

Woodlands Commercial Park

(Petition No, PLF-23-127)



STAFF REPORT

From: David Brown, Planner I

Thru: Hank Flores, AICP, CFM, Planning & Zoning Manager

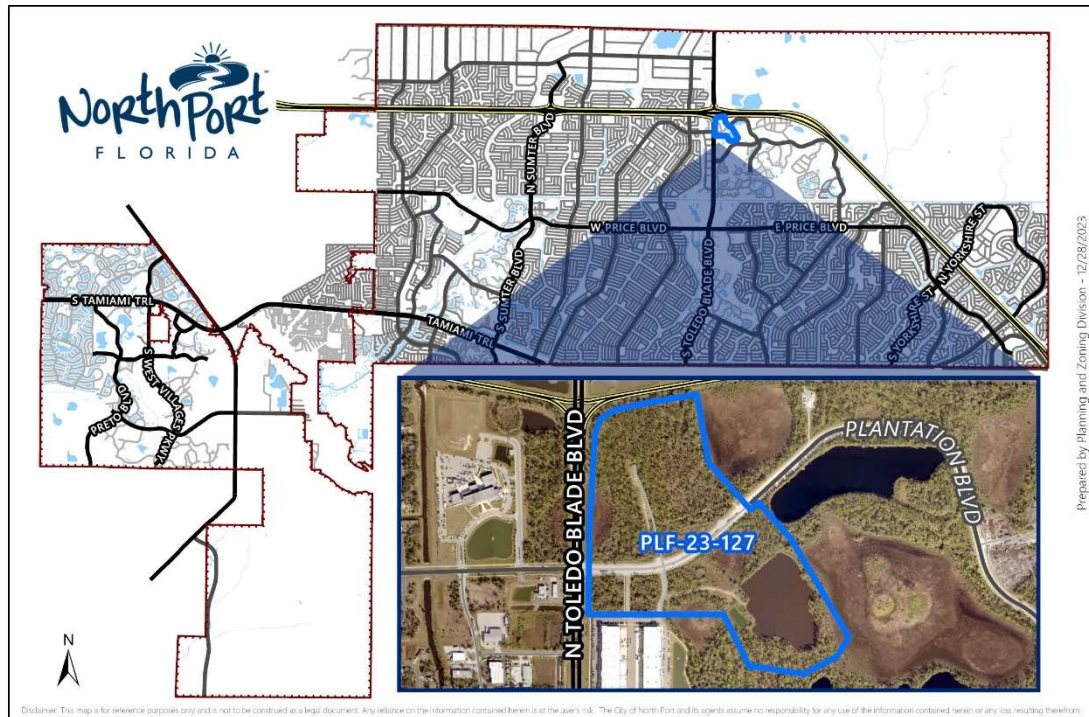
Thru: Lori Barnes, AICP, CPM, Development Services Assistant Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Deputy City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: February 15, 2024



| | |
|-----------------------|---|
| PROJECT: | Woodlands Commercial Park (QUASI-JUDICIAL) |
| REQUEST: | Consideration of Woodlands Commercial Park plat, a replat of Panacea Commercial Park, PH 1 (with accompanying Vacation VAC-23-135). |
| APPLICANT: | Todd Mathes, Director of Development (Exhibit A, Affidavit) |
| OWNERS: | Huntington National Real Estate Investments, LLC & Will-Ridge Associates, LLC (Exhibit B, Warranty Deed) |
| LOCATION: | East side of N Toledo Blade Boulevard, on both the north and south sides of Plantation Boulevard, and directly south of I-75 |
| PROPERTY SIZE: | ± 64.394 acres |
| ZONING: | Planned Community Development District (PCD) |

I. BACKGROUND

On June 2, 2023, Todd Mathes of Huntington National Real Estate Investments, LLC, submitted a Re-Plat Application to the Planning & Zoning Division for the replat of the Woodland Commercial Park, a replat of Panacea Commercial Park, Phase I, as well as the vacation of the Progress Court right-of-way and all internal drainage and utility easements associated with the lots on the plat, except for a 10-foot easement along Plantation Boulevard which will remain at the request of Florida Power and Light. The easement vacation was accomplished through VAC-23-135 and was approved by City Commission on January 9, 2024.

The purpose of the replat is to allow the applicant to reconfigure the area to accommodate the next phase of development for the area allowing for the future development of the non-residential/industrial users, as well as facilitate the expansion of existing industrial uses to the south. The replat will allow the reconfiguration of 17 existing lots, as well as Progress Court and Tracts "G" and "H" (**Figure 1**) into four (4) lots and the redesignation of Tracts "G" and "H" to Tracts "A" and "B", respectively (**Figure 2**). Plantation Boulevard is not included in the proposed replat and will remain in its current configuration.

The subject property is zoned Planned Community Development (PCD) with a Future Land Use Designation of Activity Center (AC-4).

