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**RESOLUTION NO. AC2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT AUTHORIZING THE BOARD PRESIDENT OR VICE PRESIDENT, AND BOARD SECRETARY, TO EXECUTE A SPECIAL WARRANTY DEED IN FAVOR OF WELLINGTON PROPERTY OWNER LLC, TOGETHER WITH ALL OTHER DOCUMENTS NECESSARY TO CLOSE ON THE PROPERTY KNOWN AS “K-PARK, HAVING PARCEL ID NUMBER 73-42-43-27-05-026-0011, TOGETHER WITH A 3.6+/- ACRE PARCEL LOCATED ADJACENT TO AND SOUTH OF K-PARK, HAVING PARCEL ID NUMBER 73-41-44-24-06-003-0000 AND REFERRED TO AS THE “RIGHT OF WAY PARCEL;” AND PROVIDNG AN EFFECTIVE DATE.**

**WHEREAS**, the Acme Improvement District (“Acme”) owns that certain 71.28+/- acre parcel of real property located on State Road 7, south of Stribling Way in the Village of Wellington, Florida, known as “K-Park”, having Parcel ID No. 73-42-43-27-05-026-0011, together with that certain 3.6+/- acre parcel of real property located adjacent to the south of K-Park, having Parcel ID No. 73-41-44-24-06-003-0000 and referred to as the Right of Way Parcel (and collectively with K-Park, referred to as the “Property”); and

**WHEREAS**, Acme’s Board of Supervisors and Wellington Property Owner LLC entered into a Purchase and Sale Agreement, dated effective January 21, 2025 with WELLINGTON PROPERTY OWNER LLC, a Delaware limited liability company (“Purchaser”) for the sale of the Property in the form attached to Resolution No. AC2025-01, as amended; and

**WHEREAS**, in anticipation of the parties closing on the sale of the Property, Acme desires to authorize its Board President or Vice President, and Secretary, to execute all documents necessary to close on the sale of the Property to Purchaser, including, without limitation the Special Warranty Deed and other closing documents (collectively, the “Closing Documents”).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT** that:

**SECTION 1.** The foregoing recitals are hereby affirmed and ratified as being true and correct.

**SECTION 2.** The Board of Supervisors of the Acme Improvement District authorizes the Board President or Vice President, and the Board Secretary, to execute the Special Warranty Deed and other Closing Documents incident to the closing of the

1 sale of the Property to Purchaser as referenced in the Purchase and Sale Agreement,  
2 as amended.

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4 **SECTION 3.** This Resolution shall become effective immediately upon adoption.

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6 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

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8 **ATTEST:** **ACME IMPROVEMENT DISTRICT**

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11 By: \_\_\_\_\_ By: \_\_\_\_\_  
12 Chevelle D. Hall, Board Secretary Michael J. Napoleone, Board President

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14 **APPROVED AS TO FORM**  
15 **AND LEGAL SUFFICIENCY**

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18 By: \_\_\_\_\_  
19 Laurie Cohen, Board Attorney

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Exhibit "A"  
Legal Description

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W:\Departments\Legal\RESOLUTIONS\2025\ACME\_ Related PSA - Resolution No.\_ AC2026-xxx (Deed and Closing Docs).doc