A Great Hometown...
Let Us Show You!

RECEIVED
MAR 3 1 2014
VILLAGE OF WELLINGTON
P & ZONE DEPARTMENT

WELLINGTON
Planning and Zoning Department

12300 Forest Hill Blvd., Wellington, FL 33414 Phone (561) 791-4000 pzapplications@wellingtonfl.gov

VACATION / ABANDONMENT APPLICATION

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application. If not applicable, indicate with N/A.
2. Provide required attachments as shown on the Vacation / Abandonment Petition form.
3. Provide letters from the Utility Companies. N/A
4. Provide letters from adjacent property owners. N/A
5. Pay the required fees

   Please, make checks payable to " Village of Wellington"

I. PROPERTY OWNER AND AGENT INFORMATION

Property Owner(s) of Record: W & W V, LLC

Address: P.O. Box 2465 City: Palm Beach ST: FL Zip: 33840

Phone: (561) 798-4160 FAX: (561) 798-4162

Applicant (if other than owner): _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ FAX: _____

Agent & Company

Name: _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone: _____ FAX: _____

Consultants: If applicable to your request, please attach a separate list of all consultants that will provide information on this request. You should include the name, address, telephone number, and fax number as well as the type of professional service provided.

II. PROPERTY LOCATION

A. Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application.

PCN: [7][3]--[4][1]--[4][4]--[1][3]-[0][9]-[0][0][6]-[0][0][0][0]

B. Project Address: 2815 S. State Road 7, Wellington, FL 33414

C. General Location Description (proximity to closest major intersection in miles or fractions thereof):

Northwest corner of S. State Road 7 and Stribling Way

III. REQUEST

Describe your request and reason for your request in detail: Abandonment of a portion of the Water Easement as shown on the Plat of Village Green Center as recorded in Plat Book 115, Pages 153-155, public records of Palm Beach County. This easement is being replaced by a new easement.

IV. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*	Petition & Resolution Number
NORTH	N/A				
SOUTH	N/A				
EAST	N/A				
WEST	N/A				

- If adjacent land supports a previous approval by Wellington, please include a brief description of the approved use(s) and the approved square footage or number of dwelling units.

RECEIVED
MAR 3 1 2014
TOWN OF WELLINGTON

Vacation/Abandonment

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE. FURTHER, I/WE UNDERSTAND THAT THIS APPLICATION BECOMES PART OF THE OFFICIAL RECORD OF THE WELLINGTON CLERKS OFFICE. I UNDERSTAND THAT ANY KNOWINGLY FALSE INFORMATION GIVEN WILL RESULT IN ENFORCEMENT ACTIONS BY THE VILLAGE.

Location of Vacation/Abandonment: Parcel 6, Village Green Center

Owner (Printed): W & W V, LLC, Patricia Ward Holloway, Manager

Owner Signature: Patricia Ward Holloway

Date: 4-24-14

NOTARY

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24th day of April, 2014 By Patricia Ward Holloway, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Laura Meyer
Signature of person taking Acknowledgement

Laura Meyer
Printed Signature

My Commission Expires:

LAURA MEYER
MY COMMISSION #EE175561
EXPIRES: MAR 04, 2016
Bonded through 1st State Insurance

RECEIVED
APR 28 2014
VILLAGE OF WELLINGTON
PZ & CODE DEPARTMENT

WELLINGTON

A Great Hometown...
Let Us Show You!

Planning and Zoning Department

12300 Forest Hill Blvd., Wellington, FL 33414 Phone (561) 791-4000 pzapplications@wellingtonfl.gov

ABANDONMENT / VACATE PETITION FORM

TO: COUNCIL, OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

The undersigned hereby petitions the Council of Wellington, to vacate, abandon, discontinue and close (*use an introductory description of petition site*) and to renounce and disclaim any right-of-way to Wellington and the public in and to any land in connection therewith.

The undersigned hereby certify:

1. Legal Description of the petition site (*exhibit #1).*
2. The title of interest of the County and the Public in and to the (*easement, plat or right-of-way)* was acquired and is evidenced by (*plat number and identification, or type of deed)* as recorded in Plat Book 115 Page 153 through 155 of the Public Records, of Palm Beach County Florida.
3. That attached hereto is a sealed Survey Sketch and Description accurately drawn and legally describing the (*easement, plat or right-of-way)* to be abandoned *(exhibit #2).*
4. The attached hereto is a location map which clearly and legibly identifies the location of the petition site in relation to the nearest public right-of-way and all affected properties *(exhibit #3).*
5. That attached hereto is a listing which clearly and legibly identifies the ownership, including correct mailing addresses and legal descriptions of the affected properties *(exhibit #4).*
6. That attached hereto is an affidavit attesting to the validity of the ownership listing of the affected properties *(exhibit #5).*
7. The attached hereto is the approval of, or consent to this petition by the utility providing service to or within the petition site and/or the drainage district having jurisdiction over the petition site *(exhibit #6).* N/a -
8. The following constitutes a complete and accurate schedule of all owners **abutting** the petition site: Village of Wellington

Name	Address	Description of Property
N/A - Applicant owns abutting property to petition site		

The owners above have signed a notarized statement consenting to the abandonment of public right-of-way and those consents are attached hereto and made a part hereof (*exhibit #7).* N/A

9. The undersigned certified that in the event this petition is granted, the vacation of the subject right-of-way will not adversely affect other property owners.
10. That the undersigned certify that the petition site is not a part of any State or Federal highway and was not acquired or dedicated for State and Federal highway purposes; and that such right-of-way is under the control and jurisdiction of the Board of County Commissioners.