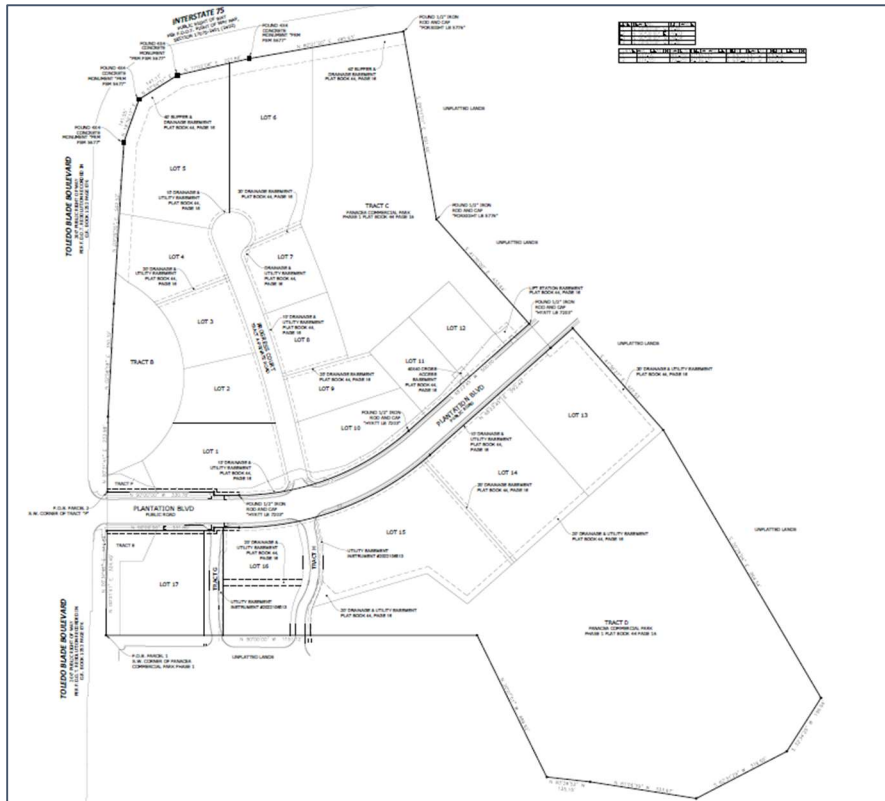


Figure 1. Existing Woodland Commercial Park, Phase 1.

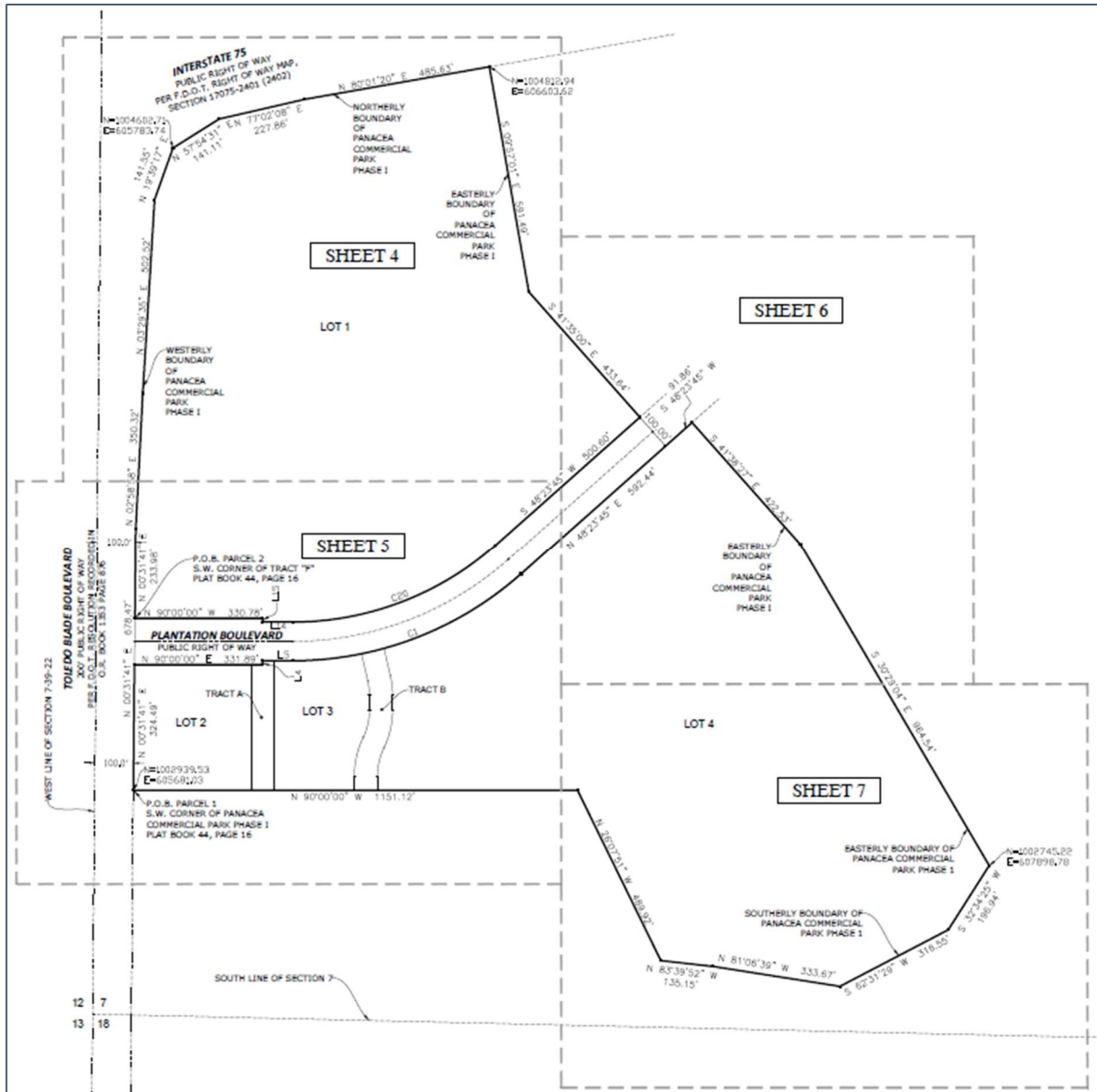


Figure 2. Proposed Replat, Woodland Commercial Park, Phase 1.

