

Exhibit

D

PRE-ANNEXATION AGREEMENT

This agreement is made this 13th day of September, 2005, by and between the CITY OF VENICE, FLORIDA, a municipal corporation (hereinafter referred to as "City") and JAMES L. RITCHEY, AS TRUSTEE under Deed dated January 6, 2003 recorded in Official Records as Instrument Number 2003003323, Public Records of Sarasota County, Florida (hereinafter referred to as "Owner").

WHEREAS, the Owner owns a parcel of land comprising approximately 394.69 acres (hereinafter referred to as the "Subject Property") located in Sarasota County, Florida which is more particularly described by the legal description attached hereto as Exhibit "A"; and

WHEREAS, the Owner has filed an annexation petition pursuant to Section 171.044, Florida Statutes, seeking to voluntarily annex and include the Subject Property within the corporate limits of the City; and

WHEREAS, the Owner has agreed to certain terms and conditions required by the City in order to gain approval of said petition and to adopt an ordinance annexing the Subject Property into the City; and

WHEREAS, the City has determined that in the event the Subject Property is annexed into the City, it would best serve the public interest to be annexed subject to the terms and conditions contained herein.

NOW, THEREFORE, for and in consideration of the terms, conditions, and mutual covenants contained herein, the City and Owner agree as follows:

1. CONDITION PRECEDENT. This agreement shall not be binding or enforceable by either party unless and until the City duly adopts an ordinance annexing the Subject Property into the corporate limits of the City.

Return To: City of Venice

2. ZONING. The Subject Property is currently zoned by Sarasota County as PCD and OUE-1. The Owner shall petition the City to rezone the Subject Property to a district or districts under the Venice Zoning Code within one (1) year of the City's adoption of an ordinance annexing the property into the corporate limits of the City. No development orders shall be granted until the Subject Property is so rezoned. Following annexation, the Subject Property shall be subject to all codes, laws, ordinances, and regulations in force within the City.
3. CONCURRENCY EVALUATION NOT MADE; NO RELIANCE OR VESTED RIGHT. Nothing contained in this agreement and no review of the impacts of the proposed development of the Subject Property upon public facilities and services which has occurred in the process of reviewing this annexation or in negotiating this pre-annexation agreement shall be considered a determination that adequate public facilities will be available concurrent with the impacts of development of the Subject Property. The Owner acknowledges and agrees that any such review of the impacts of development of the Subject Property shall offer no basis upon which the Owner may rely or upon which the Owner can assert that a vested property right has been created. It is specifically understood and agreed that a determination that adequate public facilities and services are available concurrent with the impacts of any proposed development must be made before any development order is granted in connection with the Subject Property.
4. EXTENSION OF WATER UTILITY LINES. The Owner shall construct and pay the cost of extending and sizing all offsite and onsite water utility lines adequate to serve the Subject Property as determined by the Utilities Manager and the City Engineer. All such work shall be performed in accordance with plans and specifications approved by the Utilities Manager and the City Engineer. Fire flows shall be determined by the Fire Chief

with the joint cooperation of the Utilities Manager and City Engineer. Owner shall convey all such water lines to the City together with such easements as may be required for access to and maintenance of said lines and appurtenances. Utilities conveyed to the City shall be accepted for maintenance in accordance with all applicable City codes and policies which shall be applied to both onsite and offsite utility improvements.

5. WATER UTILITY CHARGES. The Owner shall pay all water utility rates, fees, and charges, including any capital charges such as water plant capacity charges, as determined by the City Code of Ordinances in effect at the time a building permit is issued for improvements that will be connected to the City's water utility system.
6. EXTENSION OF SEWER UTILITY LINES. The Owner shall construct and pay the cost of extending and sizing all offsite and onsite sewer utility lines adequate to serve the Subject Property as determined by the Utilities Manager and the City Engineer. All such work shall be performed in accordance with plans and specifications approved by the Utilities Manager and the City Engineer.
7. SEWER UTILITY SERVICE. Sewer utility service to the Subject Property shall be by agreement between Sarasota County and the Owner.
8. DEVELOPMENT CONTRIBUTION NECESSARY TO MITIGATE THE IMPACTS OF DEVELOPMENT.

