

GRANT OF EASEMENT

For

WELLINGTON GREEN Parcel "F" NEW OUTPARCEL

Project Name

THIS EASEMENT, executed this 10TH day of NOVEMBER, 2016,
by WRI WELLINGTON GREEN, LLC with
offices at 2600 CHADEL PLAZA DR. HOUSTON TX 77008
(hereinafter referred to as the "GRANTOR"), the VILLAGE OF WELLINGTON, a municipal
corporation, and the ACME IMPROVEMENT DISTRICT, a dependent special district thereof,
having their principal place of business at 12300 Forest Hill Blvd, Wellington, Florida 33414
(hereinafter referred to as "GRANTEE").

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, as well as for the undertakings by the GRANTEE as hereinafter provided, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby grant and convey to GRANTEE an EXCLUSIVE EASEMENT for the purposes of installing and maintaining potable water distribution and/or wastewater/sewage collection systems on, in, over, and under the following described real property attached hereto and incorporated herein as Exhibit "A".

Said EXCLUSIVE EASEMENT shall be used by GRANTEE for access to, and further for use by GRANTEE for the construction, operation, and maintenance of a wastewater/sewage collection system, and/or the construction, operation and maintenance of a potable water distribution system, and removal of the equipment, pipes, mains, pumps, lift stations, and machinery from time to time placed on or under said exclusive easement, and to excavate ditches or trenches for the location and placement of such wastewater/sewage collection system, and/or such potable water distribution system as may be necessary for the construction, operation, and maintenance of such system or either system, and any lateral or necessary connection lines, pipes, or mains.

The GRANTOR, its successors and assigns, shall not plant any plants (other than grass) or build any structure in the exclusive easement area unless approved by GRANTEE. The GRANTOR, its successors, and assigns shall be responsible for maintaining all grass and all other permitted plans and structures within the easement without recourse to the GRANTEE.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through, or under it, that it has good right and lawful authority to grant the above-described exclusive easement, and that the same is unencumbered. Where the context of this Easement Agreement allows or permits, the same shall include the successors or assigns of the parties.

GRANTOR agrees to provide for the execution of a joiner and non-disturbance agreement by any and mortgages or lienors of mortgages or liens encumbering this easement.

This Exclusive Easement shall be binding upon and shall inure to the benefit of the respective parties, their successors or assigns and grantees.

This Exclusive Easement shall be governed by the laws of the State of Florida as now and hereafter in force.

The venue of any litigation arising out of this Agreement shall be exclusively in Palm Beach County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this document on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

Kasey Grant
Signature – Witness 1
Kasey Grant
Print Name – Witness 1

Cindy Halbe
Signature – Witness 2
Cindy Halbe
Print name – Witness 2

WRI WELLINGTON GREEN, LLC, a Delaware limited liability company
By: Weingarten Realty Investors, a Texas real estate investment company, sole member

Alan R. Kofoed
By: Signature
Alan R. Kofoed, Sr. VP, Construction
Print Name & Title



(Individual Acknowledgement)

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by _____ as Grantor herein who is personally known to me or have produced _____ as identification.

WITNESS my hand and official seal this ____ day of _____, 20____.

Notary Public
My Commission Expires:

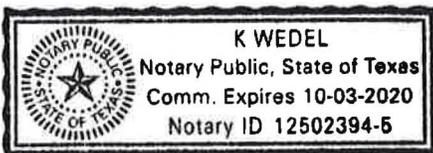
(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF HARRIS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements appeared Alan R. Kofoed as Sr. Vice President/Construction of Weingarten Realty Investors, a Texas real estate investment trust ~~corporation~~ who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same on behalf of the corporation, who produced their drivers' licenses as identification.

WITNESS my hand and official seal this 21 day of December, 2016.