I. BACKGROUND

FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The final plat was reviewed and approved by the contracted City Surveyor for conformance with the Florida Statutes Chapter 177 Part I.

Conclusion: PLF-23-127 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.

Findings: The final plat was reviewed for conformance with the approved subdivision plan.

Conclusion: PLF-23-127 conforms with the approved Subdivision Concept Plan as revised (SCP-23-082) and the ULDC.

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

III. RECOMMENDED MOTIONS

PLANNING & ZONING ADVISORY BOARD—

Staff recommends **approval** of Petition No. PLF-23-127, Woodland Replat, as stated: I move to recommend approval of Petition No. PLF-23-127 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the City of North Port Comprehensive Plan.

CITY COMMISSION—

The City Commission **approve** Petition No. PLF-23-127, Woodland Replat, as stated: I move to approve Petition No. PLF-23-127 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC), and Florida Statutes Chapter 177.

IV. ALTERNATIVE MOTIONS

Petition PLF-23-127 may be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

PLANNING & ZONING ADVISORY BOARD—

I move to recommend denial of Petition No. PLF-23-127 and find that, based on the competent substantial evidence shows that the proposed Plat does not comply with the City of North Port Comprehensive Plan.

CITY COMMISSION—

I move to deny Petition No. PLF-23-127 and find that, based on the competent substantial evidence shows that the proposed Plat does not comply with the City of North Port Comprehensive Plan, Unified Land Development Code (ULDC), and Florida Statutes Chapter 177.

V. PUBLIC HEARING SCHEDULE

| | |
|--|--|
| Planning & Zoning Advisory Board Public Hearing | February 15, 2024 9:00 AM or as soon thereafter |
| City Commission Public Hearing | February 27, 2024 6:00 PM or as soon thereafter |

VI. EXHIBITS

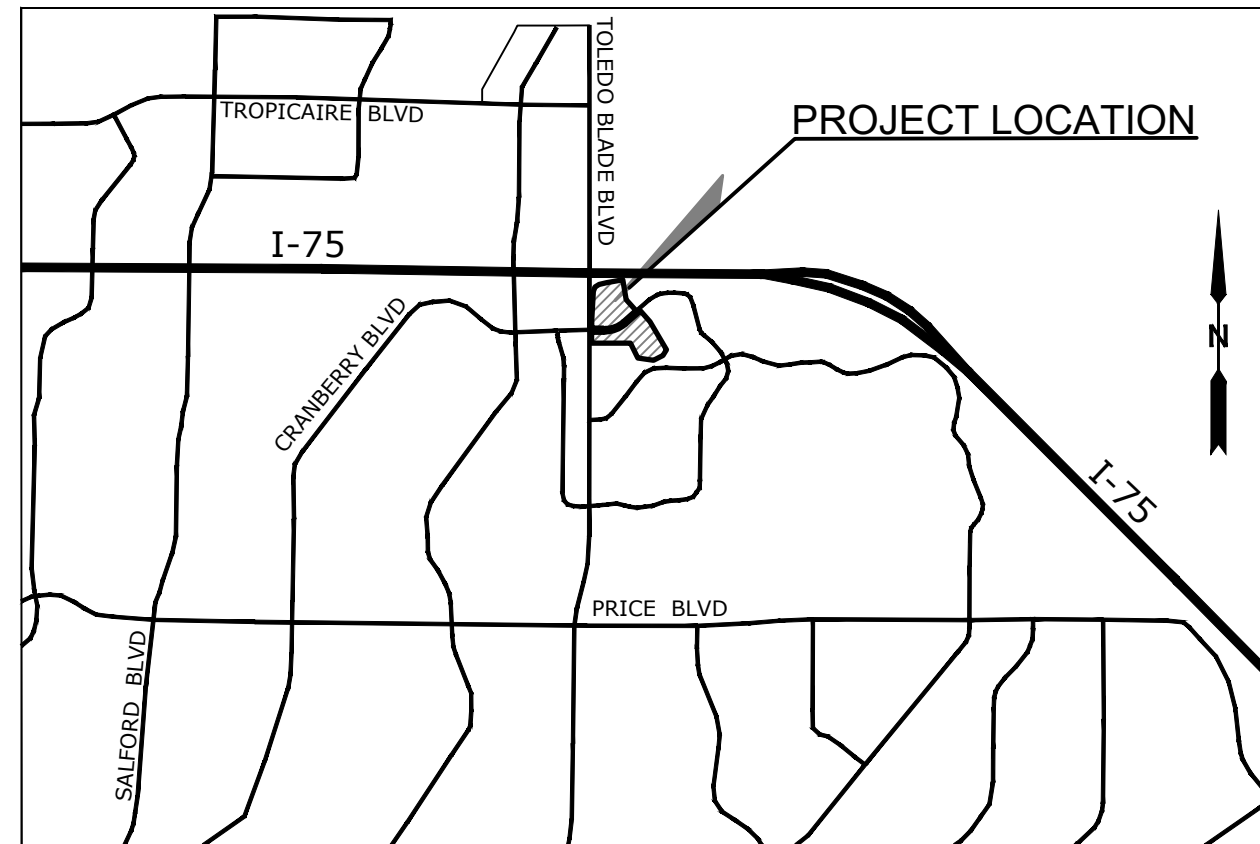
| | |
|-----------|--------------------------|
| A. | plat |
| B. | Affidavit |
| C. | Title Assurance |
| D. | City Surveyor's Approval |

WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16,
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP
39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

Exhibit A for PLF-23-127

LOCATION MAP
NOT TO SCALE



CERTIFICATE OF APPROVAL OF THE CITY NORTH PORT PLANNING AND ZONING ADVISORY BOARD:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING THIS ____ DAY OF _____, 2023.