A. EXTRAORDINARY MITIGATION FEE EXTRACTION: In order to mitigate the impacts of the proposed development upon the City, the Owner shall pay at the time of issuance of a Certificate of Occupancy an extraordinary mitigation fee, in the amount of \$1,695.00 per equivalent dwelling unit ("EDU"). The extraordinary mitigation fee shall be adjusted each fiscal year by an amount based on the fluctuations of the Consumer Price Index, subject to certain limitations and

requirements as set forth in Exhibit "B" to this agreement. For purposes of this agreement, the definition of equivalent dwelling unit is the same as the definition contained within the City Comprehensive Plan.

B. DEDICATION OF JACARANDA BOULEVARD RIGHT-OF-WAY: Sarasota County intends to extend Jacaranda Boulevard over and across the Subject Property. In order to facilitate this road extension, the Owner agrees to convey to the City or its designee a right-of-way corridor over and across the Subject Property. Said right-of-way corridor shall be at least 120 feet in width and not exceed 200 feet in width. In any event, the ultimate width of the corridor may vary based upon the design criteria for the road cross section. Engineering and design work for the road extension have not been completed and therefore the final alignment has not been determined. Final alignment shall be determined at the time of site and development plan approval or preliminary plat approval, whichever comes first. Once the final alignment is determined, the Owner shall convey the right-of-way corridor to the City or its designee by warranty deed within 120 days of notice from the City. This stipulation does not supersede any Sarasota County requirements for the assessment, collection or crediting of transportation impact fees.

C. DEDICATION OF LAUREL ROAD RIGHT-OF-WAY: In order to facilitate improvements to Laurel Road, the Owner agrees to convey to the City or its designee an 80 foot wide right-of-way adjacent to the Subject Property's northern boundary line. This dedication shall only be applicable westward of the alignment of the proposed intersection of the proposed Jacaranda Boulevard extension and Laurel Road. Dedication shall not be required until site and development plan approval or preliminary plat approval, whichever occurs first. Said conveyance shall be

accomplished by a warranty deed executed and delivered to the City or its designee within 120 days of notice from the City.

D. WATER WELL SITE: Subject to the approval of Owner as to location, Owner shall provide the City one (1) 25' x 25' potable water well site on the Subject Property. Prior to the installation of the well, the Owner and City shall mutually agree on the location of the well site. The Owner shall not require the City to pay for the land used for said well site or charge the City for the water withdrawn from the well. The City shall be responsible for all costs associated with the installation of the well and raw water transmission mains. The Owner shall convey to the City all easements reasonably necessary to construct and maintain said well site and transmission lines.

9. AMBIANCE AND COMMUNITY STANDARDS. The Owner is encouraged to develop the Subject Property similar to the original city plan by John Nolen. The City recognizes, however, that environmental and stormwater considerations may impact the ability to fully authorize such design features. The building styles shall be similar to Northern Italian Renaissance, Mediterranean and/or Caribbean as determined through the City development review and approval process.
10. SARASOTA COUNTY IMPACT FEES. The City has permitted Sarasota County to collect library, park, school and road impact fees within the City. Development of the Subject Property shall be subject to such impact fees and may also become subject to additional impact fees adopted by Sarasota County or the City in the future.
11. TRAFFIC STUDY. The Owner agrees to provide the City with a traffic study in accordance with the City's concurrency management regulations. The Owner shall pay the cost of any needed improvements identified by the traffic study or as reasonably

determined by the City.

12. ATTORNEY FEE REIMBURSEMENT. The Owner shall reimburse the City all monies paid by the City to the City Attorney for services rendered concerning this annexation and all related matters.
13. INDEMNITY. It is agreed that if the City shall accept and include the lands of Owner for inclusion within its corporate limits pursuant to the petition for annexation, the Owner shall and will indemnify and save the City harmless from all costs, including reasonable attorneys' fees, that may be incurred by it in defending any and all litigation involving the validity of such annexation proceedings.

