

**IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY FLORIDA**

**CORTEZ ROAD INVESTMENTS AND
FINANCE, INC.,**

CASE NO: _____

Plaintiff,

v.

**MHC CORTEZ VILLAGE, LLC, a Foreign
Limited Liability Company,**

Defendant.

_____ /

COMPLAINT

Plaintiff, **CORTEZ ROAD INVESTMENTS AND FINANCE, INC.**, (“Plaintiff”), by and through the undersigned counsel, hereby files its Complaint against Defendant, **MHC Cortez Village, LLC**, a foreign limited liability company, as owner of the marina, condominium units, and common elements or amenities in Cortez Village Marina (“Defendant” or “Cortez Marina”), and for its causes of action, states as follows:

1. This is an action for damages greater than \$30,000, exclusive of interest, attorneys’ fees and costs, and both temporary and permanent injunctive relief against Defendant resulting from Defendant’s invitation and incitement to others to unlawfully enter upon and through real property in Manatee County, Florida.

2. Plaintiff is a Florida limited liability company which is authorized to conduct business in Florida and owns real property in Manatee County, Florida, which is the subject matter of this proceeding.

3. Defendant owns property and is conducting business in Manatee County, Florida, at a marina located in Manatee County, Florida at 12160 Cortez Road., Cortez, Florida 34215 (“Marina Property”). This property abuts or fronts Cortez Road and has vehicular access from Cortez Road.

4. Pursuant to Fla. Stat. § 47.011, venue is proper in Manatee County because it is where Defendant owns the property and leases the condominium units/slips, operates the commercial marina and Common Elements, where the causes of action accrued, and where the property in litigation is located.

5. This Court has original jurisdiction consistent with Florida Statutes Section 26.012(2)(a) as the damages exceed thirty thousand dollars and thus exceed the maximum jurisdiction of the Florida County Courts.

6. This Court has subject matter jurisdiction of the claims herein and personal jurisdiction of the parties hereto.

7. All conditions precedent to bringing this lawsuit have occurred or have been waived

8. Plaintiff’s counsel has agreed to provide legal representation in this matter in exchange for a reasonable fee.

CORTEZ ROAD INVESTMENT AND FINANCE, LLC, PROPERTY

9. Plaintiff is the owner and record title holder of real property situated within Manatee County, Florida, described in attached *Composite Exhibit A*.

10. The property described in *Exhibit A* includes the Private Canal and canal submerged bottom (“**Plaintiff’s Private Canal**”), which was constructed in the upland (being dry land) by one of Plaintiff’s predecessors in interest in the 1950s.

11. Plaintiff is the owner of the portion of the canal shown in green on the Manatee County Property Record Card, dated January 26, 2022, attached as *Exhibit B*. This ownership of the Private Canal is further described in the Quit Claim Deed, attached as *Exhibit C*.

12. The Plaintiff's chain of title with respect to the Private Canal is as follows:

- a. Deed: From the Cipriani family as individual members and on behalf of Cipriani trusts to Hunters Hill, Inc, April 5, 2002, OR Book 1767, page 1667;
- b. Warranty Deed: Hunters Hill, Inc. to Florida Land Enterprises, Inc. of the "Mangrove and Canal Property", recorded March 18, 2016, in OR Book 2611, p. 5800, of the Public Records of Manatee County Florida;
- c. Warranty Deed: Item Development, Inc. from Hunters Hill, Inc. to Florida Land Enterprises, Inc., recorded March 18, 2016, in OR Book 2611, p. 5807 of said Records;
- d. Quit Claim Deed: Hunters Hill, Inc. to Florida Land Enterprises, Inc., recorded March 18, 2016, in OR Book 2611, p. 5810 of said Records; and,
- e. Articles of Amendment changing the name of Florida Land Enterprises, Inc., to Cortez Road Investments and Finance, recorded in OR Book 2660, p. 983 of said Records.

Documents in the Plaintiff's chain of title are attached as composite *Exhibit D*.

13. There are no easements, licenses, or other use authorizations for navigation dedicated to the Cortez Marina, its predecessors in interest, or the general public found in the Plaintiff's chain of title.

DEFENDANT

A. Defendant's Ownership of the Marina Property

14. Bradenton Boat Club, the Defendant's predecessor in interest, was the owner of real property situated within Manatee County, Florida, Special Warranty Deed dated December 29, 2010. Bradenton Boat Club was a commercial condominium according to the declaration filed at OR Book 2304, page 3290.

15. Bradenton Boat Club received an Assignment of Agreement and Transfer of Dock Rights Agreement. This assignment pertained to the previous agreement between predecessors in interest, Mr. and Mrs. Cipriani, who granted Mr. and Mrs. Schorno the right and privilege to build a *single* dock and tie up a *single* boat, adjacent to lot 4 of the Cipriani second subdivision.

16. The public records of Manatee County do not indicate that any additional rights to build docks, tie up boats, or utilize the Private Canal were granted to Defendant's predecessors in interest or to the public. Therefore, Defendant's use is limited to a single dock, where that single dock is adjacent to Cipriani lot 4, with but one boat.

17. There is no authorization to increase the burden upon the Private Canal/Property to **350 vessels**, as has been done by Defendant.

18. In June of 2006, Bradenton Boat Club applied to Manatee County for authorization for the future installation of 22 wet slips and dry slips for 272 boats, along with an office. Permission was not requested or obtained from Plaintiff's predecessor to increase the burden upon the Private Canal/Property in this manner, much less in any manner.

19. In December of 2008, the Defendant received authorization from Manatee County to add 9,000 feet of additional facilities to the marina. At some later point, Defendant further increased its unauthorized usage of the Private Canal/Property to 344 boat racks, with 279 inside racked vessels, 10 wet slips, and 55 outside boat storage spots. The increase in use and burden to Plaintiff's Private Canal/Property from the additional vessels was also not authorized.

20. Bradenton Boat Club conveyed the property to Cortez Boat Club, LLC. a/k/a Cortez BBC, LLC, by a deed to Cortez BBC, LLC. There are no rights to utilize the Private Canal included in this deed.

21. Thereafter, Cortez Bradenton Boat Club, LLC transferred to Southern Marinas Bradenton, LLC the majority of the remaining units.¹

22. On March 4, 2021, Defendant filed a notice with the Division of Corporations changing its name from Southern Marina Bradenton, LLC to MHC Cortez Village, LLC.

B. Facilities Owned and Operated by the Defendant on the Marina Property

23. Defendant, MHC Cortez, LLC, owns all the commercial condominium units in the form of dry storage units and wet slip units, except one, on the Marina Property. Defendant operates for profit a marina which contains 344 boat racks, with 279 inside racked vessels, 10 wet slips, and 55 outside boat storage spots (“Slips”), which are designated in the Warranty Deeds as condominium units. Defendant owns the Common Elements or amenities associated with these units.

24. The slips are rented to third parties to store vessels, which also utilize the services and equipment of the Defendant to put vessels into the Private Canal.

25. Defendant’s operations include a fuel dispenser with a 4,000 gallon tank, commercial parking for motor vehicles, a marina office, and bath and shower facilities (“Common Elements”.² as set forth in the Warranty Deed from Cortez BBC, LLC to MHC Cortez, LLC, dated May 29, 2019. These facilities are accessible from Cortez Road, but vessels also use the Private Canal to access the fuel dispenser.

1.All units were transferred except for 8 privately owned units. Seven of the eight of the privately owned units were thereafter transferred to Southern Marinas Bradenton, LLC. One unit remains privately owned.

² The “common elements” of the Marina, are defined by Section 2.10 of the Declaration of Condominium (OR Book 2304, Page 3290) and described as such in Section 3.1.1 of the First Amendment to the Declaration (OR Book 2364, Page 1835). An undivided interest in the common elements is owned by each boat slip unit owner according to Section 5.1 of the Declaration. Since Southern Marinas Bradenton, LLC, now Cortez Marina, owns all of the boat slips units, other than the one owned by Steven Donatelli, all the common elements are owned between those two owners. Finally, there is the Assignment of Developer’s Rights to Southern Marinas Bradenton, LLC (OR Book 2784, Page 7603).

26. The Marina Property also includes a maintenance facility and boat brokerage which are accessible from Cortez Road (“sales/maintenance facilities”). However, the Defendant and its customers also utilize Plaintiff’s Private Canal to demonstrate and test boats.

C. Defendant is Inciting Others to Use the Private Canal

27. Defendant is inciting the lessees of the condominium units, customers of the Common Elements and the sales/maintenance facilities, and others to unlawfully enter upon the Plaintiff’s Property by leasing slips to third parties, selling fuel, testing vessels, and advising the third parties that they can utilize Plaintiff’s Property to access the Intracoastal Waterway. See Marina brochure attached as *Exhibit E*.

28. While these Common Elements are accessible from Cortez Road, the Defendant’s customers generally access the facilities through Plaintiff’s Private Canal.

29. The Defendant and its customers also utilize Plaintiff’s Private Canal to demonstrate and test boats associated with its boat brokerage and maintenance services.

30. Defendant does not have an easement, license, or agreement to use the Plaintiff’s Private Canal. Defendant, its lessees, and its customers do not otherwise have permission to use the Plaintiff’s Private Canal.

31. To ensure notice to all relevant parties of Plaintiff’s property rights, Plaintiff recorded a Notice of No Access Rights in the Public Records of Manatee County, Florida at OR Book 261, Page 5812, a copy of which is attached as *Exhibit F*.

32. Plaintiff has posted “Private Property, No Trespassing” signs at the boundaries of Plaintiff’s Private Canal on Plaintiff’s Property.

UNLAWFUL ENTRY

33. Pursuant to Section 82.01(5), Florida Statutes, “[u]nlawful entry’ means the entry into and possessing of real property, even if the possession is temporary or for a portion of the real property, when such entry is not authorized by law or consented to by a person entitled to possession of the real property.”

34. Representatives of the Defendants and their employees, lessees, customers, guests, and invitees (hereinafter collectively “lessees”) have also been and continue to willfully and unlawfully enter onto and through the Plaintiff’s Property without any authorization to do so.

35. Defendant leases boat slips to third parties with the unauthorized representation that the lessees can utilize Plaintiff’s Property. Defendant has directly and proximately benefited from the lessees’ unlawful entry upon, through, and possession of the Plaintiff’s Property, while causing damage to Plaintiff.

36. During low tides, Defendant’s lessees cause prop damage the bottom of Plaintiff’s Property. Defendant’s lessees also have damaged and continue to damage the vegetation in Plaintiff’s Property through careless navigation. The water quality in Plaintiff’s Private Canal has been negatively impacted by Defendant’s Lessees’ gas, oil, and trash from Defendants’ lessees and damage to vegetation by Defendant’s lessees.

37. Plaintiff has been and will in the future be deprived of the full use and enjoyment of the Plaintiff’s Private Canal and has suffered and will continue to suffer damages in an amount to be proven at trial as a result of the unlawful entry upon and damage to Plaintiff’s Private Canal, through the unlawful use and temporary possession of the Plaintiff’s Private Canal by the Defendants and their lessees, whether temporary or otherwise, by the through the Defendants.

38. Plaintiff is entitled to all damages directly or proximately caused by the unlawful entry, use, and possession of the Plaintiff's Property.

**COUNT I – UNLAWFUL ENTRY PURSUANT TO CHAPTER 82, FLORIDA STATUTES
(DAMAGES)**

39. Paragraphs 1 through 34 above are re-alleged and fully incorporated herein.

40. Upon information and belief, Defendant's managers, employees, representatives, invitees, guests, invitees, and slip lessees have entered upon and possessed Plaintiff's Property/Canal, and such entry was not authorized by law or consented to by Plaintiff.

41. The continued unlawful entry by Defendants is willful and knowingly wrongful, such that, per Section 82.03(2), Fla. Stat. "the court *must* award the Plaintiff damages equal to double the reasonable rental value of the real property from the beginning of the forcible entry, unlawful entry, or unlawful detention until possession is delivered to the Plaintiff ." (Emphasis added).

42. The foregoing unlawful entry and use has been and continues to cause Plaintiff damage.

WHEREFORE, PLAINTIFF demands judgment against Defendant, MHC CORTEZ VILLAGE, LLC, for damages in an amount to be determined at trial, including but not limited to damages equal to double the reasonable rental value of the real property from the beginning of the unlawful entry until possession is delivered to the Plaintiff, for continuously, knowingly, and unlawfully entering upon, through, and possessing the Plaintiff Property itself and through its lessees; court costs; attorneys' fees; as well as any other relief deemed just and proper.

**COUNT II – UNLAWFUL ENTRY PURSUANT TO CHAPTER 82, FLORIDA STATUTES
(POSSESSION AND INJUNCTIVE RELIEF)**

43. Paragraphs 1 through 34 above are re-alleged and fully incorporated herein.

44. Upon information and belief, Defendants, their employees, guests, invitees, and lessees are unlawfully entering upon and through the Plaintiff Private Canal, without authorization from Plaintiff as the record title holder of the Plaintiff Property.

45. Upon information and belief, Defendant, its guests, invitees, employees, and lessees, continue to utilize the Plaintiff Private Canal without Plaintiff's authorization or consent.

46. Defendant is also inciting and encouraging others to unlawfully enter upon and through the Plaintiff's Private Canal by marketing its slips with the representation that lessees can use Plaintiff's Private Canal for "Intracoastal [access]" and "ocean access," when the only such access is by way of unlawfully entering upon and through the Plaintiff's Private Canal.

47. Plaintiff does not have an adequate remedy at law, given the unquantifiable damages which continue to accumulate.

48. The injury to Plaintiff is and will continue to be irreparable, given Plaintiff is being stripped by the Defendants of its right to exclusively use and enjoy its property, such that notwithstanding the damage Plaintiff has suffered, Plaintiff is without an adequate remedy at law.

49. Plaintiff has a substantial likelihood of success on the merits.

50. The ongoing injury to Plaintiff outweighs any damage the injunction sought could possibly cause to Defendants.

51. An injunction, temporary and then permanent, will serve the public interest by preventing the public from unknowingly responding to Defendant's unlawful and unauthorized invitation to trespass onto Plaintiff's Property, and should be entered against Defendants.

52. Plaintiff requires and is entitled to this Honorable Court's injunctive power to permanently enjoin the Defendant (and its lessees) from continuing to violate of Plaintiff's inherent property rights.

WHEREFORE, Plaintiff respectfully requests that this Court declare that the Defendant MHC Cortez Village, LLC, and its lessees, employees, invitees, and guests have unlawfully entered into possession of the Plaintiff Property, grant final judgment of possession along with issuance of a writ of possession forthwith in accordance with Section 82.091(1), Florida Statutes, in favor of Plaintiff and against the Defendant, enter a preliminary temporary injunction, followed by a permanent injunction, prohibiting Defendant, and all of their lessees, guests, employees, and invitees from unlawfully entering upon and through the Plaintiff's Private Canal, court costs, attorneys' fees against Defendant as well as any other relief deemed just and proper.