CHAIRMAN
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I THE UNDERSIGNED, HEREBY CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS ____ DAY OF _____, 2023.

DATE: _____
CITY ATTORNEY, CITY OF NORTH PORT

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA FLORIDA.

DATE: _____
CITY ENGINEER, REGISTRATION NUMBER _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, _____ AS MANAGER OF HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC. A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "WOODLANDS COMMERCIAL PARK" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

- A. A PERMANENT EXCLUSIVE LIFT STATION EASEMENT AS SHOWN AND DEPICTED HEREON FOR PURPOSES INCIDENTAL THERETO.
- B. ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. PUBLIC UTILITY EASEMENT INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, THIS ____ DAY OF _____, A.D., 2023.

HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ITS MANAGER

WITNESS

PRINT NAME OF WITNESS

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (____) PHYSICAL PRESENCE OR (____) ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023, BY _____, AS MANAGER OF HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC ON BEHALF OF THE COMPANY, (____) WHO IS PERSONALLY KNOWN TO ME, OR (____) WHO HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME:
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
EXPIRATION DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, STEPHEN C. SCALIONE AS MANAGER OF WILL-RIDGE ASSOCIATES, LLC, A NEW YORK LIMITED LIABILITY COMPANY, REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "WOODLANDS COMMERCIAL PARK" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

- A. A PERMANENT EXCLUSIVE LIFT STATION EASEMENT AS SHOWN AND DEPICTED HEREON FOR PURPOSES INCIDENTAL THERETO.
- B. ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. PUBLIC UTILITY EASEMENT INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, THIS ____ DAY OF _____, A.D., 2023.

WILL-RIDGE ASSOCIATES, LLC,
A NEW YORK LIMITED LIABILITY COMPANY

BY: _____
ITS MANAGER

WITNESS

PRINT NAME OF WITNESS

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (____) PHYSICAL PRESENCE OR (____) ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023, BY _____, AS MANAGER OF WILL-RIDGE ASSOCIATES, LLC ON BEHALF OF THE COMPANY, (____) WHO IS PERSONALLY KNOWN TO ME, OR (____) WHO HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME:
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
EXPIRATION DATE: _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE NORTH POTY CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS ____ DAY OF _____, 2023.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

RESERVATION OF EASEMENTS:

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS FOR THE EXPRESS PURPOSE OF ACCOMMODATING DRAINAGE AND UTILITIES. THESE EASEMENTS ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ADJACENT TO PLANTATION BOULEVARD AS SHOWN HEREON SHALL BE NON-EXCLUSIVE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED AND ARE PRIVATE UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE DERIVED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION, AND IS THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS. NORTH AMERICAN DATUM (NAD) 83(2011).
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE), NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONAL SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. MORE SPECIFICALLY THE EAST RIGHT OF WAY LINE OF THE TOLEDO BLADE BOULEVARD, AS BEING NORTH 00°31'41" EAST.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENTS UTILIZED ARE DESIGNATED AS "H698 (PID=DL3344), HAVING A PUBLISHED ELEVATION OF 29.10 FEET (NAVD 88), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
5. PUBLIC UTILITIES EASEMENTS INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.
6. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
7. ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE PERPENDICULAR, OR RADIAL, UNLESS INDICATED OTHERWISE.
8. THIS PLAT COVERS AN AREA OF 2,805,003 SQUARE FEET OR 64.394 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 2023.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATION OF CITY SURVEYOR:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND SARASOTA COUNTY UNIFIED DEVELOPMENT CODE, AS AMENDED.

STEVEN M. WATTS, P.S.M. 4588
CITY OF NORTH PORT

CERTIFICATE OF SURVEYOR

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED IN FLORIDA LICENSED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY UDC, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 2/15/2021. THE PERMENT CONTROL POINTS (PCP'S), LOT CORNERS AND BENCH MARKS (BM'S) WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

SIGNED AND SEALED THIS ____ DAY OF _____, 2023.

ROBERT S. FLANARY
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO.5677
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FLORIDA 34201
LB 8274

DATE: _____



WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 7

Exhibit A for PLF-23-127

DESCRIPTION

PARCEL 1

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44 PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE N 00°31'41" E, ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 324.49' TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD PER SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE N 90°00'00" E A DISTANCE OF 331.89'; (2) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (3) THENCE N 90°00'00" E A DISTANCE OF 78.03'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 647.16', WITH A RADIUS OF 891.25', WITH A CHORD BEARING OF N 69°11'53" E, WITH A CHORD LENGTH OF 633.04', WITH A DELTA ANGLE OF 41°36'15"; (5) THENCE N 48°23'45" E A DISTANCE OF 592.44' TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID EASTERLY THEN SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) THENCE S 41°38'27" E A DISTANCE OF 422.53'; (2) THENCE S 30°29'04" E A DISTANCE OF 964.54'; (3) THENCE S 32°34'25" W A DISTANCE OF 196.94'; (4) THENCE S 62°31'29" W A DISTANCE OF 316.55'; (5) THENCE N 81°06'39" W A DISTANCE OF 333.67'; (6) THENCE N 83°39'52" W A DISTANCE OF 135.15'; (7) THENCE N 26°07'51" W A DISTANCE OF 489.92'; (8) THENCE N 90°00'00" W A DISTANCE OF 1151.12'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1457405 SQUARE FEET, 33.457 ACRES

