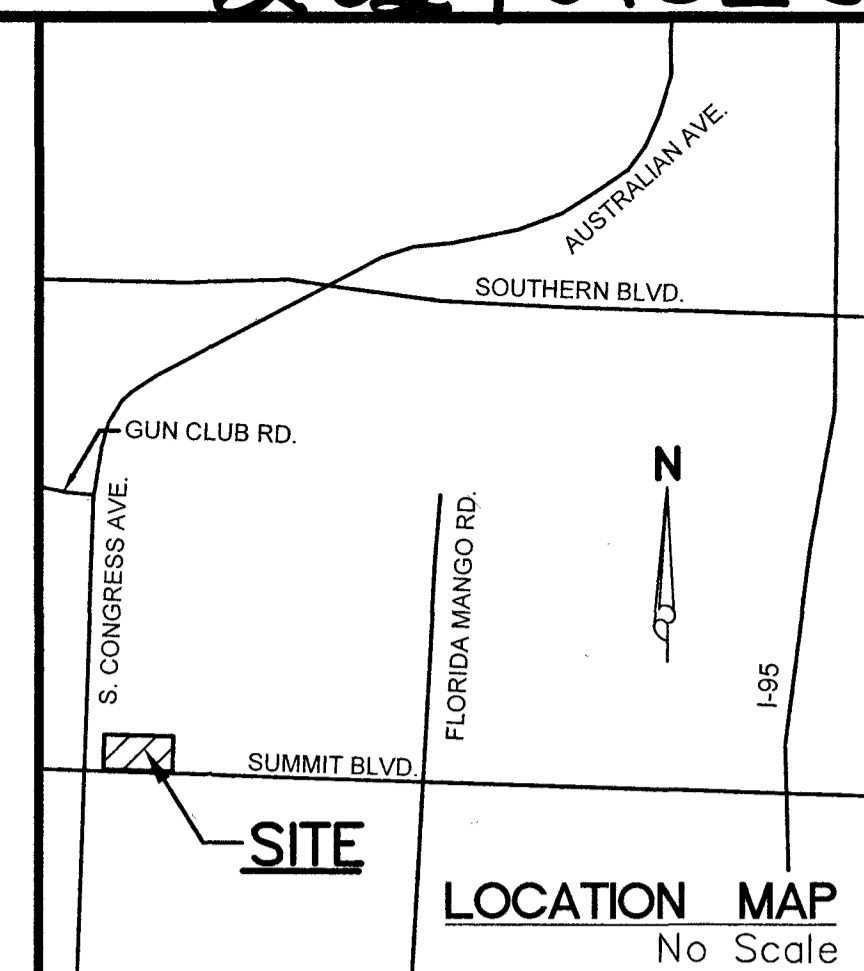
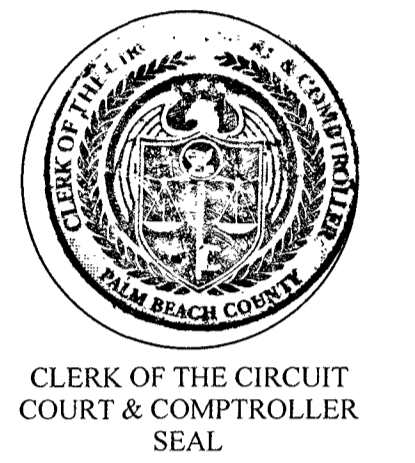


2773 PUBLIC CHARTER SCHOOL
BEING A REPLAT OF LOTS 7, 8, 9 AND 10 AND A PORTION OF LOT 6, BLOCK 1, PALM ACRES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ALL LYING WITHIN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT 3:17 P.M. THIS 3 DAY OF May 2024 AND DULY RECORDED IN PLAT BOOK NO. 137 ON PAGE 138-139. JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: [Signature] D.C.

