Prepared By and When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP P.O. Box 49948 Sarasota, FL 34230-6948 Phone: (941) 366-6660 Attention: Stefan Beuge, Esq./bac Our File Number: P12309.142790

UTILITY EASEMENT

THIS INDENTURE, made this <u>/8</u> day of <u>Mrecaf</u>, 2024, by and between PGT INDUSTRIES, INC., a Florida corporation, whose mailing address is: 1070 Technology Drive, North Venice FL 34275 ("Grantor"), and CITY OF VENICE, a Florida municipal corporation, whose mailing address is 401 W. Venice Avenue, Venice, Florida 34285 (hereinafter referred to as "Grantee"):

WITNESSETH:

That for valuable consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant and convey to the Grantee, its successors and assigns, a permanent, perpetual easement for the provision of City services, such right to include, but not be limited to, the perpetual right for Grantee, its employees, contractors, sub-contractors, agents, successors, and assigns to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect, remove, or repair all lines, mains, pipes, fixtures, ditches, accessories, and all appurtenances thereto (the "Facilities") for the purpose of providing City services through, over, under, and upon the following property situated in Sarasota County, Florida, more particularly described as follows:

(See Exhibit "A" attached hereto and incorporated herein by reference)

For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the Facilities. The Grantor further grants the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted.

Other than that certain Communication Easement in favor of Frontier Florida LLC, a Florida limited liability company, and that certain Ingress/Egress Easement Agreement in favor of Laurel Interchange Association, Inc., a Florida not-for-profit corporation, both recorded simultaneously herewith, Grantor shall not grant additional easements or similar interests in, on, over, under, or across said easement premises which interfere with Grantee's utilization and enjoyment of the easement. Neither Grantor, nor any person claiming an interest through Grantor, shall interfere with Grantee's utilization and enjoyment of the easement.

If Grantor's future orderly development of the premises is in physical conflict with Grantee's Facilities, Grantee shall, within 60 days after receipt of written request from the Grantor, relocate the Facilities to another mutually agreed upon area in Grantor's premises, provided that prior to the relocation of the Facilities: (a) Grantor shall pay to Grantee the full expected cost of the relocation as estimated by Grantee; and (b) Grantor shall execute and deliver to Grantee, at no cost, an acceptable and recordable easement to cover the relocated Facilities. Upon completion of the relocation, the easement herein shall be considered canceled as to the portion vacated by the relocation.

The Grantor hereby covenants with the Grantee and warrants that it is lawfully seized of said land in fee simple; that it has good, right, and lawful authority to sell and convey the said easement, and that the real property described above is free of all liens, mortgages and encumbrances of every kind except for real property taxes not delinquent.

ACKNOWLEDGEMENT OF CORPORATION

IN WITNESS WHEREOF, the Grantor has caused this Utility Easement to be executed in Grantor's name, and official seal by the proper officer(s) or representative(s) duly authorized, as of the day and year first above written.

WITNESSES:	PGT INDUSTRIES, INC., a Florida Corporation
Print Name: Jennifer Laborts Address: 1070 Technology Drive North Venice, FL 34275 Print Name: Katie Fegan Address: 1070 Technology Drive	By: David Mc Cutchen Print Name: David Mc Cutcheon As its: 5.V.P. Business Integration
North Venice, FL 34275	
ACCEPTANC	E BY GRANTEE
The foregoing easement is accepted and agreed day of2024.	d to by the City of Venice, Florida, this
all Ingress Expess for Lincol Acqueries in	
ATTEST:	Nick Pachota, Mayor
City Clerk	

Exhibit "A"

PARCEL 'A'

A PORTION OF THAT CERTAIN RIGHT-OF-WAY, DEPICTED AS PRECISION DRIVE, AS SHOWN ON PLAT OF LAUREL INTERCHANGE BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 19-B OF SAID PLAT; THENCE SOUTH 00°42'54" WEST 60.52 FEET; THENCE NORTH 81°44'13" WEST ALONG THE SOUTH RIGHT OF WAY LINE, 183.01 FEET; THENCE NORTH 89°19'54" WEST ALONG THE SOUTH RIGHT OF WAY LINE, 256.75 FEET; THENCE NORTH 19°16'46" EAST 63.31 FEET; THENCE SOUTH 89°19'54" EAST ALONG THE NORTH RIGHT OF WAY LINE, 240.53 FEET; THENCE SOUTH 81°44'13" EAST ALONG THE NORTH RIGHT OF WAY LINE, 179.04 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN SARASOTA COUNTY, FLORIDA AND CONTAINING 25780 SQUARE FEET (0.592 ACRES) MORE OR LESS.