TOGETHER WITH

PARCEL 2

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "F" PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT, THE FOLLOWING FOUR (4) COURSES: (1) THENCE N 00°31'41" E A DISTANCE OF 233.98'; (2) THENCE N 02°58'58" E A DISTANCE OF 350.32'; (3) THENCE N 03°29'35" E A DISTANCE OF 502.52'; (4) THENCE N 19°39'17" E A DISTANCE OF 141.55'; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES: (1) THENCE N 57°54'31" E A DISTANCE OF 141.11'; (2) THENCE N 77°02'08" E A DISTANCE OF 227.86'; (3) THENCE N 80°01'20" E A DISTANCE OF 485.63'; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) THENCE S 09°57'01" E A DISTANCE OF 591.49'; (2) THENCE S 41°35'00" E A DISTANCE OF 433.64' TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD, PER THE PLAT OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S 48°23'45" W A DISTANCE OF 500.60'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 574.55', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF S 69°11'52" W, WITH A CHORD LENGTH OF 562.01', WITH A DELTA ANGLE OF 41°36'15"; (3) THENCE N 90°00'00" W A DISTANCE OF 78.04'; (4) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (5) THENCE N 90°00'00" W A DISTANCE OF 330.78'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1347598 SQUARE FEET, 30.937 ACRES

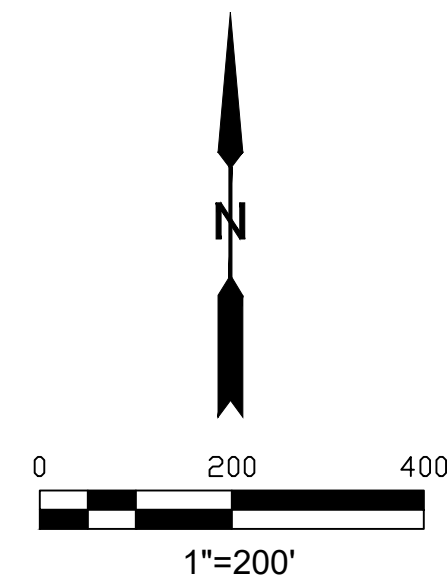


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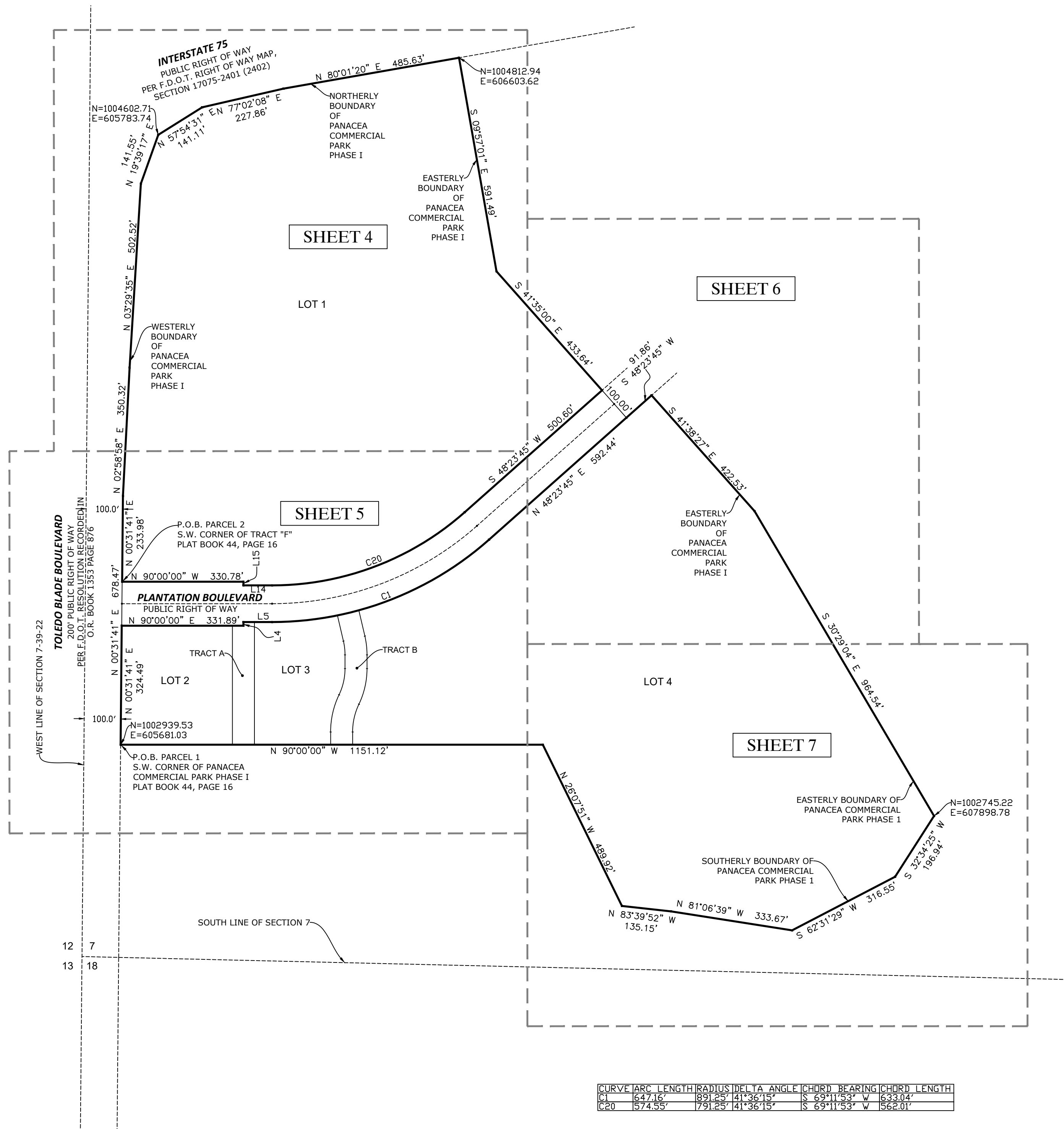
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Exhibit A for PLF-23-127