COUNT III – UNJUST ENRICHMENT

53. Paragraphs 1 through 34 above are re-alleged and fully incorporated herein.

54. Plaintiff has conferred a benefit on the Defendants, and Defendants have knowledge of that benefit.

55. Defendants voluntarily accepted and have retained this benefit.

56. Defendants have provided no compensation or consideration in exchange for this benefit.

57. The circumstances are such that it would be inequitable for the Defendants to retain any benefit without first paying the value thereof to the Plaintiff.

58. Plaintiff is therefore entitled to restitution because Defendants have been unjustly enriched at Plaintiff's expense.

WHEREFORE, Plaintiff respectfully requests that this Court enter an order awarding to Plaintiff damages in an amount to be determined at trial; court costs; attorneys' fees; as well as any other relief deemed just and proper.

Dated: May 26, 2022
Boca Raton, Florida

Respectfully submitted,

By: /s/ *Susan Roeder Martin*

Susan Roeder Martin, Esquire

Florida Bar No.: 380350

Noah B. Tennyson, Esquire

Florida Bar No.: 73605

Counsel for Plaintiff, Cortez Road

Investment and Finance, Inc.

NASON, YEAGER, GERSON, HARRIS

& FUMERO, P.A.

750 Park of Commerce Blvd., Ste. 210

Boca Raton, Florida 33487

Telephone: (561) 982-7114

Facsimile: (561) 982-7116

E-mail: smartin@nasonyeager.com

E-mail: ntennyson@nasonyeager.com

E-mail: hwebb@nasonyeager.com

E-mail: sjanowitz@nasonyeager.com

EXHIBIT A

3

CONSIDERATION \$ 10.00
DOC TAX \$.70
RECORD \$ 27.00

PARCEL ID NO.: None

Prepared by and return to:
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Michele B. Grimes, Esq.

QUIT CLAIM DEED

THIS INDENTURE, made March 15, 2016, by and between HUNTERS HILL, INC., a Florida corporation, hereinafter referred to as Grantor, whose post office address is P.O. Box 447, Cortez, Florida 34215 and FLORIDA LAND ENTERPRISES, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2901 Manatee Avenue West, Suite 101, Bradenton, FL 34205.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantor in and to the following described property situate in Manatee County Florida:

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

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

Darlene P Rankin
Witness Name: Darlene P Rankin
Joelyn Hartigan
Witness Name: Joelyn Hartigan

HUNTERS HILL, INC., a Florida corporation
By: [Signature]
Christopher Ayre, President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of February, 2016 by Christopher Ayre, as President of HUNTERS HILL, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed
Name: _____

My Commission
Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF THE PROPERTY LYING NORTHEASTERLY OF AN EXISTING CANAL LOCATED WITHIN BLOCK 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BOUNDED ON THE NORTH BY THE NORTHEASTERLY LINE OF SAID BLOCK 87, ON THE SOUTH BY THE WATERS OF SAID CANAL, ON THE WEST BY THE SOUTHEASTERLY LINE OF LOT 1, CORRECTED PLAT OF CIPRIANI'S FIRST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 91, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ON THE EAST BY THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 395, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING AND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHTS IN AND TO THE SOUTHERLY ONE-HALF OF THE VACATED RIGHT OF WAY FOR 42ND AVENUE WEST, LYING ADJACENT TO AND NORTHERLY OF THE AFORESAID PROPERTY.

AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE CANAL (INCLUDING THE SUBMERGED LANDS THEREUNDER) LYING WITHIN BLOCK 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BUT NOT INCLUDING THE PORTIONS OF SAID CANAL LYING WITHIN THOSE CERTAIN PROPERTIES IDENTIFIED AS PARCEL NOS. 76157.0005, 76153.0005, 76167.0005, 76171.0000, 76084.0500, 76084.1000, 76084.0005, 76084.0050 IN THE MANATEE COUNTY PROPERTY APPRAISER'S RECORDS AS OF THE DATE HEREOF, AND NOT INCLUDING THE PORTIONS OF SAID CANAL LYING WITHIN OR NORTHERLY OF THAT CERTAIN PROPERTY IDENTIFIED AS PARCEL NO. 76080.1005 IN MANATEE COUNTY PROPERTY APPRAISER'S RECORDS AS OF THE DATE HEREOF.

CONSIDERATION \$ 4,700,000.00
DOC TAX \$ 67,900.00
RECORD \$ 61.00

PARCEL ID NO.: multiple

✓ Prepared by and return to:
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Michele B. Grimes, Esq.

WARRANTY DEED

THIS INDENTURE made March 15, 2016, by and between HUNTERS HILL, INC., a Florida corporation, hereinafter referred to as Grantor, whose post office address is P.O. Box 447, Cortez, FL 34215, and FLORIDA LAND ENTERPRISES, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2901 Manatee Avenue West, Suite 101, Bradenton, FL 34205.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County, Florida:

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

together with all rights and appurtenances pertaining thereto, including without limitation any right, title and interest of Grantor, if any, in and to adjacent streets, canals, roads, alleys and rights-of-way; riparian rights; oil, gas and mineral rights; development rights; and air rights. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for: (i) restrictions, reservations, and easements of record, (ii) applicable governmental regulations, (iii) title exceptions listed in Grantee's owner's title insurance policy issued to Grantee in connection with its purchaser of the aforesaid property from Grantor, and (iv) real estate taxes and assessments for the current year; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever, but subject to and except for the aforesaid matters. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

Darlene P Rankin
Witness Name: Darlene P Rankin

Joelyn Hartigan
Witness Name: Joelyn Hartigan

HUNTERS HILL, INC., a Florida corporation

By: *Christopher Ayre*
Christopher Ayre, President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of February, 2016 by Christopher Ayre, President of HUNTERS HILL, INC., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Joelyn Hartigan
Notary Public

Printed
Name: _____

My Commission
Expires: _____



EXHIBIT "A"

PROPERTY DESCRIPTIONS - HUNTERS HILL

PARCEL 1, AKA BONDAR PARCEL (#7619400109- 12500 Cortez Road West):

COMMENCE AT THE SOUTHEAST CORNER OF THE N.E. 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST; THENCE S 00°16'30" W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 219.60 FEET TO THE INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 684(SECTION 1304 201); THENCE N 64°54'00" W, ALONG SAID CENTERLINE AND THE TANGENT TO A CURVE, TO THE LEFT, A DISTANCE OF 546.92 FEET TO THE P.I. OF A CURVE; THENCE N 89°19'00 W, ALONG THE TANGENT TO SAID CURVE, AND SAID CENTERLINE, A DISTANCE OF 1700.09 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGES 4597 AND 4598, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 14°36'56" W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 51.84 FEET, FOR A POINT OF BEGINNING, ALSO BEING THE POINT OF BEGINNING OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1518, PAGES 4597 AND 4598; THENCE CONTINUE N 14°36'56" W, ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL, (ALSO BEING THE WESTERLY LINE OF THAT CERTAIN INGRESS AND EGRESS EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1235, PAGE 280 OF SAID PUBLIC RECORDS), A DISTANCE OF 276.80 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE N 88°22'40" W, ALONG THE NORTHERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 180.39 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL "A" OF THOSE CERTAIN PARCELS, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1476, PAGE 1861 OF SAID PUBLIC RECORDS; THENCE S 07°55'18" E, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1476, PAGE 1861, A DISTANCE OF 224.14 FEET TO THE OCCUPIED S.E. CORNER THEREOF, SAID POINT ALSO BEING ON THE OCCUPIED SOUTH LINE OF LOT "A", BLOCK 87 AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 59 OF SAID PUBLIC RECORDS; THENCE S 89°25'16" E, ALONG SAID OCCUPIED SOUTH LINE, A DISTANCE OF 100.19 FEET TO THE S.E. CORNER THEREOF, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1518, PAGES 4597 AND 4598; THENCE S 21°33'17" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 52.39 FEET TO THE INTERSECTION WITH THE NORTH R/W OF "CORTEZ ROAD" (STATE ROAD NO. 684, SECTION 1304-201); THENCE S 89°19'00" E, ALONG SAID NORTH R/W, A DISTANCE OF 99.84 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2, AKA BRIDGES PARCEL (7608400052 - 4203 124TH STREET COURT WEST):

BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY FLORIDA; THENCE S 00°01'30" EAST,

ALONG THE EAST LINE OF SECTION 3 , 219.60 FEET TO THE INTERSECTION OF SAID LINE AND THE CENTERLINE OF STATE ROAD 684 (CORTEZ ROAD); THENCE N 65°12'00" WEST, ALONG THE CENTERLINE OF SAID STATE ROAD 684 AND THE TANGENT TO A CURVE, TO THE LEFT, 546.92 FEET TO THE P.I. OF SAID CURVE; THENCE N 89°37'00" WEST, ALONG THE TANGENT TO SAID CURVE, AND SAID CENTERLINE, 1498.63 FEET; THENCE N 00°23'00" EAST, PERPENDICULAR TO SAID CENTERLINE, 685.00 FEET; THENCE S89°37'00" EAST, PARALLEL TO SAID CENTERLINE, 124.00 FEET; THENCE N 00°23'00" EAST, PERPENDICULAR TO SAID CENTERLINE, 107.24 FEET, FOR A P.O.B.; THENCE N64°26'00" WEST, 183.34 FEET; THENCE N 25°34'00" EAST, 125.00 FEET; THENCE S 64°26'00" EAST, 166.67 FEET; THENCE S 01°45'40" WEST, 136.62 FEET; THENCE N 64°26'00" WEST, 38.42 FEET TO THE P.O.B., BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES SET FORTH IN RELOCATION OF INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1235, PAGE 280, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER THE LANDS DESCRIBED THEREIN.

PARCEL 3, AKA CIPRIANI PARCEL (7608015009-12504 West Cortez Road):

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST; THENCE S 00°16'30" W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 219.60 FEET TO THE INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 684 (SECTION 1304-201); THENCE N 64°54'00" W, ALONG SAID CENTERLINE AND THE TANGENT TO A CURVE TO THE LEFT, A DISTANCE OF 546.92 FEET TO THE P.I. OF A CURVE; THENCE N 89°19'00" W, ALONG THE TANGENT TO SAID CURVE, AND SAID CENTERLINE, A DISTANCE OF 1498.63 FEET; THENCE N 00°41'00" E, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1377, PAGE 314, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N 0°41'00" E, ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 635.00 FEET TO THE NORTHWEST CORNER THEREOF, THENCE S 89°19'00" E, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 74.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1519, PAGE 4008 OF SAID PUBLIC RECORDS; THENCE N 00°41'00" E, ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1519, PAGE 4008, A DISTANCE OF 75.02 FEET; THENCE N 64°08'00" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 125.90 FEET; THENCE N 25°52'00" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1228, PAGE 2151, OF SAID PUBLIC RECORDS; THENCE N 64°08'00" W, ALONG SAID SOUTHERLY LINE, AND THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 1238 OF SAID PUBLIC RECORDS, A DISTANCE OF 210.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N 64°08'00" W, ALONG SAID SOUTHERLY LINE OF PARCEL IN OFFICIAL RECORDS BOOK 1620, PAGE 1238, A DISTANCE OF 7.0 FEET, MORE OR LESS, TO THE INTERSECTION WITH MEAN HIGH

WATER LINE OF AN EXISTING CANAL; THENCE SOUTHWESTERLY, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 409.0 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL, SAID POINT LYING S 29°04'51" W, A DISTANCE OF 404.04 FEET FROM SAID POINT "A"; THENCE S 25°52'00" W, ALONG SAID SEAWALL FACE, A DISTANCE OF 19.60 FEET; THENCE S 32°27'35" W, ALONG SAID SEAWALL FACE, A DISTANCE OF 16.93 FEET; THENCE S 42°35'04" E, ALONG SAID SEAWALL FACE, A DISTANCE OF 32.86 FEET; THENCE S 47°24'56" W, ALONG SAID SEAWALL FACE, A DISTANCE OF 21.90 FEET; THENCE N 42°35'04" W, ALONG SAID SEAWALL FACE, A DISTANCE OF 32.16 FEET; THENCE S 44°53'47" W, ALONG SAID SEAWALL FACE, A DISTANCE OF 36.61 FEET; THENCE S 56°01'26" W, ALONG SAID SEAWALL FACE, A DISTANCE OF 113.00 FEET; THENCE S 35°27'54" E, ALONG SAID SEAWALL FACE AND SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1140, PAGE 1899 OF SAID PUBLIC RECORDS, A DISTANCE OF 113.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 20°17'40" E, A DISTANCE OF 45.91 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 4597 OF SAID PUBLIC RECORDS; THENCE S 88°22'40" E, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1518, PAGE 4597, A DISTANCE OF 180.39 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 14°36'56" E, ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 276.80 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY OF SAID STATE ROAD NO. 684; THENCE S 89°19'00" E, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 215.14 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 5, AKA PIM PARCEL (#7608405002 - 4208 WEST 124TH STREET COURT):

SITUATE AND BEING A PART OF BLOCK 87, AMENDED PLAT OF CORTEZ ADDITION TO CORTEZ, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE NE 1/4 OF SECTION 3, TOWNSHIP 35 S, RANGE 16 E; THENCE S 00°01'30" E, ALONG THE EAST LINE OF SEC. 3, A DISTANCE OF 219.60 FEET TO THE INTERSECTION OF SAID LINE AND THE CENTERLINE OF STATE ROAD 684 (CORTEZ ROAD); THENCE N 65°12'00" W, ALONG THE CENTERLINE OF SAID STATE ROAD 684 AND THE TANGENT TO A CURVE TO THE LEFT, 546.92 FEET TO THE P.I. OF SAID CURVE; THENCE N 89°37'00" W, ALONG THE TANGENT TO SAID CURVE AND ALONG SAID CENTERLINE, 1498.63 FEET; THENCE NORTH 00°23'00" E, PERPENDICULAR TO SAID CENTERLINE, 685.00 FEET; THENCE S 89°37'00" E, PARALLEL TO SAID CENTERLINE, 124.00 FEET; THENCE N 00°23'00" E, PERPENDICULAR TO SAID CENTERLINE, 107.24 FEET; THENCE N 64°26'00" W, 183.34 FEET, FOR A P.O.B.; THENCE CONTINUE N 64°26'00" W, 205.00 FEET; THENCE N 25°34'00" E, 268.27 FEET; THENCE S 64°26'00" E, 205.00 FEET; THENCE S 25°34'00" W, 268.27 FEET, TO THE P.O.B.; BEING AND LYING IN SEC. 3, TWP 35 S, RGE 16 E, MANATEE COUNTY, FLORIDA;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS SET

FORTH IN RELOCATION OF INGRESS AND EGRESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 1235, PAGE 280, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER THE LANDS DESCRIBED THEREIN.

