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October 18, 2024

Paige Bellissimo Nuñez
Executive Vice President
Wellington Lifestyle Partners. LLC
13421 South Shore Boulevard, Suite 203
Wellington, FL 33414

Re: Modifications to the South Shore Commercial Market Study

Dear Ms. Nuñez,

We have reviewed the proposed site plan modifications to the South Shore Commercial project, now known as Marketplace at The Wellington. We understand the changes being proposed are as follows:

- Originally 95 residential units, now 89.
- 80-room boutique hotel, originally proposed as a four star hotel.
- Defining square footage of office space, now 49,000 square feet down from 66,000 square feet.
- Defining square footage of restaurant space, now 33,000 square feet down from 60,000 square feet.
- Defining square footage of retail space, now 35,000 square feet down from 60,000 square feet.

The changes being proposed to the count of the residential units have no significant impact on the market study that we prepared in October, 2022. Better defining the proposed square footage and usage of retail, office and restaurant space has no significant impact on the previous study.

We appreciate the opportunity to review these changes. Should a significant change be made, we can be retained to update the reports accordingly. The analysis and conclusions of our reports remains unchanged.

Please feel free to share this information with the Town of Wellington.

Sincerely,

A handwritten signature in blue ink that reads 'Lawrence G. Zabik'.

Lawrence G. Zabik, Partner
Zabik & Associates, Inc.