The Owner further covenants and agrees to and with the City that if the contemplated annexation shall ultimately be held invalid by court proceedings or excluded from the City limits by future legislation, then if and to the extent that the City shall continue to supply water and other utility services to the Subject Property, it shall be entitled to charge at such rates as may be prescribed from time to time by the City for comparable services outside the corporate limits.

The Owner further covenants and agrees, jointly and severally, to waive any claim for a refund of ad valorem taxes levied by and paid to the City of Venice on the Subject Property for any periods subsequent to the acceptance by the City of the Owner's petition for annexation and prior to the establishment of the invalidity thereof in the manner aforesaid.

14. DEFAULT. Upon the breach by either party of any term or condition of this Agreement, and upon the failure to cure same after thirty (30) days written notice from either party, then the non-defaulting party shall have the right to enforce same or to perform any such

term or condition and recover the costs of same from the defaulting party.

15. ATTORNEY'S FEES. In the event of any default pursuant to the terms of this agreement, the prevailing party shall be entitled to recover all attorney's fees and costs from the other party, whether the same be incurred for negotiation, trial or appellate proceedings.
16. BINDING ON SUCCESSORS. The covenants contained herein shall run with the Subject Property and shall inure to the benefit of and be binding upon the respective successors, heirs, legal representatives and assigns of the parties to this agreement. Notwithstanding anything to the contrary hereinabove set forth, upon completion of the sale of the Subject Property by Owner, Owner shall be deemed released of any obligation hereunder and the sole responsibility for compliance with the terms and conditions hereof shall remain with its successors in interest.
17. ENTIRE AGREEMENT. This document constitutes the entire agreement of the parties and cannot be changed or modified except by instrument in writing duly approved by both parties.
18. INCORPORATION INTO ORDINANCE. This agreement shall be incorporated into and shall become a part of the ordinance annexing the Subject Property into the City of Venice.
19. SEVERABILITY. The invalidity or unenforceability of any particular provision of this agreement shall not affect the other provisions hereof, and the agreement shall be construed in all respects as if such invalid or unenforceable provisions are omitted.

IN WITNESS WHEREOF, the City and the Owner set their hands and seals hereto on the day and year first above written.

CITY OF VENICE, FLORIDA

BY: Dean Calamaras
Dean Calamaras, Mayor

ATTEST:

Lori Stelzer
Lori Stelzer, City Clerk

Approved By City Council

Date: 9-13-05

APPROVED AS TO FORM:

Robert C. Anderson
Robert C. Anderson, City Attorney

WITNESSES

Laura E. Akins
GPB

OWNER:

BY: James L. Ritchey
James L. Ritchey, as Trustee

EXHIBIT A

SUBJECT PROPERTY LEGAL DESCRIPTION

All of the West one-half of Section 35, Township 38 South, Range 19 East; and
ALSO: The West 807 feet of the East one-half of Section 35, Township 38 South, Range 19 East, LESS the North 830 feet thereof;

LESS, however, from each parcel any road right-of-way for Border Road and for Laurel Road.

ALSO LESS the following described lands:

A parcel of land lying in Section 35, Township 38 South, Range 19 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of Section 35, Township 38 South, Range 19 East; thence N 89° 17' 54" W along the North line of Section 35 for a POINT OF BEGINNING; thence S 00° 33' 56" W, along the West line of the Northeast ¼ of said Section 35, a distance of 139.90 feet; thence leaving said West line of Section 35 S 62° 52' 34" W, a distance of 100.94 feet; thence S 42° 00' 05" W, a distance of 94.62 feet; thence S 22° 15' 48" W, a distance of 183.78 feet; thence S 11° 10' 11" W, a distance of 81.98 feet; thence West, a distance of 162.42 feet; thence North, a distance of 555.56 feet to the North line of said Section 35; thence S 89° 10' 16" E, along the North line of said Section 35, a distance of 486.26 feet to the POINT OF BEGINNING.

Parcel Nos. 0391-00-1000, 0392-00-4000. Containing 394.69 ± acres

EXTRAORDINARY MITIGATION FEE EXTRACTION

The extraordinary mitigation fee payments provided for in paragraph 7A above, shall be subject to adjustment at the start of every fiscal year (October 1 through September 30) based on fluctuations in the revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-U) issued by the Bureau of Labor Statistics of the United States Department of Labor, effective November 1, 1978, said Index having a value of 100 for the year 1967, hereinafter referred to as the "Index."

