

**Ownership and Encumbrance Report**  
**Updated October 5, 2022**

**First American Issuing Office:** First American Title Insurance Company  
8605 Largo Lakes Dr., Suite 100  
Largo, FL 33773

**Customer Reference Number: Rustic Road South**  
**First American File Number: 2169-5919025**

**Prepared For:** Meritage Homes Corp.  
10117 Princess Palm Ave., Suite 550  
Tampa, FL 33610

**Legal Description:**

A parcel of land lying in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 20; run thence along the North boundary of said Section 20, N.86°53'19"W., a distance of 363.80 feet to the centerline of the SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); thence along said centerline, S.55°53'18"W., a distance of 151.49 feet to a point of curvature; thence Southwesterly, 458.71 feet along the arc of a tangent curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; thence S.19°13'18"W., a distance of 636.49 feet to the POINT OF BEGINNING; thence S.19°13'18"W., a distance of 1496.30 feet; thence S.89°55'13"W., a distance of 47.68 feet; thence N.70°08'25"W., a distance of 110.02 feet; thence S.19°13'17"W., a distance of 89.44 feet; thence Northwesterly, 45.53 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a reverse curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., a distance of 1174.23 feet to the Easterly right of way line of INTERSTATE 75 (STATE ROAD NO. 93); thence along said right of way line, Northwesterly, 502.45 feet along the arc of a non-tangent curve to the right having a radius of 17975.40 feet and a central angle of 01°36'05" (chord bearing N.33°52'00"W., 502.43 feet); thence N.75°14'10"E., a distance of 303.36 feet; thence N.33°38'05"W., a distance of 293.63 feet; thence N.86°52'51"W., a distance of 255.98 feet; thence Northwesterly, 794.26 feet along the arc of a non-tangent curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., a distance of 76.08 feet; thence N.03°07'06"E., a distance of 355.81 feet; thence S.58°29'06"E., a distance of 13.77 feet; thence S.85°20'56"E., a distance of 16.86 feet; thence N.24°00'29"E., a distance of 24.84 feet; thence N.02°14'26"W., a distance of 23.12 feet; thence N.33°37'06"E., a distance of 24.04 feet; thence S.85°35'59"E., a distance of 28.42 feet; thence N.25°13'10"E., a distance of 34.71 feet; thence N.14°43'07"W., a distance of 33.21 feet; thence N.60°57'05"W., a distance of 44.57 feet; thence S.86°53'19"E., a distance of 693.49 feet; thence S.03°00'00"W., a distance of 172.44 feet; thence S.87°00'00"E., a distance of 695.00 feet; thence S.86°44'45"E., a distance of 55.10 feet; thence N.71°04'37"E., a distance of 24.82 feet; thence S.75°57'57"E., a distance of 175.00 feet; thence S.72°26'08"E., a distance of 77.84 feet; thence S.69°37'59"E., a distance of 55.54 feet; thence S.66°58'01"E., a distance of 55.53 feet; thence S.64°05'59"E., a distance of 55.53 feet; thence S.76°23'45"E., a distance of 178.97 feet; thence S.76°11'50"E., a distance of 373.99 feet; thence S.86°57'32"E., a distance of 162.18 feet; to the POINT OF BEGINNING.



1. **Grantee(s) In Last Deed of Record:**

AG EHC II (MTH) MULTISTATE 1, LLC, a Delaware limited liability company, by virtue of Instrument No. 2021226305 and Meritage Homes of Florida, Inc., a Florida corporation, by virtue of Instrument No. 2022137116

2. **Encumbrances/Matters Affecting Title** (Includes but not limited to: mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary):

(X) Exhibit Attached    () Exhibit Not Attached.

**Type of Instrument**

**Book/Page/Instrument**

Lien of Record of the Rustic Oaks CDD recorded February 10, 2022	Instrument No.	2022023055
Notice of Commencement recorded March 30, 2022	Instrument No.	2022053042
Special Warranty Deed	Instrument No.	2022137116

Copies of the Encumbrances/Matters Affecting Title (**X**) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0362001002 for tax year 2021

Gross Tax: \$ 7,607.62 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0362001007 for tax year 2021

Gross Tax: \$ 5,690.14 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0362001015 for tax year 2021

Gross Tax: \$ 3,089.68 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0361001001 for tax year 2021

Gross Tax: \$ 354.62 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0361001003 for tax year 2021

Gross Tax: \$ 188.81 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0361001004 for tax year 2021

Gross Tax: \$ 106.71 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 0361001002 for tax year 2021

Gross Tax: \$ 128.06 ( X ) Paid ( ) Not Paid.

Unpaid Taxes for Prior Years: None

Map Code: Assessment: \$

**Customer Reference Number: Rustic Road South**  
**First American File Number: 2169-5919025**

## **Certificate**

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from earliest public records to September 30, 2022 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of Sarasota County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Michael Abbey". The signature is written in a cursive style with a large, prominent initial "M".

Michael Abbey, as SVP, Division Region Manager

Dated:10/05/2022

# TaxSource Report

1700 Ranch Rd, Nokomis, FL 34275-1736

APN: 0362-00-1002

Owner Name: Ag Ehc li Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364525775

Alt Tax ID: 362001002

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: That Part Of S 1/2 Of Sec 20-38- 19 Bounded On The E By C/L Cowpen Slough On The W By A Line 1200 Ft W & Parl To C/L Of Canal, Less S 1050 Ft, Less Nly 497.33 Ft Lying Nely Of 175 R/W, Less 60

Land: \$204,100

Improvement Value: \$259,300

Exemptions:

Total Net Value: \$463,400

Land Use: Multi Family Dwelling

TRA Code: 0300

District:

Exemption Type:

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector  
Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County  
Agency Code: 1211500000  
Current Tax Year: 2021  
Tax Year Date: 1/1/2021 - 12/31/2021  
Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022  
Duplicate Bill Required: No  
Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>

Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$7,607.62	Paid	\$7,379.39	12/28/2021	03/31/2022		\$0.00
		Total:	\$7,607.62						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$1,493.63
	Mosquito Control	Ad Valorem Taxes	\$23.63
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$482.86
	West Coast Inland Navigation	Ad Valorem Taxes	\$18.26
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$117.47
	Bonds-Debt Service	Ad Valorem Taxes	\$54.22
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$30.07
	School Board - State	Ad Valorem Taxes	\$1,603.83
	School Board - Local	Ad Valorem Taxes	\$1,505.12
	City Of Venice	Ad Valorem Taxes	\$2,020.42

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

**Order Comments**

Current Year Taxes:  
Other Taxes:



# TaxSource Report

2600 Rustic Rd, Nokomis, FL 34275

APN: 0362-00-1007

Owner Name: Ag Ehc li Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364526399

Alt Tax ID: 362001007

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: Nly 497.33 Ft Of That Part Of S 1/2 Of Sec 20-38-19 Bounded On E By C/L Cowpen Slough On The W By A Line 1200 Ft W & Parallel To C/L Of Canal Lying Nely Of I-75 R/W, Less Access Rd R/W Desc In

Land: \$289,900

Improvement Value: \$56,700

Exemptions:

Total Net Value: \$346,600

Land Use: SFR

TRA Code: 0300

District:

Exemption Type:

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector

Agency Address: 101 S. Washington Blvd.

Sarasota, FL 34236

Agency Type: County

Agency Code: 1211500000

Current Tax Year: 2021

Tax Year Date: 1/1/2021 - 12/31/2021

Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd

Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates

Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022

Duplicate Bill Required: No

Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmax.com/collectmax/collect30.asp>

Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$5,690.14	Paid	\$5,519.44	12/28/2021	03/31/2022		\$0.00
		Total:	\$5,690.14						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$1,117.16
	Mosquito Control	Ad Valorem Taxes	\$17.68
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$361.16
	West Coast Inland Navigation	Ad Valorem Taxes	\$13.66
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$87.86
	Bonds-Debt Service	Ad Valorem Taxes	\$40.55
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$22.49
	School Board - State	Ad Valorem Taxes	\$1,199.58
	School Board - Local	Ad Valorem Taxes	\$1,125.76
	City Of Venice	Ad Valorem Taxes	\$1,511.18

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
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No tax redemption found.

