

**DECLARATION OF MAINTENANCE RESPONSIBILITIES**

**WHEREAS, BORDER ROAD INVESTMENTS, LLC, VISTERA ASSOCIATES, LLC, and BLACKHAWK CAPITAL MANAGEMENT, LLC, all Florida limited liability companies; WOOLRIDGE INVESTMENT, L.L.C., a Delaware limited liability company; and FRANK CASSATA (collectively hereinafter referred to as "Owner") are the owners of the real property within the city limits of Venice, Florida, known and identified as "VISTERA, PHASE 1," on the following described real property, hereinafter referred to as the "Property":**

**SEE EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN**

**WHEREAS, VISTERA ASSOCIATES, LLC, a Florida limited liability company, hereinafter referred to as "Developer," is developing the Property and desires to have its plat/site plan approved and to have the City of Venice undertake certain responsibilities with respect to said development.**

**WHEREAS, the Developer and City have agreed that certain roads and drainage facilities shall be owned, operated and maintained, at no expense to the City of Venice, after completion of construction.**

**WHEREAS, the LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and City of Venice, Florida, Ordinance No.2020-13 (the "CDD") is the legal entity designated by Developer to serve as the perpetual maintenance entity to own, operate and maintain the roads and drainage facilities pursuant to Chapter 190, Florida Statutes, and the rules, regulations and ordinances established by the CDD.**

**NOW THEREFORE, the CDD agrees that upon completion of the construction of the roads and drainage facilities by Developer and/or CDD, the CDD shall maintain and repair to applicable City specifications those roads and drainage facilities located on the Property, the legal description of which is set forth on Exhibit "A" hereto and incorporated herein, and as further evidenced by Exhibit "B," attached hereto and incorporated herein.**

This Agreement shall run with the land described above and shall insure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 15 day of SEPTEMBER, 2022.

**IN WITNESS WHEREOF, the Owner, Developer and CDD have caused these presents to be executed in their names, and their corporate seals to be hereunto affixed, by their proper officers thereunto duly authorized, the date and year first written above.**

(SIGNATURE PAGES TO FOLLOW)

**OWNER:**

BORDER ROAD INVESTMENTS, LLC, VISTERA ASSOCIATES, LLC, and BLACKHAWK CAPITAL MANAGEMENT, LLC, all Florida limited liability companies; and WOOLRIDGE INVESTMENT, L.L.C., a Delaware limited liability company

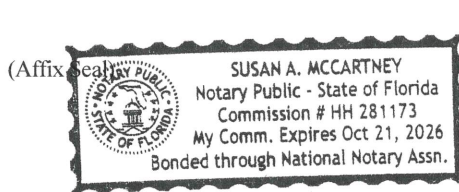
Witness  
[Signature]  
Print Name of Witness  
Thomas J. Parasey

By: [Signature]  
John Neal, as Manager to all Companies

Witness  
[Signature]  
Print Name of Witness  
**D. David Goben**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this 14 day of SEPTEMBER, 2022, by John Neal, as Manager of Border Road Investments, LLC, Vistera Associates, LLC, and Blackhawk Capital Management, LLC, all Florida limited liability companies, and as Manager of Woolridge Investment, L.L.C., a Delaware limited liability company, on behalf of the Companies, (  ) who is personally known to me, or (  ) who has produced \_\_\_\_\_ as identification.



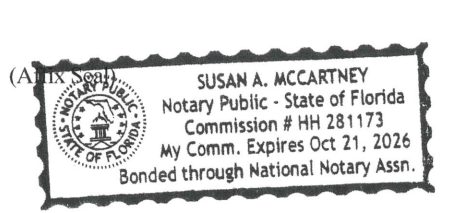
[Signature]  
Signature of Notary Public  
Print Notary Name: Susan A. McCartney  
NOTARY PUBLIC STATE OF FLORIDA  
Commission No. \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

Witness  
[Signature]  
Print Name of Witness  
Thomas J. Parasey  
Witness  
[Signature]  
Print Name of Witness  
ANDY RICHARDSON

[Signature]  
Frank Cassata

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this 15 day of SEPTEMBER, 2022, by Frank Cassata, (  ) who is personally known to me, or (  ) who has produced \_\_\_\_\_ as identification.