MAR 3 1 2014

11. That proof of publication of "Notice of Intent" is attached hereto and made a part here or *(exhibit #8)*. N/A - No facilities

12. That the petitioner's ownership and-or interest recorded in Official Record book 19674, Page 1335, of the Public Records of Palm Beach County, Florida. A certified copy of that source instrument is attached hereto *(exhibit #9)*.

13. That attached hereto and made a part hereof is evidence of payment of all current taxes on said property *(exhibit #10)*.

14. A) That the *(easement, plat or right-of-way)* to be abandoned is not within the corporate limits of any municipality.

    (B) That the *(easement, plat or right-of-way)* to be abandoned lies within the corporate limits of *(name of municipality)* and attached is their resolution of abandonment of the *(easement, plat or right-of-way)*, as applicable *(exhibit #11)*. N/A- Village of Wellington

15. (A) That this petition site is not subject to a privilege fee.

    OR

    B) That this petition site is subject to a privilege fee in that amount of $ _____. Said amount submitted by Check Number _____. The documentation supporting that calculation of the privilege fee is attached hereto *(exhibit #12)*.

16. The undersigned submits a grounds and reasons in support of this petition the following *(exhibit #13)*:

3-27-14
(Date)

Patricia W. Holloway
(Signature of Petitioner)

Patricia Ward Holloway
(Print Petitioner's Name)

Manager
(Indicate position if Corporation)

W & W V, LLC
(Name of Corporation)

P.O. Box 2465
(Address)

Palm Beach FL 33840
(City) (State) (Zip)

RECEIVED
MAR 31 2014

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 27 day of March, 2014, by Patricia Ward Holloway who is personally known to me or has produced a _____ as identification and who did (did not) take an oath.

Laura Meyer
Notary Public

LAURA MEYER
MY COMMISSION #EE175561
EXPIRES: MAR 04, 2016
Bonded through 1st State Insurance

EXHIBIT #1

VILLAGE GREEN CENTER
VILLAGE OF WELLINGTON
WATER EASEMENT ABANDONMENT
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PARCEL "6", VILLAGE GREEN CENTER, AS RECORDED IN PLAT BOOK 115, PAGES 153 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID VILLAGE GREEN CENTER; THENCE NORTH 01° 53' 57" EAST ALONG THE WEST LINE OF SAID VILLAGE GREEN CENTER, A DISTANCE OF 659.07 FEET; THENCE SOUTH 88° 06' 03" EAST A DISTANCE OF 53.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 06' 03" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 01° 53' 57" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 06' 03" WEST, A DISTANCE OF 38.17 FEET; THENCE SOUTH 01° 53' 57" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 382 SQUARE FEET (0.009 ACRES) MORE OR LESS.

MAR 3 1 2014

EXHIBIT #2

EXHIBIT "A"

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PARCEL "6", VILLAGE GREEN CENTER, AS RECORDED IN PLAT BOOK 115, PAGES 153 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID VILLAGE GREEN CENTER; THENCE NORTH 01° 53' 57" EAST ALONG THE WEST LINE OF SAID VILLAGE GREEN CENTER, A DISTANCE OF 659.07 FEET; THENCE SOUTH 88° 06' 03" EAST A DISTANCE OF 53.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 06' 03" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 01° 53' 57" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 06' 03" WEST, A DISTANCE OF 38.17 FEET; THENCE SOUTH 01° 53' 57" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 382 SQUARE FEET (0.009 ACRES) MORE OR LESS.

MAR 3 1 2014

SURVEYOR'S NOTES:

1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.

2.) BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST PLAT LINE OF VILLAGE GREEN CENTER, AS RECORDED IN PLAT BOOK 115, PAGES 153-155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 01°53'57" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

3) ALL EASEMENTS, PARCELS AND TRACTS AS SHOWN HEREON ARE PER THE PLAT OF VILLAGE GREEN CENTER (PLAT BOOK 115, PAGES 153-155) UNLESS OTHERWISE NOTED.

LEGEND

P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
P.O.T.	=	POINT OF TERMINATION
O.R.B.	=	OFFICIAL RECORD BOOK
U.E.	=	UTILITY EASEMENT
P.B.	=	PLAT BOOK
N/A	=	NOT APPLICABLE
L.A.E.	=	LIMITED ACCESS EASEMENT
R/W	=	RIGHT OF WAY
S.E.	=	SEWER EASEMENT
W.E.	=	WATER EASEMENT
FP&L	=	FLORIDA POWER AND LIGHT COMPANY

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE: 9/9/2013

LCBispott

LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	MAM	SCALE:	1"=100'
BOOK:	N/A	DATE:	SEPT. 2013	PROJ. FILE CADOFILE	1584 WAT EASE
PAGE:	N/A	CHECKED:	LCB		