PARCEL 6, AKA SEIPEL PARCEL (#7608410002 -4205 W.124TH ST. CT.):

BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°01'30" EAST, ALONG THE EAST LINE OF SECTION 3, 219.60 FEET TO THE INTERSECTION OF SAID LINE AND THE CENTERLINE OF STATE ROAD 684 (CORTEZ ROAD); THENCE N 65°12'00" WEST ALONG THE CENTERLINE OF SAID STATE ROAD 684 AND THE TANGENT TO A CURVE, TO THE LEFT, 546.92 FEET TO THE P.I. OF SAID CURVE; THENCE N 89°37'00" WEST, ALONG THE TANGENT TO SAID CURVE, AND SAID CENTERLINE, 1498.63 FEET; THENCE N 00°23'00" EAST, PERPENDICULAR TO SAID CENTERLINE, 685.00 FEET; THENCE S 89°37'00" EAST, PARALLEL TO SAID CENTERLINE, 124.00 FEET; THENCE N 00°23'00" EAST, PERPENDICULAR TO SAID CENTERLINE, 107.24 FEET; THENCE N 64°26'00" WEST, 183.34 FEET; THENCE N 25°34'00" EAST, 125.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 25°34'00" EAST, 143.27 FEET; THENCE S 64°26'00" E, 103.47 FEET; THENCE S 01°45'40" WEST, 156.60 FEET; THENCE N 64°26'00" WEST, 166.67 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA,

TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES SET FORTH IN RELOCATION OF INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1235, PAGE 280, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; OVER THE LANDS DESCRIBED THEREIN.

PARCEL 7, AKA VELINOFF PARCEL (#7617100059 -4323 124th St. Ct. W.)

THOSE CERTAIN PARCELS OF LAND, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1377, PAGE 314 & 315 AND O.R. BOOK 1561, PAGE 6620, 6621 & 6622, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS R/W FOR STATE ROAD NO. 684 (SECTION 1304-201) (CORTEZ ROAD), MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.E. 1/4 OF SECTION 3, TOWNSHIP 35 S., RANGE 16 E.; THENCE S 00°16'30" W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 219.60 FT. TO THE INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 684 (SECTION 1304-201); THENCE N 64°54'00" W, ALONG SAID CENTER LINE AND THE TANGENT TO A CURVE, TO THE LEFT, A DISTANCE OF 546.92 FT. TO THE P.I. OF A CURVE; THENCE N 89°19'00" W, ALONG THE TANGENT TO SAID CURVE, AND SAID CENTERLINE, A DISTANCE OF 1498.63 FT.; THENCE N 00°41'00" E, PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 50.00 FT. TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1377, PAGE 314, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N 0°41'00" E, ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 635.00 FT. TO THE NORTHWEST CORNER THEREOF, THENCE S 89°19'00" E, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 74.00 FT. TO THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND, AS

DESCRIBED AND RECORDED IN O.R. BOOK 1561, PAGE 6620, OF SAID PUBLIC RECORDS; THENCE N 00°41'00" E, ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL IN O.R. BOOK 1561, PAGE 6620, A DISTANCE OF 75.02 FT.; THENCE N 64°08'00" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 125.90 FT.; THENCE N 25°52'00" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 50.00 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1228, PAGE 2151 OF SAID PUBLIC RECORDS; THENCE S 64°08'00" E, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL IN O.R. BOOK 1228, PAGE 2151, A DISTANCE OF 196.76 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE S 02°03'40" W, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID CERTAIN PARCEL IN O.R. BOOK 1228, PAGE 2151, A DISTANCE OF 90.14 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID O.R. BOOK 1377, PAGE 314; THENCE S 89°19'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 40.77 FEET TO THE N.E. CORNER THEREOF; THENCE S 00°41'00" W, ALONG THE EAST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 635.00 FEET TO THE INTERSECTION WITH THE NORTH R/W OF SAID STATE ROAD NO.684 (CORTEZ ROAD); THENCE N 89°19'00" W, ALONG SAID NORTH R/W, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 35 S., RANGE 16 E., MANATEE COUNTY, FLORIDA.

NOTE: THE HEADINGS, PARCEL TAX ID NUMBERS, AND ADDRESSES ARE INCLUDED SOLELY FOR REFERENCE PURPOSES, AND ARE NOT PART OF THE LEGAL DESCRIPTIONS FOR PURPOSES OF THIS CONVEYANCE.

2

CONSIDERATION \$ 300,000.00
DOC TAX \$ 2,100.00
RECORD \$ 27.00

✓ PARCEL ID NO.: 7619100006

Prepared by and return to:
Williams Parker Harrison Dietz & Getzen
Mic
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Michele B. Grimes, Esq.

WARRANTY DEED

THIS INDENTURE made March 15, 2016, by and between ITEM DEVELOPMENT, INC., a Florida corporation, hereinafter referred to as Grantor, whose post office address is P.O. Box 447, Cortez, FL 34215, and FLORIDA LAND ENTERPRISES, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2901 Manatee Avenue West, Suite 101, Bradenton, FL 34205.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County, Florida:

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

together with all rights and appurtenances pertaining thereto, including without limitation any right, title and interest of Grantor, if any, in and to adjacent streets, canals, roads, alleys and rights-of-way; riparian rights; oil, gas and mineral rights; development rights; and air rights. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for: (i) restrictions, reservations, and easements of record, (ii) applicable governmental regulations, (iii) title exceptions listed in Grantee's owner's title insurance policy issued to Grantee in connection with its purchaser of the aforesaid property from Grantor, and (iv) real estate taxes and assessments for the current year; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever, but subject to and except for the aforesaid matters. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

Darlene P Rankin
Witness Name: Darlene P Rankin

Joelyn Hartigan
Witness Name: Joelyn Hartigan

ITEM DEVELOPMENT, INC., a Florida corporation

By: *Christopher Ayre*
Christopher Ayre, Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of February, 2016 by Christopher Ayre, Vice President of ITEM DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation. He/she [] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]

Joelyn Hartigan
Notary Public

Printed
Name: _____

My Commission
Expires: _____



EXHIBIT "A"

PROPERTY DESCRIPTION - ITEM DEVELOPMENT

PARCEL 8, AKA PARRISH PARCEL (#7619100006 12516 CORTEZ ROAD WEST):

BEGIN AT THE NE CORNER OF LOT B, BLOCK 87, OF CORTEZ ADDITION TO CORTEZ, AS RECORDED IN PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT B, 102.54 FEET TO A POINT MARKED BY AN IRON PIPE, A DISTANCE OF 97.46 FEET FROM THE NW CORNER OF SAID LOT B; THENCE THROUGH A DEFLECTION TO THE LEFT 88°17'30" RUN SOUTHERLY 74 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT B; THENCE RUN EAST ALONG THE SOUTH LINE OF LOT B TO THE SE CORNER; THENCE NORTH ALONG THE EAST BOUNDARY THEREOF TO THE POINT OF BEGINNING, ALL IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST.

LESS, RIGHT-OF-WAY FOR STATE ROAD NO. 684 (SECTION 1304-201)(CORTEZ ROAD) ALONG THE SOUTH LINE THEREOF.

NOTE: THE HEADING, PARCEL ID AND ADDRESS ARE INCLUDED SOLELY FOR REFERENCE PURPOSES, AND ARE NOT PART OF THE LEGAL DESCRIPTION.

Prepared by and return to:
Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One Third Floor
North Palm Beach, FL 33408
561-627-8100
File Number: **S681.017**
Will Call No.:

Parcel Identification No. **7608010059**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **15th** day of **January, 2020** between **Gavin T. Barmby** whose post office address is **795 W Ironwood, Olathe, KS 66061** of the County of **Johnson**, State of **Kansas**, grantor*, and **Southern Marinas Bradenton, LLC, a Delaware limited liability company** whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:

Unit No. B-338, BRADENTON BOAT CLUB CONDOMINIUM, according to the Declaration of COndominium thereof, as recorded in Official Record Book 2304, Page 3290, of the Public Records of Manatee County, Florida.

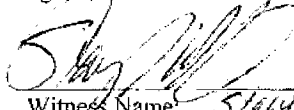
Subject to taxes for the year 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, including the Declaration of Condominium

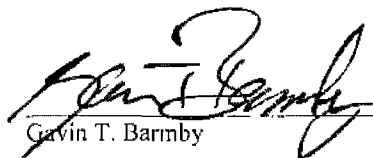
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

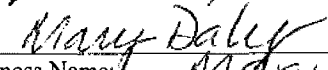
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: Stacy Withholt

 (Seal)
Gavin T. Barmby


Witness Name: Mary Daly

State of Florida
County of Collier

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence or online notarization, this 13 day of January, 2020 by Gavin T. Bamby, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Cynthia S Jones
Notary Public

Printed Name: Cynthia S Jones

My Commission Expires: 3-25-20

Prepared by and return to:

Burt E. Eisenberg, Esq.

Burt E. Eisenberg, P.A.
7935 Airport-Pulling Road N. Suite 210
Naples, FL 34109-1747
239-435-3232
File Number: BBC-A-201
Will Call No.:

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Special Warranty Deed

This Special Warranty Deed made this 30th day of July, 2009 between Bradenton Boat Club, LLC, a Florida Limited Liability Company whose post office address is 568 9th Street S., Suite 137, Naples, FL 34102, grantor, and Michael L. Dubey as Trustee of the Michael L. Dubey Living Trust Dated January 7, 1983 whose post office address is 751 Giralda Court, Marco Island, FL 34145, 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 Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) 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 **Manatee County, Florida**, to-wit:

Unit No. A-201, BRADENTON BOAT CLUB CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2304, Page 3290, of the Public Records of Manatee County, Florida.

Parcel Identification Number: Cut Out of Base ID#: 7608010059

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, including the Declaration of Condominium.

Grantee-Trustee shall have full power and authority to protect, conserve, sell, encumber or otherwise deal with or dispose of such Trustee's interest in the property described herein as provided by FS §689.071 or otherwise.

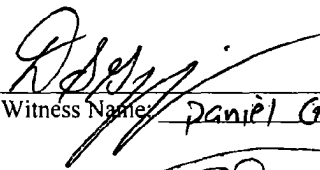
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

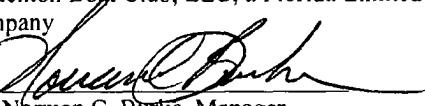
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

Signed, sealed and delivered in our presence:


Witness Name: Daniel Goggin

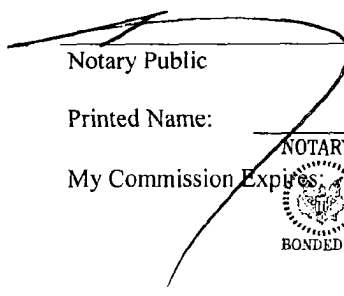
Witness Name: Burt Edmond Eisenberg

Bradenton Boat Club, LLC, a Florida Limited Liability Company
By: 
Norman C. Burke, Manager

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 30th day of July, 2009 by Norman C. Burke, Manager of Bradenton Boat Club, LLC, a Florida Limited Liability Company, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____
NOTARY PUBLIC-STATE OF FLORIDA
Burt Edmond Eisenberg
Commission # DD726959
Expires: DEC. 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Prepared by and return to:

Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One Third Floor
North Palm Beach, FL 33408
561-627-8100
File Number: S681.015
Will Call No.:

Parcel Identification No. 7608016209

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **15th** day of **January, 2020** between **Lawrence B. Brunk, Jr.** whose post office address is **10452 Salem Warren Road, Salem, OH 44460** of the County of **Columbiana, State of Ohio**, grantor*, and **Southern Marinas Bradenton, LLC, a Delaware limited liability company** whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:

Unit No. A-114, BRADENTON BOAT CLUB CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2304, Page 3290, of the Public Records of Manatee County, Florida.

Subject to taxes for the year 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, including the Declration of Cocondominium.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

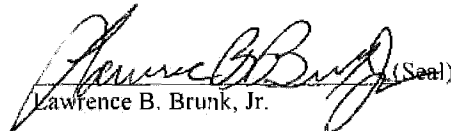
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: (cos) M. P. Sim

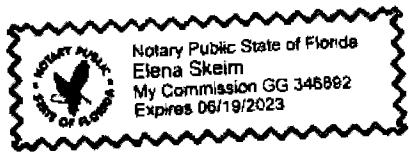

Witness Name: Chelsea L. Conrad

 (Seal)
Lawrence B. Brunk, Jr.

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2020 by Lawrence B. Brunk, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]



Elena Skeim
Notary Public
Printed Name: Elena Skeim
My Commission Expires: 06/19/2023

Prepared by and return to:
Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One Third Floor
North Palm Beach, FL 33408
561-627-8100
File Number: S681.016
Will Call No.:

Parcel Identification No. Cut out of Base ID# 7608010059

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of January, 2020 between **Juan C. Robalino** whose post office address is **13480 Cambridge Lane, Naples, FL 34109** of the County of **Collier**, State of **Florida**, grantor*, and **Southern Marinas Bradenton, LLC**, a Delaware limited liability company whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of 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 **Manatee County, Florida**, to-wit:

Unit No. B-136, BRADENTON BOAT CLUB CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2304, Page 3290, of the Public Records of Manatee County, Florida.

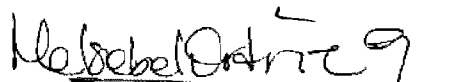
Subject to taxes for the year 2020 and subsequent years; covenants; conditions, restrictions, easements, reservations and limitations of record, is any, including the Declaration of Condominium.

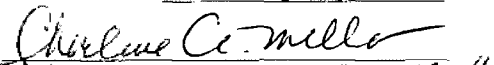
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

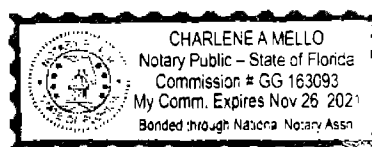
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: MARIA ISABEL BRODNER


Witness Name: Charlene A. Mello

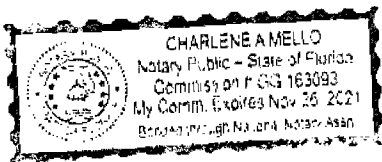
 (Seal)
Juan C. Robalino



State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2020 by Juan C. Robalino, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Charlene A. Mello
Notary Public

Printed Name: Charlene A. Mello

My Commission Expires: 11-26-2021

Prepared by and return to:
Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One Third Floor
North Palm Beach, FL 33408
561-627-8100
File Number: **S681.018**
Will Call No.:

Parcel Identification No. **Cut Out of Base ID# 7608010059**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **15th** day of **January, 2020** between **Martin Randell Stumberg and Belinda Betts Stumberg, husband and wife** whose post office address is **3802 Canyon Heights Road, Belton, TX 76513** of the County of **Bell, State of Texas**, grantor*, and **Southern Marinas Bradenton, LLC, a Delaware limited liability company** whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:

Unit No. B-307, BRADENTON BOAT CLUB CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2304, Page 3290, Public Records of Manatee County, Florida.

Subject to taxes for the year 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, including the Declaration of Condominium

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: DANIEL MOJICA

[Signature]
Witness Name: Tanya Mikoska Reed

[Signature] (Seal)
Martin Randell Stumberg

[Signature]
Witness Name: DANIEL MOJICA

[Signature]
Witness Name: Tanya Mikoska Reed

[Signature] (Seal)
Belinda Betts Stumberg

State of TEXAS
County of BELL

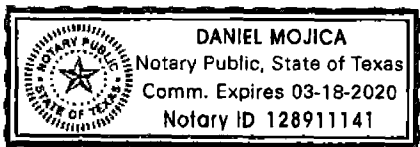
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of January, 2020 by Martin Randell Stumberg and Belinda Betts Stumberg, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: DANIEL MOJICA

My Commission Expires: 3-18-2020



Prepared by and return to:

Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.