**Order Comments**

Current Year Taxes:  
Other Taxes:

# TaxSource Report

2600 Rustic Rd, Nokomis, FL 34275

APN: 0362-00-1015

Owner Name: Ag Ehc li Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364526951

Alt Tax ID:

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: Parcel Of Land Being A Portion Of N 1/2 Of Sec 20-38-19 Desc As Com At Sw Cor Of Nw 1/4 Of Said Sec 20 Th On Assumed Bearing Of S 89-56-36 E 2487.31 Ft To Point On E R/W Line Of Interstate  
Land Use: Telephone Facility  
TRA Code: 0300  
District:  
Exemption Type:

Land: \$188,200  
Improvement Value: \_\_\_\_\_  
Exemptions: \_\_\_\_\_  
Total Net Value: \$188,200

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector  
Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County  
Agency Code: 1211500000  
Current Tax Year: 2021  
Tax Year Date: 1/1/2021 - 12/31/2021  
Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022  
Duplicate Bill Required: No  
Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>  
Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$3,089.68	Paid	\$2,996.99	12/28/2021	03/31/2022		\$0.00
		Total:	\$3,089.68						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$606.61
	Mosquito Control	Ad Valorem Taxes	\$9.60
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$196.10
	West Coast Inland Navigation	Ad Valorem Taxes	\$7.42
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$47.71
	Bonds-Debt Service	Ad Valorem Taxes	\$22.02
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$12.21
	School Board - State	Ad Valorem Taxes	\$651.36
	School Board - Local	Ad Valorem Taxes	\$611.27
	City Of Venice	Ad Valorem Taxes	\$820.55

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

**Order Comments**

Current Year Taxes:  
Other Taxes:

# TaxSource Report

N A, Nokomis, FL 34275

APN: 0361-00-1001

Owner Name: Ag Ehc li Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364527429

Alt Tax ID:

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: Com At Ne Cor Of Sec 20-38-19 Th N 86-52-16 W 2003.63 Ft For Pob Th S 03-07-44 W 1075 Ft Th S 86-52-16 E 1087.91 Ft To Intrs With C/L Of Cow Pen Slough Th S 19-13-36 W 130.1 Ft Th N 86-52-16 W

Land:  
Improvement Value: \_\_\_\_\_  
Exemptions: \_\_\_\_\_  
Total Net Value: \$21,600

Land Use: Pasture  
TRA Code: 0300  
District:  
Exemption Type:

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector  
Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County  
Agency Code: 1211500000  
Current Tax Year: 2021  
Tax Year Date: 1/1/2021 - 12/31/2021  
Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022  
Duplicate Bill Required: No  
Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>  
Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Armt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$354.62	Paid	\$343.98	12/28/2021	03/31/2022		\$0.00
		Total:	\$354.62						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$69.62
	Mosquito Control	Ad Valorem Taxes	\$1.10
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$22.51
	West Coast Inland Navigation	Ad Valorem Taxes	\$0.85
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$5.48
	Bonds-Debt Service	Ad Valorem Taxes	\$2.53
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$1.40
	School Board - State	Ad Valorem Taxes	\$74.76
	School Board - Local	Ad Valorem Taxes	\$70.16
	City Of Venice	Ad Valorem Taxes	\$94.18

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
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No tax redemption found.

**Order Comments**

Current Year Taxes:

Other Taxes:

# TaxSource Report

N A, Nokomis, FL 34275

APN: 0361-00-1003

Owner Name: Ag Ehc Ii Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364527844

Alt Tax ID:

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: Com At Ne Cor Of Sec 20-38-19 Th N 86-52-16  
W 3001.26 Ft Th S 03-07-44 W 701.81 Ft For  
Pob Th Cont S 03-07-44 W 498.19 Ft Th S 86-  
52-16 E 2049.47 Ft Th S 19-13-36 W 686.93  
Ft Th N 86-52-16

Land:

Improvement Value: \_\_\_\_\_

Exemptions: \_\_\_\_\_

Total Net Value:             
\$11,500

Land Use: Pasture

TRA Code: 0300

District:

Exemption Type:

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector  
Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County  
Agency Code: 1211500000  
Current Tax Year: 2021  
Tax Year Date: 1/1/2021 - 12/31/2021  
Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022  
Duplicate Bill Required: No  
Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>  
Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$188.81	Paid	\$183.15	12/28/2021	03/31/2022		\$0.00
		Total:	\$188.81						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$37.07
	Mosquito Control	Ad Valorem Taxes	\$0.59
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$11.98
	West Coast Inland Navigation	Ad Valorem Taxes	\$0.45
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$2.92
	Bonds-Debt Service	Ad Valorem Taxes	\$1.35
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$0.75
	School Board - State	Ad Valorem Taxes	\$39.80
	School Board - Local	Ad Valorem Taxes	\$37.35
	City Of Venice	Ad Valorem Taxes	\$50.14

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
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No tax redemption found.

**Order Comments**

Current Year Taxes:

Other Taxes:



# TaxSource Report

N A, Nokomis, FL 34275

APN: 0361-00-1004

Owner Name: Ag Ehc Ii Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364528141

Alt Tax ID: 361001004

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: Portion Of Sec 20-38-19 Desc As Com At Ne Cor Of Said Sec 20 Th N-86- 52-16-W 4393.45 Ft To Ely Rd RW Of I-75 Th Sely Alg Curve To Left 1388.2 Ft For Pob Th S-86- 52-16-E 88.87 Ft Th Sely Alg

Land:

Improvement Value: \_\_\_\_\_

Exemptions: \_\_\_\_\_

Total Net Value:             
\$6,500

Land Use:

TRA Code:

District:

Exemption Type:

Pasture

0300

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector

Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County

Agency Code: 1211500000

Current Tax Year: 2021

Tax Year Date: 1/1/2021 - 12/31/2021

Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022

Duplicate Bill Required: No

Duplicate Bill Fee:

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>

Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$106.71	Paid	\$103.51	12/28/2021	03/31/2022		\$0.00
		Total:	\$106.71						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$20.95
	Mosquito Control	Ad Valorem Taxes	\$0.33
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$6.77
	West Coast Inland Navigation	Ad Valorem Taxes	\$0.26
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$1.65
	Bonds-Debt Service	Ad Valorem Taxes	\$0.76
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$0.42
	School Board - State	Ad Valorem Taxes	\$22.50
	School Board - Local	Ad Valorem Taxes	\$21.11
	City Of Venice	Ad Valorem Taxes	\$28.34

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

**Order Comments**

Current Year Taxes:  
Other Taxes:

# TaxSource Report

**N A, Nokomis, FL 34275**

APN: 0361-00-1002

Owner Name: Ag Ehc Li Multistate1 Llc

Mailing Address: 8585 E Hartford Dr #118, Scottsdale, AZ 85255

Sarasota County Data as of: 04/08/2022

Order Number: 364528619

Alt Tax ID: 361001002

## Assessed Values

Agency Name: Sarasota County Tax Collector

Legal: Com At Ne Cor Of Sec 20 Th N-86- 52-16-W  
363.63 Ft For Pob Th N- 86-52-16-W 1640 Ft  
Th S-03-07-44 -W 1075 Ft Th S-86-52-16-E  
1087.91 Ft Th N-19-13-36-E Being C/L Of Cow  
Pen Slough 636.28 Ft Th Alg A

Land: \_\_\_\_\_  
Improvement Value: \_\_\_\_\_  
Exemptions: \_\_\_\_\_  
Total Net Value:           \$7,800

Land Use: Pasture  
TRA Code: 0300  
District: \_\_\_\_\_  
Exemption Type: \_\_\_\_\_

## Tax Agency 1 Of 1

Agency Name: Sarasota County Tax Collector  
Agency Address: 101 S. Washington Blvd.  
Sarasota, FL 34236

Agency Type: County  
Agency Code: 1211500000  
Current Tax Year: 2021  
Tax Year Date: 1/1/2021 - 12/31/2021  
Tax Year Type: Calendar

Mailing Address: 101 S Washington Blvd  
Sarasota, FL 34236-6993

Pay To: Tax Collector Barbara Ford-Coates  
Agency Phone: (941) 861-8300

Tax Bill Release Date: 11/01/2022  
Duplicate Bill Required: No  
Duplicate Bill Fee: \_\_\_\_\_

URL: <http://sarasotataxcollector.governmentmax.com/collectmax/collect30.asp>  
Agency Comments: Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.

## Tax Bill Details

2021 Taxes - Annual

As Of Date : 04/19/2022

Bill # :

Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due
11/01/2021	1st	Annual	\$128.06	Paid	\$124.22	12/28/2021	03/31/2022		\$0.00
		Total:	\$128.06						

## Assessment Details

Code	Description	Type	Amount
	Sarasota Co. General Revenue	Ad Valorem Taxes	\$25.14
	Mosquito Control	Ad Valorem Taxes	\$0.40
	Sarasota Co. Hospital Dist.	Ad Valorem Taxes	\$8.13
	West Coast Inland Navigation	Ad Valorem Taxes	\$0.31
	Sw Fl Water Management Dist.	Ad Valorem Taxes	\$1.98
	Bonds-Debt Service	Ad Valorem Taxes	\$0.91
	Sarasota Co. Legacy Trl	Ad Valorem Taxes	\$0.51
	School Board - State	Ad Valorem Taxes	\$27.00
	School Board - Local	Ad Valorem Taxes	\$25.33
	City Of Venice	Ad Valorem Taxes	\$34.01

**Tax Redemption**

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

**Order Comments**

Current Year Taxes:  
Other Taxes:



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0362001002**

**Ownership:**  
 AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255  
**Situs Address:**  
 1700 RANCH RD NOKOMIS, FL, 34275-

**Land Area:** 299,217 Sq.Ft.  
**Municipality:** City of Venice  
**Subdivision:** 0000 - NOT PART OF A SUBDIVISION  
**Property Use:** 0810 - Multiple Single Fam Dwellings  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-38S-19E  
**Census:** 121150027271  
**Zoning:** PUD - PLANNED UNIT DEVELOPMENT

**Total Living Units:** 2

**Parcel Description:** THAT PART OF S 1/2 OF SEC 20-38- 19 BOUNDED ON THE E BY C/L COWPEN SLOUGH ON THE W BY A LINE 1200 FT W & PARL TO C/L OF CANAL, LESS S 1050 FT, LESS NLY 497.33 FT LYING NELY OF I75 R/W, LESS 60 FT ACCESS RD DESC IN CA 76-1416, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 418/852