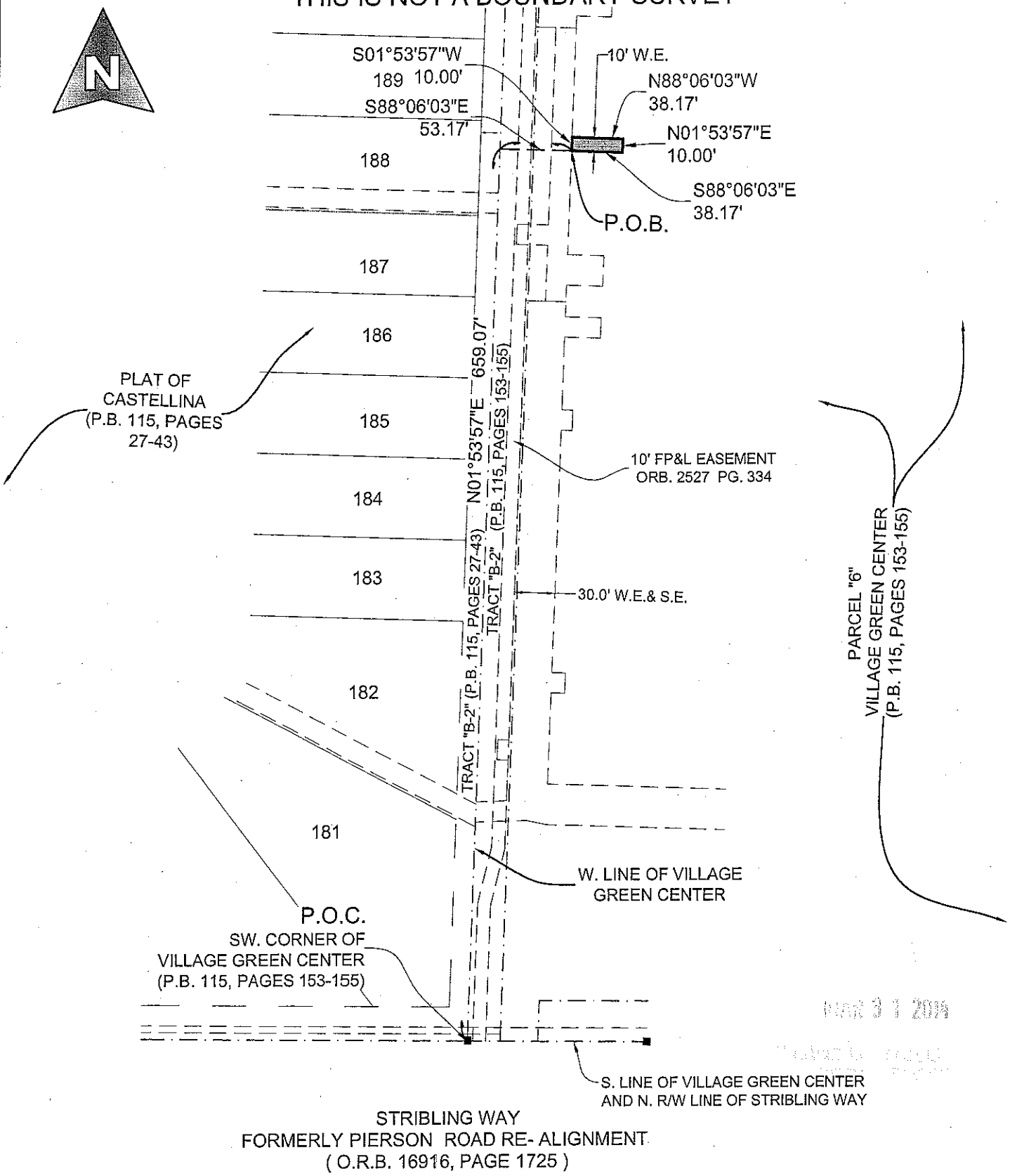
SKETCH AND DESCRIPTION OF EASEMENT ABANDONMENT AT VILLAGE GREEN CENTER

SHEET NO. 1 OF 2 JOB NO. 1584

:\1584 Village Green Center Building ABC&E\1584 WAT EASE.dwg, 9/19/2013 4:29:59 PM

EXHIBIT "A"