660 U.S. Highway One Third Floor

North Palm Beach, FL 33408

561-627-8100

File Number: **S681.023**

Will Call No.:

Parcel Identification No. **76080210097608021009**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18th day of **December, 2020** between **R. Duff Gordon** whose post office address is **212 South Harbor Drive, Bradenton Beach, FL 34217** of the County of **Sarasota, State of Florida**, grantor*, and **Southern Marinas Bradenton, LLC, a Delaware limited liability company** whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:

Unit No. B-139, of Bradenton Boat Club, a Commercial Condominium, according to The Declaration of Condominium recorded in O.R. Book 2304, Page 3290, and all exhibits and amendments thereof, Public Records of Manatee County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:



Witness Name: Savannah Craft



Witness Name: Stone Walker



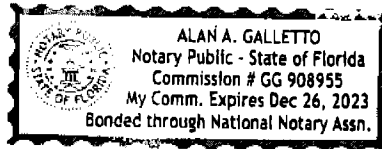
R. Duff Gordon

(Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of December, 2020 by R. Duff Gordon, who is personally known or has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: ALAN A. GALLETTO

My Commission Expires: 12/26/2023

Prepared by and return to:
Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One Third Floor
North Palm Beach, FL 33408
561-627-8100
File Number: S681.024
Will Call No.:

Parcel Identification No. 7608020909

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14th day of **December, 2020** between **Russell Cascardo** whose post office address is **621 Rockaway street, Staten Island, NY 10307** of the County of **Richmond**, State of **New York**, grantor*, and **Southern Marinas Bradenton, LLC, a Delaware limited liability company** whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:


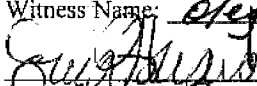
Unit No. B-137 of Bradenton Boat Club Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2304, Page 3290, and all exhibits and amendments thereof, Public Records of Manatee County, Florida.



and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

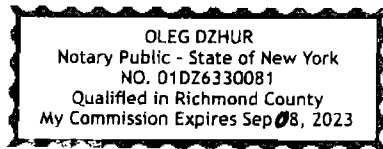

Witness Name: Alex Ozkur

Witness Name: Erica Howard



Russell Cascardo
 (Seal)

State of New York
County of Richmond

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of December, 2020 by Russell Cascardo, who is personally known or has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: Oleg Dzhur

My Commission Expires: 09/08/2023

Prepared by and return to:
Michael P. Sim

Haile, Shaw & Pfaffenberger, P.A.
660 U.S. Highway One Third Floor
North Palm Beach, FL 33408
561-627-8100
File Number: S681.025
Will Call No.:

Parcel Identification No.

_____[Space Above This Line For Recording Data]_____

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 14 day of **December, 2020** between **Rodney H. Bryant and Nancy L. Bryant** whose post office address is **PO Box 823, Cortez, FL 34215** of the County of **Manatee, State of Florida**, grantor*, and **Southern Marinas Bradenton, LLC, a Delaware limited liability company** whose post office address is **11760 US Highway One, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:

Unit No. B-441 of Bradenton Boat Club Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2304, Page 3290, and all exhibits and amendments thereof Public Records of Manatee County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Jamie Melton
Witness Name: Jamie Melton

Rodney H. Bryant (Seal)
Rodney H. Bryant

[Signature]
Witness Name: [Signature]

Jamie Melton
Witness Name: Jamie Melton

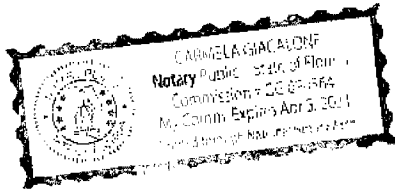
Nancy L. Bryant (Seal)
Nancy L. Bryant

[Signature]
Witness Name: [Signature]

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of December, 2020 by Rodney H. Bryant and Nancy L. Bryant, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Carmela Giacalone
Notary Public

Printed Name: Carmela Giacalone

My Commission Expires: Apr 5, 2021

Record and Return to:

Prepared by:

Burt E. Eisenberg, Esq.

Burt E. Eisenberg, P.A.

7935 Airport-Pulling Road N. Suite 210

Naples, FL 34109-1747

239-435-3232

File Number: 14-9823

Parcel Identification No. 7608016409

[Space Above This Line For Recording Data]

Trustee's Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of April, 2014 between Donna M. Dubey individually and as successor Trustee of the Michael L. Dubey Living Trust Dated January 7, 1983, as amended whose post office address is 751 Giralda Court, Marco Island, FL 34145 of the County of Collier, State of Florida, grantor*, and Steven Donatelli, a married man whose post office address is 2217 Ave. C, Bradenton Beach, FL 34217 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten Thousand and 00/100 Dollars 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 Manatee County, Florida, to-wit:

Unit No. A-201, BRADENTON BOAT CLUB CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2304, Page 3290, of the Public Records of Manatee County, Florida.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property being conveyed is 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. The property being conveyed is non-residential.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Keriz Rosado
Witness Name: Keriz Rosado

Donna M. Dubey
Donna M. Dubey, individually and as successor Trustee of
the Michael L. Dubey Living Trust Dated January 7, 1983, as
amended

Burt Eisenberg
Witness Name: Burt Eisenberg

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 15th day of April, 2014 by Donna M. Dubey individually and
as successor Trustee of the Michael L. Dubey Living Trust Dated January 7, 1983, as amended, who is personally known
or has produced a driver's license as identification.

[Notary Seal]

Burt Eisenberg
Notary Public

Printed Name: _____

My Commission Expires: _____



BURT E. EISENBERG
MY COMMISSION # EE 149392
EXPIRES: December 4, 2015
Bonded Thru Budget Notary Services

Prepared by and return to:

G. Helen Athan, Esq.
Attorney at Law
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North Suite 300
Naples, FL 34103
239-435-3535
File Number: **4452.017**

Parcel Identification No. See Attached Exhibit "B" for Complete List

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made as of this 31st day of May, 2019 between **Cortez BBC, LLC**, a Florida limited liability company, whose post office address is **1003 Hugh Wallis Road, Suite G-3, Lafayette, LA 70508** of the County of **Tippecanoe**, State of **Louisiana**, grantor*, and **Southern Marinas Bradenton, LLC**, a Delaware limited liability company, whose post office address is **11760 US HWY 1, Suite 506, North Palm Beach, FL 33408** of the County of **Palm Beach**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **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 **Manatee County, Florida**, to-wit:

The Dry Storage Units, Wet Slip Units and Fuel Facility Unit on the attached Exhibit "A" located in Bradenton Boat Club, a Commercial Condominium, according to the declaration thereof recorded in O.R. Book 2304, Page 3290, of the Public Records of Manatee County, Florida (the "Condominium")

Subject to conditions, restrictions, reservations, easements common to the condominium. Subject to ad valorem taxes and any assessments for the current and subsequent years.

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; and that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

[SIGNATURES ON THE FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

Cortez BBC, LLC, a Florida limited liability company

Susan Allarado
Witness Name: SUSAN ALLARADO
Brandon Roderick
Witness Name: Brandon Roderick

By: [Signature] (Seal)
Jeremiah Supple, as Manager

State of Louisiana
County of Lafayette

The foregoing instrument was acknowledged before me this 29 day of May, 2019, by Jeremiah Supple, as Manager of Cortez BBC, LLC, a Florida limited liability company, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: William Bertrand
My Commission Expires: Lifetime

William Bertrand
Notary Public ID# 78339
State of Louisiana
My Commission is for life

Exhibit "A"

The following Dry Storage Units, Wet Slip Units, and Fuel Facility Unit located in Bradenton Boat Club, a Commercial Condominium, according to the declaration thereof recorded in O.R. Book 2304, Page 3290 of the Public Records of Manatee County, Florida (the "Condominium"):

A-101	A-308	B-112	B-213	B-312
A-102	A-309	B-113	B-214	B-313
A-103	A-310	B-114	B-215	B-314
A-104	A-311	B-115	B-216	B-315
A-105	A-312	B-116	B-217	B-316
A-106	A-313	B-117	B-218	B-317
A-107	A-314	B-118	B-219	B-318
A-108	A-315	B-119	B-220	B-319
A-109	A-316	B-120	B-221	B-320
A-110	A-317	B-121	B-222	B-321
A-111	A-318	B-122	B-223	B-322
A-112	A-401	B-123	B-224	B-323
A-113	A-402	B-124	B-225	B-324
A-115	A-403	B-125	B-226	B-325
A-116	A-404	B-126	B-227	B-326
A-117	A-405	B-127	B-228	B-327
A-202	A-406	B-128	B-229	B-328
A-203	A-407	B-129	B-230	B-329
A-204	A-408	B-130	B-231	B-330
A-205	A-409	B-131	B-232	B-331
A-206	A-410	B-132	B-233	B-332
A-207	A-411	B-133	B-234	B-333
A-208	A-412	B-134	B-235	B-334
A-209	A-413	B-135	B-236	B-335
A-210	A-414	B-138	B-237	B-336
A-211	A-415	B-140	B-238	B-337
A-212	A-416	B-141	B-239	B-339
A-213	A-417	B-142	B-240	B-340
A-214	A-418	B-201	B-241	B-341
A-215	B-101	B-202	B-242	B-342
A-216	B-102	B-203	B-301	B-401
A-217	B-103	B-204	B-302	B-402
A-218	B-104	B-205	B-303	B-403
A-301	B-105	B-206	B-304	B-404
A-302	B-106	B-207	B-305	B-405
A-303	B-107	B-208	B-306	B-406
A-304	B-108	B-209	B-308	B-407
A-305	B-109	B-210	B-309	B-408
A-306	B-110	B-211	B-310	B-409
A-307	B-111	B-212	B-311	B-410

B-411	C-212
B-412	C-213
B-413	C-301
B-414	C-302
B-415	C-303
B-416	C-304/5
B-417	C-306
B-418	C-307
B-419	C-308
B-420	C-309
B-421	C-310
B-422	C-311
B-423	C-312
B-424	C-313
B-425	C-401
B-426	C-402
B-427	C-403
B-428	C-404/5
B-429	C-406
B-430	C-407
B-431	C-408
B-432	C-409
B-433	C-410
B-434	C-411
B-435	C-412
B-436	C-413
B-437	W-01
B-438	W-02
B-439	W-03
B-440	W-04
B-442	W-05
C-204/5	W-06
C-206	W-07
C-207	W-08
C-208	W-09
C-209	W-10
C-210	The Fuel Facility Unit
C-211	

EXHIBIT "B"

Property Control Numbers:

7608029709

7608015909

7608015959

7608016009

7608016109

7608016159

7608016259

7608016359

7608017309

7608017359

7608025009

7608025059

7608025109

7608026909

TAX \$ 210.00

RECORD \$ 42.00

Index \$35.00

BK 1767 PG 1667

DOC STAMPS \$210.00 DKT # 1661985

1 of 9

Prepared by and return to:

Michele B. Grimes, Esq.

Williams, Parker, Harrison, Dietz & Getzen

200 South Orange Avenue

Sarasota, Florida 34236

(941) 366-4800

DEED

THIS INDENTURE, made April 5, 2002, by and between FRANK PAUL CIPRIANI, JR., a/k/a Frank P. Cipriani, Jr. and MARTHA PARRISH a/k/a MARTHA LEE CIPRIANI PARRISH, as co-trustees of the FRANK PAUL CIPRIANI REVOCABLE TRUST U/A/D 10-9-74 as amended, and as co-trustees of the LOUISE MARIE CIPRIANI REVOCABLE TRUST U/A/D 10-9-74 as amended; FRANK P. CIPRIANI, JR. and JO ANNE CIPRIANI, a/k/a JOANNE CIPRIANI, husband and wife; MARTHA PARRISH (a/k/a Martha Lee Cipriani Parrish), a single woman; JOSEPH E. CIPRIANI and LOUISE CIPRIANI, husband and wife; EDWARD J. CIPRIANI, JR. and BARBARA J. PIM, as co-trustees of the EDWARD J. CIPRIANI LIVING TRUST U/A/D 3-9-90 as amended, and as co-trustees of the FRIEDA B. CIPRIANI LIVING TRUST U/A/D 3-9-90 as amended; EDWARD J. CIPRIANI, JR., joined by his spouse, PAMELA J. CIPRIANI; BARBARA J. PIM, a single woman; NICHOLE L. FEINAUER, f/k/a NICHOLE CIPRIANI; and ANTHONY J. CIPRIANI (collectively "Grantor"), whose post office address is P. O. Box 279, Cortez, FL 34215, and HUNTERS HILL, INC., a Florida corporation, ("Grantee"), whose post office address is P. O. Box 447, Cortez, FL 34215.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors, heirs and assigns forever, the following described property situate in Manatee County Florida:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

Subject to restrictions and easements of record; applicable governmental regulations; and taxes for the current year.

GRANTORS NICHOLE L. FEINAUER and ANTHONY J. CIPRIANI hereby certify that the subject property does not constitute either of their homesteads, nor the homesteads of their family members, nor is it contiguous thereto, under the laws of the State of Florida.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor

is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Neither Grantor, nor any subsequent owners of the property conveyed hereby, shall take any affirmative action to fill in the canal which is a part of said property, so as to make it non-navigable. This restriction will not prohibit Grantor, or any subsequent owner, from filling portions of the canal in connection with the maintenance, repair or construction of seawalls, riprap or similar berms adjacent to the uplands, so long as the navigability of the canal is not prevented thereby. This restriction shall run with the land.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Jamie Shonk
Witness Name: JAMIE Shonk

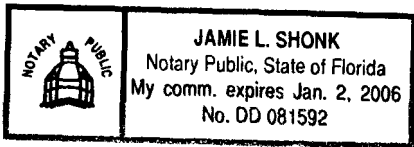
Frank Paul Cipriani Jr.
FRANK PAUL CIPRIANI, JR.
Individually and as co-trustee of the aforesaid trusts

Cassandra Sheppard
Witness Name: Cassandra Sheppard

Jo Anne Cipriani
JO ANNE CIPRIANI

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29 day of April 2002, by FRANK PAUL CIPRIANI, JR., individually and as co-trustee of the aforesaid trusts, and JO ANNE CIPRIANI, husband and wife, who are personally known to me or who have produced C165-275-381460 / C165-421-4089-0 as identification. If no type of identification is indicated, the above-named persons are personally known to me.



(Notary Seal)

Jamie L. Shonk
Signature of Notary Public

JAMIE SHONK
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 1/2/06.