SHEET 1 OF 2



DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT SCHOOL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 2773 PUBLIC CHARTER SCHOOL, BEING A REPLAT OF LOTS 7, 8, 9 AND 10 AND A PORTION OF LOT 6, BLOCK 1, PALM ACRES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ALL LYING WITHIN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 5, FOR THE FOLLOWING TWO (2) COURSES: 1) S.02°30'49"W., A DISTANCE OF 2678.35 FEET TO THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION 5; 2) THENCE S.02°31'05"W., A DISTANCE OF 568.13 FEET; THENCE S.88°28'42"E., DEPARTING SAID WEST SECTION LINE, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PALM ACRES ESTATES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S.88°28'42"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA STREET AND THE NORTH LINE OF BLOCK 1 OF SAID PLAT OF PALM ACRES ESTATES, FOR 274.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°28'42"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF OKLAHOMA STREET AND THE NORTH LINE OF BLOCK 1 OF SAID PLAT OF PALM ACRES ESTATES, A DISTANCE OF 227.16 FEET TO THE NORTH EAST CORNER OF LOT 10, BLOCK 1, OF SAID PLAT OF PALM ACRES ESTATES; THENCE S.02°57'18"W., ALONG THE EAST LINE OF SAID LOT 10, FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 AND A POINT ON THE NORTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 5; THENCE S.88°28'42"E., ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION, A DISTANCE OF 799.98 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 5; THENCE CONTINUE S.88°28'42"E., ALONG SAID EAST LINE, A DISTANCE OF 337.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SUMMIT BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 28275, PAGE 1481 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH RIGHT-OF-WAY OF SUMMIT BOULEVARD FOR THE FOLLOWING FOUR (4) COURSES: 1) N.88°32'37"W., A DISTANCE OF 345.58 FEET; 2) S.01°32'13"W., A DISTANCE OF 12.00 FEET; 3) N.88°32'37"W., A DISTANCE OF 381.05 FEET; 4) N.87°03'26"W., A DISTANCE OF 297.75 FEET, AS DESCRIBED IN OFFICIAL RECORD BOOK 4812, PAGE 1992 AND OFFICIAL RECORD BOOK 4813, PAGES 6 AND 8, OF SAID PUBLIC RECORDS; THENCE N.02°34'18"E., DEPARTING SAID NORTH RIGHT-OF-WAY OF SUMMIT BOULEVARD, A DISTANCE OF 443.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 376,737 SQUARE FEET OR 8.648 ACRES, MORE OR LESS.

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

TRACT "A"
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR SUMMIT SCHOOL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SUMMIT SCHOOL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B"
TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

UTILITY EASEMENTS (U.E.): THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

MASS TRANSIT EASEMENT: THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY SUMMIT SCHOOL PROPERTY LLC, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. SUMMIT SCHOOL PROPERTY LLC, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3 DAY OF FEBRUARY, 2024.

SUMMIT SCHOOL PROPERTY LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature]
PRINT NAME: Winnie Perez
WITNESS: [Signature]
PRINT NAME: Ignacia Zubeta

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 3 DAY OF February, 2024, BY ANNETTE IRAOLA AS MANAGER FOR SUMMIT SCHOOL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

MY COMMISSION EXPIRES: Jan 31, 2024
SIGNATURE: [Signature]
(TWINNY R. PEREZ)
COMMISSION NO. HH163154

TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DAVID COHEN, 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 SUMMIT SCHOOL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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 THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: February 16, 2024
DAVID COHEN
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SITE DATA:
ZONING CONTROL NUMBER: 2016-24

MORTGAGEE'S JOINDER AND CONSENT

STATE OF VERMONT
COUNTY OF CHITTENDEN
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 RECORD BOOK 28210, PAGE 127, ASSIGNED TO MORTGAGEE AT OFFICIAL RECORD BOOK 29041, PAGE 1405, AMENDED BY NOTICE OF FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT AT OFFICIAL RECORD BOOK 29041, PAGE 1408, AND FURTHER AMENDED BY NOTICE OF FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT AT OFFICIAL RECORD BOOK 29454, PAGE 1481, ALL 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 MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF February, 2024.

EB-5 CHARTER SCHOOL PHASE 31, LP
A FLORIDA LIMITED PARTNERSHIP
WITNESS: [Signature]
PRINT NAME: Russell Earl Walker
WITNESS: [Signature]
PRINT NAME: Michelle Menonna

ACKNOWLEDGEMENT
STATE OF VERMONT
COUNTY OF CHITTENDEN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 15 DAY OF FEB, 2024 BY STEPHANE HARDY, MANAGER FOR GREENACCESS PARTNERS PHASE 31, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER FOR EB-5 CHARTER SCHOOL PHASE 31, LP, A FLORIDA LIMITED PARTNERSHIP ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

