

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Purchase and Sale Agreement") is entered into by and between Ariana R. Fileman, as Successor Trustee of the North Port Development Trust, under Trust Agreement dated July 11, 1997 ("Seller" or "Trust"), with an address of 201 W. Marion Ave., Suite 1208, Punta Gorda, Florida 33950, and the City of North Port, a political subdivision of the State of Florida ("Buyer"), with an address of 4970 City Hall Boulevard, North Port, Florida 34286-4100, as of the date that the Buyer executes this Purchase and Sale Agreement (the "Effective Date").

In consideration of the mutual covenants and agreements herein set forth, the sufficiency and receipt of which are hereby acknowledged, the parties agree as follows:

1. Sale of Property. Seller agrees to sell, assign, transfer, and convey to Buyer, and the Buyer agrees to purchase from Seller that certain real property ("Property") consisting of ±18.26 acres of land, described as:

Tract J of Talon Bay Unit One, according to the map or plat thereof as recorded in Plat Book 44, Page 18 of the Public Records of Sarasota County

Sarasota County Property Appraiser PID # 0791080007,

together with all privileges and other rights appurtenant to the Property, if any; all fill and top soil thereon, if any; all oil, gas and mineral rights possessed by Seller, if any; and all right, title and interest of Seller in and to any and all streets, roads, highways, easements, drainage rights, or rights-of-way, appurtenant to the Property, if any; and all right title and interest of Seller in and to any and all covenants, restrictions, agreements and riparian rights benefiting the Property, if any,

SUBJECT TO the permitted exceptions set forth in Exhibit "A" attached hereto and incorporated herein ("Permitted Exceptions").

2. Purchase Price. In consideration of the conveyance of ±15.26 undivided acres of the Property to Buyer, Buyer shall pay to Seller the sum of One Million, Two Hundred Thousand and no/100 dollars (\$1,200,000.00) payable to Seller at closing. Seller agrees to donate as a contribution and without payment from the Buyer, the remaining undivided ±3.0 acres of the Property. The conveyance of the ±15.26 undivided acres and ±3.0 acres are contingent on each other and one shall not convey without the other.

If the closing occurs after June 15, 2020, due to no fault of the Seller, the Purchase Price shall increase by Ten Thousand and no/100 Dollars (\$10,000.00) for each month the closing is extended beyond the Closing Date based on the following schedule:

If the closing occurs after June 15, 2020 but before July 15, 2020, due to no fault of the Seller, the Purchase Price shall increase to One Million, Two Hundred Ten Thousand and no/100 Dollars (\$1,210,000.00)

If the closing occurs on or after July 15, 2020 but before August 15, 2020, due to no fault of the Seller, the Purchase Price shall increase to One Million, Two Hundred Twenty Thousand and no/100 Dollars (\$1,220,000.00);

If the closing occurs on or after August 15, 2020 but before September 15, 2020, due to no fault of the Seller, the Purchase Price shall increase to One Million, Two Hundred Thirty Thousand and no/100 Dollars (\$1,230,000.00); and

If the closing occurs on or after September 15, 2020 but before October 15, 2020, due to no fault of the Seller, the Purchase Price shall increase to One Million, Two Hundred Forty Thousand and no/100 Dollars (\$1,240,000.00).

3. Clear and Marketable Title. Seller warrants that it is the sole owner of the Property in fee simple and will convey good, recordable, marketable, insurable title free and clear of all encumbrances to Buyer at closing by Trustee's Deed or Special Warranty Deed. Seller acknowledges that all warranties found in law are in effect. At Closing, Buyer shall obtain from a title company a policy of title insurance (the "Title Policy") with liability in the full amount of the Purchase Price insuring fee simple title to the Property in Buyer, together with such endorsements as may be reasonably requested by Buyer. The Title Policy shall provide survey coverage. The cost of the Title Policy, including all endorsements, shall be paid by Buyer.

4. Commission Approval. Buyer's obligation to perform on this Purchase and Sale Agreement is conditioned upon the approval of this Purchase and Sale Agreement by the City Commission of the City of North Port, Florida.

5. Closing Costs and Documents. Buyer agrees to pay all reasonable closing costs. Taxes shall be prorated as of the scheduled closing date. Buyer shall select the closing agent. The purchase price will be disbursed to the Seller or their agent at the time of closing, except outstanding taxes, which, if due, will be withheld at closing. Seller agrees to sign and provide a Trustee's Deed or Special Warranty Deed and all other relevant closing documents at closing, and further acknowledge(s) that the closing and aforesaid payment is contingent on Seller's ability to convey clear, recordable, marketable, insurable, and complete title at the closing.