WITNESSES:

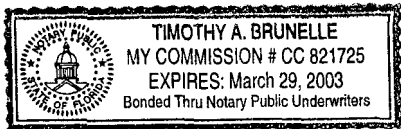
Nancy J Deitemeyer
Witness Name: NANCY J DEITEMEYER

Martha Lee Cipriani Parrish
MARTHA LEE CIPRIANI PARRISH
Individually and as co-trustee of the aforesaid trusts

Jennifer Lee
Witness Name: Jennifer Lee

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 30 day of April 2002, by MARTHA LEE CIPRIANI PARRISH, individually and as co-trustee of the aforesaid trusts, who is personally known to me or who has produced Personally known identification. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

Timothy A. Brunelle
Signature of Notary Public

Timothy A. Brunelle
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 3-29-03

WITNESSES (as to both):

Witness Name: Roger Allen

Joseph E. Cipriani
JOSEPH E. CIPRIANI

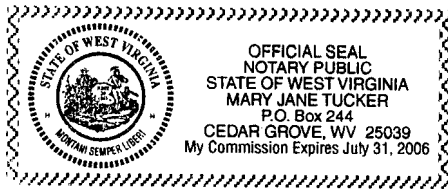
Witness Name: Roger Allen

Louise Cipriani
LOUISE CIPRIANI

Mary Jane Tucker
Witness Name: MARY JANE TUCKER

STATE OF WEST VIRGINIA
COUNTY OF Fayette

The foregoing instrument was acknowledged before me this 22 day of April 2002, by JOSEPH E. CIPRIANI and LOUISE CIPRIANI, husband and wife, who are personally known to me or who have produced drivers license as identification. If no type of identification is indicated, the above-named persons are personally known to me.



(Notary Seal)

Mary Jane Tucker
Signature of Notary Public

MARY JANE TUCKER
Print Name of Notary Public

I am a Notary Public of the State of West Virginia, and my commission expires on July 31, 2006.

WITNESSES (as to both):

Julie A. Keating
Witness Name: Julie A. Keating

Edward J. Cipriani, Jr.
EDWARD J. CIPRIANI, JR.
Individually and as co-trustee of the aforesaid trusts

Kevin Higgins
Witness Name: Kevin Higgins

Pamela J. Cipriani
PAMELA J. CIPRIANI

STATE OF GEORGIA
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me this 27th day of April 2002, by EDWARD J. CIPRIANI, JR., individually and as co-trustee of the aforesaid trusts, and PAMELA J. CIPRIANI, who are personally known to me or who have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Rhonda Higgins
Signature of Notary Public

Rhonda Higgins
Print Name of Notary Public



I am a Notary Public of the State of Georgia, and my commission expires on 2-5-03.

WITNESSES (as to both):

Beth A. Miller
Witness Name: Beth A. Miller

Barbara J. Pim
BARBARA J. PIM
Individually and as co-trustee of the aforesaid trusts

Patricia A. Krzyzanowski
Witness Name: PATRICIA A KRZYZANOWSKI



Tracy Ann Carpenter
MY COMMISSION # CC950139 EXPIRES
June 28, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 26th day of April 2002, by BARBARA J. PIM, individually and as co-trustee of the aforesaid trusts, and _____, who are personally known to me or who have produced FLDL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Tracy Ann Carpenter
Signature of Notary Public

Tracy Ann Carpenter
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida, and my commission expires on 6-28-04.



Tracy Ann Carpenter
MY COMMISSION # CC950139 EXPIRES
June 28, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

WITNESSES:

Julie A. Keating
Witness Name: Julie A. Keating

Nichole L. Feinauer
NICHOLE L. FEINAUER

Kevin Higgins
Witness Name: Kevin Higgins

STATE OF Georgia
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me this 27th day of April 2002, by NICHOLE L. FEINAUER, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Rhonda Higgins
Signature of Notary Public

Rhonda Higgins
Print Name of Notary Public



I am a Notary Public of the State of GA,
and my commission expires on 2-5-03.

WITNESSES:

Julie A. Keating
Witness Name: Julie A. Keating

Anthony J. Cipriani
ANTHONY J. CIPRIANI

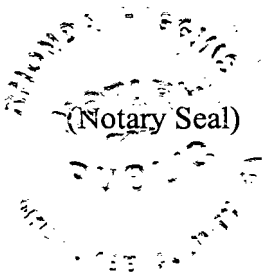
Kevin Higgins
Witness Name: Kevin Higgins

STATE OF Georgia
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me this 27th day of April 2002, by ANTHONY J. CIPRIANI, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Rhonda Higgins
Signature of Notary Public

Rhonda Higgins
Print Name of Notary Public



I am a Notary Public of the State of GA,
and my commission expires on 2-5-03.

EXHIBIT "A"

LEGAL DESCRIPTION
(Mangrove and Canal Property)

All of the property lying northeasterly of an existing canal located within Block 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, according to plat thereof recorded in Plat Book 2, Page 59, Public Records of Manatee County, Florida, and bounded on the north by the northeasterly line of said Block 87, on the south by the waters of said canal, on the west by the southeasterly line of Lot 1, Corrected Plat of Cipriani's First Subdivision, as per plat recorded in Plat Book 11, Page 91, Public Records of Manatee County, Florida, and on the east by the west line of that certain parcel of land described in deed recorded in Official Records Book 226, Page 395, Public Records of Manatee County, Florida; Being and lying in the North half of Section 3, Township 35 South, Range 16 East, Manatee County, Florida; TOGETHER WITH all littoral and riparian rights thereto appertaining.

TOGETHER WITH all rights in and to the southerly one-half of the vacated right of way for 42nd Avenue West lying adjacent to and northerly of the aforesaid property.

AND all of the right, title and interest of Grantor in and to the canal (including the submerged lands thereunder) lying within Block 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, according to plat thereof recorded in Plat Book 2, Page 59, Public Records of Manatee County, Florida, but not including the portions of said canal lying within those certain properties identified as Parcel Nos. 76157.0005, 76153.0005, 76167.0005, 76171.0000, 76084.0500, 76084.1000, 76084.0005, and 76084.0050 in the Manatee County Property Appraiser's records as of the date hereof, and not including the portions of said canal lying within or northerly of that certain property identified as Parcel No. 76080.1005 in the Manatee County Property Appraiser's records as of the date hereof; TOGETHER WITH all littoral and riparian rights with respect to the canal, but subject to the littoral and riparian rights, if any, in and to the said canal which may also be vested in the record owners of uplands contiguous to said canal.

PTC-483664.1

BK 1767 PG 1675 FILED AND RECORDED 8/30/2002 9:38:36 AM 9 of 9
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