PARCEL 'B'

BEGIN AT THE SOUTHEAST CORNER OF LOT 1 OF SAID PLAT; THENCE NORTH 39°22'30" EAST 65.71 FEET TO A POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; (THE FOLLOWING 3 COURSES ARE ALONG THE NORTH RIGHT OF WAY LINE OF PRECISION DRIVE) THENCE EASTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 164°18'20" AN ARC DISTANCE OF 172.06 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°47'23" AN ARC DISTANCE OF 33.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°06'33" EAST 431.10 FEET; THENCE SOUTH 19°16'46" WEST 21.10 FEET; THENCE NORTH 52°06'33" WEST 437.84 FEET TO A POINT OF CURVATURE OF A 45.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°47'23" AN ARC DISTANCE OF 59.53 FEET TO A POINT OF REVERSE CURVATURE OF A 40.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 164°18'20" AN ARC DISTANCE OF 114.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°22'30" WEST 45.19 FEET; THENCE SOUTH 52°06'33" EAST 568.13 FEET; THENCE SOUTH 19°16'47" WEST 21.10 FEET; THENCE NORTH 52°06'33" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF PRECISION DRIVE, 595.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN SARASOTA COUNTY, FLORIDA AND CONTAINING 25227 SQUARE FEET (0.579 ACRES) MORE OR LESS.

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A PORTICR OF HIST CHREATN NICHT-OF-WAY, DIFFICIED AS ERRENON DRIVE. AS SED-VALOM PLAT OF LAUREL INTERFILANCE RESIMESS CENTER, W. ORRUNO TO THE PLAT THURSOF, AS KECONOTO IN STAT FOOK ST. PAUL 16, OF THE PERHIC RETORDS OF SAR ASOLA COUNTY, FLORIDA, BEING NORE PARTICULARLY DESCRIBED AS BOLLOWS.

BUCHNAY THE SOUTHEAST CORNER OF LOT I'VE OF SAID PLATETHENCE SOUTH BOWLESS! WE'VE GOSD FOR A STREET STEELEN NORTH STAFF WI'VE ALONG THE SOUTH PIORT OR WAY LAND, 183-20 LEFT EARLY FROM THE SOUTH PIORT OR WAY LAND, 183-20 LEFT EARLY FROM THE SOUTH RIGHT OF WAY LAND, 256 IS BEET THENCE NORTH PORTH PORTH 193-651 FAST ALONG THE NORTH RIGHT OF WAY LINE 1405 FETT THENCE SOUTH SINJUST EAST ALONG THE NORTH RIGHT OF WAY LINE 1406 FETT TO LICE PORTH OF BEET ALONG THE SOUTH SINJUST OF WAY LINE 1406 FETT TO LICE PORTH OF BEET ALONG THE SOUTH SINJUSTING OF THE SOUTH SINJUSTING ON THE SOUTH SOUTH SINJUSTING ON THE SOUTH SINJUSTING ON THE SOUTH SOUTH SOUTH SOUTH SOUTH SINJUSTING ON THE SOUTH SOUTH

PARCELLA

BEGIN ATTHE SOUTHEAST CORNER OF LOT FOR SAID PLAT STHENCE NORTH SAVINGE AST EAST EAST HELD A FOINT OF ELECTROPE OF A SUPERIOR TRADIUS CONTROL E CONTROL FOR THE SOUTHENESS FOR ALLONG SHEET NORTH RIGHT OF THE SOUTHENESS FOR ALLONG SHEET NOWAY LINE OF PRECESSION DRIVE) HER DASTELLY AND SOUTHERLY ALLONG SAID CURVE ETHROUGH A CHARASE AND EOF A 2500 FOOT RADIUS OF SAVE CONCANL TO THE A SOUTH OF REVERSE CURVA FURE OF A 2500 FOOT RADIUS OF TANGENCY ORBANIC FOOT BASE. THEN STOLE OF A SOUTHERN ALLONG SAID CURVE THROUGH A CHARASE CURVA FOR THE SOUTH SAVINGE OF SOUTH SAVINGE OF SOUTH OF THE SOUTH OF THE SOUTH SERVICES SOUTH OF THE SOUTH OF THE SOUTH OF THE SOUTH OF THE SOUTH CONCAVE TO A FORM SAID CURVE HEROTORY AND SAID CURVE THEN CONCAVE OF A SOUTH OF REPLIESE CURVE CONCAVE OF THE SOUTH OF REPLIESE CURVE CURVA FURE OF A SOUTH SET THEN CONCAVE OF A SOUTH OF REPLIESE CURVE CURVE THREE OF A SOUTH WEST THEN CONCAVE OF A SOUTH OF REPLIESE SOUTH OF REPLIESE CURVE CURVE THREE OF A SOUTH WEST THEN CONCAVE OF A SOUTH OF REPLIESE SOUTH SOUTH OF THE SOUTH NOR SOUTH OF SOUTH SOUTH SOUTH OF SOUTH SOUTH OF SOUTH SOUTH OF SOUTH SOUTH OF BEGINNING.

SAED LANDS SITUATE, LYING, AND REING IN SAKASOTA COUNTY, TEOREDA AND CONTAINING 25227 SQUARE FLET (0.579 ACRES) MORE ORLESS