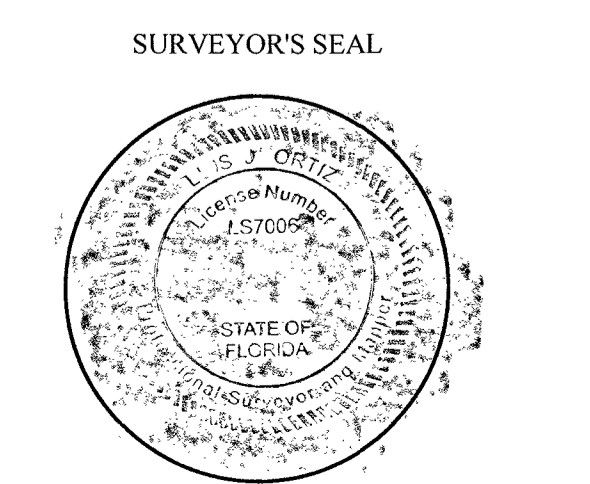
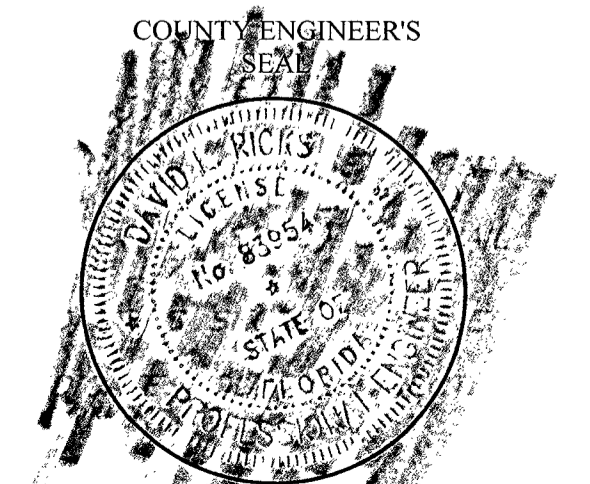
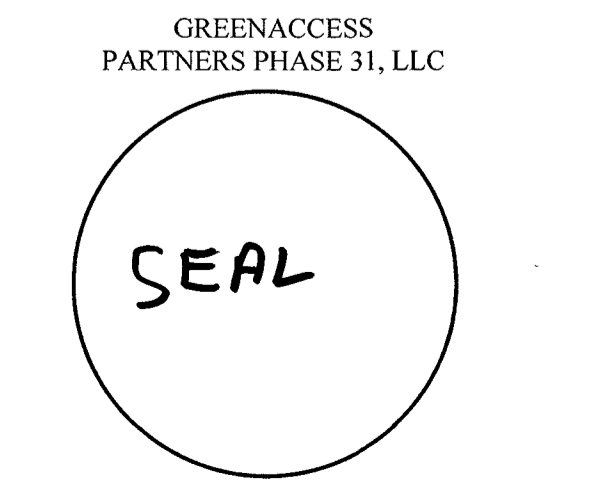
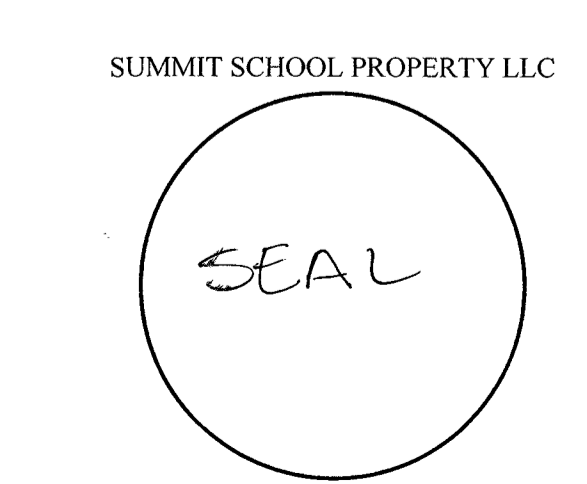
MY COMMISSION EXPIRES: 1/31/2025
SIGNATURE: [Signature]
(RUSSELL EARL WALKER)
COMMISSION NO. 0006528

COUNTY APPROVAL
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC.177.071 (2), F.S., THIS 1 DAY OF MAY, 2024 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SEC. 177.081 (1), F.S.
BY: [Signature]
DAVID L. RICKS, P.E. - COUNTY ENGINEER

SURVEYOR & MAPPER'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.") 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 PALM BEACH COUNTY, FLORIDA.
DATE: January 31, 2024
LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

SURVEYOR & MAPPER'S NOTES

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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 "LAT". THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83 / 1990 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA, AS PROVIDED BY PALM BEACH COUNTY PUBLISHED VALUES FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, HAVING A GRID BEARING OF S.02°31'05"W., AND ALL BEARINGS ARE RELATIVE THERETO.



THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geo-pointsurveying.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768
Sheet No. 1 of 2 Sheets