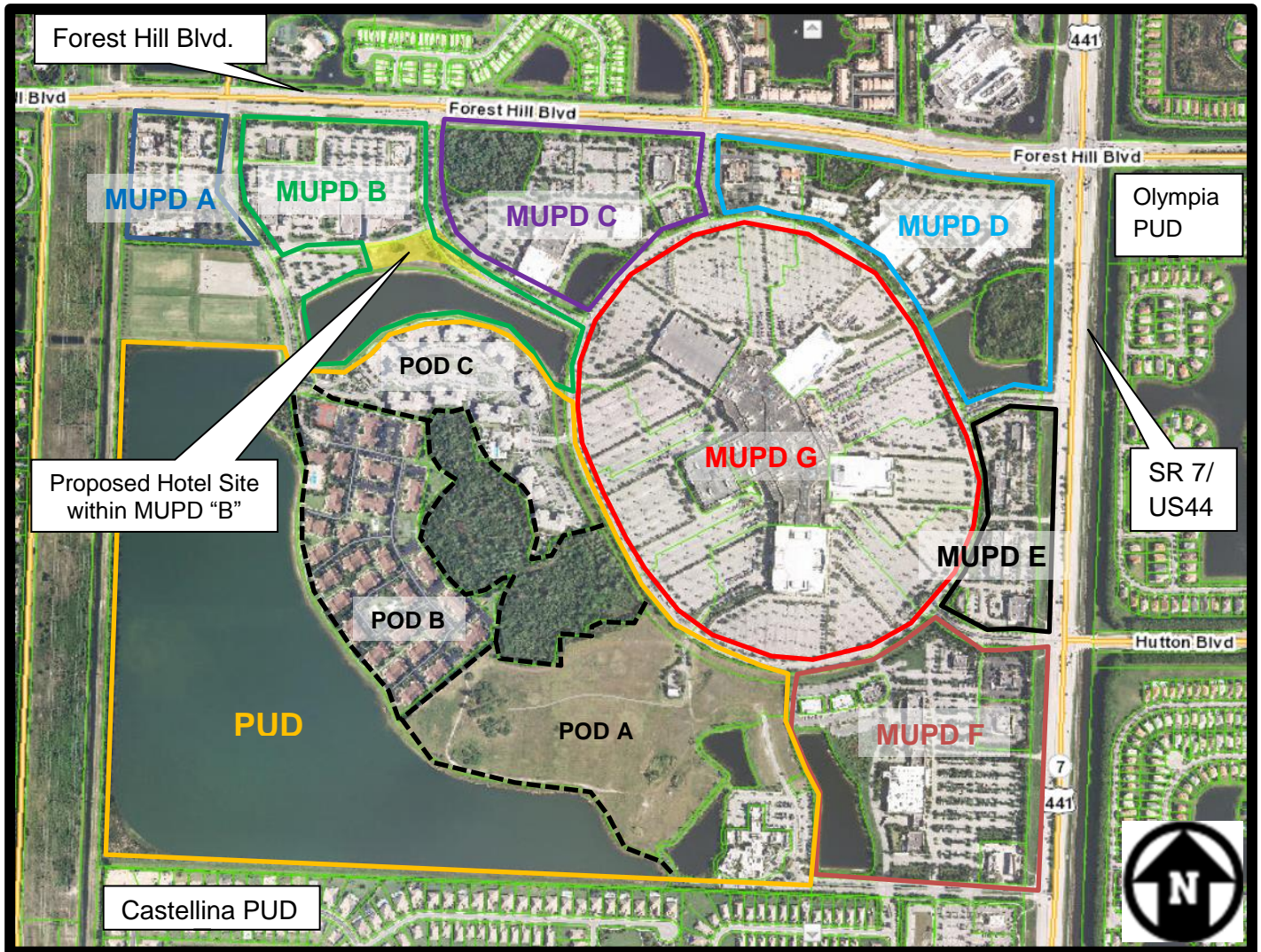


**Exhibit "A"**  
**Location Map**



**Exhibit "B"**  
Legal Description

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13:

THENCE S87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2643.75 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13:

THENCE CONTINUE S87°44'43" E A DISTANCE OF 684.73 FEET;

THENCE S02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N02°15'17" E;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4443.66 FEET AND A CENTRAL ANGLE OF 09°33'35" FOR AN ARC DISTANCE OF 741.42 FEET TO THE POINT OF TANGENCY;