KEY SHEET



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L4 | N 00°00'00" W | 10.00' |
| L5 | N 90°00'00" E | 78.04' |
| L14 | N 90°00'00" W | 78.04' |
| L15 | N 00°00'00" W | 10.00' |

PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
- NR NON-RADIAL
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
- (OA) OVERALL
- ⊕ BENCHMARK LOCATION

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD, BEING N 00°31'41" E

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 647.16' | 891.25' | 41°36'15" | S 69°11'53" W | 633.04' |
| C20 | 574.55' | 791.25' | 41°36'15" | S 69°11'53" W | 562.01' |

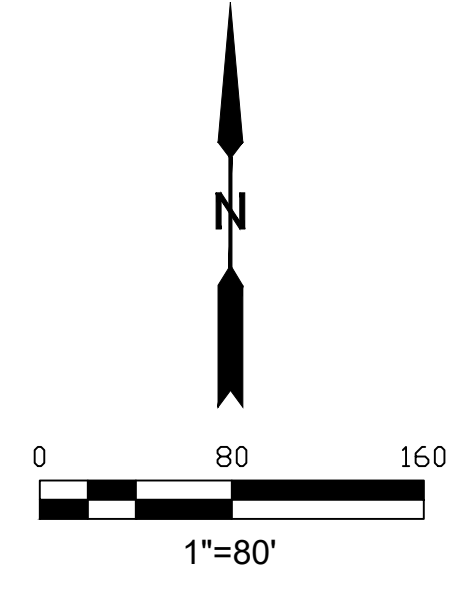
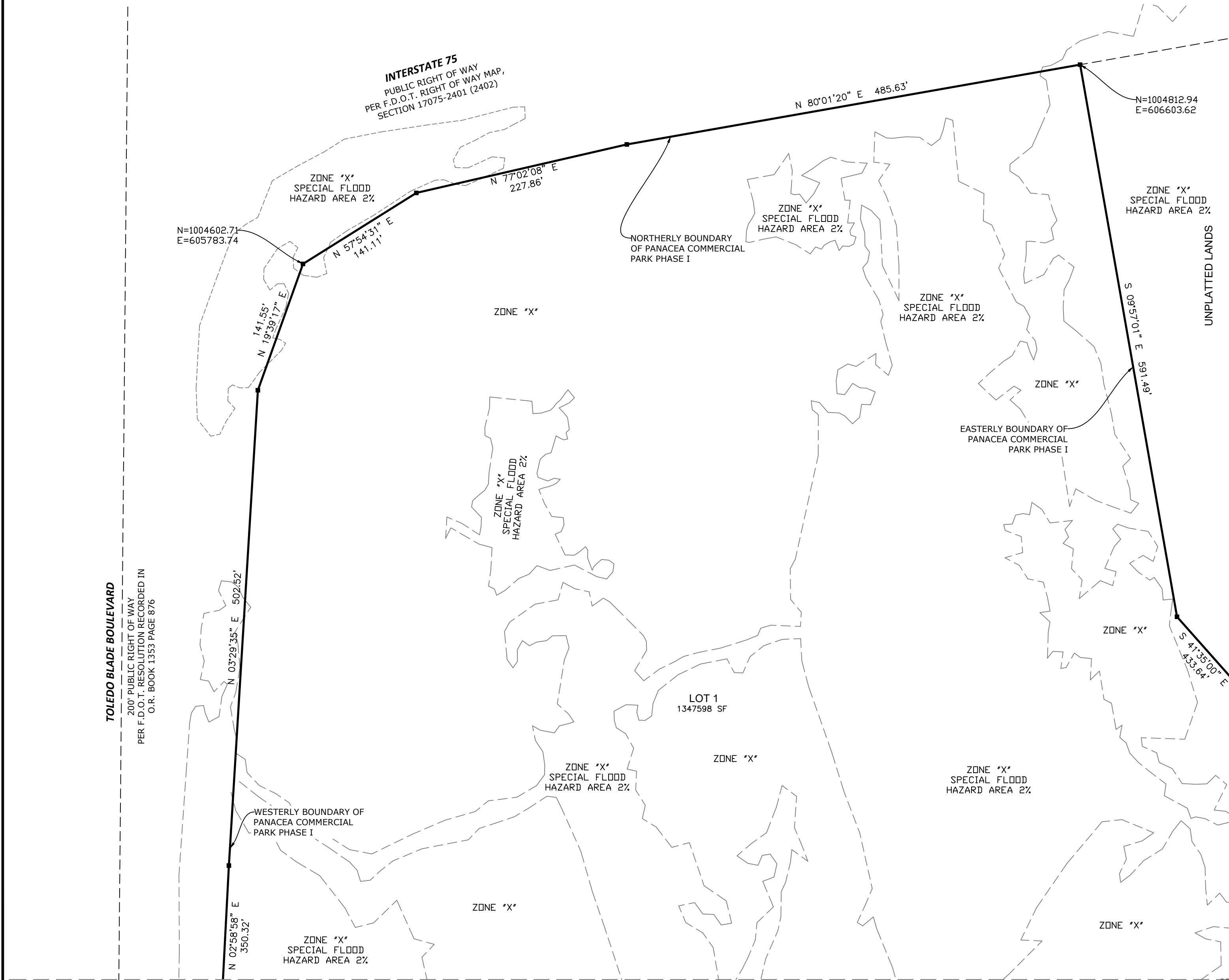