**Buildings**

<u>Situs - click address for building details</u>	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1700 RANCH RD NOKOMIS, FL, 34275-	1	2	1	0	1988	1993	3,280	1,120	2
1700 RANCH RD NOKOMIS, FL, 34275-	2	4	2	0	2000	2005	2,567	2,151	1

**Extra Features**

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Shed Open One Side	800	SF	1985

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2021	\$204,100	\$257,800	\$1,500	\$463,400	\$463,400	\$0	\$463,400	\$0
2020	\$210,300	\$236,700	\$1,600	\$448,600	\$448,600	\$0	\$448,600	\$0
2019	\$177,100	\$241,000	\$1,500	\$419,600	\$240,302	\$50,000	\$190,302	\$179,298
2018	\$230,400	\$212,700	\$900	\$444,000	\$235,821	\$50,000	\$185,821	\$208,179
2017	\$230,200	\$207,400	\$900	\$438,500	\$230,971	\$50,000	\$180,971	\$207,529
2016	\$95,700	\$196,600	\$900	\$293,200	\$226,220	\$50,000	\$176,220	\$66,980
2015	\$76,600	\$202,600	\$1,100	\$280,300	\$224,647	\$50,000	\$174,647	\$55,653
2014	\$68,800	\$180,400	\$600	\$249,800	\$222,864	\$50,000	\$172,864	\$26,936
2013	\$64,500	\$157,000	\$700	\$222,200	\$219,570	\$50,000	\$169,570	\$2,630
2012	\$76,600	\$138,400	\$900	\$215,900	\$215,900	\$50,000	\$165,900	\$0

**Current Exemptions**

There are no exemptions associated with this parcel. File for Homestead Exemption

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$23,400,000	2020161622	05	RUSTIC ROAD PARTNERS LLC	WD
9/26/2019	\$475,000	2019137584	01	MARTIN CAROLINE	WD
5/11/2010	\$100	2010071581	11	CHADWICK,JEFFREY K	QC
2/28/2000	\$100	2000029213	11	CHADWICK,JEFFREY K	FS
2/28/2000	\$100	2000029212	11	CHADWICK LIFE EST,JEFFREY K	FS
12/23/1991	\$100	2344/1516	11	CHADWICK JEFFREY K	FS
11/8/1991	\$79,900	2344/1516	01	BOWMAN BRENDA J	WD
10/1/1986	\$22,500	1891/2128	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/18/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X	125144		IN
0245F	OUT	IN	AE	125144	10	IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0362001007**

**Ownership:**  
 AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255  
**Situs Address:**  
 2600 RUSTIC RD NOKOMIS, FL, 34275-

**Land Area:** 525,709 Sq.Ft.  
**Municipality:** City of Venice  
**Subdivision:** 0000 - NOT PART OF A SUBDIVISION  
**Property Use:** 0100 - Single Family Detached  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-38S-19E  
**Census:** 121150027271  
**Zoning:** PUD - PLANNED UNIT DEVELOPMENT  
**Total Living Units:** 1

**Parcel Description:** NLY 497.33 FT OF THAT PART OF S 1/2 OF SEC 20-38-19 BOUNDED ON E BY C/L COWPEN SLOUGH ON THE W BY A LINE 1200 FT W & PARALLEL TO C/L OF CANAL LYING NELY OF I-75 R/W, LESS ACCESS RD R/W DESC IN CA-76-1416, LESS TOWER LEASE AS DESC IN ORI 2018113493, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 418/852, BEING SAME LANDS AS DESC IN OR 2050/131

**Buildings**

<u>Situs - click address for building details</u> ⓘ	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> ⓘ	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
2600 RUSTIC RD NOKOMIS, FL, 34275-	1	1	1	0	1985	1985	3,480	660	1

**Extra Features**

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Carport Detached	720	SF	1991

**Values** \* Indicates the parcel was the subject of a split or combine for tax year.

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> ⓘ
2021	\$289,900	\$54,400	\$2,300	\$346,600	\$346,600	\$0	\$346,600	\$0
2020	\$298,700	\$51,600	\$2,400	\$352,700	\$352,700	\$0	\$352,700	\$0
* 2019	\$264,000	\$53,700	\$2,200	\$319,900	\$128,781	\$50,500	\$78,281	\$191,119
2018	\$336,200	\$35,000	\$1,500	\$372,700	\$126,380	\$50,500	\$75,880	\$246,320
2017	\$314,700	\$35,700	\$1,600	\$352,000	\$123,781	\$50,500	\$73,281	\$228,219
2016	\$166,900	\$33,600	\$1,600	\$202,100	\$121,235	\$50,500	\$70,735	\$80,865
2015	\$133,500	\$33,100	\$1,800	\$168,400	\$120,392	\$50,500	\$69,892	\$48,008
2014	\$120,000	\$24,600	\$1,400	\$146,000	\$119,437	\$50,500	\$68,937	\$26,563
2013	\$112,500	\$21,000	\$1,700	\$135,200	\$117,672	\$50,500	\$67,172	\$17,528
2012	\$133,500	\$22,300	\$1,700	\$157,500	\$115,705	\$50,500	\$65,205	\$41,795

**Current Exemptions**

There are no exemptions associated with this parcel. File for Homestead Exemption

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$23,400,000	2020161622	05	RUSTIC ROAD PARTNERS LLC	WD
9/30/2019	\$375,000	2019137593	01	PERKINS RONALD	WD
7/11/1988	\$90,000	2050/131	05		WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X	125144		IN
0245F	OUT	IN	AE	125144	10	IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0362001015**

**Ownership:**

AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255

**Situs Address:**

2600 RUSTIC RD NOKOMIS, FL, 34275-

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of Venice

**Subdivision:** 0000 - NOT PART OF A SUBDIVISION

**Property Use:** 9130 - Cellular Tower -Telephone Utility

**Status:** OPEN

**Sec/Twp/Rge:** 20-38S-19E

**Census:** 121150027271

**Zoning:** PUD - PLANNED UNIT DEVELOPMENT

**Total Living Units:** 0

**Parcel Description:** PARCEL OF LAND BEING A PORTION OF N 1/2 OF SEC 20-38-19 DESC AS COM AT SW COR OF NW 1/4 OF SAID SEC 20 TH ON ASSUMED BEARING OF S 89-56-36 E 2487.31 FT TO POINT ON E R/W LINE OF INTERSTATE NO 75 TH CONT S 89-56-36 E 119.80 FT TO POINT ON A LINE 1200.00 FT W OF & PARALLEL WITH C/L OF R/W FOR COWPEN SLOUGH DRAINAGE CANAL TH S 89-56-36 E 146.00 FT TH S 00-03-24 W 50 FT FOR POB TH CONT S 00-03-24 W 100 FT TH N 89-56-36 W 100 FT TH N 00-03-24 E 100 FT TH S 89-56-36 E 100 FT TO POB, BEING SAME LANDS AS DESC IN ORI 2020105569

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> <sup>(3)</sup>
2021	\$188,200	\$0	\$0	\$188,200	\$188,200	\$0	\$188,200	\$0
2020	\$184,400	\$0	\$0	\$184,400	\$184,400	\$0	\$184,400	\$0
2019	\$184,400	\$0	\$0	\$184,400	\$184,400	\$0	\$184,400	\$0

**Current Exemptions**

There are no exemptions associated with this parcel.

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$17,000	2020161623	43	RUSTIC ROAD PARCEL LLC	WD
8/4/2020	\$9,000	2020105569	11	PERKINS RONALD D	WD
7/11/1988	\$90,000	2050/131	05		WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/18/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X	125144		IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.  
For general questions regarding the flood map, call (941) 861-5000.



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0361001001**

**Ownership:**

AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255  
**Situs Address:**  
 0 RUSTIC RD NOKOMIS, FL, 34275-

**Land Area:** 1,310,000 Sq.Ft.

**Municipality:** City of Venice  
**Subdivision:** 0000 - NOT PART OF A SUBDIVISION  
**Property Use:** 6200 - AG- Grazing Land Soil Capability Class  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-38S-19E  
**Census:** 121150027271  
**Zoning:** PUD - PLANNED UNIT DEVELOPMENT

**Total Living Units:** 0

**Parcel Description:** COM AT NE COR OF SEC 20-38-19 TH N 86-52-16 W 2003.63 FT FOR POB TH S 03-07-44 W 1075 FT TH S 86-52-16 E 1087.91 FT TO INTRS WITH C/L OF COW PEN SLOUGH TH S 19-13-36 W 130.1 FT TH N 86-52-16 W 2049.47 FT TH N 03-07-44 E 1200 FT TH S 86-52-16 E 997.63 FT TO POB, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 418/852

**Buildings**

Vacant Land

**Extra Features**

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	0	Barn, single story, fair quality	1224	SF	2004
2	0	Shed - Open Sides	704	SF	2004
3	0	Shed - Open Sides	240	SF	2004

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> <sup>Ⓢ</sup>
2021	\$706,500	\$0	\$12,800	\$719,300	\$21,600	\$0	\$21,600	\$697,700
2020	\$706,500	\$0	\$13,300	\$719,800	\$20,600	\$0	\$20,600	\$699,200
2019	\$478,800	\$0	\$12,200	\$491,000	\$20,800	\$0	\$20,800	\$470,200
2018	\$617,600	\$0	\$5,200	\$622,800	\$14,500	\$0	\$14,500	\$608,300
2017	\$571,300	\$0	\$5,600	\$576,900	\$14,240	\$0	\$14,240	\$562,660
2016	\$514,700	\$0	\$4,400	\$519,100	\$12,500	\$0	\$12,500	\$506,600
2015	\$411,800	\$0	\$5,100	\$416,900	\$11,610	\$0	\$11,610	\$405,290
2014	\$329,400	\$0	\$4,100	\$333,500	\$9,600	\$0	\$9,600	\$323,900
2013	\$77,200	\$0	\$5,000	\$82,200	\$10,300	\$0	\$10,300	\$71,900
2012	\$91,614	\$0	\$5,400	\$97,014	\$8,897	\$0	\$8,897	\$88,117

**Current Exemptions**

There are no exemptions associated with this parcel.