The first adjustment shall be made on the first day of October following the commencement of the first extraordinary mitigation fee payment and shall be effective for the ensuing fiscal year. Additional annual adjustments shall be made on the first day of each subsequent fiscal year following the commencement of the first extraordinary mitigation fee payment and shall be effective for the ensuing fiscal year.

Each extraordinary mitigation fee adjustment shall be the result obtained by multiplying the then existing extraordinary mitigation fee amount by a fraction, the numerator of which shall be the Index for the month in which the adjustment is made and the denominator of which shall be the Index figure for the month one year preceding the month from which the Index used in the numerator was chosen.

Subject to the minimum two percent (2%) increase each year, it is the intent of the parties that the extraordinary mitigation fee shall be increased by the same percentage amount as the percentage increase in the Index during the year preceding the adjustment. The adjustment for any single year shall be the greater of the CPI increase as calculated above or two-percent (2%). In no event shall the extraordinary mitigation fee decrease based upon fluctuations in the Index.

Should the Bureau of Labor Statistics change the manner of computing such Index, the Bureau shall be requested to furnish a conversion factor designed to adjust the new Index to the one previously in use, and adjustment to the new Index shall be made on the basis of such conversion factor. Should publication of such Index be discontinued by the Bureau of Labor Statistics, then such Index as may be published by the United States Government most nearly approximating such discontinued Index shall be used in making the adjustments herein provided for. If the United States Government discontinues the publication of any such Index, then the parties shall agree upon the fee adjustments for the ensuing one year term.

Prepared by: City of Venice - 401 W. Venice Ave.
Venice, Florida 34285
Return to: Same - Attn. Deputy City Clerk

**PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE
NO. 2003-109**

TO: THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF VENICE, FLORIDA:

COMES NOW, **JAMES L. RITCHEY, AS TRUSTEE**, owner(s) of the herein described real estate, respectfully request that said real estate be annexed to the now existing boundaries of the City of Venice, pursuant to Chapter 171, Florida Statutes, entitled Municipal Annexation or Contraction Act, and the undersigned represents that the following information, including that contained in the attached exhibits, is true and correct to the best of their knowledge and belief.

1. The legal description of the property embraced in this request is:

All of the West one-half of Section 35, Township 38 South, Range 19 East; and
ALSO: The West 807 feet of the East one-half of Section 35, Township 38 South, Range 19 East,
LESS the North 830 feet thereof;

LESS, however, from each parcel any road right-of-way for Border Road and for Laurel Road.

ALSO LESS the following described lands:

A parcel of land lying in Section 35, Township 38 South, Range 19 East, Sarasota County, Florida described as follows:

Commence at the Northeast corner of Section 35, Township 38 South, Range 19 East; thence N 89° 17' 54" W along the North line of Section 35 for a POINT OF BEGINNING; thence S 00° 33' 56" W, along the West line of the Northeast ¼ of said Section 35, a distance of 139.90 feet; thence leaving said West line of Section 35 S 62° 52' 34" W, a distance of 100.94 feet; thence S 42° 00' 05" W, a distance of 94.62 feet; thence S 22° 15' 48" W, a distance of 183.78 feet; thence S 11° 10' 11" W, a distance of 81.98 feet; thence West, a distance of 162.42 feet; thence North, a distance of 555.56 feet to the North line of said Section 35; thence S 89° 10' 16" E, along the North line of said Section 35, a distance of 486.26 feet to the POINT OF BEGINNING.

Parcel Nos. 0391-00-1000, 0392-00-4000. Containing 394.69 ± acres

Commonly known as 2662 Border Road and surrounding parcel, Venice, Florida, as shown on Exhibit A, attached hereto and made a part hereof.

2. Said property is contiguous as provided in Florida Statutes 171.031 (11) to the now existing boundaries of the City of Venice as shown on said Exhibit A.