THENCE S78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING RADIUS OF 2687.05 FEET AND A CENTRAL ANGLE OF 10°14'28" FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N89°02'07" E A DISTANCE OF 70.31 FEET;

THENCE S00°22'03" E A DISTANCE OF 503.00 FEET;

THENCE S01°58'00" W ALONG A LINE PARALLEL WITH AND 252.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1246.38 FEET;

THENCE S88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S01°53'53" W A DISTANCE OF 1312.60 FEET;

THECE S01°53'57" W A DISTANCE OF 827.17 FEET;

THENCE N88°05'25" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 13 A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE N01°52'59" E A DISTANCE OF 1360.77 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 13;

THENCE N01°54'01" E A DISTANCE OF 2720.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 466.30 ACRES MORE OR LESS.

**LESS** – Metes and Bounds:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S01°54'01"W ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 699.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S01°54'01"W ALONG THE SAID WEST LINE OF SAID SECTION 13 A DISTANCE OF 534.48 FEET;

THENCE S88°05'59"W A DISTANCE OF 900.75 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N82°47'11"E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2631'07" AND A RADIUS OF 1260.00 FEET FOR AN ARC DISTANCE OF 538.18 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N88°05'59"W A DISTANCE OF 680.75 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.00 ACRES, MORE OR LESS

**LOCATION MAP**

The map shows a network of roads. A horizontal road is labeled "FOREST HILL BLVD". A vertical road on the left is labeled "WELLINGTON GREEN DRIVE". A vertical road on the right is labeled "HUNTER DRIVE". A curved road at the bottom is labeled "RING RD.". A road branching off Forest Hill Blvd to the right is labeled "OLIVE DR.". A small area at the intersection of Olive Dr and Ring Rd is shaded and labeled "PROJECT SITE". A north arrow is in the top left corner, pointing upwards and labeled "NORTH". The text "N.T." is in the top right corner.

**WGL**<sup>TM</sup>  
LAND DESIGN SERVICES DIVISION  
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL  
TRANSPORTATION // ENGINEERING // SURVEYING & SITE // CREATIVE SERVICES

WELLINGTON GREEN MUPD B

CONCEPTUAL SITE PLAN

SITE DATA	
APPLICATION NUMBER	17-10/2017-06 ASA
FUTURE LAND USE DESIGNATION	LS/MU(C)
ZONING DISTRICT	MU(C)
OVERLAY DISTRICT	C
SECTION/TOWNSHIP/RANGE	1344
PROPERTY CONTROL NUMBER(S)	73-1-44-13-04-003-00
	73-1-44-13-01-003-00
CONCURRENCY CASE NUMBER	95-09080

SITE AREA	
GROSS SITE AREA (INC. CIVIC TRACT/TRACT 2)	3.85 AC. (167,706 S
NET SITE AREA (TRACT 2 ONLY)	1.78 AC. (77,536 S
IMPERVIOUS AREA	49,035.98 S
PERVIOUS AREA	28,927.71 S
GROSS FLOOR AREA (HOTEL)	63,326 S
ACCESSORY USE (MEETING ROOM)	1,500 S
FAR	
BUILDING LOT COVERAGE (MAX. 30%)	
BUILDING HEIGHT (MAX. 72")	
TRAFFIC ANALYSIS ZONE	7
PARKING REQUIRED (1.25 SPACES/ROOM + 1 SPACE/EMPLOYEE)	164
PARKING PROVIDED	164
HOTEL PARCEL	55
CIVIC PARCEL	109
HANDICAP PARKING REQUIRED	6
HANDICAP PARKING PROVIDED	11
BICYCLE PARKING REQUIRED	10
BICYCLE PARKING PROVIDED	10

\*MAX. 72' HT. FOR HOTEL USE PER CONDITION L.C.A. 13

## DEVELOPMENT TEAM

Planner:  
WGI  
2035 Vista Parkway  
West Palm Beach, FL 33411

Owner:  
Birch Development LTD  
2200 Butts Rd, Suite 300  
Boca Raton, FL 33431

**Civil Engineer:**  
Thomas Engineering Group  
1000 Corporate Dr., Suite 250  
Fort Lauderdale, FL 33334

**Architect:**  
LK Architecture, Inc.  
345 Riverview, Suite 200  
Wichita, KS 67203

[illegible]



**LOCATION MAP**

N.T.S.