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$23,400,000	2020161622	05	RUSTIC ROAD PARTNERS LLC	WD
6/8/2018	\$1,700,000	2018077379	05	NAZZARESE VALERIE	WD
3/3/2011	\$100,000	2011025988	01	BROWERS GROVES INC,	WD
3/21/1991	\$100,000	2285/1698	01	BROWERS GROVES INC	WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/18/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X500	125144		IN
0245F	OUT	OUT	X	125144		IN
0245F	OUT	IN	A	125144		IN
0245F	OUT	IN	AE	125144	10	IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0361001003**

**Ownership:**  
 AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255  
**Situs Address:**  
 0 RUSTIC RD NOKOMIS, FL, 34275-

**Land Area:** 1,781,117 Sq.Ft.  
**Municipality:** City of Venice  
**Subdivision:** 0000 - NOT PART OF A SUBDIVISION  
**Property Use:** 6200 - AG- Grazing Land Soil Capability Class  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-38S-19E  
**Census:** 121150027271  
**Zoning:** PUD - PLANNED UNIT DEVELOPMENT  
**Total Living Units:** 0

**Parcel Description:** COM AT NE COR OF SEC 20-38-19 TH N 86-52-16 W 3001.26 FT TH S 03-07-44 W 701.81 FT FOR POB TH CONT S 03-07-44 W 498.19 FT TH S 86-52-16 E 2049.47 FT TH S 19-13-36 W 686.93 FT TH N 86-52-16 W 2023.35 FT TH ALG CURVE TO RIGHT 794.24 FT TH S 86-52-16 E 76.08 FT TH N 03-07-44 E 355.83 FT TH S 58-28-28 E 13.77 FT TH S 85-20-18 E 16.86 FT TH N 24-01-07 E 24.84 FT TH N 02-13-48 W 23.12 FT TH N 33-37-44 E 24.04 FT TH S 85-35-21 E 28.42 FT TH N 25-15-48 E 34.71 FT TH N 14-42-29 W 33.21 FT TH N 61-16-21 W 44.63 FT TH S 86-52-16 E 491.06 FT TO POB, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 418/852

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2021	\$922,800	\$0	\$0	\$922,800	\$11,500	\$0	\$11,500	\$911,300
2020	\$922,800	\$0	\$0	\$922,800	\$9,600	\$0	\$9,600	\$913,200
2019	\$599,400	\$0	\$0	\$599,400	\$11,400	\$0	\$11,400	\$588,000
2018	\$837,500	\$0	\$0	\$837,500	\$12,200	\$0	\$12,200	\$825,300
2017	\$774,700	\$0	\$0	\$774,700	\$12,400	\$0	\$12,400	\$762,300
2016	\$698,000	\$0	\$0	\$698,000	\$10,400	\$0	\$10,400	\$687,600
2015	\$558,400	\$0	\$0	\$558,400	\$9,300	\$0	\$9,300	\$549,100
2014	\$446,700	\$0	\$0	\$446,700	\$6,900	\$0	\$6,900	\$439,800
2013	\$104,700	\$0	\$0	\$104,700	\$6,700	\$0	\$6,700	\$98,000
2012	\$124,235	\$0	\$0	\$124,235	\$4,569	\$0	\$4,569	\$119,666

**Current Exemptions**

There are no exemptions associated with this parcel.

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$23,400,000	2020161622	05	RUSTIC ROAD PARTNERS LLC	WD
6/8/2018	\$1,700,000	2018077379	05	NAZZARESE VALERIE	WD
3/1/2011	\$100	2011025987	11	GREAT RIVER GROVES INC,	WD
5/17/1991	\$166,000	2302/848	01	GREAT RIVER GROVES INC	WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/18/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X500	125144		IN
0245F	OUT	OUT	X	125144		IN
0245F	OUT	IN	A	125144		IN
0245F	OUT	IN	AE	125144	10	IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0361001004**

**Ownership:**  
 AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255  
**Situs Address:**  
 0 RUSTIC RD NOKOMIS, FL, 34275-

**Land Area:** 1,126,400 Sq.Ft.  
**Municipality:** City of Venice  
**Subdivision:** 0000 - NOT PART OF A SUBDIVISION  
**Property Use:** 6200 - AG- Grazing Land Soil Capability Class  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-38S-19E  
**Census:** 121150027271  
**Zoning:** PUD - PLANNED UNIT DEVELOPMENT  
**Total Living Units:** 0

**Parcel Description:** PORTION OF SEC 20-38-19 DESC AS COM AT NE COR OF SAID SEC 20 TH N-86- 52-16-W 4393.45 FT TO ELY RD R/W OF I-75 TH SELY ALG CURVE TO LEFT 1388.2 FT FOR POB TH S-86- 52-16-E 88.87 FT TH SELY ALG CURVE TO LEFT 794.24 FT TH S-86- 52-16-E 2023.35 FT TO C/L OF COW PEN SLOUGH CANAL TH S-19-13-36-W ALG SAID C/L 678.7 FT TH S-89-55 -53-W 1392.02 FT TH NWLY ALG CURVE TO RIGHT 1698.8 FT TO POB, LESS 3.651 AC TRACT BEING DESC AS PARCEL 108 AS DESC IN ORI 2007155382, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 418/852

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> <sup>(3)</sup>
2021	\$622,200	\$0	\$0	\$622,200	\$6,500	\$0	\$6,500	\$615,700
2020	\$622,200	\$0	\$30,300	\$652,500	\$35,700	\$0	\$35,700	\$616,800
2019	\$431,700	\$0	\$27,600	\$459,300	\$34,100	\$0	\$34,100	\$425,200
2018	\$289,600	\$0	\$11,200	\$300,800	\$27,400	\$0	\$27,400	\$273,400
2017	\$267,900	\$0	\$11,700	\$279,600	\$27,400	\$0	\$27,400	\$252,200
2016	\$241,400	\$0	\$11,400	\$252,800	\$26,600	\$0	\$26,600	\$226,200
2015	\$192,800	\$0	\$13,300	\$206,100	\$26,380	\$0	\$26,380	\$179,720
2014	\$154,200	\$0	\$10,800	\$165,000	\$24,300	\$0	\$24,300	\$140,700
2013	\$144,600	\$0	\$12,900	\$157,500	\$25,800	\$0	\$25,800	\$131,700
2012	\$171,548	\$0	\$13,400	\$184,948	\$25,479	\$0	\$25,479	\$159,469

**Current Exemptions**

There are no exemptions associated with this parcel.

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$23,400,000	2020161622	05	RUSTIC ROAD PARTNERS LLC	WD
6/8/2018	\$1,700,000	2018077379	05	NAZZARESE VALERIE	WD
4/9/1999	\$120,000	1999054622	01	HERSCHBERGER ELI D	WD
8/1/1987	\$100	1972/277	X2	HERSCHBERGER ELI D	NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/18/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X	125144		IN
0245F	OUT	IN	AE	125144	10	IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0361001002**

**Ownership:**  
 AG EHC II MULTI STATE 1 LLC  
 8585 E HARTFORD DR STE 118, SCOTTSDALE, AZ, 85255  
**Situs Address:**  
 0 RUSTIC RD NOKOMIS, FL, 34275-

**Land Area:** 1,358,725 Sq.Ft.  
**Municipality:** City of Venice  
**Subdivision:** 0000 - NOT PART OF A SUBDIVISION  
**Property Use:** 6200 - AG- Grazing Land Soil Capability Class  
**Status:** OPEN  
**Sec/Twp/Rge:** 20-38S-19E  
**Census:** 121150027271  
**Zoning:** PUD - PLANNED UNIT DEVELOPMENT  
**Total Living Units:** 0

**Parcel Description:** COM AT NE COR OF SEC 20 TH N-86- 52-16-W 363.63 FT FOR POB TH N- 86-52-16-W 1640 FT TH S-03-07-44 -W 1075 FT TH S-86-52-16-E 1087.91 FT TH N-19-13-36-E BEING C/L OF COW PEN SLOUGH 636.28 FT TH ALG A CURVE TO RIGHT 458.71 FT TH N-55-53-36-W 151.62 FT TO POB, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 418/852

**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap. <sup>Ⓢ</sup></u>
2021	\$728,800	\$0	\$0	\$728,800	\$7,800	\$0	\$7,800	\$721,000
2020	\$728,800	\$0	\$0	\$728,800	\$6,600	\$0	\$6,600	\$722,200
2019	\$493,600	\$0	\$0	\$493,600	\$444,984	\$0	\$444,984	\$48,616
2018	\$771,800	\$0	\$0	\$771,800	\$404,531	\$0	\$404,531	\$367,269
2017	\$641,700	\$0	\$0	\$641,700	\$367,755	\$0	\$367,755	\$273,945
2016	\$431,800	\$0	\$0	\$431,800	\$334,323	\$0	\$334,323	\$97,477
2015	\$345,400	\$0	\$0	\$345,400	\$303,930	\$0	\$303,930	\$41,470
2014	\$276,300	\$0	\$0	\$276,300	\$276,300	\$0	\$276,300	\$0
2013	\$259,100	\$0	\$0	\$259,100	\$37,700	\$0	\$37,700	\$221,400
2012	\$307,406	\$0	\$0	\$307,406	\$32,640	\$0	\$32,640	\$274,766

**Current Exemptions**

There are no exemptions associated with this parcel.

