwy 1 Ste 500, Jupiter, FL 33477
[Signature]
Print Name: Jim Smith
Address: 1001 N US Hwy 1 Ste 500, Jupiter, FL 33477

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2025
by Jacqueline Weible OR _____ as _____ for _____

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Drivers License

[Signature]
Signature of Notary Public
Jacqueline Weible
Printed Name Notary Public
Commission No. HH 600468
My Commission Expires: October 6, 2028