THIS IS NOT A BOUNDARY SURVEY



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

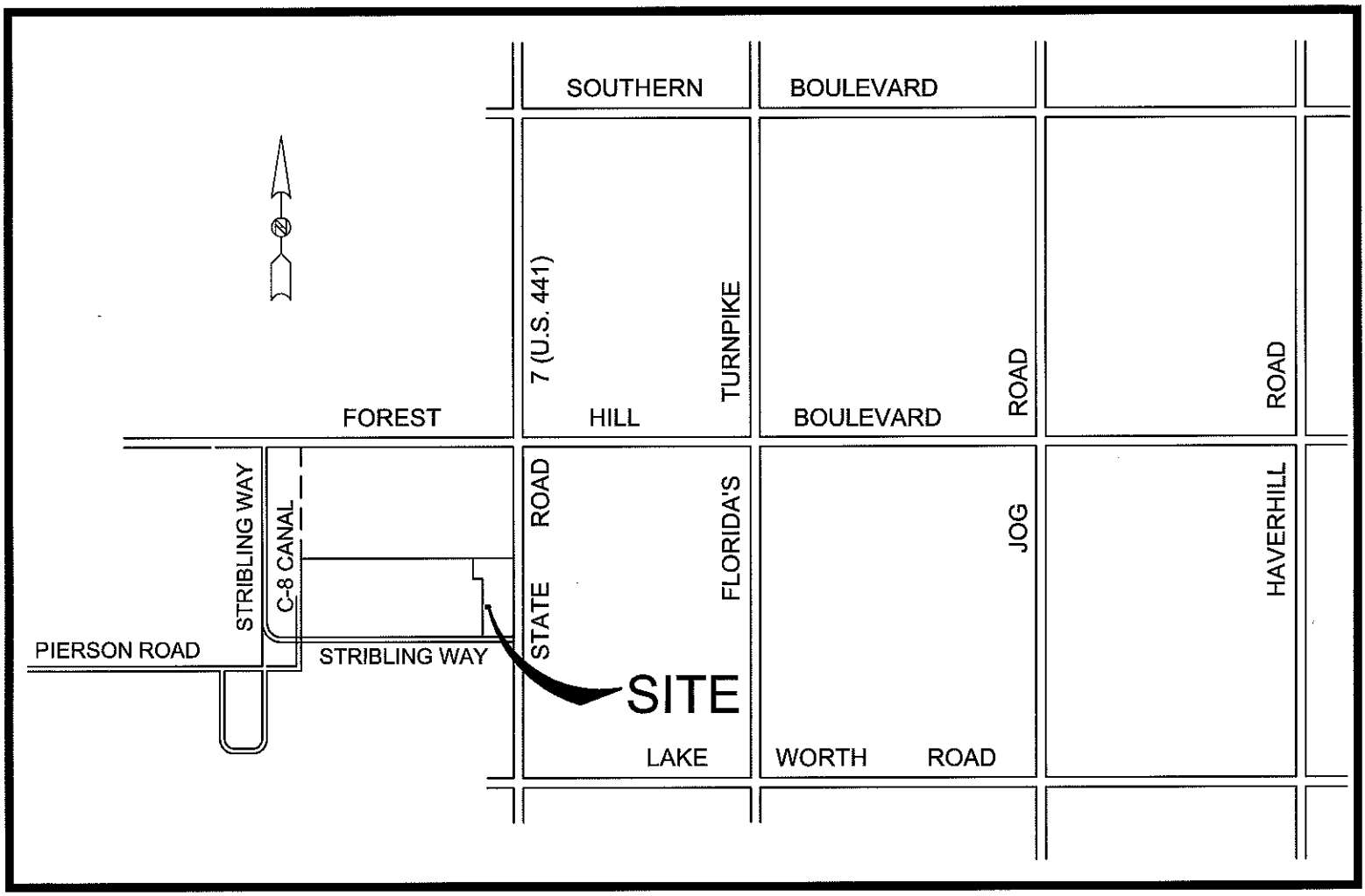
FIELD: N/A	DRAWN: MAM	SCALE: 1"=100'	
BOOK: N/A	DATE: SEPT. 2013	PROJ. FILE CADDFILE 1584 WAT EASE	
PAGE: N/A	CHECKED: LCB		

SKETCH AND DESCRIPTION OF EASEMENT ABANDONMENT AT VILLAGE GREEN CENTER

SHEET NO. 2 OF 2 JOB NO. 1584

:\1584 Village Green Center Building ABC&E\1584 WAT EASE.dwg, 9/19/2013 3:31:52 PM

EXHIBIT #3



SEC 13, TWP 44S, RNG 41E

LOCATION MAP

N.T.S.

MAR 3 1 2014

EXHIBIT #4

Gary R. Nikolits, CFA
Property Appraiser
Palm Beach County

Property Appraiser's Public Access PAPA

Location Address	2789 S STATE ROAD 7 100
Municipality	WELLINGTON
Parcel Control Number	73-41-44-13-09-006-0000
Subdivision	VILLAGE GREEN CENTER
Official Records Book	Page
Sale Date	
Legal Description	VILLAGE GREEN CENTER PAR 6

Owners

W & W V LLC

Mailing address

PO BOX 2465
PALM BEACH FL 33480 2465

No Sales Information Available.

No Exemption Information Available.

Number of Units *Total Square Feet 0 Acres 9.2501

Use Code 1000 - VACANT COMMERCIAL Zoning -

Tax Year	2013	2012	2011
Improvement Value	$354,763	$0	$0
Land Value	$2,417,616	$0	$0
Total Market Value	$2,772,379	$0	$0

All values are as of January 1st each year

Tax Year	2013	2012	2011
Assessed Value	$2,772,379	$0	$0
Exemption Amount	$0	$0	$0
Taxable Value	$2,772,379	$0	$0

Tax Year	2013	2012	2011
Ad Valorem	$59,145	$0	$0
Non Ad Valorem	$1,800	$0	$0
Total tax	$60,945	$0	$0

EXHIBIT #5

LAW OFFICES OF

DEREK A. SCHWARTZ, P.A.

