

Record and return to:
John J. Fumero, Esq.
Nason Yeager Gerson Harris & Fumero, P.A.
750 Park of Commerce Blvd., Suite 210
Boca Raton, Florida 33487

Exhibit B

Irrigation Water Supply Easement

This Irrigation Water Supply Easement ("Easement") granted this 18th day of October, 2021, is by and between Jonathan's Landing Golf Club, a Florida corporation ("Water User"), as Grantor, and J.L. Property Owners Association, Inc., ("JLPOA") a Florida corporation, its successors and assigns, as Grantee.

WITNESETH

WHEREAS, JLPOA holds a water use permit from the South Florida Water Management District to irrigate lands within the JLPOA community including lands owned by Water User (the "Permit"); and

WHEREAS, Grantor owns those certain tracts of real property more particularly described in the attached Exhibit "1" ("Grantor's Parcel"); and

WHEREAS, Grantor desires to grant to JLPOA a perpetual, non-exclusive easement on, over, under, across and through Grantor's Parcel so that JLPOA will have the authority to supply water for irrigation and obtain and maintain associated rights under Part II of Chapter 373, Florida Statutes and the Permit as it may be amended from time to time, for the benefit of Grantor and its residents; and

WHEREAS, Grantor desires to grant to JLPOA a perpetual, non-exclusive easement on, over, under, across and through Grantor's Parcel for pedestrian and vehicular ingress and egress;

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Grantor and JLPOA agree as follows:

Grantor hereby grants to JLPOA a perpetual, non-exclusive easement on, over, under, across, and through Grantor's Parcel for the purpose of: 1) providing JLPOA with the authority to supply water for irrigation of Grantor's Parcel, 2) providing JLPOA with the authority to obtain and maintain associated rights under Part II of Chapter 373, Florida Statutes and the Permit as it may be amended from time and 3) allowing JLPOA to monitor compliance with the Permit, and to the extent necessary, in JLPOA's sole discretion, to maintain, repair and replace irrigation facilities, which such perpetual, non-exclusive easement also includes the right of pedestrian and vehicular access over Grantor's Parcel as necessary to permit JLPOA and JLPOA's maintenance and service personnel, agents, licensees, contractors, and subcontractors, to exercise the rights granted under this Easement to

JLPOA. JLPOA shall not exercise its right to install, repair, service, or replace Water User's Facilities until 90 days after JLPOA gives Water User written notice of the deficiency that needs to be cured.

In exercising the rights granted to JLPOA under this Easement, JLPOA agrees not to unreasonably interfere with the right of use or the right of ingress and egress of Grantor, its successors and assigns, licensees, agents, employees, members or guests.

The rights, obligations and restrictions contained herein shall run with and burden Grantor's Parcel, and shall be binding upon Grantor and Grantor's successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the date first written above.

Witnesses:

Grantor:

[Signature]
Signature
JOE D. SANTONIC
Print Name

JL GOLF CLUB
HOA Name

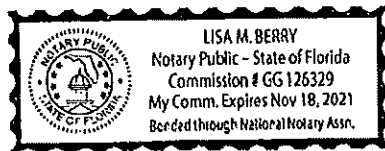
[Signature]
Signature

[Signature]
Signature
Kenneth L. Tennant Jr
Print Name

W. H. Warren
Print Name
[Title]
Title

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of October, 2021 by William Norman President of Jonathan's Landing Golf Club Florida corporation, on behalf of the corporation. (He/she is personally known) to me or has produced _____ as identification.