EXHIBIT B



DESC IN: ALL THAT PART OF: BLK 87, LESS LOTS OR BLK A, B, C AMENDED PLAT OF CORTEZ REC IN PB 2 P 59, ALSO LESS LAND CONVEYED TO JACK FALTZ DESC IN (DB 180 P 169), ALSO LESS LOT CONVEYED TO S V SMITH DESC IN (DB 244 P 569, AND LESS LOT TO H GIBSON DESC IN (DB 225 P 207), AND (DB 264 P 416); AND LESS LOT TO EVA A YERLY DESC IN (DB 259 P 375), LESS LOT DESC IN (DB 352 P 392), LESS LOT TO JOHN P YERLY (DB 392 P 93), LESS CIPRIANI'S 1ST SUB CORRECTED PLAT PB 11 P 91, LESS CIPRIANI'S 2ND SUB PB 11 P 72, LESS LAND DESC IN (97/648), LESS LAND DESC IN (185/702); (226/395); (266/597); (274/663); ALSO LESS R/W FOR ST, LYING WITHIN 25 FT EACH SIDE OF THE C/L, SD C/L BEING DESC AS FOL: COM AT THE NW COR OF LOT 1 BLK 6 OF THE AMENDED PLAT OF CORTEZ ADD TO CORTEZ REC IN PB 2 P 59, TH N 64 DEG 01 MIN 11 SEC E, 25 FT TO THE C/L OF 2ND AVE, TH S 25 DEG 53 MIN 32 SEC W, ALG SD C/L 199.10 FT TO THE C/L OF BAY VIEW DR FOR A POB, TH S 82 DEG 45 MIN 30 SEC E, ALG SD C/L OF BAYVIEW DR 143.99 FT TO THE BEG OF A CURVE CONCAVE NELY, HAVING A C/A OF 11 DEG 30 MIN 00 SEC, ADN A RAD OF 954.30 FT, TH ALG THE ARC OF SD CURVE 191.54 FT TO THE END OF SD CURVE, TH S 44 DEG 15 MIN 30 SEC E, 68.70 FT TO THE BEG OF A CURVE COCAVE SWLY, HAVING A C/A OF 11 DEG 59 MIN 06 SEC, AND A RAD OF 477.47 FT, TH ALG THE ARC OF SD CURVE 99.88 FT TO ITS INT WITH THE C/L OF 3RD AVE, TH S 32 DEG 16 MIN 24 SEC E, 65.65 FT TO THE BEG OF A CURVE CONCAVE SWLY, HAVING A C/A OF 14 DEG 33 MIN 30 SEC, AND A RAD OF 344.53 FT, TH ALG THE ARC OF SD CURVE 87.56 FT TO THE END OF SD CURVE, TH S 17 DEG 42 MIN 54 SEC E, 309.79 FT TO ITS INT WITH THE EXSTG C/L OF SR 684 (CORTEZ RD) (701/902); LESS: SITUATE & BEING A TRACT IN BLK 87, AMENDED PLAT OF CORTEZ ADD TO CORTEZ IN SEC 3, DESC AS FOL: BEG AT A PT FOUND BY MEASURING FROM THE SE COR OF THE NE1/4 OF SD SEC 3, TH S 01 DEG 30 MIN 00 SEC E, 219.60 FT TO C/L OF SD SR 684, TH ALG SD C/L AND TANGENT TO A CURVE TO THE LEFT A DIST OF 546.92 FT TO THE PI OF SD CURVE; TH CONT ON A TANGENT OF SD CURVE N 89 DEG 37 MIN 00 SEC W, A DIST OF 258.95 FT; TH LEAVING SD C/L N 00 DEG 23 MIN 00 SEC E, A DIST OF 147.9 FT FOR A POB; TH CONT N 00 DEG 23 MIN 00 SEC E, 140 FT TO AN IRON PIPE; TH N 89 DEG 37 MIN 00 SEC W, 100 FT TO AN IRON PIPE; TH S 00 DEG 23 MIN 00 SEC W, 140 FT; TH S 89 DEG 37 MIN 00 SEC E, 100 FT TO SD POB (653/954); LESS 4.71 AC DESC IN: BEG AT THE SE COR OF THE NE1/4 OF SEC 3; TH S 00 DEG 01 MIN 30 SEC E, ALG THE E LN OF SEC 3, 219.60 FT TO THE INT OF SD LN AND THE C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN 00 SEC W, ALG THE C/L OF SD SR 684 AND THE TANGENT TO A CURVE, TO THE LEFT, 546.92 FT TO THE P.I. OF SD CURVE; TH N 89 DEG 37 MIN 00 SEC W, ALG THE TANGENT TO SD CURVE, AND SD C/L, 308.95 FT TO THE SEC OF SD LN AND THE SLY EXT OF THE W LN OF THAT CERTAIN PARCEL OF LAND, AS DESC & REC IN (DB 259 P 375), TH N 00 DEG 23 MIN 00 SEC E, ALG THE W LN OF SD CERTAIN PARCEL, AND SLY EXT THEREOF, 47.22 FT TO THE INT OF SD LN AND THE NLY R/W OF SR 684 (CORTEZ RD), FOR A POB; TH CONT N 00 DEG 23 MIN 00 SEC E, ALG SD W LN AND NLY EXST THEROF; 99.87 FT TO THE INT OF SD LN AND THE S LN OF THAT CERTAIN PARCEL OF LAND, AS DESC & REC IN (653/954); TH N 89 DEG 37 MIN 00 SEC W, ALG THE S LN OF SD CERTAIN PARCEL IN (653/954), PAR TO THE TANGENT LN OF SD CURVE, 50 FT TO THE SW COR THEREOF; TH N 00 DEG 23 MIN 00 SEC E, ALG THE W LN OF SD CERTAIN PARCEL, 140 FT TO THE NW COR THEREOF; TH S 89 DEG 37 MIN 00 SEC E, ALG THE N LN OF SD CERTAIN PARCEL & ELY EXT THEROF, 150 FT; TH N 00 DEG 23 MIN 00 SEC E, 210.68 FT TO THE INT OF SD LN AND THE SLY EXT OF THE NELY LN OF CIPRIANI'S 2ND SUB, AS REC IN PB 11 P 72; TH N 66 DEG 25 MIN 30 SEC W, ALG TH SELY EXT OF SD NELY LN, 366.15 FT TO THE NE COR OF SD CIPRIANI'S 2ND SUB; TH S 23 DEG 34 MIN 30 SEC W, ALG THE ELY LN OF SD SUB, 100 FT; TH S 15 DEG 57 MIN 30 SEC W, ALG THE ELY LN OF SD SUB, 50.44 FT; TH S 00 DEG 20 MIN 00 SEC W, ALG THE E LN OF SD SUB, 214.37 FT TO THE SE COR OF LOT 4 OF SD SUB; TH N 89 DEG 37 MIN 00 SEC W, ALG THE S LN OF SD LOT 4, 100 FT TO THE SW COR THEREOF, SD PT ALSO BEING ON THE E R/W OF 123RD ST W (5TH ST DR); TH S 00 DEG 20 MIN 00 SEC W, ALG SD E R/W, 25 FT TO THE NW COR OF LOT 3, OF SD SUB; TH S 89 DEG 37 MIN 00 SEC E, ALG THE N LN OF SD LOT 3, 100 FT TO THE NE COR THEREOF; TH S 00 DEG 20 MIN 00 SEC W, ALG THE E LN OF SD SUB 225 FT TO THE SE COR OF LOT 1, OF SD SUB; TH S 89 DEG 37 MIN 00 SEC E, PAR TO THE N R/W OF SD SR 684, 10 FT; TH S 00 DEG 20 MIN 00 SEC W, PAR TO THE E LN OF SD CIPRIANI'S 2ND SUB AND SLY EXT THEREOF, AND 10 FT THEREFROM, 75 FT TO THE INT OF SD LN AND THE N R/W OF SD SR 684; TH S 89 DEG 37 MIN 00 SEC E, ALG SD N R/W, 174.74 FT TO THE P.C. OF A CURVE, CONCAVE TO THE S, HAVING A RAD OF 1960.08 FT; TH ELY ALG SD N R/W, AND THE ARC OF SD CURVE, THROUGH A C/A OF 03 DEG 02 MIN 58 SEC, 104.32 FT TO THE POB (802/799); LESS LAND AS DESC IN: BEG AT THE SE COR OF THE NE1/4 OF SEC 3; TH S 00 DEG 01 MIN 30 SEC E, ALG THE E LN OF SEC 3, 219.60 FT TO THE INT OF SD LN AND THE C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN 00 SEC W, ALG THE C/L OF SD SR 684 AND THE TANGENT TO A CURVE, TO THE LEFT, 546.92 FT TO THE P.I. OF SD CURVE; TH N 89 DEG 37 MIN 00 SEC W, ALG THE TANGENT OF SD CURVE AND SD C/L, 1498.63 FT; TH N 00 DEG 23 MIN 00 SEC E, PERPENDICULAR TO SD C/L, 685 FT; TH S 89 DEG 37 MIN 00 SEC E, PAR TO SD C/L, 74 FT; TH N 00 DEG 23 MIN 00 SEC E, PERPENDICULAR TO SD C/L, 75.51 FT; TH N 64 DEG 26 MIN 00 SEC W, 177.09 FT; TH S 25 DEG 34 MIN 00 SEC W, 232 FT FOR A POB; TH N 64 DEG 26 MIN 00 SEC W, 160 FT TO AN IRON PIPE; TH CONT N 64 DEG 26 MIN 00 SEC W, 10 FT M/L, TO THE INT OF SD LN AND THE M/H/W/L OF AN EXSTG CANAL; TH SWLY ALG SD M/H/W/L, M/L TO THE INT OF SD LN AND AN EXSTG CONC SEAWALL; TH SWLY ALG SD SEAWALL, 19.6 FT, M/L TO A CROSS-OUT IN THE TOP OF SD SEAWALL; TH S 64 DEG 26 MIN 00 SEC E, 181.15 FT; TH N 25 34 MIN 00 SEC E, 141 FT TO THE POB (1087/3882); LESS .39 AC DESC IN OR 1140 PG 1899 AS FOLLOWS: BEG AT SE COR OF NE1/4 OF SEC 3; TH S 00 DEG 01 MIN 30 SEC E, ALG E LN OF SEC 3, 219.60 FT TO INTERSEC OF SD LN WITH C/L OF SRD 684 (CORTEZ RD); TH N 65 DEG 12 MIN W, ALG SD C/L & THE TANGENT TO A CURVE TO THE LEFT, 546.92 FT TO P I OF SD CURVE; TH N 89 DEG 37 MIN W, ALG SD CURVE & SD C/L, 1498.63 FT; TH N 00 DEG 23 MIN E, 685 FT; TH S 89 DEG 37 MIN E, 74 FT; TH N 00 DEG 23 MIN E, 75.51 FT; TH N 64 DEG 26 MIN W, 177.09 FT; TH S 25 DEG 34 MIN W, 373 FT; TH S 29 DEG 42 MIN 15 SEC W, 150.66 FT; TH S 89 DEG 18 MIN 21 SEC W, 29.31 FT TO THE POB; TH CONT S 89 DEG 18 MIN 21 SEC W, 138.02 FT; TH N 35 DEG 45 MIN 54 SEC W, 113.7 FT TO INTERSEC WITH EXISTING CONC SEAWALL; TH N 55 DEG 43 MIN 26 SEC E, ALG SD SEAWALL, 113 FT; TH S 35 DEG 45 MIN 34 SEC E, 190.06 FT TO THE POB; ALSO LESS THAT PART OF OR 1476 PG 1858 PARCEL "A" DESC AS FOLLOWS: COM AT THE SE COR OF THE NE1/4 OF SEC 3; TH S 01 DEG 02 MIN 15 SEC W, ALG THE E LN OF SD SEC 3 219.60 FT TO THE INT WITH THE C/L OF SR 684 (CORTEZ RD); TH N 64 DEG 08 MIN 15 SEC W, ALG SD C/L, & THE TANGENT OF A CURVE TO THE LEFT, 546.92 FT TO THE P.I. OF SD CURVE, TH N 88 DEG 33 MIN 15 SEC W, ALG THE TANGENT OF SD CURVE AND SD C/L 1818.24 FT TO DOT P.T. STATION 42+15.62, (SEC 1304-201); TH CONT N 88 DEG 33 MIN 15 SEC W, ALG THE C/L OF SD SR 684 (CORTEZ RD), (DOT SEC 1304-175) AND THE TANGENT OF A CURVE TO THE LEFT, 178.28 FT TO THE INT WITH THE SLY EXT OF THE ELY R/W OF BAYVIEW DR, AS DESC & REC IN (701/902); TH N 17 DEG 42 MIN 54 SEC W, ALG SD ELY R/W AND SD SLY EXST 104.13 FT TO THE INT WITH THE S LN OF LOT 4 BLK 87 OF THE AMENDED PLAT OF CORTEZ ADD TO CORTEZ SUB AS REC IN PB 2 P 59, FOR A POB; TH CONT N 17 DEG 42 MIN 54 SEC W, ALG THE ELY R/W OF SD BAYVIEW DR, 212.88 FT TO THE P.C. OF A CURVE, CONCAVE TO THE SW, HAVING A RAD OF 369.53 FT; TH NWLY ALG SD R/W AND THE ARC OF SD CURVE, THROUGH A C/A OF 14 DEG 33 MIN 30 SEC, 93.89 FT TO THE P.T. OF SD CURVE; TH N 32 DEG 16 MIN 24 SEC W, ALG SD ELY R/W 9.40 FT TO THE INT WITH THE OUTSIDE EDGE OF A CONC SEAWALL; TH S 89 DEG 31 MIN 31 SEC E, ALG THE OUTSIDE EDGE OF SD SEAWALL, 13.57 FT; TH S 37 DEG 11 MIN 54 SEC E, ALG THE OUTSIDE EDGE OF SD SEAWALL AND THE SLY EXT THEREOF, 20.57 FT TO THE INT WITH THE SWLY EXT OF THE OUTSIDE EDGE OF ANOTHER CONC SEAWALL; TH N 57 DEG 54 MIN 49 SEC E, ALG THE OUTSIDE EDGE OF SD SEAWALL, AND SD SWLY EXT, 102.76 FT; TH S 35 DEG 14 MIN 40 SEC E, 85.46 FT; TH S 19 DEG 54 MIN 31 SEC E, 46.78 FT; TH S 07 DEG 08 MIN 11 SEC E, 224.10 FT TO THE INT WITH THE S LN OF SD LOT A; TH N 88 DEG 33 MIN 15 SEC W, ALG SD S LN 96.82 FT, TO THE POB, ALSO LESS O.R. 1750/2701 DESC AS FOL: COM AT THE SE COR OF THE NE1/4 OF SEC 3 TWN 35S RNG 16E; TH S 00 DEG 16 MIN 30 SEC W ALG THE E LN OF SD SEC 3 A DIST OF 219.60 FT TO THE INT WITH THE C/L OF S.R. 684 (SECTION 1304-201); TH N 64 DEG 54 MIN 00 SEC W ALG SD C/L AND THE TANGENT TO A CURVE TO THE LEFT A DIST OF 546.92 FT TO THE P.I. OF A CURVE; TH N 89 DEG 19 MIN 00 SEC W ALG THE TANGENT TO SD CURVE AND SD C/L A DIST OF 1498.63 FT; TH N 00 DEG 41 MIN 00 SEC E PERPENDICULAR TO SD C/L A DIST OF 50 FT TO THE SW COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1377 PG 314 PRMFC FOR A POB; TH CONT N 00 DEG 41 MIN 00 SEC E ALG THE W LN OF SD CERTAIN PARCEL A DIST OF 635 FT TO THE NW COR THEREOF TH S 89 DEG 19 MIN 00 SEC E ALG THE N LN OF SD CERTAIN PARCEL A DIST OF 74 FT TO THE MOST SWLY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1519 PG 4008 OF SD PR; TH N 25 DEG 02 MIN 41 MIN 00 SEC E ALG THE WLY LN OF SD CERTAIN PARCEL IN OR 1519 PG 4008 A DIST OF 75.02 FT; TH N 64 DEG 08 MIN 00 SEC W ALG SD WLY LN A DIST OF 125.90 FT; TH N 59 DEG 50 MIN 00 SEC E ALG SD WLY LN A DIST OF 50 FT TO THE INT WITH THE SLY LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1228 PG 2151 OF SD PR; TH N 64 DEG 08 MIN 00 SEC W ALG SD SLY LN AND THE SLY LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1620 PG 1238 OF SD PR A DIST OF 210 FT TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; TH CONT N 64 DEG 08 MIN 00 SEC W ALG SD SLY LN OF PARCEL IN OR BK 1620 PG 1238 A DIST OF 7 FT M/L TO THE INT WITH M/H/W/L OF AN EXISTING CANAL; TH SWLY ALG SD M/H/W/L A DIST OF 409 FT M/L TO THE INT WITH THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL SD POINT LYING S 29 DEG 04 MIN 51 SEC W A DIST OF 404.04 FT FROM SD POINT "A"; TH S 25 DEG 52 MIN 00 SEC W ALG SD SEAWALL FACE A DIST OF 19.60 FT; TH S 32 DEG 27 MIN 35 SEC W ALG SD SEAWALL FACE A DIST OF 16.93 FT; TH S 42 DEG 35 MIN 04 SEC E ALG SD SEAWALL FACE A DIST OF 32.86 FT; TH S 47 DEG 25 MIN 56 SEC W A SLG SD SEAWALL FACE A DIST OF 21.90 FT; TH N 42 DEG 35 MIN 04 SEC W ALG SD SEAWALL FACE A DIST OF 32.16 FT; TH S 44 DEG 53 MIN 47 SEC W ALG SD SEAWALL FACE A DIST OF 36.61 FT; TH S 56 DEG 01 MIN 26 SEC W ALG SD SEAWALL FACE A DIST OF 113 FT; TH S 35 DEG 27 MIN 54 SEC E ALG SD SEAWALL FACE AND SLY EXT THEREOF ALSO BEING THE WLY LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR 1140 PG 1899 OF SD PR A DIST OF 113.70 FT TO THE SW COR THEREOF; THS 20 DEG 17 MIN 40 SEC E A DIST OF 45.91 FT TO THE NW COR OF THAT CERTAIN PARCEL OF LAND AS DEC AND REC IN OR 1518 PG 4597 OF SD PR; TH S 88 DEG 22 MIN 40 SEC E ALG THE N LN OF SD CERTAIN PARCEL IN OR 1518 PG 4597 A DIST OF 180.39 FT TO THE NE COR THEREOF; TH S 14 DEG 36 MIN 56 SEC E ALG THE ELY LN OF SD CERTAIN PARCEL A DIST OF 276.80 FT TO THE SE COR THEREOF SD POINT ALSO BEING ON THE N R/W OF SD S.R. 684; TH S 89 DEG 19 MIN 00 SEC E ALG SD N R/W A DIST OF 215.14 FT TO THE POB. ALSO LESS O.R. 1767/1667 DESC AS FOL: ALL OF THE PROPERTY LYING NELY OF AN EXISTING CANAL LOCATED WITHIN BLK 87, AMENDED PLAT OF CORTEZ, ADD TO CORTEZ, (PB2/59), AND BOUNDED ON THE N BY THE NELY LN OF SD BLK 87, ON THE S BY THE WATERS OF SD CANAL, ON THE W BY THE SELY LN OF LOT 1, CORRECTED PLAT OF CIPRIANI'S FIRST SUB (PB1/91), AND ON THE E BY THE W LN OF THAT CERTAIN PARCEL OF LAND DESC IN DEED REC IN O.R. 226/395; BEING AND LYING IN THE N HALF OF SEC 3-355-16E; TOGETHER WITH ALL LITTORAL AND RIP RIGHTS THERETO APPERTAINING. [INSERT: DELETE "TOG WITH ALL RIGHTS IN AND TO THE SLY ONE-HALF OF THE VACATED R/W FOR 42ND AVE W LYING ADJACENT TO AND NLY OF THE AFORESAID PROP"] AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE CANAL (INCLUDING SUBMERGED LANDS THEREUNDER) LYING WITHIN BLK 87, AMENDED PLAT OF CORTEZ, ADD TO CORTEZ (PB 2/59), BUT NOT INCLUDING THE PORTIONS OF SD CANAL LYING WITHIN THOSE CERTAIN PROPERTIES IDENTIFIED AS FOL: PARCEL 2: BEG AT THE NE COR OF SE1/4 OF SEC 3-35-16; TH S 00 DEG 01 MIN 30 SEC E, ALG THE E LN OF SD SEC 3, 219.60 FT TO A PI WITH THE C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN 00 SEC W, ALG SD C/L & ALG THE TANGENT OF A CURVE TO THE LEFT, HAVING A RAD OF 1910.08 FT, A DIST OF 546.92 FT, TO THE PI OF SD TANGENT; TH N 89 DEG 37 MIN 00 SEC W, ALG THE TANGENT OF SD CURVE, 208.95 FT; TH N 00 DEG 23 MIN 00 SEC E, 39.2 FT TO A PT ON THE NLY R/W LN OF SD SR 684, THIS BEING THE POB; TH CONT N 00 DEG 23 MIN 00 SEC E, 623.34 FT TO A PI WITH THE NLY LN OF BLK 87 OF THE AMENDED PLAT OF CORTEZ ADD TO CORTEZ AS REC IN PB 2 PG 59; TH S 65 DEG 05 MIN 00 SEC E, ALG SD NLY LN OF BLK 87, 294.31 FT; TH S 11 DEG 50 MIN 00 SEC W, 534.26 FT TO A PI WITH SD NLY R/W LN OF SR 684; TH NW ALG A CURVE TO THE LEFT, HAVING A RAD OF 1960.08 FT & THROUGH A D/A OF 04 DEG 45 MIN 54 SEC, A DIST OF 163.01 FT TO THE POB, ALSO A 40 FT STRIP OF LAND DESC AS FOL: SITUATED & BEING IN SEC 3 & BEING FURTHER DESC AS FOL: COM AT THE NE COR OF THE SE1/4 OF SD SEC 3, THIS PT ALSO THE SE COR OF US GOVT LOT 1, IN SD SEC 3; TH S 00 DEG 01 MIN 30 SEC E, ALG THE E LN OF SD SEC 3, A DIST OF 164.50 FT TO THE NLY R/W LN OF CORTEZ RD (SR 684); TH N 65 DEG 12 MIN 00 SEC W, ALG SD NLY R/W LN, A DIST OF 110.25 FT TO A PC; TH CONT ALG SD NLY R/W LN, ON A 03 DEG 00 MIN 00 SEC, CURVE TO THE LEFT, HAVING A RAD OF 1959.88 FT, A DIST OF 426.34 FT TO THE ELY LN OF A 40 FT DRAINAGE EASMT AS REC IN (DB 268 P 405); FOR THE POB; TH CONT ALG SD 03 DEG 00 MIN 00 SEC CURVE A DIST OF 41.19 FT; TH N 11 DEG 50 MIN 00 SEC E, 534.26 FT TO A PI WITH THE NLY LN OF THE AMENDED PLAT OF CORTEZ ADD TO CORTEZ AS REC IN PB 2 PG 59; TH S 65 DEG 05 MIN 00 SEC E, ALG SD NLY LN OF BLK 87, A DIST OF 42.45 FT; TH S 11 DEG 50 MIN 00 SEC W, ALG SD ELY LN OF SD 40 FT DRAINAGE EASMT 525.85 FT TO THE POB; AND AS; BEG AT NE COR OF SE1/4 OF SEC 3-35-16, RUN S 0 DEG 01 MIN 30 SEC E 164.50 FT TO NLY R/W LN OF SRD 684; RUN N 65 DEG 12 MIN W ALG NLY R/W LN, 110.25 FT TO PT OF CURVE; CONT ALG NLY R/W LN, ON 3 DEG 00 MIN CURVE TO LEFT, HAVING A RADIUS OF 1959.88 FT, 426.34 FT TO ELY LN OF DR EASMT, LEAVING NLY R/W LN, N 11 DEG 50 MIN E, ALG ELY LN OF DR EASMT, 525.85 FT; S 65 DEG 05 MIN E, 436.26 FT TO E LN OF SEC 3; RUN S 0 DEG 01 MIN 30 SEC E ALG E LN OF SEC 3, A DIST OF 348.22 FT TO POB; AND AS; E 462 FT OF PROPERTY CONVEYED TO JACK