**Sales & Transfers**

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
12/17/2021	\$35,277,500	2021226305	05	JEN TAMPA 1 LLC	WD
10/14/2020	\$23,400,000	2020161622	05	RUSTIC ROAD PARTNERS LLC	WD
9/27/2019	\$925,000	2019137572	01	FREE FLYING INVESTMENTS LLC	WD
1/10/2019	\$0	2019137570	11	FREE FLYING INVESTMENTS LLC	OT
9/20/2013	\$450,000	2013131502	38	GOULET RONALD D	WD
3/21/2003	\$314,600	2003055856	01	HOSKINS BOYD & EVELYN H,	WD
2/22/1991	\$100,000	2278/536	01	HOSKINS BOYD & EVELYN H	WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/18/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/18/2022)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0245F	OUT	OUT	X	125144		IN
0245F	OUT	IN	A	125144		IN
0245F	OUT	IN	AE	125144	10	IN

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 861-5000

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.

Prepared by:

Kristen K. Idle, Esq.  
Godbold, Downing, Bill and Rentz, P.A.  
222 W. Comstock Avenue, Suite 101  
Winter Park, Florida 32789

Return To:

Quarles & Brady LLP  
Two North Central Avenue  
Phoenix, AZ 85004  
Attn: Jason Wood, Esq.

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2021226305 12 PG(S)**

12/17/2021 4:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2786542

Doc Stamp-Deed: \$246,942.50

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made and executed this 17<sup>TH</sup> day of December, 2021, by **JEN TAMPA 1, LLC** a Florida limited liability company whose address is 1316 West Swann Avenue, Tampa, Florida 33606 hereinafter called "**Grantor**," to **AG EHC II (MTH) MULTI STATE 1, LLC**, a Delaware limited liability company whose address is 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255, hereinafter called "**Grantee**";

**WITNESSETH:**

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Sarasota County, Florida as shown and more particularly described on **Exhibit A** attached hereto and incorporated herein (the "**Property**").

**TOGETHER** with (i) all tenements, hereditaments, appurtenances, rights, privileges, reversions, and remainders relating to or associated with any of the Property, if any, (ii) all improvements, buildings and fixtures, if any, situated on any of the Property, if any, and (iii) all rights, title and interest of Grantor in and to all oil, gas and other minerals or mineral rights in, on, under or produced from any of the Property, if any, inclusive of all rights for entry and exploration; but subject to the permitted encumbrances identified on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Encumbrances**"), with this reference not serving to re-impose any of said Permitted Encumbrances.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** Grantor, for itself and its successors, hereby covenants with said Grantee and the Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the claims of all persons claiming by, through or under Grantor, but against none others; and that the Property is free of all encumbrances, except the Permitted Encumbrances.

IN WITNESS WHEREOF Grantor has caused this Special Warranty Deed in favor of Grantee to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer hereunto duly authorized, the day, month and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Signed name of Witness One)

Mike Mader  
(Printed name of Witness One)

[Signature]  
(Signed name of Witness Two)

Julie Kline  
(Printed name of Witness Two)

“GRANTOR”

JEN TAMPA 1, LLC, a Florida limited liability company

By: [Signature]

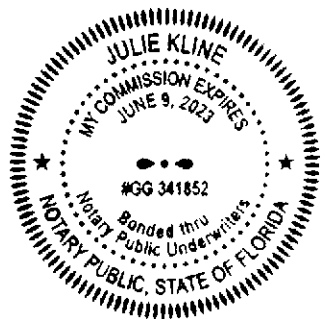
Print Name: Matt O'Brien

Title: Vice President

STATE OF FLORIDA )  
COUNTY OF Hillsborough )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14th day of December, 2021, by Matt O'Brien, as Vice President of Jen Tampa 1, LLC, a Florida limited liability company, on behalf thereof. He  is personally known to me, or  produced \_\_\_\_\_ as identification.

[Signature]  
Print Name: Julie Kline  
Notary Public-State of Florida at Large  
Commission No.: 66341852  
My Commission Expires: June 9, 2023



[Affix Notary Seal]

**EXHIBIT A TO THE DEED**

**THE PROPERTY**

Parcel 1 (Sarasota County PID No. 0362001002)

PARCEL 1A: (FEE ESTATE)

A PARCEL OF LAND BEING AND LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1154, PAGES 1217 AND 1218 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°56'36" EAST, 2607.11 FEET TO A CONCRETE MONUMENT, BEING 1200 FEET WESTERLY OF THE CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 1271.54 FEET TO THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL (190 FEET R/W); THENCE SOUTH 19°22'04" WEST ALONG THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1331.99 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75 (S.R. 93), BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°26'21" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 4°34'51"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), 1437.14 FEET, SAID POINT BEING 1200 FEET WESTERLY OF THE SAID COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 19°23'04" EAST PARALLEL WITH AND 1200 FEET WESTERLY OF THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 121.38 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM: THE FOLLOWING DESCRIBED PARCEL BEING A 60 FOOT ACCESS ROAD RIGHT-OF-WAY. COMMENCE AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE SOUTH 89°56'36" EAST, 1107.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 63.57 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL; THENCE SOUTH 19°22'04" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1089.10 FEET; THENCE SOUTH 1°20'47" EAST, 210.93 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), ALSO BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°30'15" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 0°30'09"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 157.69 FEET; THENCE NORTH 19°22'04" EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1183.22 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTHERLY 497.33 FEET THEREOF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF.

PARCEL 2B: (EASEMENT ESTATE)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT SIXTY (60.0) FEET IN WIDTH FOR ROAD, STREET AND UTILITY PURPOSES FROM MISSION VALLEY BOULEVARD OVER THE PRESENT ROAD OR TRAIL TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL

TO THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; LYING EAST OF SAID WEST COAST WATERSHED CANAL. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3C: (EASEMENT ESTATE)

TOGETHER WITH A NON-EXCLUSIVE EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY CENTERLINE OF FOX CREEK AND ON THE EAST BY A LINE THAT IS 1200 FEET WEST OF AND PARALLEL TO CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL; LESS THE SOUTH 1050 FEET, SUBJECT TO AN EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET FOR EGRESS AND INGRESS.

SAID EASEMENT SHALL BE FOR ROAD, STREET AND UTILITY PURPOSES AND USES. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 681, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 2 (SARASOTA COUNTY PID NO. 0362001007)

THE NORTHERLY 497.33 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND, AS MEASURED AT RIGHT ANGLES WITH NORTH LINE THEREOF:

A PARCEL OF LAND BEING AND LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1154, PAGES 1217 AND 1218 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°56'36" EAST, 2607.11 FEET TO A CONCRETE MONUMENT, BEING 1200 FEET WESTERLY OF THE CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 1271.54 FEET TO THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL (190 FEET R/W); THENCE SOUTH 19°22'04" WEST ALONG THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1331.99 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF I-75 (S.R. 93), BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 50°26'21" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 4°34'51"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), 1437.14 FEET, SAID POINT BEING 1200 FEET WESTERLY OF THE SAID CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 19°22'04" EAST PARALLEL WITH AND 1200 FEET WESTERLY OF THE CENTERLINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 121.38 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM: THE FOLLOWING DESCRIBED PARCEL BEING A 60 FOOT ACCESS ROAD RIGHT-OF-WAY. COMMENCE AT THE AFOREMENTIONED POINT OF BEGINNING; THENCE SOUTH 89°56'36" EAST, 1107.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'36" EAST, 63.57 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE

OF SAID COWPEN SLOUGH DRAINAGE CANAL; THENCE SOUTH 19°22'04" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1089.10 FEET; THENCE SOUTH 1°20'47" EAST, 210.93 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID I-75 (S.R. 93), ALSO BEING A POINT ON A CONCAVE CURVE TO THE NORTHEAST, WHOSE CENTER BEAR NORTH 50°30'55" EAST, 17,975.40 FEET, HAVING A CENTRAL ANGLE OF 0°30'09"; THENCE NORTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 157.69 FEET; THENCE NORTH 19°22'04" EAST PARALLEL WITH THE WESTERLY RIGHT- OF-WAY LINE OF SAID COWPEN SLOUGH DRAINAGE CANAL, 1183.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT SIXTY (60.0) FEET IN WIDTH FOR ROAD, STREET AND UTILITY PURPOSES FROM MISSION VALLEY BOULEVARD OVER THE PRESENT ROAD OR TRAIL TO THE BRIDGE OVER THE SARASOTA WEST COAST WATERSHED CANAL TO THAT PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; LYING EAST OF SAID WEST COAST WATERSHED CANAL. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, BOUNDED ON THE WEST BY CENTERLINE OF FOX CREEK AND ON THE EAST BY A LINE THAT IS 1200 FEET WEST OF AND PARALLEL TO CENTERLINE OF COWPEN SLOUGH DRAINAGE CANAL; LESS THE SOUTH 1050 FEET, SUBJECT TO AN EASEMENT ACROSS THE EASTERLY THIRTY (30.0) FEET FOR EGRESS AND INGRESS.