[Signature]  
Signature of Notary Public  
Print Notary Name: Susan A. McCartney  
NOTARY PUBLIC STATE OF FLORIDA  
Commission No. \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

**DEVELOPER:**

VISTERA ASSOCIATES, LLC, a Florida limited liability company

Witness

Print Name of Witness

Witness

Print Name of Witness

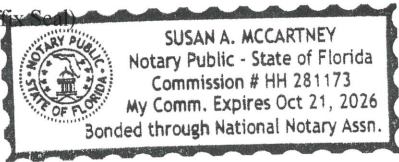
By:

John Neal, as Manager

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 14 day of SEPTEMBER, 2022, by John Neal, as Manager of Vistera Associates, LLC, a Florida limited liability company on behalf of the Company, () who is personally known to me, or () who has produced as identification.

(Affixed)



Susan A. McCartney  
Signature of Notary Public  
Print Notary Name: Susan A. McCartney  
NOTARY PUBLIC STATE OF FLORIDA  
Commission No. \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

CDD:

Attest:

*[Handwritten Signature]*  
\_\_\_\_\_  
Print Name  
Title: Asst. Secretary

**LAUREL ROAD COMMUNITY DEVELOPMENT DISTRICT**

By: *[Handwritten Signature]*  
\_\_\_\_\_  
Print Name  
*Pete Williams*

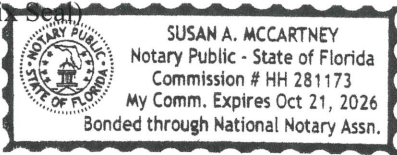
Its: *Chairman*

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 14 day of SEPTEMBER, 2022, by PETE WILLIAMS as Chairman of the Laurel Road Community Development District, a local unit of special purpose government, on behalf of the District, () who is personally known to me, or () who has produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Notary Public  
Print Notary Name: Susan A. McCartney

(Affix Seal)



NOTARY PUBLIC STATE OF FLORIDA  
Commission No. \_\_\_\_\_  
Expiration Date: \_\_\_\_\_

**EXHIBIT "A"**

LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SECTION 34, SOUTH 00°16'17" EAST, 12.00 FEET TO THE SOUTH EDGE OF LAUREL ROAD RIGHT-OF-WAY PER OFFICIAL RECORD INSTRUMENT NUMBER 2019041854; THENCE ALONG SAID SOUTH LINE SOUTH 89°21'08" EAST, 1359.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;

THENCE ALONG SAID EAST LINE SOUTH 00°01'38" WEST, 4490.99 FEET, ALSO BEING THE WEST LINE OF ARIA SUBDIVISION AS RECORDED IN PLAT BOOK 52, PAGE 428 OF THE SARASOTA COUNTY RECORDS, TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2014063436 OF THE SARASOTA COUNTY RECORDS;

THENCE ALONG THE NORTH LINE OF LAST SAID PARCEL NORTH 89°41'24" WEST, 332.66 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST LINE OF LAST SAID PARCEL SOUTH 00°01'38" WEST, 556.49 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2006171348 OF THE SARASOTA COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF LAST SAID PARCEL THE FOLLOWING TEN (10) COURSES:

1. SOUTH 89°56'02" WEST, 19.93 FEET;
2. SOUTH 35°54'54" WEST, 63.59 FEET;
3. SOUTH 82°00'08" WEST, 62.67 FEET;
4. SOUTH 07°59'52" EAST, 16.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET AND WHOSE CHORD BEARS SOUTH 37°00'08" WEST, 35.36 FEET;
5. SOUTHWESTERLY 39.27 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"
6. SOUTH 82°00'08" WEST, 46.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS NORTH 53°04'49" WEST, 70.61 FEET;
7. NORTHWESTERLY 78.40 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'09";
8. SOUTH 84°46'18" WEST, 33.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET AND WHOSE CHORD BEARS SOUTH 02°37'51" EAST, 45.31 FEET;
9. SOUTHERLY 45.33 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 5°11'38";
10. SOUTH 00°02'04" EAST, 20.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BORDER ROAD AS DESCRIBED IN CORPORATE WARRANTY DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2004032618 OF THE SARASOTA COUNTY RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°51'20" WEST, 84.15 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2006171348 OF THE SARASOTA COUNTY RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND WHOSE CHORD BEARS NORTH 13°09'08" EAST, 48.12 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF LAST SAID PARCEL THE FOLLOWING TWELVE (12) COURSES:

1. NORTHERLY 48.21 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'23" TO A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND WHOSE CHORD BEARS NORTH 00°42'37" WEST, 112.33 FEET;
2. NORTHERLY 114.36 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 37°26'26" TO A COMPOUND CURVE TO THE LEFT, HAVING RADIUS OF 450.00 FEET AND WHOSE CHORD BEARS NORTH 19°42'05" WEST, 26.56 FEET;
3. NORTHERLY 26.57 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'58"
4. SOUTH 56°06'22" WEST, 84.65 FEET;
5. SOUTH 67°00'06" WEST, 73.00 FEET;
6. SOUTH 72°29'13" WEST, 128.96 FEET;
7. SOUTH 79°00'06" WEST, 73.00 FEET;

8. NORTH 74°59'54" WEST, 39.68 FEET;  
 9. SOUTH 81°51'50" WEST, 84.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET AND WHOSE CHORD BEARS NORTH 58°51'27" WEST, 202.59 FEET;  
 10. NORTHWESTERLY 219.37 ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 78°33'26";  
 11. SOUTH 89°43'52" WEST, 20.00 FEET;  
 12. SOUTH 00°16'17" EAST, 160.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BORDER ROAD AS DESCRIBED IN CORPORATE WARRANTY DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2004206575 OF THE SARASOTA COUNTY RECORDS;  
 THENCE ALONG THE NORTHERLY LINE OF LAST SAID RIGHT-OF-WAY NORTH 89°57'39" WEST, 85.40 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY;  
 THENCE ALONG THE WESTERLY LINE OF LAST SAID RIGHT-OF-WAY SOUTH 00°16'17" EAST, 2.67 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BORDER ROAD;  
 THENCE ALONG LAST SAID RIGHT-OF-WAY NORTH 89°40'37" WEST, 199.29 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 93 (I-75), FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 17075-2406;  
 THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 93 (I-75) THE FOLLOWING THREE (3) COURSES:  
 1. NORTH 80°13'23" WEST, 304.39 FEET;  
 2. NORTH 89°44'34" WEST, 325.83 FEET;  
 3. NORTH 35°02'06" WEST, 2115.98 FEET TO THE SOUTHERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED AS OFFICIAL RECORDS BOOK 2359, PAGE 2069 OF THE SARASOTA COUNTY RECORDS;  
 THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL THE FOLLOWING THREE (3) COURSES:  
 1. NORTH 54°57'36" EAST, 1091.03 FEET;  
 2. NORTH 00°51'10" WEST, 1476.95 FEET;  
 3. NORTH 89°29'31" WEST, 104.65 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED AS OFFICIAL RECORDS BOOK 2967, PAGE 410 OF THE SARASOTA COUNTY RECORDS;  
 THENCE NORTH 00°50'48" WEST, 1327.01 FEET, ALONG THE EAST LINE OF LAST SAID PARCEL AND CONTINUE ALONG THE EAST LINE OF A PARCEL OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2019059783 OF THE SARASOTA COUNTY RECORDS, TO THE SOUTH EDGE OF LAUREL ROAD RIGHT-OF-WAY PER OFFICIAL RECORD INSTRUMENT NO. 2019041854 OF THE SARASOTA COUNTY RECORDS;  
 THENCE ALONG SAID SOUTH LINE SOUTH 89°21'29" EAST, 651.20 FEET TO THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN CERTIFICATE OF TITLE AS OFFICIAL RECORDS INSTRUMENT NO. 2011150199 OF THE SARASOTA COUNTY RECORDS;;  
 THENCE SOUTH 00°50'48" EAST, 1325.49 FEET ALONG THE WEST LINE OF LAST SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL;  
 THENCE SOUTH 89°29'31" EAST, 689.08 FEET ALONG THE SOUTH LINE OF LAST SAID PARCEL AND CONTINUING ALONG THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN QUIT CLAIM DEED AS OFFICIAL RECORDS INSTRUMENT NO. 2003230559 OF THE SARASOTA COUNTY RECORDS, TO THE SOUTHEAST CORNER OF LAST SAID PARCEL;  
 THENCE ALONG THE EAST LINE OF LAST SAID PARCEL AND BEING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, NORTH 00°16'17" WEST, 1323.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,036,901 SQUARE FEET OR 299.286 ACRES, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION IS BASED UPON A BOUNDARY SURVEY PREPARED BY KING ENGINEERING ASSOCIATES, INC., DATED 10/10/2018 AND FURNISHED TO A M ENGINEERING, LLC.

**LESS AND EXCEPT THE FOLLOWING: TRACTS 300 – 303 AND 400 – 402, OF VISTERA, PHASE 1, PER PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Exhibit "B"