W FALTZ DB 180 P 169, BEING ALL PROP DESC IN REC DEED AFORESAID LYING E OF A N & S LN WHICH LN IS DESIGNATED AS; BEG AT SW COR OF LOT 2 FALTZ ADD PB 7 P 43, CONT N ALG W BDRY OF SD LOT 2 EXTENDED N TO INTERSEC N LN OF PROPERTY DESC IN DB 180 P 169 AFORESAID; ALSO CONVEYING HEREBY EASEMENTS & STREET PRIVILEGES RESERVED TO BROWN AS DEEDED IN DB 246 P 207, INCL LOTS 2 & 3 FALTZ ADD, LESS STATE R/W OFF S SAID LANDS BEING ALSO DESC AS FOLLOWS: COM AT THE SE COR OF GVMNT LOT 1 SEC 3; TH S 00 DEG 01 MIN 30 SEC E 219.6 FT TO THE C/L OF S.R.#684 (CORTEZ RD); TH N 65 DEG 12 MIN W ALG SD C/L AND TANGENT TO A CURVE TO THE LEFT A DIST OF 546.92 FT TO THE PI OF SD CURVE; TH CONT ON TANGENT TO SD CURVE AND ON C/L N 89 DEG 37 MIN W 838.97 FT; TH N 00 DEG 23 MIN E 50 N R/W/L OF SD S.R. #684 (CORTEZ RD) FOR A POB; TH CONT N 00 DEG 23 MIN E ALG THE W LN OF CIPRIANI'S SECOND SUBD AND THE SLY EXTENSION THEREOF (AS RECORDED IN P B 11 PG 72 PRMCF) A DIST OF 635 FT; TH N 89 DEG 37 MIN W ALG THE S LN OF SD CIPRIANI'S SECOND SUBD AND THE WLY EXTENSION THEREOF A DIST OF 462 FT; TH S 00 DEG 23 MIN W 635 FT TO THE AFOREMENTIONED N R/W/L OF S.R. #684 (CORTEZ RD); TH S 89 DEG 37 MIN E ALG SD N R/W/L 462 FT TO THE POB. (1278/2690) TOGETHER WITH O.R. 1536 PG 6855 DESC AS FOLLOWS: PART OF LOT 19 CIPRIANI'S SECOND SUB, A SUBD REC IN PLAT BOOK 11 PG 72 PRMCF, AND BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SE COR OF LOT 19; TH ALG THE ELY LN OF SD LOT 19 N 00 DEG 23 MIN 00 SEC E 8.53 FT TO THE SLY LN OF 42ND AVE DR W; TH ALG SD LN N 66 DEG 22 MIN 30 SEC W 20 FT; TH S 23 DEG 37 MIN 30 SEC W 17.87 FT TO THE SLY LN OF SD LOT 19; TH ALG THE SLY LN OF SD LOT 19 S 89 DEG 37 MIN 00 SEC E 25.43 FT TO THE POB. LESS O.R. 1536 PG 6859 DESC AS FOLLOWS: COM AT THE SE COR OF GVMNT LOT 1 SEC 3; TH S 00 DEG 01 MIN 30 SEC E 219.6 FT TO THE C/L OF S.R. #684 (CORTEZ RD); TH N 65 DEG 12 MIN W ALG SD C/L AND TANGENT TO A CURVE TO THE LEFT A DIST OF 546.92 FT TO THE PI OF SD CURVE; TH CONT ON TANGENT TO SD CURVE AND ON C/L N 89 DEG 37 MIN W 838.97 FT; TH N 00 DEG 23 MIN E 50 FT TO THE N R/W/L OF SD S.R. #684 (CORTEZ RD); TH CONT N 00 DEG 23 MIN E ALG THE W LN OF CIPRIANI'S SECOND SUB AND THE SLY EXT THEREOF (AS REC IN PB 11 PG 72 PRMCF), A DIST OF 635 FT; TH N 89 DEG 37 MIN W ALG THE S LN OF LOT 19 OF SD CIPRIANI'S SECOND SUB A DIST OF 217.40 FT TO THE SW COR OF SD LOT 19 CIPRIANI'S SECOND SUBD FOR A POB; TH S 84 DEG 10 MIN 55 SEC E 115.79 FT; TH N 23 DEG 37 MIN 30 SEC E 12 FT TO THE S LN OF AFORESAID LOT 19; TH ALG THE S LN OF SD LOT 19 N 89 DEG 37 MIN 00 SEC W 120.15 FT TO THE POB; AND AS: BEG AT THE SW COR OF LOT 1, FALTZ ADD TO CORTEZ, PB 7 PG 43, TH E ALG THE S BDRY LN OF SD LOT 1 A DIST OF 82.5 FT, TH N 660 FT, TH W 82.5 FT, TH S 660 FT TO A POB. THAT CERTAIN REAL PROPERTY DESC IN OR 1006 PGS 496 THRU 499 AS FOLLOWS: A STRIP OF LAND 33 FT WIDE FROM E TO W & 660 FT LONG FROM N TO S LYING TO THE W OF & ADJOINING THE FOLLOWING DESC PROPERTY TO WIT: BEG AT THE SW COR OF LOT 1 OF FALTZ ADD TO CORTEZ AS PER PLAT THEREOF, TH E ALG THE S BDRY LN OF SD LOT 1 A DIST OF 82.5 FT, TH N 660 FT, TH W 82.5 FT, TH S 660 FT TO THE POB. TOGETHER WITH THE FOLLOWING DESC PROPERTY: BEG 200 FT S OF THE NE COR OF THE 660 X 82.5 TRACT ABOVE MENTIONED, TH W 82.5 FT, TH S 33 FT, TH E 82.5 FT, TH N 33 FT TO A POB [INSERT "LESS R/W TO ST H/W"]; AND AS: BEG AT THE SE COR OF THE NE 1/4 OF SEC 3; TH S 00 DEG 01 MIN 30 SEC E, ALG THE E LN OF SEC 3, 219.60 FT TO THE INT OF SD LN & THE C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN 00 SEC W, ALG THE C/L OF SD SR 684 & THE TANGENT TO A CURVE TO THE LEFT, 546.92 FT TO THE P.I. OF SD CURVE; TH N 89 DEG 37 MIN 00 SEC W, ALG THE TANGENT TO SD CURVE, AND SD C/L, 1498.63 FT; TH N 00 DEG 23 MIN 00 SEC E, PERPENDICULAR TO SD C/L, 685 FT; TH S 89 DEG 37 MIN 00 SEC E, PAR TO SD C/L, 124 FT; TH N 00 DEG 23 MIN 00 SEC E, PERPENDICULAR TO SD C/L, 107.24 FT; TH N 64 DEG 26 MIN 00 SEC W, 183.34 FT, FOR A POB; TH CONT N 64 DEG 26 MIN 00 SEC W, 205 FT; TH N 25 DEG 34 MIN 00 SEC E, 268.27 FT; TH S 64 DEG 26 MIN 00 SEC E, 205 FT; TH S 25 DEG 34 MIN 00 SEC W, 268.27 FT, TO THE POB; AND AS: BEG AT SE COR OF NE 1/4 OF SEC 3; TH S 00 DEG 01 MIN 30 SEC E, ALG E LN OF SD SEC 3, 219.6 FT TO INTERSEC OF SD LN & C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN 00 SEC W, ALG SD C/L & THE TANGENT TO A CURVE TO THE LEFT, 546.92 FT TO THE P I OF SD CURVE; TH N 89 DEG 37 MIN 00 SEC W, ALG THE TANGENT OF SD CURVE & SD C/L, 1498.63 FT; TH N, PERPENDICULAR TO SD C/L, 685 FT; TH S 89 DEG 37 MIN 00 SEC E, PARALLEL TO SD C/L, 124 FT; TH N 00 DEG 23 MIN 00 SEC E, 107.24 FT; TH N 64 DEG 26 MIN 00 SEC W, 208.34 FT; TH N 25 DEG 34 MIN 00 SEC E, 125 FT FOR A POB; TH CONT N 25 DEG 34 MIN 00 SEC E, 143.27 FT; TH S 64 DEG 26 MIN 00 SEC E, 128.47 FT; TH S 01 DEG 45 MIN 40 SEC W, 156.6 FT; TH N 64 DEG 26 MIN 00 SEC W, 191.67 FT TO THE POB; AND AS: BEG AT SE COR OF NE 1/4 OF SEC 3; TH S 00 DEG 01 MIN 30 SEC E ALG E LN OF SD SEC 3, 219.6 FT TO INTERSEC OF SD LN & C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN W ALG SD C/L & THE TANGENT TO A CURVE TO THE LEFT 546.92 FT TO P I OF SD CURVE; TH N 89 DEG 37 MIN W ALG THE TANGENT TO SD CURVE & SD C/L 1498.63 FT; TH N 00 DEG 23 MIN E PERPENDICULAR TO SD C/L 685 FT; TH S 89 DEG 37 SEC E, PARALLEL TO SD C/L, 124 FT; TH N 00 DEG 23 MIN E, PERPENDICULAR TO SD C/L 107.24 FT FOR A POB; TH N 64 DEG 26 MIN W 183.34 FT; TH N 25 DEG 34 MIN E 125 FT; TH S 64 DEG 26 MIN E 166.67 FT; TH S 01 DEG 45 MIN 40 SEC W 136.62 FT; TH N 64 DEG 26 MIN W 38.42 FT TO THE POB; AND AS: COM AT A CONC MON MARKING THE THE NW COR OF THAT CERTAIN PARCEL IN OR 1377 PG 314; TH S 89 DEG 19 MIN 00 SEC E, ALG THE N LN OF SD CERTAIN PARCEL, A DIST OF 74 FT FOR A POB; TH N 00 DEG 41 MIN 00 SEC E, PERPENDICULAR TO SD N LN A DIST OF 74.93 FT; TH N 64 DEG 08 MIN 00 SEC W, PARALLEL TO THE SLY LN OF THAT CERTAIN PARCEL IN OR 1228 P 2151 AND 50 FT SWLY THEREFROM A DIST OF 125.90 FT TO THE INTERSEC WITH THE ELY LN OF A PRIVATE RD EASMT (124TH ST CT W); TH N 25 FT 52 MIN 00 SEC E, AGL SD ELY LN, A DIST OF 50 FT TO THE INTERSEC WITH THE SLY LN OF SD CERTAIN PARCEL IN OR 1228 P 2151; TH N 64 DEG 08 MIN 00 SEC E, ALG SD SLY LN A DIST OF 196.76 FT TO THE SE COR THEREOF; TH S 02 DEG 03 MIN 40 SEC W, ALG THE SLY EXTENSION OF THE ELY LN OF SD CERTAIN PARCEL IN OR 1228 P 2151, A DIST OF 90.14 FT TO THE INTERSEC WITH TH N LN OF SD CERTAIN PARCEL IN OR 1377 P 314; TH N 89 DEG 19 MIN 00 SEC W, ALG SD N LN, A DIST OF 83.23 FT TO THE POB, AND NOT INCLUDING THE PORTIONS OF SD CANAL LYING WITHIN OR NLY OF THAT CERTAIN PROPERTY IDENTIFIED AS: BEG AT SE COR OF NE 1/4 OF SEC 3-35-16; TH S 00 DEG 01 MIN 30 SEC E, 219.6 FT TO C/L OF SR 684 (CORTEZ RD); TH N 65 DEG 12 MIN W, ALG SD C/L & THE TANG OF A CURVE, TO THE LEFT, 546.92 FT TO PI OF SD CURVE; TH N 89 DEG 37 MIN W, 308.95 FT; TH N 00 DEG 23 MIN E, 47.22 FT TO NLY R/W LN OF SR 684 FOR A POB; TH CON N 00 DEG 23 MIN E, 99.87 FT; TH N 89 DEG 37 MIN W, 50 FT; TH N 00 DEG 23 MIN E, 140 FT, TH S 89 DEG 37 MIN E, 150 FT; TH N 00 DEG 23 MIN E, 210.68 FT; TH N 66 DEG 25 MIN 30 SEC W, 366.15 FT TO NE COR OF CIPRIANI SECOND SUB (PB 11 P 72); TH S 23 DEG 34 MIN 30 SEC W, 100 FT; TH S 15 DEG 57 MIN 30 SEC W, 50.44 FT; TH S 00 DEG 20 MIN W, 214.37 FT; TH N 89 DEG 37 MIN W, 100 FT; TH S 00 DEG 20 MIN W, 25 FT; TH S 89 DEG 37 MIN E, 100 FT; TH S 00 DEG 20 MIN W, 225 FT; TH S 89 DEG 37 MIN E, 10 FT; TH S 00 DEG 20 MIN W, 75 FT TO N R/W LN OF SR 684; TH S 89 DEG 37 MIN E, 174.74 FT TO THE PC OF A CURVE, CONCAVE TO THE S, HAVING A RADIUS OF 1960.08 FT; TH ELY, ALG SD N R/W 104.32 FT TO THE POB; TOGETHER WITH ALL LITTORAL AND RIP RIGHTS WITH RESPECT TO THE CANAL, BUT SUBJ TO THE LITTORAL AND RIP RIGHTS, IF ANY IN AND TO THE SD CANAL WHICH MAY ALSO BE VESTED IN THE RECORD OWNERS OF UPLANDS CONTIGUOUS TO SD CANAL, ALSO LESS PARCEL 1 AS DESC IN OR 2007 PG 5668 AS FOLLOWS: COM AT A 3/4" IRON PIPE MARKING THE NE COR OF LOT A, BLK 87 AMENDED PLAT OF CORTEZ ADD TO CORTEZ SUB, REC IN PB 2 PG 59; TH N 80 DEG 24 MIN 08 SEC W ALONG THE N LN OF SD LOT A, A DIST OF 43.16 FT FOR A POB; TH CONT N 89 DEG 24 MIN 08 SEC W ALONG SD N LN, A DIST OF 39.09 FT TO THE INTERSECTION WITH THE E LN OF PARCEL A OF THOSE CERTAIN PARCELS OF LAND, AS DESC IN OR 1476 PG 1861; TH N 07 DEG 26 MIN 15 SEC W ALONG THE E LN OF SD PARCEL A, A DIST OF 148.45 FT TO THE NW COR OF THAT CERTAIN PARCEL OF LAND, AS DESC IN OR 1518 PG 4597; TH S 21 DEG 33 MIN 15 SEC E ALONG THE WLY LN OF SD CERTAIN PARCEL IN OR 1518 PG 4597, A DIST OF 158.71 FT TO THE POB PI#76080.0004/9

2021 FINAL CERTIFIED VALUES			
	County	School	IndSpcDist Municipality
Land Value:	89	89	89
Improvement Value:	0	0	0
Total Market Value:	89	89	89

2022 SPECIAL ASSESSMENTS	
FD01 WEST MANATEE FIRE & RESCUE DISTRICT	0.00
PROPERTY APPRAISER INSPECTIONS	
07/21/2020 MBH INSPECTION BY IMAGE TECHNOLOGY 5 YEAR STATUTORY REVIEW	

LAND INFORMATION														
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	----- Frontage -----				Influences	Zoning
									Actual	Effect	Depth	Table		
1	A	911	No	0%	7,745	0	500	89				1.0		PD-W
	Ineligible for 10% Cap:													
	Eligible for 10% Cap Next Year:													
	Eligible for 10% Cap This Year:													
	10% Cap Savings:													
	Ineligible for SOH Cap:													
	Eligible for SOH Cap Next Year:													
	Eligible for SOH Cap This Year:													
	SOH Cap Savings:													
	Assessed Value:													
	Exempt Value:													
	Taxable Value:													

EXHIBIT C

3
CONSIDERATION \$ 10.00
DOC TAX \$ 1.70
RECORD \$ 27.00

PARCEL ID NO.: None

Prepared by and return to:
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Michele B. Grimes, Esq.