SAID EASEMENT SHALL BE FOR ROAD, STREET AND UTILITY PURPOSES AND USES. THE SAID NON-EXCLUSIVE EASEMENT IS RECORDED IN OFFICIAL RECORDS BOOK 985, PAGE 681, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

SBA TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89°56'36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 146.00 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°03'24" W, A DISTANCE OF 100.00 FEET; THENCE N 89°56'36" W, A DISTANCE OF 100.00 FEET; THENCE N 00°03'24" E, A DISTANCE OF 100.00 FEET; THENCE S 89°56'36" E, A DISTANCE OF 100.00 FEET TO

THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89°56'36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 146.00 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'36" E, A DISTANCE OF 234.73 FEET; THENCE N 61°16'00" E, A DISTANCE OF 103.82 FEET; THENCE S 89°56'36" E, A DISTANCE OF 635.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RUSTIC ROAD (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL - NO I.D.); THENCE S 19°22'04" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 42.38 FEET; THENCE N 89°56'36" W, A DISTANCE OF 611.31 FEET; THENCE S 61°16'00" W, A DISTANCE OF 103.82 FEET; THENCE N 89°56'36" W, A DISTANCE OF 220.00 FEET; THENCE S 45°03'24" W, A DISTANCE OF 7.07 FEET; THENCE S 00°03'24" W, A DISTANCE OF 55.00 FEET; THENCE N 89°56'36" W, A DISTANCE OF 20.00 FEET; THENCE N 00°03'24" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 3 (SARASOTA COUNTY PID NO. 0361001001, 0361001003, AND 0361001004)

PARCEL 1A: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 2003.63 FEET TO THE POINT OF BEGINNING; THENCE S. 03°07'44" W., A DISTANCE OF 1075.00 FEET; THENCE S. 86°52'16" E., A DISTANCE OF 1087.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S. 19°13'36" W., ALONG THE SAID CENTERLINE A DISTANCE OF 130.10 FEET; THENCE N. 86°52'16" W., ALONG A LINE THAT IS 1200.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 2049.47 FEET; THENCE N. 03°07'44" E., A DISTANCE OF 1200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 20; THENCE S. 86°52'16" E., ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 997.63 FEET TO THE POINT OF BEGINNING.



PARCEL 2B: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N.  $86^{\circ}52'16''$  W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 3001.26 FEET; THENCE S.  $03^{\circ}07'44''$  W., A DISTANCE OF 701.81 FEET TO THE POINT OF BEGINNING; THENCE S.  $03^{\circ}07'44''$  W., A DISTANCE OF 498.19 FEET; THENCE S.  $86^{\circ}52'16''$  E., A DISTANCE OF 2049.47 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S.  $19^{\circ}13'36''$  W., ALONG THE SAID CENTERLINE A DISTANCE OF 686.93 FEET; THENCE N.  $86^{\circ}52'16''$  W., A DISTANCE OF 2023.35 FEET TO THE INTERSECTION WITH A LINE THAT IS 75.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF  $02^{\circ}32'32''$ , A CHORD BEARING OF N.  $30^{\circ}39'52''$  W., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S.  $86^{\circ}52'16''$  E., A DISTANCE OF 76.08 FEET; THENCE N.  $03^{\circ}07'44''$  E., A DISTANCE OF 355.83 FEET TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK; THENCE S.  $58^{\circ}28'28''$  E., A DISTANCE OF 13.77 FEET AND ALONG THE CENTERLINE OF AN EXISTING CREEK FOR THE NEXT NINE (9) CALLS; THENCE S.  $85^{\circ}20'18''$  E., A DISTANCE OF 16.86 FEET; THENCE N.  $24^{\circ}01'07''$  E., A DISTANCE OF 24.84 FEET; THENCE N.  $02^{\circ}13'48''$  W., A DISTANCE OF 23.12 FEET; THENCE N.  $33^{\circ}37'44''$  E., A DISTANCE OF 24.04 FEET; THENCE S.  $85^{\circ}35'21''$  E., A DISTANCE OF 28.42 FEET; THENCE N.  $25^{\circ}15'48''$  E., A DISTANCE OF 34.71 FEET; THENCE N.  $14^{\circ}42'29''$  W., A DISTANCE OF 33.21 FEET; THENCE N.  $61^{\circ}16'21''$  W., A DISTANCE OF 44.63 FEET; THENCE S.  $86^{\circ}52'16''$  E., LEAVING SAID CENTERLINE OF THE EXISTING CREEK A DISTANCE OF 491.06 FEET TO THE POINT OF BEGINNING.

PARCEL 3C: (FEE ESTATE)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N.  $86^{\circ}52'16''$  W., ALONG THE NORTHERLY LINE OF SAID SECTION 20, A DISTANCE OF 4393.45 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 75 (I-75) TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 17975.40 FEET, A CENTRAL ANGLE OF  $04^{\circ}25'29''$ , A CHORD BEARING OF S.  $27^{\circ}01'43''$  E. AND A CHORD LENGTH OF 1387.85 FEET; THENCE ALONG THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1388.20 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING, THENCE S.  $86^{\circ}52'16''$  E., A DISTANCE OF 88.87 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 17900.40 FEET, A CENTRAL ANGLE OF  $02^{\circ}32'32''$ , A CHORD BEARING OF S.  $30^{\circ}39'52''$  E., AND A CHORD LENGTH OF 794.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 794.24 FEET TO THE END OF SAID CURVE; THENCE S.  $86^{\circ}52'16''$  E., A DISTANCE OF 2023.35 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT-OF-WAY (COW PEN SLOUGH CANAL); THENCE S.  $19^{\circ}13'36''$  W., ALONG THE SAID CENTERLINE A DISTANCE OF 678.70 FEET; THENCE S.  $89^{\circ}55'53''$  W., A DISTANCE OF 1392.02 FEET TO

THE INTERSECTION WITH THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75 TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 17975.40 FEET, A CENTRAL ANGLE OF 05°24'53", A CHORD BEARING OF N. 31°56'55" W. AND A CHORD LENGTH OF 1698.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1698.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007155382, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 4D: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE ROAD, STREET AND UTILITY EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS AS CREATED BY AND SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 797, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 5E: (EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1 AS CREATED BY AND SET-FORTH IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2285, PAGE 1698, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 4 (SARASOTA COUNTY PID NO. 0361001002)

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N. 86°52'16" W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 363.63 FEET TO THE POINT OF BEGINNING; THENCE N. 86°52'16" W., CONTINUE ALONG THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 1640.00 FEET; THENCE S. 03°07'44" W., PERPENDICULAR TO THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 1075.00 FEET; THENCE S. 86°52'16" E., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 1087.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE N. 19°13'36" E., ALONG THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL) FOR THE NEXT THREE (3) CALLS A DISTANCE OF 636.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 36°40'00", A TANGENT LENGTH OF 237.52 FEET, A CHORD BEARING OF N. 37°33'36" E. AND CHORD LENGTH OF 450.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 458.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 55°53'36" E., A DISTANCE OF 151.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 95 FOOT WIDE PERMANENT EASEMENT FOR COW PEN SLOUGH CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 418, PAGE 852 AND A 55 FOOT WIDE

PERMANENT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 426, PAGE 56, AND 55 FOOT WIDE TEMPORARY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 418, PAGE 855, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH:

A 50.00 FOOT INGRESS AND EGRESS AND UTILITY EASEMENT LYING AND BEING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE N.86°52'16"W., (ON AN ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 363.63 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE SARASOTA WEST COAST WATERSHED RIGHT OF WAY (COW PEN SLOUGH CANAL); THENCE S.55°53'36"W, ALONG THE SAID CENTERLINE FOR THE NEXT THREE (3) CALLS A DISTANCE OF 151.62 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 716.78 FEET, A CENTRAL ANGLE OF 36°40'00", A TANGENT LENGTH OF 237.52 FEET, A CHORD BEARING OF S.37°33'36"W. AND A CHORD LENGTH OF 450.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 458.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.19°13'36"W., A DISTANCE OF 636.28 FEET; THENCE N.86°52'16"W., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 46.83 FEET TO THE POINT OF BEGINNING; THENCE S. 19°13'48"W., ALONG A LINE THAT IS 45.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF COW PEN SLOUGH CANAL A DISTANCE OF 1498.53 FEET; THENCE S.89°55'52"W., A DISTANCE OF 52.98 FEET; THENCE N.19°13'48"E., ALONG A LINE THAT IS 95.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF COW PEN SLOUGH CANAL A DISTANCE OF 1501.61 FEET; THENCE S.86°52'16"E., ALONG A LINE THAT IS 1075.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 20 A DISTANCE OF 52.04 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 5 (SARASOTA COUNTY PID NOS. 0362001010 AND 0364040002)

PARCEL 1A:

THE W 1/2 OF SW 1/4 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, IN SARASOTA COUNTY, FLORIDA.