6. Closing Date. Closing on the Property will take place within 90 days of the North Port City Commission's approval of this Purchase and Sale Agreement and in no event later than June 15, 2020 ("Closing Date"), unless otherwise agreed to by the parties. Seller will be informed by the Closing Officer at least seven (7) days prior to the closing of its date, time, and place, when closing is in person. Purchaser shall have the option to extend the Closing Date to a date no later than October 15, 2020, by delivering to Seller at least three (3) business days in advance of the Closing Date of written notice of the extended closing date.

7. Hazardous Materials. Seller warrants to Buyer that to the best of Seller's knowledge, information and belief, the Property has not been nor is it currently used to store, generate, transport, use, handle, treat, dispose, or release toxic or other hazardous materials. This warranty shall survive the closing solely as to matters directly attributable to the actions of Seller and shall continue for a period of one year after closing. In the event that the City obtains an Environmental Site Assessment that confirms the presence of Hazardous Materials on the Property, the City, at its sole option, may elect to terminate this Purchase and Sale Agreement and neither party shall have any further obligations under this Purchase and Sale Agreement.

8. Clearing of Property. Prior to the Closing Date set forth herein, Seller shall, at Seller's sole option, have the right to remove personal items, palm trees, and/or landscaping from the Property. Seller will need to clear a portion of the Property to remove personal items. Clearing debris will not be removed

from the Property. Seller may add fill dirt to access the Property, if necessary. Under such circumstances, Seller agrees that the fill dirt will be clean and debris-free, at no expense to Buyer, and a maximum amount of 1000 cubic yards. Seller's rights herein shall not be unduly restricted or restrained by Buyer and Buyer shall make all effort to facilitate any clearing and fill requirements of Seller inclusive of rights under existing clearing permit. Buyer shall not hinder the Seller's removal rights contained herein by requiring any permits or conditions which may normally be required by the City of North Port.

9. Encumbrances. Seller hereby covenants and agrees that from the Effective Date until the closing date, the Seller shall not, without the prior written consent of the Buyer, grant or otherwise voluntarily create or consent to the creation of any easement, restriction, lien, or encumbrance affecting the Property.

10. Default; Remedies. If Seller or Buyer default under this Purchase and Sale Agreement, the non-defaulting party may waive the default and proceed to closing, seek specific performance, or refuse to close and elect to receive the return of any money paid, each without waiving any action for damages, or exercise any other remedy permitted by law or in equity resulting from Seller's or Buyer's default.

11. Governing Law; Venue. This Purchase and Sale Agreement is intended to be performed in the State of Florida and shall be governed and construed in all respects in accordance with the laws of the State of Florida. The exclusive venues for any legal or judicial proceedings in connection with the enforcement or interpretation of this Contract are the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida and the United States District Court for the Middle District of Florida.

12. Complete Agreement. This Purchase and Sale Agreement incorporates and includes all prior negotiations, correspondence, agreements, or understandings between the parties, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Purchase and Sale Agreement that are not contained in this document.

13. Amendment. No modifications, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

14. Severability. In the event any provision of this Purchase and Sale Agreement shall be held invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any breach of any provision, term, condition or covenant shall not be construed as a waiver of a subsequent breach by the other party.

15. Assignment. Seller shall not assign this Purchase and Sale Agreement, or any interest therein or any right or privilege appurtenant thereto or to the Property without first obtaining Buyer's written consent, which shall not be unreasonably withheld. Buyer's consent to one assignment by a party other than Seller shall not be consent to any subsequent assignment by any other person. Any unauthorized assignment shall be void and shall terminate this Purchase and Sale Agreement at Buyer's option. Subject to the terms of the preceding sentence, all terms of this Purchase and Sale Agreement shall be binding upon and shall inure to the benefit of and be enforceable by the parties hereto and their respective legal representative, heirs, successors, and assigns.

16. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be hand delivered, sent via UPS for FedEx, or sent by certified United States mail (postage prepaid), return receipt requested, and addressed as follows:

If to Grantor: Ariana R. Fileman, Successor Trustee
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950

With copy to: Steven F. Barnhardt
7891 Estates Dr.
North Port, FL 34291

If to Grantee: City of North Port
Utilities Director
6644 W. Price Blvd.
North Port, FL 34291

With copy to: City Attorney
4970 City Hall Blvd.
North Port, FL 34286

Notices will be deemed delivered upon deposit with the carrier, deposited in the U.S. Mail, or upon hand delivery.

17. Binding Effect/Counterparts. By the signatures affixed hereto, the parties intend to be bound by the terms and conditions hereof. This Purchase and Sale Agreement may be signed in counterparts.

18. Non-Discrimination. The City of North Port, Florida does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities, or services.

19. Exculpatory Clause. It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Successor Trustee, while in form purporting to be the representations, covenants, undertakings and agreements of the said Successor Trustee are nevertheless, each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Successor Trustee or for the purpose of with the intention of binding the said Successor Trustee personally, but are made and intended for the purpose of binding the Trust assets, and this instrument is executed and delivered by said Successor Trustee not in her own right, but solely in the exercise of the powers conferred upon her as such Successor Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be, asserted or enforceable against the Successor Trustee on account of this instrument or on account of any representation, covenant, undertaking or agreement of the said Successor Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived.

20. 1031 Exchange. If Seller desires to enter into a like-kind exchange (either simultaneously with Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), Buyer shall

cooperate in good faith and in all reasonable respects to effectuate the Exchange, including execution of documents. **Seller agrees to indemnify and hold Buyer harmless from any and all expenses, claims, costs, liabilities, or delays in time related to the Exchange.**

21. Broker's Commission. Buyer and Seller each represent and warrant to the other that it has not utilized the services of a real estate broker, salesperson, or agent in connection with this transaction.

22. Time of Essence. Time is of the essence in the performance and obligations of Buyer and Seller under this Purchase and Sale Agreement.

23. Authority to Execute Agreement. The signature by any person to this Agreement shall be deemed a personal warranty that the person has the full power and authority to bind any corporation, partnership, trust, or any other business or governmental entity for which the person purports to act hereunder.

(This space intentionally left blank; signature pages to follow)

This Purchase and Sale Agreement has been executed and delivered on the dates set forth below.

SELLER

Ariana R. Fileman, as Successor Trustee of the North Port Development Trust under Trust Agreement, dated July 11, 1997

Witness No. 1

By: _____

Printed Name

Print: _____

Witness No. 2

Title: _____

Printed Name

Date: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ___ day of _____, 2020, by Ariana R. Fileman, as Successor Trustee of the North Port Development Trust under Trust Agreement, dated July 11, 1997.

Notary Public - State of Florida

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

BUYER

City of North Port, Florida

By: _____

Peter D. Lear, CPA, CGMA
City Manager

ATTEST

Date: _____

Heather Taylor, CMC
Interim City Clerk

APPROVED AS TO FORM AND CORRECTNESS

Amber L. Slayton
City Attorney

EXHIBIT "A"

PERMITTED EXCEPTIONS

- A. Buyer and Seller acknowledge that Seller is the owner of certain lands lying to the North and East of the Property ("Seller's Land"). Buyer and Seller shall execute and record at Closing of the Property after exercise of the Option, a fifteen foot (15') Drainage and Utility Easement located along the Westerly boundary line of the Property and a twenty-five foot (25') Drainage and Utility Easement located along the Northerly boundary line of the Property in favor of the Seller and which shall be binding upon and run with the Property and Seller's Land (the Easements").

Prior to closing, Buyer shall have a survey of the Property prepared to identify the Easements and provide legal descriptions for the Easements. Seller or Seller's counsel shall draft the Easements to be reviewed and approved by Buyer.

- B. General or special taxes and assessments for the current year and all subsequent years.
- C. Covenants, Conditions and Restrictions affecting the Property and recorded or to be recorded by Seller prior to Closing Date in form attached hereto as Exhibit "B."
- D. Any matter reflected in a commitment to insure title accepted by Grantee.

This instrument prepared by:
Ariana R. Fileman, Esq.
Fileman Law Firm, P.A.
201 W. Marion Ave., Suite 1208
Punta Gorda, FL 33950

COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TRACT J OF TALON BAY

THESE COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRACT J OF TALON BAY UNIT ONE ("Restrictive Covenants") is made this 21st day of January, 2020, by ARIANA R. FILEMAN, AS SUCCESSOR TRUSTEE OF THE NORTH PORT DEVELOPMENT TRUST UNDER TRUST AGREEMENT DATED JULY 11, 1997, hereinafter called the Grantor.