Boulevard Rd

Southern Blvd

Forest Hill Blvd

Dc Rd

Lake Worth Rd

Highway 7

SUBJECT SITE

**WGI™**

**LAND DESIGN SERVICES DIVISION**  
LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL  
TRANSPORTATION // ENGINEERING // SURVEYING & SITE / CREATING SERVICES  
2035 Viala Court West Palm Beach, FL 33411  
Phone 561.837.7222 • Fax 561.837.7223  
E-Mail [info@wgi.com](mailto:info@wgi.com)  
Cert No. 6091 • LE No. 7055

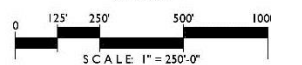
WELLINGTON GREEN MALL  
PREPARED FOR BREFRANK, INC.  
VILLAGE OF WELLINGTON, FLORIDA

TOTAL SITE AREA FUTURE LAND USE DESIGNATION ZONING DISTRICT	456.10 AC. LSMII OVERLAY MUPD AND PUD
<b>MUPD A</b>	<b>8.67 AC.</b>
TRACT A	8.67 AC.
<b>MUPD B</b>	<b>29.78 AC.</b>
TRACT B	17.10 AC.
WATER MANAGEMENT TRACT B	10.61 AC.
CIVIC TRACT	2.07 AC.
<b>MUPD C</b>	<b>23.92 AC.</b>
TRACT C	18.33 AC.
TRACT C-1	3.00 AC.
WATER MANAGEMENT TRACT C	1.70 AC.
TRACT W-3	3.89 AC.
<b>MUPD D</b>	<b>29.89 AC.</b>
TRACT D	21.28 AC.
TRACT W-1	1.85 AC.
TRACT W-1A	97 S.F.
TRACT W-1B	0.07 AC.
TRACT W-2	0.77 AC.
WATER MANAGEMENT TRACT E	3.92 AC.
<b>MUPD E</b>	<b>10.26 AC.</b>
TRACT E	10.26 AC.
<b>MUPD F</b>	<b>35.74 AC.</b>
TRACT F	30.98 AC.
4.76 AC. WATER MANAGEMENT TRACT	4.76 AC.
<b>MUPD G</b>	<b>10.18 AC.</b>
TRACT G	97 AC.
TRACT G-1	3.16 AC.
TRACT G-2	0.92 AC.
TRACT G-3	0.89 AC.
TRACT G-4	1.21 AC.
<b>PUD</b>	<b>214.86 AC.</b>
POD A	46.14 AC.
POD B	25.96 AC.
POD C	17.64 AC.
PARCEL 1A	2.11 AC.
PARCEL 1B	2.53 AC.
TRACT W-5	17.62 AC.
TRACT W-6	1.15 AC.
WATER MANAGEMENT TRACT A	97.97 AC.
2.74 AC. DRAINAGE DETENTION EASEMENT	2.74 AC.

POD NAME	ACRES	TYPE	TOTAL D.U.	NET DENSITY (D.U./AC.)
POD A	39.64	CLP <sup>1</sup>	620	15.64
POD B	25.96	HP <sup>2</sup>	400	15.40
POD C	17.64	HP <sup>2</sup>	167	9.47

[illegible]

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DRAWN BY: BRD  
DRAWING #: MP\_Wellington Green MUPD-B.dwg  
FILE #: NEW PROJECT Fairfield Inn@Wellington

Page 9 of 14

Date: March 13, 2017

**Exhibit "E"**  
**Wellington Traffic Consultant's Letter**

**PTC**

**Transportation Consultants**



2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700  
(561) 296-9698 Fax (561) 684-6336  
Certificate of Authorization Number: 7989

January 25, 2017

Mr. Damian Newell  
Wellington  
Planning, Zoning & Building Department  
12300 W. Forest Hill Boulevard  
Wellington, FL 33414

**Re: Wellington Green MUPD B Site Plan - #PTC17-001F  
16-10 (2017-06 ASA 56)**

Dear Mr. Newell:

The Village of Wellington has determined that the Development Order for the Wellington Green Mall is still active; therefore, the 4,296 PM peak hour trips are still considered vested. Attached is the Requested Use Matrix that demonstrates that the PM peak hour trips generated by the proposed hotel are within the approved thresholds of the Wellington Green Mall. We have no comments.

Sincerely,

Andrea M. Troutman, P.E.  
President

cc: Cory Lyn Cramer  
Patrick Barthelemy

Attachment