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The City of Venice
Attn: Edward Lavallee, City Manager
401 W. Venice Avenue
Venice, Florida 34285

Re: Purchase of 34 Acres from MAH Venice Investments, LLC

Dear Mr. Lavallee:

Per our discussion, I have obtained and reviewed a title commitment for the City's proposed purchase of approximately 34 acres from MAH Venice Investments, LLC (hereinafter "Seller") located at the end of Gene Green Road. A copy of the title commitment is attached for reference.

Schedule B1 of the title commitment contains the requirements necessary for the Seller to convey marketable and insurable title to the City. I have discussed these requirements with the Seller's counsel and I feel reasonably confident that all requirements can be met at closing. Schedule B2 of the title commitment lists various easements and other matters which may continue to apply to the property after closing.

Access to the property is provided by a 50' wide private easement, commonly known as Gene Green Road, from Knights Trail to Parcel "C" shown on the survey. It should be noted that there are no provisions for maintenance of this road in the easement agreement.

The title commitment also references a pre-annexation agreement that the City entered into with the Seller's predecessor in title. The terms of the agreement provide that five (5) acres in the southeasterly section of the overall property will be conveyed to the City. It does not appear that this conveyance has taken place.

Additionally, the property is located within the Gene Green Sector of the City's Comprehensive Plan. This Sector is designed to accommodate earthmoving, mining, material extraction, sorting, processing and loading, asphalt production, manufacturing, recycling and other components of asphalt production, stockpiling, concrete/cement and related production, water resource storage and production, stormwater management, and/or native habitat preservation/mitigation. In order to use the property for some other purpose, it will be necessary to amend the Comprehensive Plan and

rezone the property accordingly. Policy 16.26 of the City's Comprehensive Plan requires a reclamation plan as part of the amendment process.

Should you have any questions regarding the foregoing or wish to discuss further, please do not hesitate to contact me.

Thank you.

Yours truly,

A handwritten signature in blue ink, appearing to read "M. T. Hankin". The signature is stylized and cursive.

Michael T. Hankin