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of the following real property located in Sarasota County, Florida, to-wit:

Tract J of Talon Bay Unit One, according to the map or plat thereof as recorded in Plat Book 44, Page 18, of the Public Records of Sarasota County, Florida (hereinafter, the "Land");

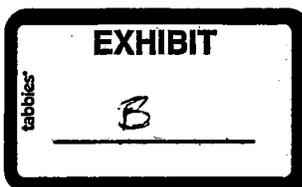
WHEREAS, the Land is bordered on its Easterly boundary by Talon Bay Drive, a roadway identified in the Plat of Talon Bay Unit One recorded in Plat Book 44, Page 18, of the Public Records of Sarasota County, Florida (hereinafter, "Talon Bay Drive"), which is used or shall be used by the Land for ingress and egress purposes;

WHEREAS, Grantor is the fee simple owner of property to the East and Northeast of the Land and Talon Bay Drive located in Sarasota County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

(hereafter, the "Benefitted Property") which uses or shall use Talon Bay Drive for ingress and egress purposes.

WHEREAS, Grantor desires to impose certain covenants, conditions and restrictions on the development and use of the Land, as specifically set forth herein, for the purpose of limiting



access and use of Talon Bay Drive by third parties who do not border or have direct access to Talon Bay Drive which shall in turn benefit the Land and Benefitted Property.

NOW THEREFORE, Grantor declares that the Land is and shall be held, transferred and sold, conveyed and occupied subject to the covenants, conditions and restrictions hereafter set forth, specifying that these Restrictive Covenants shall constitute a covenant running with the Land and be binding on all parties having any right, title or interest in the Land or any part thereof, their heirs, successors and assigns.

1. Streets, Roads and Vehicular Access. No streets, roads, throughways, parking lots, driveways, or vehicular access or passageways shall be created on the Land which would grant or permit access to any neighboring property owner(s) located to the West or North of the Land which would permit any such neighboring property owner(s) access and use of Talon Bay Drive. Streets, roads, throughways, cut-throughs and parking lots are strictly prohibited on or along the Western boundary of the Land. This restriction shall not prevent or prohibit the owner of the Land from creating streets, roads, throughways, parking lots, driveways or vehicular access and passageways on, over and across the Land for the exclusive use by the owner of the Land, and their employees, tenants, customers, and invitees.
2. Approval of Plans and Specifications of Streets, Roads and Vehicular Access. In order to insure that these restrictions are preserved and prior to construction, development or redevelopment on the Land, a set of the development plans, working drawings and specifications showing all proposed streets, roads, throughways, parking lots, driveways and vehicular access and passageways, or any modifications thereof, shall be submitted to Grantor and approved in writing by the Grantor as meeting the requirements of these restrictions. Grantor's written approval shall not be unreasonably withheld or delayed.

The issuance of a building permit or license, which may be in contravention of these restrictions, shall not prevent the Grantor from enforcing these restrictions.

3. Waiver of Restrictions. The failure of the Grantor to enforce any restrictions, covenant, condition, obligation, right or power herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce thereafter these rights as to the same violation or as to a breach or violation occurring prior or subsequent thereto.
4. Remedies for Violations. Violation or breach of any restriction or covenant herein contained by any person or concern claiming under the Grantor, or by virtue of any judicial proceeding, shall give the Grantor, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of these Restrictive Covenants and to prevent the violation or breach of any of them.

The prevailing party in any such action shall be entitled to recover its reasonable attorneys' fees.

5. Covenants Running with the Land. All provisions contained herein shall be construed to be covenants running with the lands and every owner and claimant of the lands or any part thereof or interest therein, and his or her heirs, executors, administrators, successors and assigns, shall be bound by all of the provision of these Restrictive Covenants.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name this 21st day of January, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

1st Witness
Print Name: _____

ARIANA R. FILEMAN, as Successor Trustee of the
North Port Development Trust under Trust
Agreement dated July 11, 1997

2nd Witness
Print Name: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of January, 2020, by Ariana R. Fileman, as Successor Trustee of the North Port Development Trust under Trust Agreement dated July 11, 1997, who is personally known to me or who has produced _____ as identification.