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Exhibit A for PLF-23-127



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 5

PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
- NR NON-RADIAL
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
- (OA) OVERALL
- ⊕ BENCHMARK LOCATION

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

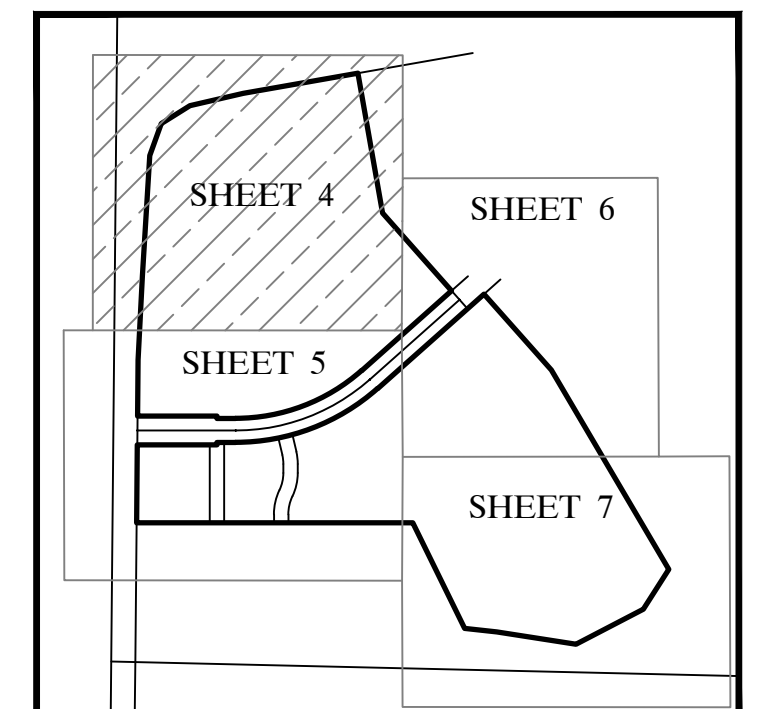
BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD, BEING N 00°31'41" E