K Weedel
Notary Public, State Of ~~Florida~~ Texas
My Commission expires:



SKETCH & DESCRIPTION
WATER EASEMENT
 A PORTION OF TRACT 'H'
 (P.B. 111, PGS. 176-186, P.B.C.R.)
 VILLAGE OF WELLINGTON

LAND DESCRIPTION:

A portion of Tract 'H', WELLINGTON GREEN, A MUPD/PUD, RE-PLAT NO. 1, according to the Plat thereof as recorded in Plat Book 111, Pages, 176 through 186, of the Public Records of Palm Beach County, Florida; being described as follows:

Commence at the northeast corner of said Tract 'H'; thence S07°51'33"W, 132.57 feet to a point of curvature of an arc, concave to the east having a radius of 200.00 feet and a central angle of 05°57'40"; thence southerly along said arc an arc distance of 20.81 feet to a point of tangency; thence S01°53'53"W, 9.01 feet (the previous three calls being along the east line of said Tract 'H'); thence N88°51'57"W, 160.38 feet to the Point Of Beginning; thence continue N88°51'57"W, 25.52 feet to a point on the east line of an existing water and sewer easement according to said Plat; thence N02°07'50"E, along the east line of said existing water and sewer easement, 13.51 feet; thence S88°35'40"E, 11.60 feet; thence N01°24'20"E, 5.27 feet; thence S88°35'40"E, 13.29 feet; thence S00°00'00"E, 18.66 feet to the Point Of Beginning.

Said lands lying in the Village of Wellington, Palm Beach County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the east line of Tract 'H' having a bearing of S07°51'33"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 11/08/2016


 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

<p>REVISIONS</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td></tr> </table>			 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com <small>©2016 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>JOB #:</td><td>8503-14_W3</td></tr> <tr><td>SCALE:</td><td>—</td></tr> <tr><td>DATE:</td><td>10/25/2016</td></tr> <tr><td>BY:</td><td>W.R.E.</td></tr> <tr><td>CHECKED:</td><td>J.T.D.</td></tr> <tr><td>F.B. — PG. —</td><td>—</td></tr> <tr><td>SHEET:</td><td>1 OF 2</td></tr> </table>	JOB #:	8503-14_W3	SCALE:	—	DATE:	10/25/2016	BY:	W.R.E.	CHECKED:	J.T.D.	F.B. — PG. —	—	SHEET:	1 OF 2
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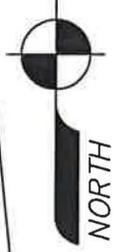
NOT VALID WITHOUT SHEETS 1 AND 2

SKETCH & DESCRIPTION WATER EASEMENT

A PORTION OF TRACT 'H'
 (P.B. 111, PGS. 176-186, P.B.C.R.) N.E. CORNER TRACT 'H'
 VILLAGE OF WELLINGTON (P.B. 111/176-186, P.B.C.R.)

P.O.C.

LIME DRIVE
 PARCEL G-4
 (P.B. 111/176-186, P.B.C.R.)



EXISTING WATER & SEWER EASEMENT
 (P.B. 111/176-186, P.B.C.R.)

TRACT 'H'

(P.B. 111/176-186, P.B.C.R.)

PROPOSED BUILDING

EAST LINE TRACT 'H'
 (P.B. 111/176-186, P.B.C.R.) BEARING BASIS

TRACT 'J'

(P.B. 111/176-186, P.B.C.R.)

N01°24'20"E
 5.27'

S88°35'40"E
 11.60'

N02°07'50"E
 13.51'

S88°35'40"E
 13.29'

S00°00'00"E
 18.66'

P.O.B.

N88°51'57"W
 25.52'

R=200.00'
 L=20.81'
 Δ=05°57'40"

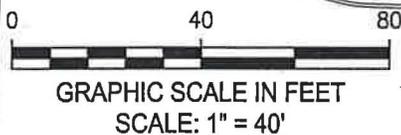
S01°53'53"W
 9.01'

N88°51'57"W 160.38'

132.57'

S07°51'33"W

EAST LINE EXISTING WATER & SEWER EASEMENT
 (P.B. 111/176-186, P.B.C.R.)



REVISIONS



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JOB #:	8503-14_W3
SCALE:	1" = 40'
DATE:	10/25/2016
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 2