QUIT CLAIM DEED

THIS INDENTURE, made March 15, 2016, by and between HUNTERS HILL, INC., a Florida corporation, hereinafter referred to as Grantor, whose post office address is P.O. Box 447, Cortez, Florida 34215 and FLORIDA LAND ENTERPRISES, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2901 Manatee Avenue West, Suite 101, Bradenton, FL 34205.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantor in and to the following described property situate in Manatee County Florida:

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

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

HUNTERS HILL, INC., a Florida corporation

By: [Signature]
Christopher Ayre, President

[Signature]
Witness Name: Darlene P Rankin

[Signature]
Witness Name: Jocelyn Hartigan

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of February, 2016 by Christopher Ayre, as President of HUNTERS HILL, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed
Name: _____

My Commission
Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

ALL OF THE PROPERTY LYING NORTHEASTERLY OF AN EXISTING CANAL LOCATED WITHIN BLOCK 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BOUNDED ON THE NORTH BY THE NORTHEASTERLY LINE OF SAID BLOCK 87, ON THE SOUTH BY THE WATERS OF SAID CANAL, ON THE WEST BY THE SOUTHEASTERLY LINE OF LOT 1, CORRECTED PLAT OF CIPRIANI'S FIRST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 91, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ON THE EAST BY THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 395, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING AND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHTS IN AND TO THE SOUTHERLY ONE-HALF OF THE VACATED RIGHT OF WAY FOR 42ND AVENUE WEST, LYING ADJACENT TO AND NORTHERLY OF THE AFORESAID PROPERTY.

AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE CANAL (INCLUDING THE SUBMERGED LANDS THEREUNDER) LYING WITHIN BLOCK 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BUT NOT INCLUDING THE PORTIONS OF SAID CANAL LYING WITHIN THOSE CERTAIN PROPERTIES IDENTIFIED AS PARCEL NOS. 76157.0005, 76153.0005, 76167.0005, 76171.0000, 76084.0500, 76084.1000, 76084.0005, 76084.0050 IN THE MANATEE COUNTY PROPERTY APPRAISER'S RECORDS AS OF THE DATE HEREOF, AND NOT INCLUDING THE PORTIONS OF SAID CANAL LYING WITHIN OR NORTHERLY OF THAT CERTAIN PROPERTY IDENTIFIED AS PARCEL NO. 76080.1005 IN MANATEE COUNTY PROPERTY APPRAISER'S RECORDS AS OF THE DATE HEREOF.

EXHIBIT D

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on November 14, 2016, for FLORIDA LAND ENTERPRISES, INC. changing its name to CORTEZ ROAD INVESTMENTS AND FINANCE, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is P15000098959.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Sixth day of February, 2017



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State

11/17/2016 11:11 FAX

002/002

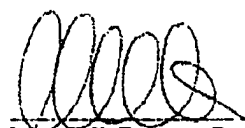
H16000278950 3

**ARTICLES OF AMENDMENT
OF
FLORIDA LAND ENTERPRISES, INC.**

FILED
2016 NOV 14 AM 10:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. Pursuant to Florida Statutes Sections 607.1003 and 607.1006, Article 1 of the Articles of Incorporation of the above-referenced Corporation is hereby amended to change the name of this Corporation to Cortez Road Investments and Finance, Inc., and the old corporate name shall be replaced with the new name throughout the Articles of Incorporation of this Corporation.
2. The foregoing amendment was adopted as of October 28, 2016, by written unanimous consent of all of the Directors and Shareholders entitled to vote on the amendment, in accordance with Florida Statutes Sections 607.0704 and 607.0821.
3. These Articles of Amendment shall be effective on the date of filing by the Secretary of Florida State.
4. The amendment does not provide for an exchange, reclassification, or cancellation of stock.
5. The Secretary of State is hereby requested to approve and file these Articles of Amendment in accordance with Chapter 607, Florida Statutes.

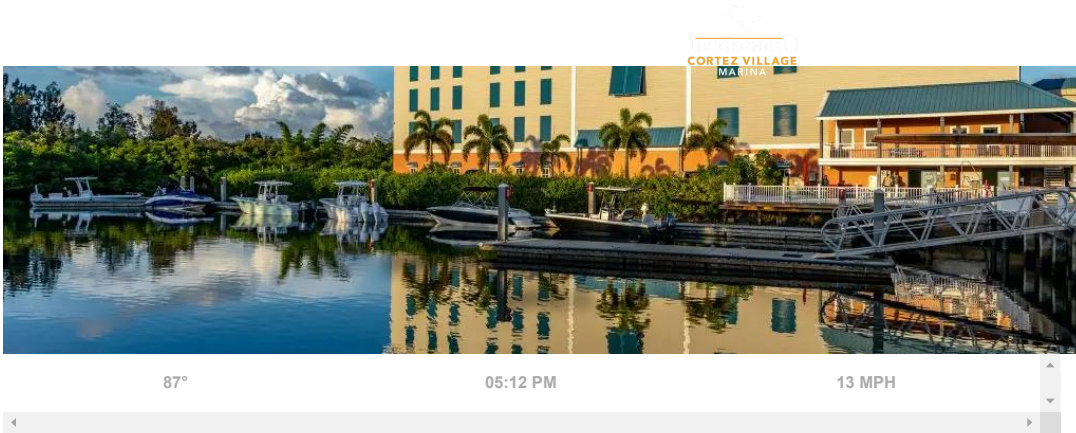
IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment as of October 28, 2016.



Marshall Gobuty, President

H16000278950 3

EXHIBIT E



87°

05:12 PM

13 MPH

WELCOME TO CORTEZ VILLAGE MARINA

DEEP-WATER ACCESS TO THE GULF OF MEXICO

At Cortez Village Marina, we know you deserve exceptional service and easy access to the water! Conveniently located to Bradenton, Sarasota, and the Tampa/St. Petersburg area, our marina offers deep-water access to the Gulf of Mexico. The marina is nestled between Anna Maria Island and Longboat Key in the historic village of Cortez. We offer dry storage slips with valet boat service, wet slips with lifts, an on-site service department, a fuel dock, and a boat brokerage.



QUICK FACTS

10 Wet Slips

36' Overall Vessel Length

343 Dry Stack Slips

38' Dry Stack Storage Length





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**CORTEZ VILLAGE AMENITIES**

Loggerhead Marinas offer boaters first-class marina and boat storage facilities paired with superior marina amenities, including:

  
Service Department

  
Picnic Area/Grill

  
Private Restrooms / Showers

  
Hurricane Storage

  
Boat Lifts

  
Dry Storage

  
WiFi

  
Pump-out Service

  
Wet Slips



**CORTEZ VILLAGE MARINA**

12160 Cortez Rd., Cortez, FL 34215

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941-795-3625

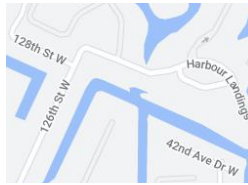
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8:00am-5:00pm Sun-Sat

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cortezvillage@equitylifestyle.com

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**THE LOGGERHEAD MARINAS LIFESTYLE**

First Name \*

Last Name \*

Email \*

Phone

Vessel Length



What service are you interested in?

**SUBMIT**



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# EXHIBIT F

Return To:  
Susan Martin  
Nason Yeager Gerson Harris and Fumero  
750 Park of Commerce Blvd. suite 210  
Boca Raton, Fl. 33487

Parcel Control Numbers: 7608000209

### **NOTICE OF NO ACCESS RIGHTS**

CORTEZ ROAD INVESTMENTS AND FINANCE, INC. a Florida corporation ("Cortez"), hereby provides public record notification as to the following:

1. Cortez is the fee simple owner of that certain canal and submerged land located in Manatee County, Florida, all as more particularly depicted and described within the legal exhibit attached **Exhibit A** ("Property").

2. Cortez, as the fee simple owner of the private canal located on the Property, is neither required to permit third parties to use nor required to grant any right of ingress, egress or access to third-parties over and across the Property as a means to access navigable waters (such as, but not limited to, Intracoastal Waterway).

3. Cortez, in the interest of protecting its right, title and interest in and to the canal and submerged land within the Property, and otherwise to discourage any continued past, present and/or future unpermitted and potentially illegal access and/or trespass over and across the canal and submerged land within the Property by third-parties, has determined that it is in its best interest to record this Notice of No Access Rights in the Official Records of Manatee County, Florida ("**Official Records**") for the purpose of providing public record notification as to the following (the following being sometimes referred to as a "**Lack Of Access Right**"):

**PUBLIC RECORD NOTICE IS HEREBY GIVEN THAT CORTEZ HAS NOT GRANTED ANY RIGHT AND/OR INTEREST (INCLUDING, WITHOUT LIMITATION, ANY EASEMENT), OR OTHERWISE PROVIDED ANY CONSENT, TO, OR OTHERWISE FOR THE BENEFIT OF, THE PUBLIC OR THIRD PARTIES TO USE, TRANSVERSE OR OTHERWISE ACCESS THE CANAL AND PRIVATE CANAL AND SUBMERGED LAND THAT CONSTITUTES THE PROPERTY FOR ANY PURPOSE (INCLUDING, WITHOUT LIMITATION, THE PURPOSE OF BOATING OR ACCESSING NAVIGABLE WATERS).**

4. This Notice of No Access Rights may only be removed and terminated by Cortez, or any successor owner of the Property, in its sole and absolute discretion, by the filing of a Notice of Cancellation in the Official Records evidencing such removal and termination.

5. All persons utilizing the canal are called upon to take due notice of this Notice of No Access Rights, it being the intention of Cortez to expressly prohibit any third party from exercising any ingress, egress and/or access rights over and across the Property without the prior written consent of Cortez.

6. Nothing contained in this Notice of No Access Rights shall be construed or otherwise implied as (a) any warranty, representation and/or guaranty made by, or on behalf of, Cortez as to title or ownership of the Notice Property, as all such title and ownership information was obtained by Cortez from both the Official Records and the Manatee County Property Appraiser, (b) any warranty, representation and/or guaranty made by, or otherwise on behalf of, Cortez as to whether Cortez will grant any such ingress, egress and/or access rights over and across the Property and/or (c) any requirement of Cortez to actually grant any such ingress, egress and/or access rights over and across the Property.

**[SIGNATURE PAGE FOLLOWS]**



**EXHIBIT "A"**  
(attached hereto)

**BK 2611 PG 5810 Doc Stamps \$0.70 Dkt#3489527 (1 of 3)**

3  
CONSIDERATION \$ 10.00  
DOC TAX \$ 1.70  
RECORD \$ 27.00

PARCEL ID NO.: None

Prepared by and return to:  
Williams Parker Harrison Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: Michele B. Grimes, Esq.

#### QUIT CLAIM DEED

THIS INDENTURE, made March 15, 2016, by and between HUNTERS HILL, INC., a Florida corporation, hereinafter referred to as Grantor, whose post office address is P.O. Box 447, Cortez, Florida 34215 and FLORIDA LAND ENTERPRISES, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2901 Manatee Avenue West, Suite 101, Bradenton, FL 34205.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantor in and to the following described property situate in Manatee County Florida:

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

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

**BK 2611 PG 5811 (2 of 3)**

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

Darlene P Rankin  
Witness Name: Darlene P Rankin

Joelyn Hartigan  
Witness Name: Joelyn Hartigan

HUNTERS HILL, INC., a Florida corporation.

By: Christopher Ayre  
Christopher Ayre, President

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF SARASOTA

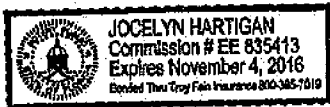
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of February, 2016 by Christopher Ayre, as President of HUNTERS HILL, INC., a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Joelyn Hartigan  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





**BK 2611 PG 5812 Filed & Recorded 3/18/16 1:49:27 PM**  
**ANGELINA COLONNESO Clerk of Circuit Court Manatee County FL. (3 of 3)**

EXHIBIT "A"  
LEGAL DESCRIPTION

ALL OF THE PROPERTY LYING NORTHEASTERLY OF AN EXISTING CANAL LOCATED WITHIN BLOCK 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BOUNDED ON THE NORTH BY THE NORTHEASTERLY LINE OF SAID BLOCK 87, ON THE SOUTH BY THE WATERS OF SAID CANAL, ON THE WEST BY THE SOUTHEASTERLY LINE OF LOT 1, CORRECTED PLAT OF CIPRIANI'S FIRST SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 91, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ON THE EAST BY THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 395, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING AND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH ALL RIGHTS IN AND TO THE SOUTHERLY ONE-HALF OF THE VACATED RIGHT OF WAY FOR 42<sup>ND</sup> AVENUE WEST, LYING ADJACENT TO AND NORTHERLY OF THE AFORESAID PROPERTY.

AND ALL OF THE RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO THE CANAL (INCLUDING THE SUBMERGED LANDS THEREUNDER) LYING WITHIN BLOCK 87, AMENDED PLAT OF CORTEZ, ADDITION TO CORTEZ, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 59, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BUT NOT INCLUDING THE PORTIONS OF SAID CANAL LYING WITHIN THOSE CERTAIN PROPERTIES IDENTIFIED AS PARCEL NOS. 76157.0005, 76153.0005, 76167.0005, 76171.0000, 76084.0500, 76084.1000, 76084.0005, 76084.0050 IN THE MANATEE COUNTY PROPERTY APPRAISER'S RECORDS AS OF THE DATE HEREOF, AND NOT INCLUDING THE PORTIONS OF SAID CANAL LYING WITHIN OR NORTHERLY OF THAT CERTAIN PROPERTY IDENTIFIED AS PARCEL NO. 76080.1005 IN MANATEE COUNTY PROPERTY APPRAISER'S RECORDS AS OF THE DATE HEREOF.