January 23, 2014

Village of Wellington, a municipal corporation
12300 Forest Hill Boulevard
Wellington, Florida 33414

Re: Opinion of Title

To Whom It May Concern at the Village:

This law firm represents W& W V, LLC, a Florida limited liability company ("WWV"). WWV owns the development project known as Village Green Center. It is our understanding that WWV is contemplating abandoning one or more easements in favor of the Village of Wellington, with said easements being wholly located within the legal parcel known as Parcel 6 of the Village Green Center. In this regard, we have been asked to prepare an Opinion of Title with respect to only the portion of Parcel 6 of the Village Green Center where the proposed easement(s) is/are located. The opinion(s) expressed herein shall be limited in scope and only pertain to the current status of title to the above described property and no other property, and shall only be provided to the Village of Wellington and to no other parties.

In preparing this Opinion of Title, we relied exclusively on the Title Search Report prepared by Old Republic National Title Insurance Company, File Number 14003345, dated January 14, 2014 (the "Title Evidence") with an effective date of January 2, 2014 at 8:00 AM (the "Effective Date"). Any title information provided in this Opinion of Title is only through the Effective Date. All recording information provided in this letter pertains only to the Official Records of Palm Beach County, Florida. This Opinion of Title only pertains to the legal property described on EXHIBIT A hereto (the "Property").

Basing our opinion(s) herein solely on the aforesaid Title Evidence covering the time period through the Effective Date, we are of the opinion that as of the Effective Date fee simple title to the Property is owned by **W& W V, LLC, a Florida limited liability company,** and is subject to the following liens, encumbrances and other exceptions.

1. ENCUMBRANCES.

A) Mortgage and Security Agreement from W & W V, LLC, a Florida limited liability company, to City National Bank of Florida, dated August 30, 2013, filed for record on September 12, 2013, in O.R. Book 26319, Page 761, in the principal sum of $9,000,000.00, of the Public Records of Palm Beach County, Florida.

FEB 3 1 2014

4755 Technology Way, Suite 205, Boca Raton, Florida 33431
Phone (561) 981-8089 Fax (561) 997-6036
derek@derekaschwartzpa.com

B) Collateral Assignment of Leases, Rents and Licenses by and between W & W V, LLC, a Florida limited liability company, and City National Bank of Florida, a national banking association, filed for record on September 12, 2013, in O.R. Book 26319, Page 796, of the Public Records of Palm Beach County, Florida.

C) Assignment of Agreements Affecting Real Estate by W & W V, LLC, a Florida limited liability company, to City National Bank of Florida, dated August 30, 2013, filed for record on September 12, 2013, in O.R. Book 26319, Page 803.

D) UCC-1 Financing Statement by and between W & W V, LLC and City National Bank of Florida, filed for record on September 12, 2013, in O.R. Book 26319, Page 813, of the Public Records of Palm Beach County, Florida.

2. LIENS / JUDGMENTS.

None.

3. GENERAL EXCEPTIONS.

A) Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

B) Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

C) Rights or claims of parties in possession.

D) Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

E) Easements or claims of easements not shown by the public records.

F) Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.

G) General or special taxes and assessments required to be paid in the year 2014 and subsequent years, which are not yet due and payable.

MAR 3 1 2014

4755 Technology Way, Suite 205, Boca Raton, Florida 33431
Phone (561) 981-8089 Fax (561) 997-6036
derek@derekaschwartzpa.com

MAR 3 1 2014

4. SPECIAL EXCEPTIONS.

A) South Florida Water Management District Environmental Resource Permit Notices recorded in Official Records Book 19313, Page 514 and Official Records Book 20310, page 1390, of the Public Records of Palm Beach County, Florida.

B) Easement(s) granted to Florida Power & Light Company et al, recorded in Official Records Book 20651, Page 938, of the Public Records of Palm Beach County, Florida

C) Easements, dedications, reservations and restrictions set forth on proposed plat of Village Green Center, recorded in Plat Book 155, page 153, of the Public Records of Palm Beach County, Florida.

D) Access Easement, Maintenance and Cost Sharing Agreement by and between Wellington Green Master Property Owners Association, Inc., a Florida not for profit corporation, and Brefrank Inc., a Florida corporation, and W & W V, LLC, a Florida limited liability company, recorded in Official Records Book 25014, page 1574, as amended by Amended and Restated Access Easement, Maintenance and Cost-Sharing Agreement recorded May 21, 2012 in Official Records Book 25215, page 84, of the Public Records of Palm Beach County, Florida.

E) Declaration of Restrictive Covenant by W & W V, LLC, recorded April 11, 2012 in Official Records Book 25130, page 1484, of the Public Records of Palm Beach County, Florida.

F) Lighting Utility Easement by Taco Bell of America, LLC and W & W V, LLC, recorded April 11, 2012 in Official Records Book 25130, page 1489, of the Public Records of Palm Beach County, Florida.

G) Lease dated February 16, 2012, between W&W V, LLC, a Florida limited liability company, landlord, and Blazin Wings, Inc., a Minnesota corporation, tenant, and Memorandum thereof recorded May 14, 2012 in Official Records Book 25199, page 860, as affected by that Subordination, Non-Disturbance and Attornment Agreement by and among W&W V, LLC, a Florida limited liability company, landlord, and Blazin Wings, Inc., a Minnesota corporation, tenant, and The Northern Trust Company, an Illinois banking company, recorded September 5, 2012 in Official Records Book 25433, page 292, and Amended and Restated Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 25513, page 1361, of the Public Records of Palm Beach County, Florida.

