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CERTIFICATE OF OWNERSHIP FOR RIGHT-OF-WAY

Owner: 661 S. Tamiami Trail, Inc.

Property Address: 661 S. Tamiami Trail, Venice Florida 34285 (Parcel ID No. 0429150039)

The undersigned hereby certifies that the following property owners about the subject vacation:

1. The property directly to the north is owned by Venice Island Real Estate LLC, Attn.: Dr. Alex Giannini, of 8429 Lorraine Road, #426, Lakewood Ranch, FL 34202. Telephone 941-203-3954 (Parcel ID No. 0429150038).
2. The property directly to the east is owned by 648 Guild Dr LLC, Attn.: Kristien Van Hecke, of 6528 Lincoln Road, Bradenton, FL 34203. Telephone: 941-914-2500 (Parcel ID No. 0429100021).

THIS REPORT, WHILE BELIEVED TO BE CORRECT, IS NECESSARILY BASED UPON INFORMATION OBTAINED THROUGH THE INDEX OF DOCUMENTS MAINTAINED BY THE CLERK OF THE CIRCUIT COURT AND THEREFORE IS SUBJECT TO ANY ERRORS IN SUCH INDEX. THIS OFFICE DOES NOT OFFER ANY OPINION WITH REGARD TO VALIDITY OF ANY OF THE DOCUMENTS OR THE MARKETABILITY OF THE TITLE TO THIS PROPERTY. THIS REPORT IS CONFINED AND LIMITED TO SHOWING THE APPARENT OWNER OF RECORD SHOWN IN THE PUBLIC RECORDS OF THE COUNTY WHEREIN SUBJECT PROPERTY IS LOCATED. RESTRICTIONS WHICH APPLY TO THE PROPERTY ARE NOT DISCLOSED ON THIS REPORT.

J. KEVIN DRAKE, P.A.

By: 

J. Kevin Drake, Esq.

Dated: Oct 20, 2025