(Notary Seal)

Notary Public
Print Name: _____
My Commission Expires: _____

Parcel 1

Begin at a point on the East boundary of Section 36, Township 39 South, Range 20 East, Sarasota County, Florida, which is 830.34 feet North from the Southeast corner of said Section 36; thence North $88^{\circ}12'50''$ West, parallel with the South boundary of said Section 36, 1,803.18 feet; thence North $02^{\circ}47'49''$ West, 3,401.78 feet (North $02^{\circ}43'33''$ West, 3,404.69 feet record); thence South $86^{\circ}02'15''$ East (South $86^{\circ}01'33''$ East record) 400.00 feet; thence North $02^{\circ}47'49''$ West (North $02^{\circ}43'33''$ West record) 600.00 feet to the South Right-of-Way of State Road No. 45, whose width is 200 feet; thence South $86^{\circ}02'15''$ East (South $86^{\circ}01'33''$ East record) along said Right-of-Way 1,318.56 feet; thence South $00^{\circ}15'29''$ East (South $00^{\circ}11'16''$ East record) 620.00 feet; thence South $86^{\circ}02'15''$ East (South $86^{\circ}01'33''$ East record) 266.14 feet to the intersection with the East boundary of said Section 36; thence South $00^{\circ}15'29''$ East along said East boundary 3,296.09 feet (South $00^{\circ}11'16''$ East 3,298.84 feet record) to the Point of Beginning.

AND

Parcel 2

Begin at the Southeast corner of Section 36, Township 39 South, Range 20 East, Sarasota County, Florida; thence North $88^{\circ}12'50''$ West along the South boundary of said Section 36, 1,766.29 feet; thence North $02^{\circ}47'49''$ West 832.47 feet (North $02^{\circ}43'33''$ West 832.43 feet record); thence South $88^{\circ}12'50''$ East parallel with the South boundary of said Section 36, 1,803.18 feet to the intersection with the East boundary of said Section 36; thence South $00^{\circ}15'29''$ East (South $00^{\circ}11'16''$ East record) along said East boundary of Section 36, 830.34 feet to the Point of Beginning.

LESS AND EXCEPT

A PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 36, BEARING $S.00^{\circ}34'40''W.$, A DISTANCE OF 2695.17 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36, WITH SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 12 AND 12A THROUGH 12F, PUBLIC RECORDS OF SAID SARASOTA COUNTY, THENCE $N.89^{\circ}25'20''W.$, A DISTANCE OF 689.72 FEET; THENCE $N.00^{\circ}34'40''E.$, A DISTANCE OF 200.00 FEET; THENCE $N.89^{\circ}25'20''W.$, A DISTANCE OF 147.55 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF $59^{\circ}29'55''$, A CHORD BEARING OF $N.19^{\circ}23'32''W.$ AND A CHORD LENGTH OF 436.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 456.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE $N.49^{\circ}08'30''W.$, A DISTANCE OF 962.70 FEET; THENCE $S.40^{\circ}51'30''W.$, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF PARCEL B-1; THENCE $S.88^{\circ}03'07''W.$, A DISTANCE OF 163.11 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ORTIZ BLVD., EXTENDED SOUTH, FROM WARM MINERAL SPRINGS UNIT 78, PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 7, PUBLIC RECORDS OF SAID SARASOTA COUNTY, THENCE $N.01^{\circ}56'53''W.$, ALONG SAID SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID ORTIZ BLVD. EXTENDED, A DISTANCE OF 154.55 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 339.19 FEET, A CENTRAL ANGLE OF $07^{\circ}01'28''$, A CHORD BEARING OF $S.45^{\circ}37'46''E.$ AND A CHORD LENGTH OF 41.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE $S.49^{\circ}08'30''E.$, A DISTANCE OF 183.21 FEET TO THE POINT OF BEGINNING