PARCEL 2B:

ALL THAT PART OF THE SE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, LYING EAST OF THE CANAL (COW PEN SLOUGH) AND EASTERLY OF INTERSTATE 75. ALSO, A PARCEL OF LAND LYING THE NE 1/4 OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 29, FOR A POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SECTION 29, S 00°09'22" W, (ON AN ASSUMED BEARING) 598.21 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY R/W LINE OF INTERSTATE 75; THENCE ALONG THE NORTHEASTERLY R/W LINE OF INTERSTATE 75, N 39°47'50" WEST, 794.55 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S 88°37'24" EAST, 510.35 FEET TO THE POINT OF BEGINNING. TOGETHER WITH NON-EXCLUSIVE

EASEMENT FOR ACCESS AS RECORDED IN OFFICIAL RECORDS BOOK 1317, PAGE 931, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3C:

THE SOUTHERLY 200 FEET OF THE WESTERLY 100 FEET OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING EAST OF COW PEN SLOUGH.

LESS THAT PARCEL #112 AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2010066284, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 6 (SARASOTA COUNTY PID NO. 0364040001)

THE SOUTH 30 FEET OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

AND:

PARCEL 7

SBA TOWERS LEASE PARCEL (SARASOTA COUNTY PID NO. 0362001015)

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 20 (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE ON AN ASSUMED BEARING OF S 89°56'36" E, A DISTANCE OF 2487.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE NO. 75 (LIMITED ACCESS PUBLIC RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH DISK - NO I.D.); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 119.80 FEET TO A POINT ON A LINE 1200.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF RIGHT-OF-WAY FOR COWPEN SLOUGH DRAINAGE CANAL (190 FOOT WIDE CANAL RIGHT-OF-WAY) (FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS DISK - RLS 2030); THENCE CONTINUE S 89°56'36" E, A DISTANCE OF 146.00 FEET; THENCE S 00°03'24" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°03'24" W, A DISTANCE OF 100.00 FEET; THENCE N 89°56'36" W, A DISTANCE OF 100.00 FEET; THENCE N 00°03'24" E, A DISTANCE OF 100.00 FEET; THENCE S 89°56'36" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN SARASOTA COUNTY, FLORIDA.

## EXHIBIT B TO THE DEED

### PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2022 and subsequent years which are not yet due and payable.
2. Permanent Easement in favor of Sarasota County, a political subdivision of the State of Florida, recorded in Official Records Book 418, Page 852, Public Records of Sarasota County, Florida. (As to Parcels 1, 2, 3 and 4)
3. Temporary Easement in favor of Sarasota County, a political subdivision of the State of Florida, recorded in Official Records Book 418, Page 855, Public Records of Sarasota County, Florida. (As to Parcels 1, 2, 3 and 4)
4. Permanent Easement in favor of Sarasota County, a political subdivision of the State of Florida, recorded in Official Records Book 426, Page 56, Public Records of Sarasota County, Florida. (As to Parcel 4)
5. Terms, conditions, reservations and easements as set forth and created in that certain Warranty Deed recorded in Official Records Book 770, Page 797 and together with the Grant of Easement recorded in Official Records Book 1206, Page 502 and as affected by and together with the Permanent Easement Deed recorded in Official Records Book 2285, Page 1694, all of the Public Records of Sarasota County, Florida. (As to all parcels)
6. Reservations and easements as contained in that certain Deed recorded in Official Records Book 985, Page 683 and as corrected by Deed recorded in Official Records Book 1154, Page 1217, all of the Public Records of Sarasota County, Florida. (As to Parcels 1, 2, 3 and 5)
7. Limited access right of way and rights of ingress, egress, light, air and view as set forth and taken by the Order of Taking recorded in Official Records Book 1150, Page 931, Public Records of Sarasota County, Florida. (As to Parcels 1, 2, 3 and 5)
8. Grant of Easement recorded in Official Records Book 1308, Page 1192, Public Records of Sarasota County, Florida. (As to Parcels 3, 5 and 6)
9. Terms, conditions and non-exclusive perpetual easement for public access, drainage and utilities as set forth in that the Grant of Easement recorded in Official Records Book 1317, Page 931, Public Records of Sarasota County, Florida. (As to all parcels)
10. Easement across the Westerly 30.00 feet for road, street and utility purposes and uses as reserved in that certain Warranty Deed recorded in Official Records Book 1891, Page 2128, Public Records of Sarasota County, Florida. (As to Parcel 1)
11. Easement across the Westerly 30.00 feet for road, street and utility purposes and uses as reserved in that certain Warranty Deed recorded in Official Records Book 2050, Page 131, Public Records of Sarasota County, Florida. (As to Parcel 2)
12. Terms, conditions and non-exclusive ingress, egress, drainage and utility easement as set forth and created in that certain Warranty Deed recorded in Official Records Book 2278, Page 536, Public Records of Sarasota County, Florida. (As to Parcels 3 and 4)
13. Non-exclusive ingress, egress, drainage and utility easement as set forth in that certain Warranty Deed recorded in Official Records Book 2285, Page 1698, Public Records of Sarasota County, Florida. (As to Parcels 2, 3 and 4)
14. Easement for Ingress and Egress recorded in Official Records Book 2671, Page 1901 and as corrected by that certain Corrective Easement for Ingress and Egress recorded in Official Records Book 2928, Page 70, all of the Public Records of Sarasota County, Florida. (As to Parcel 3)

15. Grant of Permanent Easement recorded in Official Records Book 2761, Page 1949, Public Records of Sarasota County, Florida. (As to Parcel 3)
16. Easement in favor of Florida Power & Light Company recorded in Official Records Instrument No. 2001044806, Public Records of Sarasota County, Florida. (As to Parcel 5)
17. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code and Resolution No. 2017-222 recorded in Official Records Instrument No. 2017157935, Public Records of Sarasota County, Florida. (As to Parcel 7)
18. Ordinance No. 2019-22 recorded in Official Records Instrument No. 2019132745, Public Records of Sarasota County, Florida. (As to all parcels)
19. Notice of Establishment of the Rustic Oaks Community Development District recorded July 26, 2021 in Official Records Instrument No. 2021137699, Public Records of Sarasota County, Florida. (As to all parcels)
20. Any liens created or levied pursuant to Chapter 190, Florida Statutes, relating to community development districts, which are not yet due and payable.

2/10/2022 2:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2810980

RETURN TO:  
Vanessa T. Steinerts, Esq.  
Straley Robin Vericker  
1510 West Cleveland Street  
Tampa, Florida 33606

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**LIEN OF RECORD,  
DISCLOSURE OF PUBLIC FINANCING,  
AND MAINTENANCE OF IMPROVEMENTS  
OF THE RUSTIC OAKS  
COMMUNITY DEVELOPMENT DISTRICT  
(Series 2022 Bonds)**

Notice is hereby given that the Rustic Oaks Community Development District, a local unit of special purpose government of the State of Florida, established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "**District**"), enjoys a governmental lien of record on the property within the District described in **Exhibit A**. Such lien is coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims (except for federal liens, titles and claims) until paid pursuant to Section 170.09 of the Florida Statutes. The District was established by Ordinance No. 2021-20 adopted by the City Council of the City of Venice, Florida.

The District's lien secures the payment of special assessments levied in accordance with Florida Statutes (the "**Debt Assessment**") which in turn secure the payment of its \$17,230,000.00 Capital Improvement Revenue Bonds, Series 2022 (the "**Series 2022 Bonds**"), which were issued to fund a portion of the public infrastructure benefiting the lands within the District as outlined in the Supplemental Special Assessment Methodology Report, dated January 27, 2022.

The public infrastructure within the lands benefited by the Series 2022 Project includes, but is not limited to, stormwater management, roadways, water and wastewater facilities, amenities and facilities, landscaping, irrigation, and other items described in the Master Engineer's Report dated July 28, 2021. The District plans to convey a portion of the roadways to Sarasota County, Florida, and all of the water and wastewater facilities to the City of Venice, Florida. The District or a homeowner's association may own and maintain the amenities, hardscaping, landscaping, and irrigation. The District plans to own and maintain the stormwater management facilities.

As the new owner of property within the District you will be responsible for paying all outstanding special assessments on that property including, but not limited to, the portion of the Debt Assessment that was levied to repay the Series 2022 Bonds.

In addition to the Debt Assessment, the District adopts annual operations and maintenance assessments (the "**O/M Assessment**") to fund the District's operations and maintenance activities. The O/M Assessment varies from year to year based upon the District's operations and maintenance budget adopted for that year.

As a purchaser and owner of property in the District, you will be obligated to pay the Debt Assessment and the O/M Assessment to the District. Prior to purchasing any property within the District, you should contact the District Manager in order to determine the outstanding Debt Assessment and the outstanding O/M Assessment on that property. Once you have purchased that property, you will be obligated to pay any outstanding special assessments that the District has levied or any other special assessments that the District levies in the future to finance or refinance any additional operations, maintenance or capital improvement projects of the District. Therefore, the total amount of the special assessments you may be obligated to pay is subject to change. Failure to pay any of the District's special assessments levied on your property may result in a loss of title to your property.