H) Lease dated February 16, 2011and Memorandum of Lease recorded April 11, 2012 in Official Records Book 25130, page 1479, as affected by that Subordination, Nondisturbance and Attornment Agreement by and between NORTHERN TRUST, NA, a national banking association, (Lender), and TACO BELL OF AMERICA, INC., a Delaware corporation, (Tenant), filed for record on July 21, 2011, in Official Records Book 24648, Page 1437, of the Public Records of Palm Beach County, Florida.

4755 Technology Way, Suite 205, Boca Raton, Florida 33431
Phone (561) 981-8089 Fax (561) 997-6036
derek@derekaschwartzpa.com

I) Easement granted to Florida Power & Light Company et al, recorded May 10, 2012 in Official Records Book 25193, page 958, of the Public Records of Palm Beach County, Florida.

J) Easement granted to Florida Power & Light Company et al, recorded July 9, 2012 in Official Records Book 25313, page 544, of the Public Records of Palm Beach County, Florida.

K) Declaration of Covenants and Restrictions, recorded August 8, 2012 in Official Records Book 25377, page 1154.

L) Covenant Not To Compete by W & W V, LLC, recorded September 5, 2012 in Official Records Book 25431, page 1424.

M) Ground Lease dated September 7, 2011, as amended from time to time, between W & W V, LLC, landlord, and McDonald's USA, LLC, a Delaware limited liability company, tenant, and Memorandum of Lease and Grants of Easements between said parties recorded September 5, 2012 in Official Records Book 25431, page 1400, as affected by that Non-Disturbance Attornment and Subordination Agreement between The Northern Trust Company, formerly known as Northern Trust, NA, and McDonald's USA, LLC, a Delaware limited liability company, recorded September 5, 2012 in Official Records Book 25431, page 1417.

N) Easements granted to Florida Power & Light Company et al, recorded January 17, 2013 in Official Records Book 25727, page 334 and recorded July 23, 2013 in Official Records Book 26200, page 259.

O) Matters shown by Boundary Survey Parcel "6" Village Green Center, by Michael B. Schorah & Associates, Inc., under file No. 1584.

P) Unrecorded Lease between W & W V, LLC, a Florida limited liability company, landlord, and Michael Giambalvee, d/b/a Jimmy Brooklyn Pizza Parlor, tenant, dated 8/22/2013, as affected by Tenant Estoppel, Subordination and Attornment Agreement with City National Bank of Florida, dated 8/30/2013.

Q) Unrecorded Lease between W & W V, LLC, a Florida limited liability company, landlord, and Margaro Insurance & Financial Services, Inc., tenant, dated 8/22/2013, as affected by Tenant Estoppel, Subordination and Attornment Agreement with City National Bank of Florida, dated 8/30/2013.

R) Lease dated July 26, 2013, by W & W V, LLC, landlord, and Trader Joe's East, Inc., a Massachusetts corporation, and Memorandum thereof recorded August 21, 2013 in Official Records Book 26270, page 823, as affected by and as subordinated to the extent of that Subordination, Non-Disturbance and Attornment Agreement recorded September 12, 2013 in Official Records Book 26319, page 753.

4755 Technology Way, Suite 205, Boca Raton, Florida 33431
Phone (561) 981-8089 Fax (561) 997-6036
derek@derekaschwartzpa.com

S) Notice of Commencement filed for record on September 12, 2013, in O.R. Book 26319, Page 818, of the Public Records of Palm Beach County, Florida.

T) Declaration of Restrictions recorded 11/18/2013 in Official Records Book 26455, page 1768.

U) Notice of Commencement filed for record on 12/12/2013, in Official Records Book 26502, page 798.

V) Easement granted to Florida Public Utilities Company, recorded 12/17/2013 in Official Records Book 26510, page 961.

W) Notice of Commencement filed for record on 12/20/2013, in Official Records Book 26519, page 744.

This Opinion of Title relates only to the above matters expressed herein.

If you should have any questions regarding this letter, please do not hesitate to contact the undersigned.

Sincerely,

Derek A. Schwartz

EXHIBIT A

A PARCEL OF LAND LYING IN PARCEL "6", VILLAGE GREEN CENTER, AS RECORDED IN PLAT BOOK 115, PAGES 153 THROUGH 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID VILLAGE GREEN CENTER; THENCE NORTH 01° 53' 57" EAST ALONG THE WEST LINE OF SAID VILLAGE GREEN CENTER, A DISTANCE OF 659.07 FEET; THENCE SOUTH 88° 06' 03" EAST A DISTANCE OF 53.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 06' 03" EAST, A DISTANCE OF 38.17 FEET; THENCE NORTH 01° 53' 57" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 06' 03" WEST, A DISTANCE OF 38.17 FEET; THENCE SOUTH 01° 53' 57" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 382 SQUARE FEET (0.009 ACRES) MORE OR LESS.