3. All current and past County real estate taxes, as levied against said property are paid.

4. Title to the said property is vested in the undersigned.

5. The undersigned hereby covenant and agree, for themselves, their heirs, personal representatives, successor and assigns, that if said lands be incorporated within said City, they will abide by all laws and ordinances of the City of Venice that may be applicable thereto and will promptly pay all taxes and liens for special improvements that may be assessed thereon, and in the event sewer services are not available at the time of annexation whenever an approved sanitary sewer is made available, any individual sewage disposal system device or equipment shall be abandoned and the sewage wastes discharged to a sanitary sewer through a properly constructed sewer within three hundred and sixty-five (365) days thereafter.

6. It is further agreed that if the City shall accept and include the Owner's lands for inclusion within its corporate limits pursuant to the Petition for Annexation, the Owner shall and will indemnify and save the City harmless of and from all costs, including reasonable attorney's fees, that may be incurred by it in defending any and all litigation involving the validity of such annexation proceedings. The Owner further covenants and agrees to and with the City that if the contemplated annexation shall ultimately be held invalid by Court proceedings, or excluded from the City limits by further legislation, if and to the extent that the City shall continue to supply water, sewer, and other utility services to the affected area, it shall be entitled to charge therefore at such rates as may be prescribed from time to time by the City Council for comparable services outside the City limits. The Owner further covenants and agrees to waive any claim for refund of taxes levied by and paid to the City of Venice on property contained in the affected area for any period subsequent to the acceptance by the City of the Owner's Petition for Annexation and prior to the establishment of the invalidity thereof in the manner aforesaid.

WHEREFORE, the undersigned requests that the City Council accept said proposed addition and annex all such lands and include same within the Corporate limits of the City of Venice, in accordance with the provisions for such action as set forth above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Owner:

Laura E. Hines

Witness

Becky L. Bradshaw

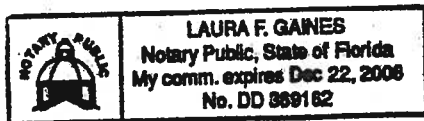
Witness

James L. Hatchery, As Trustee

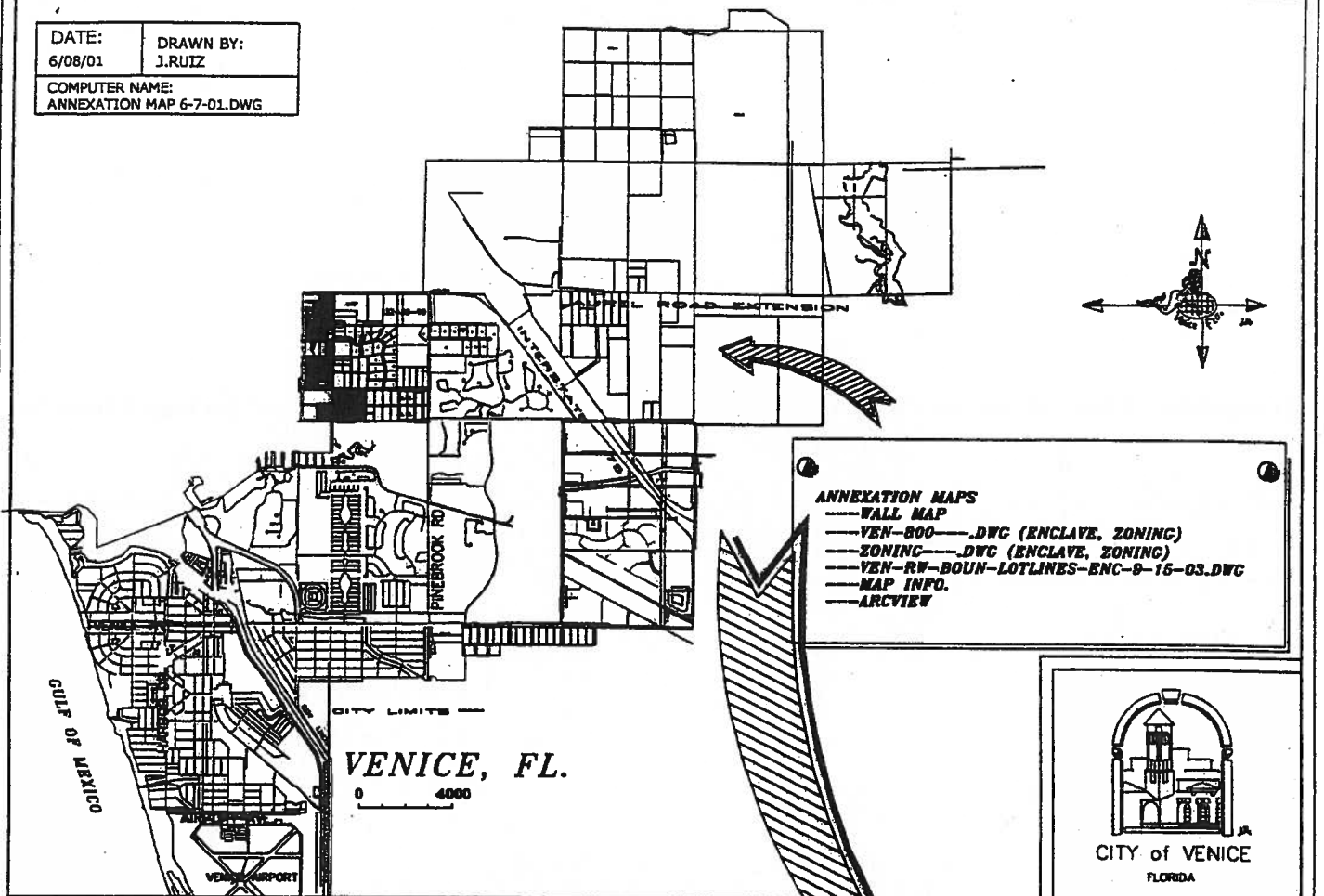
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of ~~November~~ ^{August} ~~2005~~ 2008, by James L. Ritchey, As Trustee. He is personally known to me or has produced _____ as identification.