The public financing documents and the reports describing the improvements that were funded with the Debt Assessment and O/M Assessment are matters of public record and can be reviewed and obtained from the District Manager. For information regarding the amount of the Debt Assessment and the O/M Assessment encumbering the specified real property you own or are purchasing, please contact the District Manager at:

Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite #310W  
Boca Raton, Florida 33431  
Phone (561) 571-0010

**IN ADDITION TO THE MINUTES AND OTHER RECORDS OF THE DISTRICT, COPIES OF WHICH MAY BE OBTAINED FROM THE DISTRICT, AND THE RECORDS OF THE CITY OF VENICE, FLORIDA, WHICH ESTABLISHED THE DISTRICT, THIS LIEN OF RECORD SHALL CONSTITUTE A LIEN ON THE REFERENCED PROPERTY FOR PURPOSES OF CHAPTER 170, CHAPTER 190, AND CHAPTER 197, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF FLORIDA LAW AND ANY OTHER APPLICABLE LAW, AND SHALL SERVE TO DISCLOSE THE EXISTENCE OF PUBLIC FINANCING FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DISTRICT'S IMPROVEMENTS PURSUANT TO SECTION 190.009, FLORIDA STATUTES.**

*[SIGNATURE PAGE TO FOLLOW]*



Attest:

Rustic Oaks Community  
Development District

By:

Name: Craig Wrothell  
Secretary / Assistant Secretary

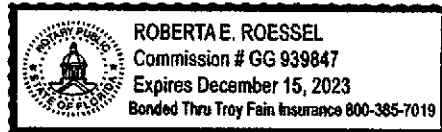
Garth Noble  
Garth Noble  
Chairman of the Board of Supervisors

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3rd day of February, 2022 by Garth Noble, as Chairman of the Board of Supervisors of the Rustic Oaks Community Development District, who is  personally known to me or  has produced \_\_\_\_\_ (type of identification), as identification.

Roberta E. Roessel  
Notary Public Signature

Notary Stamp



## Exhibit "A"

### RUSTIC OAKS CDD NORTH PARCEL

DESCRIPTION: A parcel of land lying in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Section 20, Township 38 South, Range 19 East, and run thence N.86°53'19"W., 363.80 feet along the North boundary of said Section 20 to the **POINT OF BEGINNING**; thence along the centerline of a 190.00 foot wide Cowpen Slough Drainage Canal the following three (3) courses: 1) S.55°53'18"W., 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., 3465.23 feet to a point on a curve on the Northeasterly Limited Access Right-of-Way Line of Interstate 75 (State Road 93); thence along said Limited Access Right-of-way line, Northwesterly, 24.17 feet along the arc of a curve to the right having a radius of 17975.42 feet and a central angle of 00°04'37" (chord bearing N.39°39'22"W., 24.17 feet); thence N.01°26'19"W., 210.60 feet to a point on the Westerly boundary of Cowpen Slough Drainage Canal; thence along said Westerly boundary, N.19°13'18"E., 1089.62 feet; thence S.89°55'13"W., 63.57 feet; thence S.19°13'17"W., 49.69 feet to a point of cusp; thence Northwesterly, 45.53 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., 1174.23 feet to a point on a curve on said Interstate 75 (State Road 93) Limited Access Right-of-Way Line; thence along said Northeasterly Limited Access Right-of-Way Line, Northwesterly, 502.45 feet along the arc of a curve to the right having a radius of 17975.40 feet and a central angle of 01°36'05" (chord bearing N.33°52'00"W., 502.43 feet) to a point on the boundary of Department of Transportation Parcel 108, as recorded on Official Record Instrument 2007155382, as recorded in the Public Records of Sarasota County, Florida; thence along said Parcel 108 boundary the following four (4) courses: 1) N.75°14'10"E., 303.36 feet; 2) N.33°38'05"W., 293.63 feet; 3) N.86°52'51"W., 255.98 feet to a point on a curve; 4) Northwesterly, 794.26 feet along the arc of a curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., 76.08 feet; thence N.03°07'06"E., 355.81 feet; thence S.58°29'06"E., 13.77 feet; thence S.85°20'56"E., 16.86 feet; thence N.24°00'29"E., 24.84 feet; thence N.02°14'26"W., 23.12 feet; thence N.33°37'06"E., 24.04 feet; thence S.85°35'59"E., 28.42 feet; thence N.25°13'10"E., 34.71 feet; thence N.14°43'07"W., 33.21 feet; thence N.60°57'05"W., 44.57 feet; thence S.86°53'19"E., 491.06 feet; thence N.03°06'41"E., 701.81 feet to the North boundary of the Northwest 1/4 of said Section 20; thence along said North boundary, S.86°53'24"E., 316.84 feet to the Northwest corner of the Northeast 1/4 of said Section 20; thence along said North boundary, S.86°53'19"E., 2320.62 feet to the **POINT OF BEGINNING**.

Containing 131.819 acres, more or less.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

RUSTIC OAKS CDD SOUTH PARCEL

DESCRIPTION: A parcel of land lying in Sections 20, 21 and 29, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

**BEGINNING** at the Northeast corner of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida and run thence along the East boundary of the Northeast 1/4 of said Section 29, S.00°56'46"E., 611.91 feet to the Northeasterly limited access right-of-way line of State Road 93 (Interstate 75); thence along said limited access right-of-way line, N.39°47'41"W., 2848.70 feet to the Easterly boundary of the Cowpen Slough Drainage Canal; thence along said Easterly boundary, N.19°13'18"E., 1424.35 feet, to the North boundary of the South 200 feet of the Westerly 100 feet of the North 1/2 of Section 20, Township 38 South, Range 19 East, lying East of the Cowpen Slough Drainage Canal; thence along said North boundary, S.87°46'27"E., 100.16 feet; thence along the East boundary of said South 200 feet of the Westerly 100 feet of the North 1/2 of Section 20, S.19°13'18"W., 191.70 feet to the North boundary of the South 1/2 of said Section 20; thence along said North boundary, S.87°27'48"E., 1318.99 feet to the Northwest corner of the aforesaid West 1/2 of the Southwest 1/4 of said Section 21; thence along the West boundary of the South 30 feet of the Northwest 1/4 of said Section 21, N.00°12'40"E., 30.00 feet; thence S.89°36'26"E., 1327.63 feet; thence along the East boundary of the South 30 feet of the West 1/2 of the Northwest 1/4 of said Section 21, S.00°07'30"E., 30.00 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 21; thence along the East boundary of the said West 1/2 of the Southwest 1/4 of said Section 21, S.00°02'38"W., 2679.02 feet to the Southeast corner thereof; thence along the South boundary of said West 1/2 of the Southwest 1/4 of said Section 21, N.89°35'32"W., 1336.19 feet to the Southwest corner of said Section 21, also being the Northeast corner of the aforesaid Section 29 and the **POINT OF BEGINNING**.

Containing 170.977 acres, more or less.

Altogether containing 302.796 acres, more or less.

3/30/2022 10:35 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2836005

*Saved*  
**NOTICE OF COMMENCEMENT**

Permit Number \_\_\_\_\_ Tax Folio # \_\_\_\_\_

The undersigned hereby gives notice that improvement will be made to certain Real Property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

**1. DESCRIPTION OF PROPERTY:**

*(Legal description of the property and street address, if available)*

*Please see plan  
2020 Rustic Road Access FL 2015*

**2. GENERAL DESCRIPTION OF IMPROVEMENT:**

*Demolition & DEVALUATION PLAN*

*This space reserved for recording*

**3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**

Name & Address: AG EHC II (MTH) Model State 1, LLC, 8635 E Haddon Dr., Ste 779, Scottsdale, AZ 85258  
Interest in Property: \_\_\_\_\_  
Fee Simple Title Holder (if different from owner listed above): \_\_\_\_\_

**4. CONTRACTOR:** Name: HOWARD SIMONE DEMOLITION LLC Phone Number: 727-449-1448  
Contractors Address: 535 S HERONSS AVE SUITE 201B CLEARWATER, FL 34616

**5. SURETY (If applicable, a copy of the payment bond is attached):** Amount of bond: \$ \_\_\_\_\_  
Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

**6. LENDER'S NAME:** \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Lender's address: \_\_\_\_\_

**7. Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.**  
Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_

**8. In addition, Owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lender's Notice as provided in Section 713.13(1)(b), Florida Statutes.**  
Phone number of person or entity designated by Owner: \_\_\_\_\_

**9. Expiration of notice commencement (the expiration date will be 1 year from date of recording unless a different date is specified)**  
20

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDED YOUR NOTICE OF COMMENCEMENT.

*Steven S. Benson*  
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Agent/Partner/Manager)

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (MTH) Model State 1, LLC  
(Print Name and Provide Signatory's Title/Office)

State of Arizona County of Maricopa

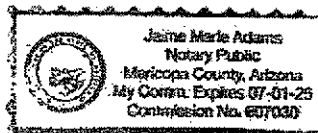
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14 day of March, 2022, by Steven S. Benson for Authorized Agent of AG EHC II (MTH)  
(Name of party on behalf of whom instrument was executed) (Type of authority, e.g. officer, trustee, attorney in fact)

Personally Known or  Produced Identification

(Type of Identification produced)

*Jaime Marie Adams*  
(Signature of Notary Public - State of Florida)  
*Arizona*

57347



Form IPS02 - Revised 07/23/2020

Parcel Description: NLY 497.33 FT OF THAT PART OF S 1/2 OF SEC 20-38-19 BOUNDED ON E BY C/L COWPEN SLOUGH ON THE W BY A LINE 1200 FT W & PARALLEL TO CA. OF CANAL LYING NELY OF I-75 R/W, LESS ACCESS RD R/W DESC IN CA-76-1416, LESS TOWER LEASE AS DESC IN ORI 2018113493, SUBJ TO DRAINAGE ESMT TO COUNTY AS DESC IN OR 4187852, BEING SAME LANDS AS DESC IN OR 2050/131