

Parcel Identification Nos.

0797-00-1200

0781-00-1000

0807-00-1000

0783-00-1005

**MEMORANDUM OF AGREEMENT FOR
WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION)
AND JOINDER AND CONSENT**

THIS MEMORANDUM OF AGREEMENT (this “Memorandum”) is made and entered into by and among WEST VILLAGES, LLLP, a Florida limited liability limited partnership (“WVLP”), acting for itself and the WVLP Entities named in this Memorandum, the WEST VILLAGES IMPROVEMENT DISTRICT, an independent special district of the State of Florida (“District”), and the CITY OF NORTH PORT, FLORIDA, an incorporated municipality in the State of Florida (“City”) (collectively the “Parties”).

RECITALS

A. The Parties entered into the West Villages Developer Agreement (Post Annexation), (the “Developer Agreement”) on _____, 2020 encumbering the real property described in Exhibit 1 (the “Property”), attached and incorporated herein; bearing the Clerk of Court Instrument No. _____ and recorded in Official Records Book _____, at Page _____ in the Public Records of the County of Sarasota, Florida.

B. WVLP and the WVLP Entities collectively own the Property. “WVLP Entities” means the collective legal entities wholly owned by WVLP , as follows: Main Street Ranchlands, LLLP, a Florida limited liability limited partnership; Myakka River Club, LLLP, a Florida limited liability limited partnership; Timber Forest Ranch, LLLP, a Florida limited liability limited partnership; Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership; West Villages Parkway East Associates, LLLP, a Florida limited liability limited partnership; Thomas Ranch Land Partners Village 1, LLLP, a Florida limited liability limited partnership; and West Villages Parkway West Associates, LLLP, a Florida limited liability limited partnership.

C. On _____, 2020, the WVLP Entities entered into that certain Joinder and Consent to the Developer Agreement. The Joinder and Consent bears the Clerk of the Court Instrument No. _____ and is recorded in Official Records Book _____, at Page _____ in the Public Records of the County of Sarasota, Florida.

D. The Developer Agreement imposes covenants, restrictions, reservations and obligations for WVLP and the WVLP Entities to convey the Property to the City.

E. Further, the Parties have agreed in the Developer Agreement and this Memorandum that the covenants running with the land in favor of the City have been established and that this Memorandum will provide public notice that the City’s rights fully encumber the Property.

IN WITNESS WHEREOF, the Parties have caused this Memorandum to be executed by the duly authorized persons on the dates set forth below.

Approved by the City of North Port City Commission on the ___ day of _____ 2020.

THE CITY OF NORTH PORT, FLORIDA

By: _____
Debbie McDowell
Mayor

ATTEST

Heather Taylor, CMC
Interim City Clerk

APPROVED AS TO FORM AND CORRECTNESS

Amber L. Slayton
City Attorney

[Additional signature pages follow]

Executed by WVLP this ____ day of _____ 2020.

WEST VILLAGES, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Land Partners GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

By : _____
Richard P. Severance
Vice President

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 Richard P. Severance as the Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company, as the Manager of Thomas Ranch Land Partners GP, LLC, a Delaware limited liability company, as General Partner of West Villages, LLLP, a Florida limited liability limited partnership.

Notary Public

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

[Additional signature page follows]

Approved by the Board of Supervisors for the West Villages Improvement District on the ____ day of _____ 2020.

Secretary

WEST VILLAGES IMPROVEMENT DISTRICT

John Luczynski
Chairman

(District Seal)

STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 2020, by John Luczynski as the Chairman of the Board of Supervisors of West Villages Improvement District.

Notary Public - State of Florida

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

[End of signature pages]

EXHIBIT 1

**LEGAL DESCRIPTIONS FOR THE REAL PROPERTY RELATED TO THE
MEMORANDUM OF AGREEMENT FOR THE
WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION)
AND JOINDER AND CONSENT**

A ±74.0 acre portion of Parcel Identification No. 0797-00-1200:

E 1/2 OF SEC 3-40-20 LESS EAST RIVER ROAD R/W AS DESC IN DB 168/240, LESS R/W FOR COUNTY RD 777 AS DESC IN OR 2679/2750, LESS LANDS CONVEYED TO SARASOTA COUNTY AS DESC IN ORI 2008060371 & 2008060374, LESS LANDS CONVEYED TO WEST VILLAGES IMPROVEMENT DISTRICT AS DESC IN ORI 200921691, CONTAINING 258 C-AC M/L;

AND

A ±5.5 acre portion of Parcel Identification No. 0781-00-1000:

PORTION OF SEC 31-39-20 LYING ELY OF LANDS DESC IN ORI 2003259292, LESS RD R/W FOR US HIGHWAY 41;

AND

A ±4.0 acre portion of Parcel Identification No. 0807-00-1000:

ALL OF SEC 8-40-20 CONTAINING 657 C-AC M/L;

AND

A ±0.6 acre portion of Parcel Identification No. 0783-00-1005:

ALL OF SEC 32-39-20 LYING WLY & NLY OF WEST VILLAGES PARKWAY AS DESC IN ORI 2007188871, 2009155882, 2010059621 & 2013134805, LESS 24.801 AC TRACT AS DESC IN ORI 2018098601, LESS R/W FOR US 41 AS DESC IN OR 1039/762, LESS LANDS CONVEYED TO SARASOTA COUNTY PUBLIC HOSPITAL BOARD AS DESC IN OR 2785/634, LESS LANDS TO DIVOSTA & COMPANY INC AS DESC IN ORI 2003259292 SUBJ TO 74044 C-SF UTILITY ESMT TO CITY OF NORTH PORT AS DESC IN ORI 2007158249 & 2008152439, BEING A PORTION OF LANDS DESC IN ORI 2014062919;

ALL BEING IN THE CITY OF NORTH PORT, FLORIDA AND THE COUNTY OF SARASOTA, AS SHOWN IN THE OFFICIAL RECORDS OF THE CLERK OF COURT IN AND FOR THE COUNTY OF SARASOTA, FLORIDA.