[Signature]
Notary Signature
LISA M BERRY
Print Notary Name

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 11/18/2021

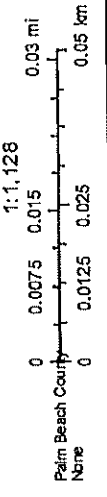
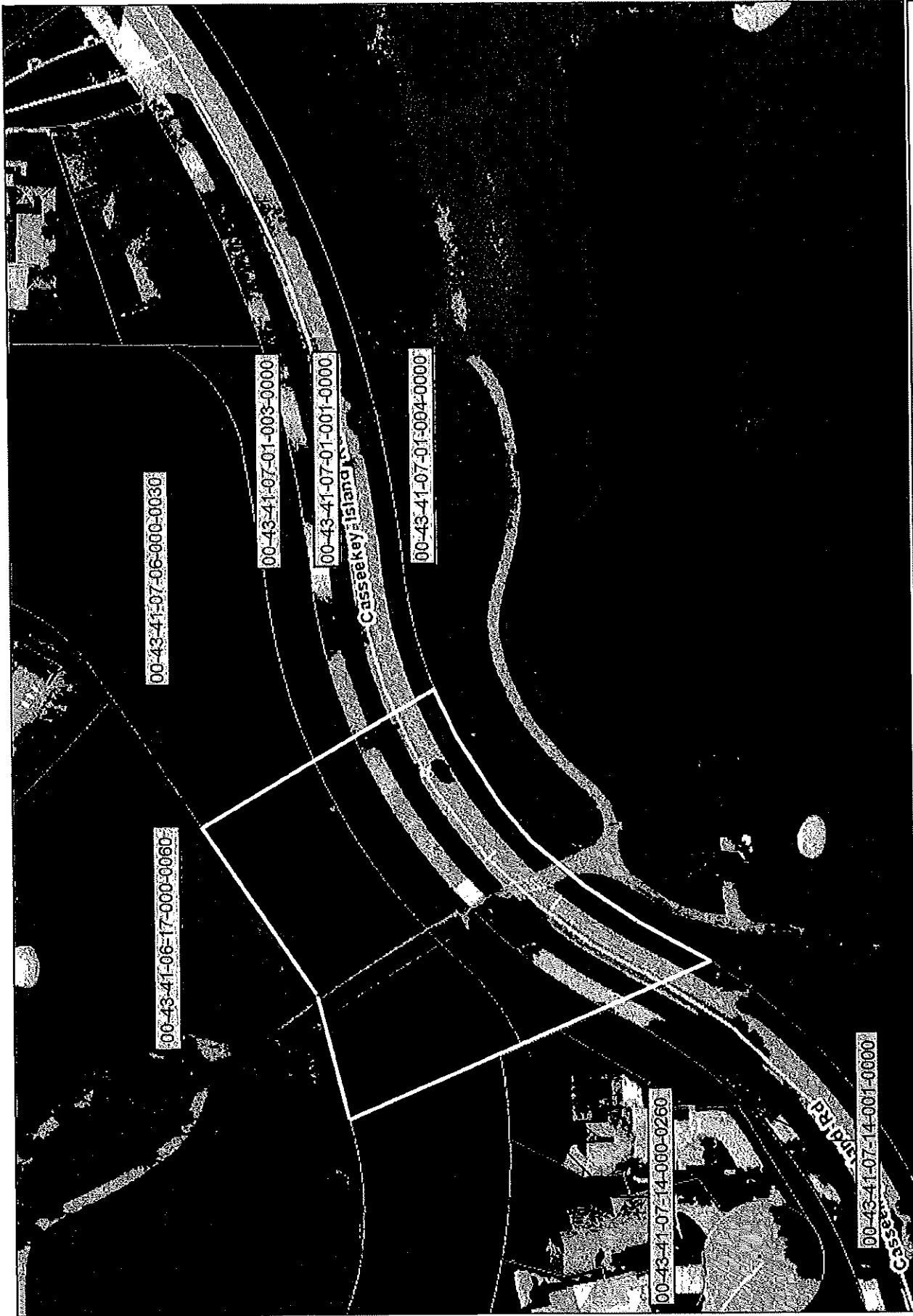


Exhibit A

A north arrow pointing upwards, with 'N', 'S', 'E', and 'W' labels. Below it is the official seal of Palm Beach County, Florida, featuring a palm tree and the words 'PALM BEACH COUNTY FLORIDA'.

LEGAL DESCRIPTION

A PORTION OF SUBMERGED LANDS AND ANY UPLANDS WITHIN F.W.3 JONATHAN'S LANDING PLAT SEVEN P.U.D. AS RECORDED IN PLAT BOOK.47, PAGES 51 AND 52 PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS WHICH ABUTS PARCEL "GC4" JONATHAN'S LANDING PLAT FOUR P.U.D. AS RECORDED IN PLAT BOOK 41, PAGES 183 THROUGH 185, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL PCN 00-43-41-07-14-001-0000, THENCE ALONG THE BOUNDARY OF SAID PARCEL TO THE NORTHWEST TO THE BOUNDARY OF PARCEL PCN 00-43-41-07-14-000-0260, CONTINUING ALONG THIS PARCELS BOUNDARY ACROSS PARCEL PCN 00-43-41-07-06-000-0030 IN A STRAIGHT LINE TO THE TO THE BOUNDARY OF PARCEL PCN 00-43-41-06-17-000-0060;

THENCE CONTINUING TO THE EAST ALONG THE BOUNDARY OF PARCEL PCN 00-43-41-06-17-000-006 TO A POINT FORMED BY THE INTERSECTION OF A LINE 10 FEET TO THE EAST OF THE EXISTING CULVERT UNDER CASSEKEY ISLAND ROAD AND PARALLEL TO THE CENTERLINE OF THE CULVERT, CROSSING PARCELS PCN 00-43-41-07-06-000-0030, PCN 00-43-41-07-01-003-0000 AND PCN 00-43-41-07-01-001-0000 TO THE POINT OF INTERSECTION WITH THE BOUNDARY OF PARCEL PCN 00-43-41-07-01-004-0000.

THENCE CONTINUING TO THE WEST AND SOUTH ALONG THE BOUNDARY OF PARCEL PCN 00-43-41-07-01-004-0000 TO A POINT FORMED BY THE EXTENSION OF A STRAIGHT LINE PARALLEL TO AND AJACENT TO THE EAST BOUNDARY OF PARCEL PCN 00-43-41-07-14-001-0000, CONTINUING ALONG SAID STRAIGHT LINE TO THE BEGINNING.

CONTAINING 39,074 SQUARE FEET, MORE OR LESS.