4755 Technology Way, Suite 205, Boca Raton, Florida 33431
Phone (561) 981-8089 Fax (561) 997-6036
derek@derekaschwartzpa.com

EXHIBIT #9

Prepared by and return to:
Henry B. Handler
Attorney at Law
WEISS, HANDLER, ANGELOS & CORNWELL, P.A.
One Boca Place 2255 Glades Road
Boca Raton, FL 33431

File Number: **Worth pur**
Will Call No.: **4599**

CFN 20050767499
OR BK 19674 PG 1335
RECORDED 12/15/2005 16:11:09
Palm Beach County, Florida
AMT 3,059,550.00
Doc Stamp 21,417.20
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1335 - 1340; (6pgs)

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 14th day of **December, 2005** between **GRAND BANK & TRUST COMPANY OF FLORIDA, and EDWARD C. APPLETON, as Co-Trustee(s) of the ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002, and CLAUDE L. LANIER, JR., a single man, and PATRICIA INMON, a married woman** whose post office address is **c/o Albert J. Gamot, Esq., 315 Fifth Street, West Palm Beach, FL 33401**, grantor, and **W & W V, LLC, a Florida limited liability company** whose post office address is **217 Peruvian, Suite 2, Palm Beach, FL 33480**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 73-41-44-13-00-000-5000, 73-41-44-13-00-000-5010, and 73-41-44-13-00-000-5020.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.
Signed, sealed and delivered in our presence:

Unofficial Copy

Signed, sealed and delivered in our presence:

ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002

By: GRAND BANK & TRUST COMPANY OF FLORIDA
Co-Trustee

By: _____
JOHN C. PATTEN, Jr.
Executive Vice President and Senior Trust Officer
(Corporate Seal)

Witness Name: ALBERT J. GAMOT, JR.

Witness Name: MARY H. SANCHEZ

Witness Name: Dixie A. Salmons

Witness Name: MARY H. SANCHEZ

_____
By: EDWARD C. APPLETON
Co-Trustee

Witness Name: Dixie A. Salmons

Witness Name: MARY H. SANCHEZ

_____ (Seal)
CLAUDE L. LANIER, JR.

Witness Name: _____

Witness Name: _____

_____ (Seal)
PATRICIA INMON

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 14th day of December, 2005 by **JOHN C. PATTEN, Jr.**, of GRAND BANK & TRUST COMPANY FLORIDA, as Executive Vice President and Senior Trust Officer of the said entity and as co-trustee of the ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002. He/she [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY H. SANCHEZ
MY COMMISSION # DD 447736
EXPIRES: November 5, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: MARY H. SANCHEZ

DoubleTime®

Signed, sealed and delivered in our presence:

ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002

By: GRAND BANK & TRUST COMPANY OF FLORIDA
Co-Trustee

By: _____
JOHN C. PATTEN, Jr.
Executive Vice President and Senior Trust Officer
(Corporate Seal)

Witness Name: _____

Witness Name: _____

Witness Name: _____

Witness Name: _____

Witness Name: _____

Witness Name: _____

Witness Name: _____

_____
By: EDWARD C. APPLETON
Co-Trustee

_____**(Seal)**
CLAUDE L. LANIER, JR.

Norm Fogate
Witness Name: NORM FOGATE

Lisa H Mack
Witness Name: LISA H MACK

Patricia Inmon**(Seal)**
PATRICIA INMON

This is not a certified copy

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this ___ day of December, 2005 by JOHN C. PATTEN, Jr., of GRAND BANK & TRUST COMPANY FLORIDA, as Executive Vice President and Senior Trust Officer of the said entity and as co-trustee of the ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002. He/she [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires:

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 13th day of December, 2005 by **EDWARD C. APPLETON**, co-trustee of the ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY H. SANCHEZ
MY COMMISSION # DD 447736
EXPIRES: November 5, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: MARY H. SANCHEZ

My Commission Expires:

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 13th day of December, 2005 by **CLAUDE L. LANIER, JR.**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MARY H. SANCHEZ
MY COMMISSION # DD 447736
EXPIRES: November 5, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: MARY H. SANCHEZ

My Commission Expires:

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this ____ day of December, 2005 by **PATRICIA INMON**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires:

Unofficial Document
Certified Copy
MAR 3 1 2011

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this ____ day of December, 2005 by EDWARD C. APPLETON, co-trustee of the ELSIE M. LANIER REVOCABLE TRUST DATED NOVEMBER 20, 2002, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this ____ day of December, 2005 by CLAUDE L. LANIER, JR., who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this 13 day of December, 2005 by PATRICIA INMON, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Lisa N Mack
My Commission DD338742
Expires September 24, 2008

Lisa N Mack
Notary Public

Printed Name: Lisa N Mack

My Commission Expires: 9-24-08

This is not a certified copy

DoubleTime®

Exhibit "A"

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

BEGINNING AT THE SOUTHEAST CORNER OF WELLINGTON GREEN, A MUPD/PUD, AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. 441), AS RECORDED IN OFFICIAL RECORD BOOK 9628, PAGE 1397, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°53'57" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1172.93 FEET; THENCE SOUTH 01°53'50" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 57.47 FEET TO A POINT ALONG THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 16916, PAGE 1725, AND OFFICIAL RECORD BOOK 16916, PAGE 1734, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING THE FUTURE NORTHERLY ROAD RIGHT-OF-WAY RE-ALIGNMENT FOR PIERSON ROAD (THE PROCEDING THREE [3] COURSES BEING ALONG SAID LINE); THENCE SOUTH 46°51'41" WEST, A DISTANCE OF 56.53 FEET; THENCE NORTH 88°10'28" WEST, A DISTANCE OF 330.84 FEET; THENCE NORTH 89°26'51" WEST, A DISTANCE OF 134.25 FEET; THENCE NORTH 01°53'57" EAST, A DISTANCE OF 942.25 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 8744, PAGE 391, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°09'55" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 155.00 FEET; THENCE NORTH 01°53'57" EAST ALONG THE WEST LINE AND ITS NORTHERLY EXTENSION OF THAT SAID PARCEL RECORDED IN OFFICIAL RECORD BOOK 8744, PAGE 391, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 332.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER (S 1/4) OF SAID SECTION 13 AND THE SOUTHERLY LINE OF SAID PLAT OF WELLINGTON GREEN; THENCE SOUTH 88°05'25" EAST ALONG SAID NORTH LINE OF THE SOUTH QUARTER (S 1/4), A DISTANCE OF 660.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 15.89 ACRES, MORE OR LESS.