Laura F. Ganes
Notary Public

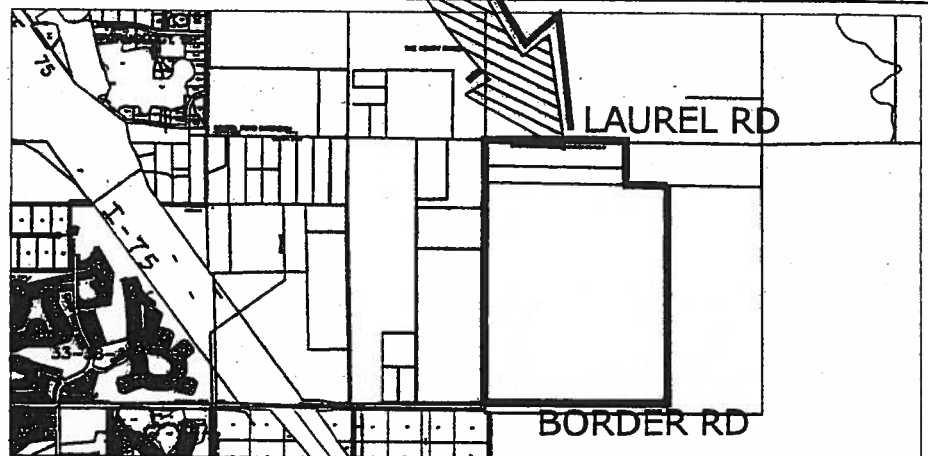


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|---|---------------------|
| DATE: 6/08/01 | DRAWN BY: J.RUIZ |
| COMPUTER NAME: ANNEXATION MAP 6-7-01.DWG | |



PROPERTIES

**ANNEXED TO THE
CITY OF
VENICE, FLORIDA**



Owner: James L. Ritchey, as Trustee
 Property Address: 2662 Border Road, North Venice, Fl
 Legal Description: Metes and Bounds
 Mailing Address: 200 South Orange Avenue, Sarasota, FL 34236
 Ordinance No.: 2005-42
 File No.: 03-11AN
 County Zoning: OUE1
 Date of First Reading: 09/13/05
 Date of Final Reading: 09/27/05
 Date Mailed: 09/27/05
 Parcel ID#: 0391-00-1000, 0392-00-4000