EXHIBIT

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AND LESS AND EXCEPT

A PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 36, BEARING S.00°34'40"W., A DISTANCE OF 2695.17 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36, WITH SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 12 AND 12A THROUGH 12F, PUBLIC RECORDS OF SAID SARASOTA COUNTY; THENCE S.00°34'40"W., ALONG THE EAST LINE OF SAID SECTION 36 AND THE WEST LINE OF SAID 13TH ADDITION; A DISTANCE OF 2736.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36 AND THE SOUTHWEST CORNER OF SAID 13TH ADDITION; THENCE N.87°21'30"W., ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 693.91 FEET; THENCE N.01°56'53"W., A DISTANCE OF 612.99 FEET; THENCE N.87°21'30"W., A DISTANCE OF 1073.48 FEET, TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ORTIZ BLVD. AS PLATTED IN WARM MINERAL SPRINGS UNIT 78, PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 7, PUBLIC RECORDS OF SAID SARASOTA COUNTY; THENCE N.01°56'53"W., ALONG THE SOUTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2062.30 FEET; THENCE S.89°25'20"E., A DISTANCE OF 794.42 FEET; THENCE N.00°34'40"E., A DISTANCE OF 200.00 FEET; THENCE S.89°25'20"E., A DISTANCE OF 400.00 FEET; THENCE S.00°34'40"W., A DISTANCE OF 200.00 FEET; THENCE S.89°25'20"E., A DISTANCE OF 689.72 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

DESCRIPTION OF REAL ESTATE TRACT "A-1" TALON BAY DRIVE RIGHT-OF-WAY IN PARCEL "B" OF TALON BAY UNIT ONE:

A PORTION OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 36, BEARING S.00°34'40"W., A DISTANCE OF 2695.17 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36, WITH SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE 13TH ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 12 AND 12A THROUGH 12F, PUBLIC RECORDS OF SAID SARASOTA COUNTY; THENCE N.89°25'20"W., A DISTANCE OF 689.72 FEET; THENCE N.00°34'40"E., A DISTANCE OF 200.00 FEET; THENCE N.89°25'20"W., A DISTANCE OF 147.55 FEET TO THE POINT OF BEGINNING; THENCE N.89°25'20"W., A DISTANCE OF 81.45 FEET; TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 61°42'04", A CHORD BEARING OF N.18°17'28"W. AND A CHORD LENGTH OF 369.22 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 387.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.49°08'30"W., A DISTANCE OF 1145.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 339.19 FEET, A CENTRAL ANGLE OF 07°01'28", A CHORD BEARING OF N.45°37'46"W. AND A CHORD LENGTH OF 41.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.59 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ORTIZ BLVD., AS PLATTED IN WARM MINERAL SPRINGS UNIT 78, PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 7, PUBLIC RECORDS OF SAID SARASOTA COUNTY; THENCE N.01°56'53"W., ALONG SAID SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID ORTIZ BLVD. EXTENDED, A DISTANCE OF 218.79 FEET TO THE SOUTHEAST CORNER OF SAID ORTIZ BLVD., EXTENDED SOUTH FROM SAID WARM MINERAL SPRINGS UNIT 78 AND TO A POINT OF CUSP OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 259.19 FEET, A CENTRAL ANGLE OF 47°11'37", A CHORD BEARING OF S.25°32'41"E. AND A CHORD LENGTH OF 207.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 213.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.49°08'30"E., A DISTANCE OF 1145.91 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 59°29'55", A CHORD BEARING OF S.19°23'32"E. AND A CHORD LENGTH OF 436.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 456.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT

A Portion of Section 36, Township 39 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

Beginning at the Point of Intersection of the South right-of-way line of the Tamiami Trail (US Highway #41), with the East right-of-way line of Ortiz Blvd., extended South from Warm Mineral Springs Unit No 78, per plat thereof recorded in plat Book 9, Page 78, Public Records of said Sarasota County; thence South $85^{\circ}12'37''$ East, "Grid Bearing" along the South right-of-way line of said Tamiami Trail, a distance of 123.44 feet, to a found FDOT iron rod right-of-way marker; thence South $85^{\circ}16'42''$ East, along said South right-of-way line to a distance of 401.56 feet to a point bearing North $85^{\circ}16'42''$ West, a distance of 599.69 feet from a found FDOT iron rod right-of-way marker; thence South $04^{\circ}43'18''$ West, a distance of 334.81 feet; thence North $85^{\circ}16'42''$ West, a distance of 485.83 feet to a point on aforesaid East right-of-way of Ortiz Blvd. Extended; thence North $01^{\circ}56'53''$ West along the East right-of-way line of Ortiz Blvd., a distance of 337.24 feet to the Point of Beginning.

AND LESS AND EXCEPT

Tract J of Talon Bay Unit One, according to the map or plat thereof as recorded in Plat Book 44, Page 18, of the Public Records of Sarasota County, Florida