S:\gen1\rcm\Worth\commercial Exhibit A 12-13-05.doc

Unofficial Copy

EXHIBIT #10

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

MAR 3 1 2014

Tax Account

Property Control Number	Property Type	Status
73-41-44-13-09-006-0000	Real Property	Active

Mailing Address:
W & W V LLC
2465 PO BOX 2465
PALM BEACH , FL 33480-2465

Property Address:
0
FL

Geo CD:

Deed Number:
0

Legal Description

VILLAGE GREEN CENTER PAR 6

Tax & Assessment

Ad Valorem	Gross Tax	Credit	Net Tax	Savings
VILLAGE OF WELLINGTON	$6,847.78	$0.00	$6,847.78	$0.00
LIBRARY	$1,681.44	$0.00	$1,681.44	$0.00
COUNTY	$13,820.86	$0.00	$13,820.86	$0.00
SO FLA WATER MANAGEMENT DIST.	$1,139.45	$0.00	$1,139.45	$0.00
SCHOOL	$21,031.26	$0.00	$21,031.26	$0.00
CHILDRENS SERVICES COUNCIL	$1,947.60	$0.00	$1,947.60	$0.00
F.I.N.D.	$95.65	$0.00	$95.65	$0.00
PBC HEALTH CARE DISTRICT	$2,994.17	$0.00	$2,994.17	$0.00
FIRE/RESCUE MSTU	$9,587.16	$0.00	$9,587.16	$0.00
Sub Total	**$59,145.37**	**$0.00**	**$59,145.37**	**$0.00**
Non Ad Valorem	Gross Tax	Credit	Net Tax	Savings
ACME IMPROVEMENT DIST A-I MAINT	$1,800.00	$0.00	$1,800.00	$0.00
ACME IMPROVEMENT DIST A-I MAINT FLAT	$0.00	$0.00	$0.00	$0.00
Sub Total	**$1,800.00**	**$0.00**	**$1,800.00**	**$0.00**
Total Tax	**$60,945.37**	**$0.00**	**$60,945.37**	**$0.00**

Tax Installment

Period	Bill Number	Due Date	Bill Year	Tax	Discount	Penalty/Fee	Interest	Total Due
INST 1	101639472	3/31/2014	2013	$0.00	$0.00	$0.00	$0.00	$0.00
			Total Due:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Notice to Tax Payer

Tax Certificates

Property Tax Help

Payments made between 5/31 – 6/7 of any year indicates the purchase of a Tax Certificate for delinquent taxes only. Tax Certificate purchase(s) ARE **NOT** a payment of taxes. "Paid By" information displays the name of the Tax Certificate purchaser.

If your bill number begins with a year (i.e. 2012-001234), a Tax Certificate was sold for delinquent property taxes. An additional collection fee of **$6.25** must be added to the total amount due for each delinquent tax year once a tax certificate has been sold. The amount due is shown above in the "Tax Installment" section under the Total Due column. **If no other payments or receipt numbers display for that year in the Tax Payment section, delinquent taxes are due.**

** This Icon ⚠ indicates delinquent taxes and the tax bill cannot be paid on-line at this time. It may also indicate a recent TDA where additional fees are required. Contact our office at 561-355-2264 or email ClientAdvocate@taxcollectorpbc.com for additional details.

Tax Payment

Bill Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2013	101639472	B14.610955	$59,117.01	12/30/2013	W & W V, LLC

CITY NATIONAL BANK
www.citynational.com

2027

63-436/660

W & W V LLC
PO BOX 2465
PALM BEACH, FL 33480

3/27/2014

PAY TO THE ORDER OF Village of Wellington $ **1,500.00

One Thousand Five Hundred and 00/100********** DOLLARS

Village of Wellington
12300 Forest Hill Blvd.
Wellington, FL 33414

Private Client Group

MEMO
Village Green - Vacation Abandonment Application

AUTHORIZED SIGNATURE

WELLINGTON
Planning & Zoning Department
(561) 791-4000

RECEIPT NO. 3100

DATE: 4-1-14

RECEIVED FROM: W + W LLC AMOUNT RECEIVED $ 1500.00

PHONE NUMBER: ADDRESS: PO Box 2465 - PB 33480

PROJECT LOCATION/NAME: Village Green VAC

APPLICANT/AGENT: N/A

METHOD OF PAYMENT: CASH CHECK X CHECK NO. 2027

BALANCE DUE: 0

RECEIVED BY: JP