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

KEY MAP

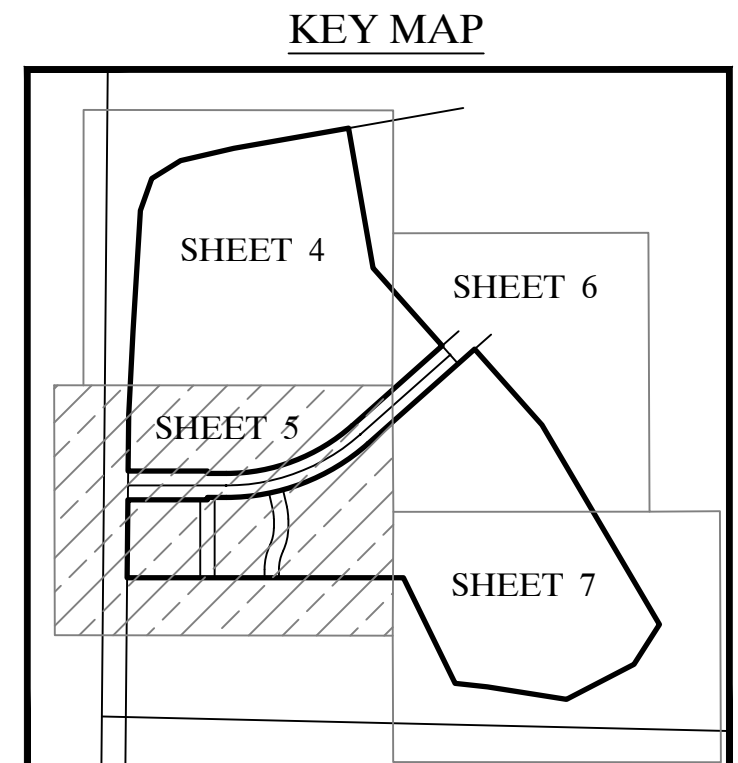
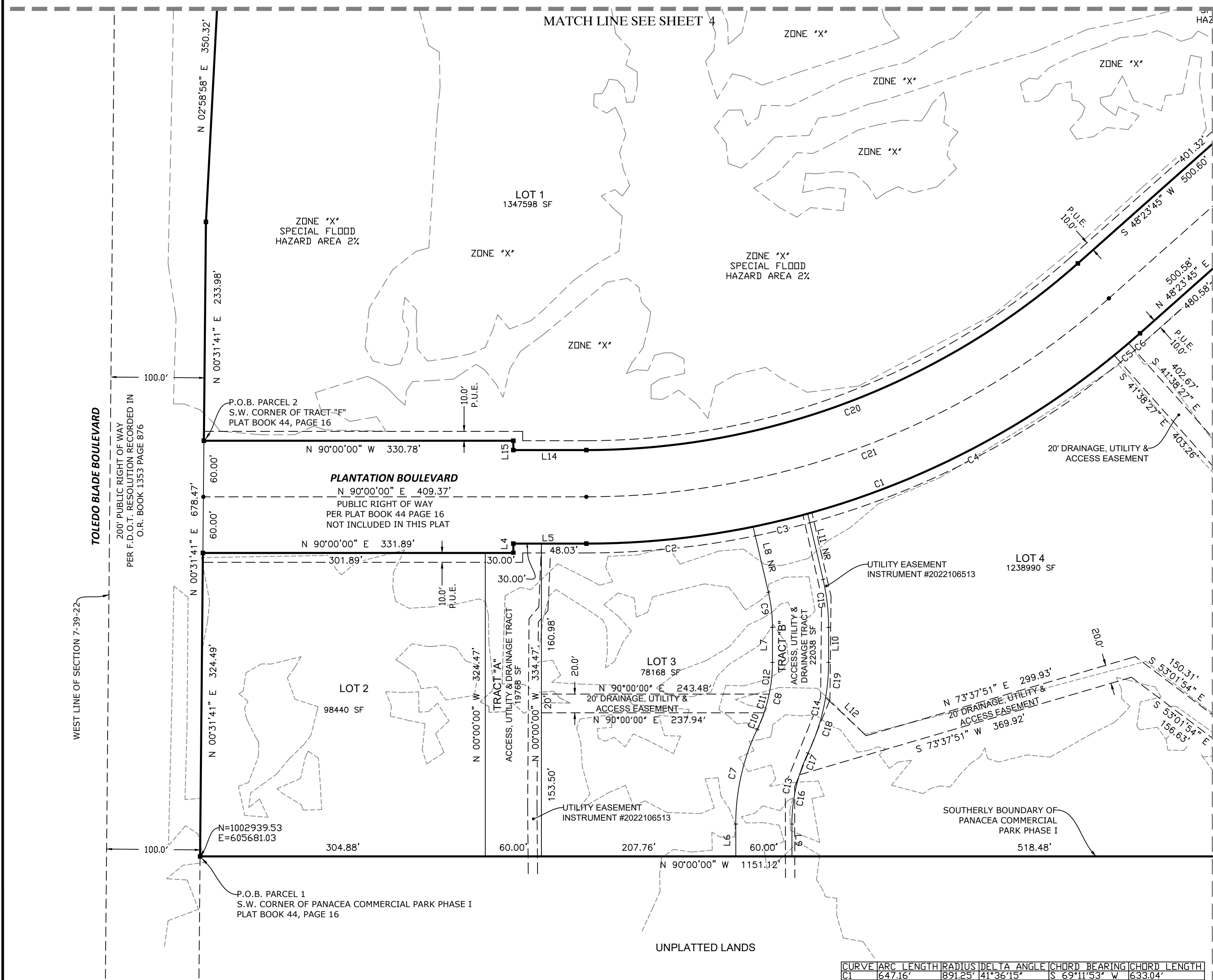


WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16,
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP
39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

Exhibit A for PLF-23-127



- PLAT LEGEND**
- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
 - SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
 - NR NON-RADIAL
 - P.U.E. PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - REF REFERENCE MONUMENT SET DUE TO WATER FEATURE OVERALL
 - (OA) BENCHMARK LOCATION

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

BASIS OF BEARING

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NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 647.16' | 891.25' | 41°36'15" | S 69°11'53" W | 633.04' |
| C2 | 179.47' | 891.25' | 11°32'16" | N 84°13'52" E | 179.17' |
| C3 | 60.01' | 891.25' | 3°51'29" | S 76°32'00" W | 60.00' |
| C4 | 371.56' | 891.25' | 23°53'12" | N 62°39'40" E | 368.88' |
| C5 | 20.01' | 891.25' | 11°17'11" | N 50°04'28" E | 20.01' |
| C6 | 16.11' | 891.25' | 1°02'08" | S 48°54'49" W | 16.11' |
| C7 | 104.96' | 235.00' | 25°35'26" | N 12°47'42" E | 104.09' |
| C8 | 73.69' | 165.00' | 25°35'20" | S 12°47'42" W | 73.08' |
| C9 | 37.89' | 165.00' | 13°09'30" | S 06°34'46" E | 37.81' |
| C10 | 18.78' | 165.00' | 6°31'16" | N 22°19'44" E | 18.77' |
| C11 | 20.76' | 165.00' | 7°12'38" | N 15°27'47" E | 20.75' |
| C12 | 34.15' | 165.00' | 11°51'26" | S 05°55'45" W | 34.09' |
| C13 | 78.16' | 175.00' | 25°35'26" | S 12°47'42" W | 77.51' |
| C14 | 100.49' | 225.00' | 25°35'20" | S 12°47'42" W | 99.65' |
| C15 | 51.67' | 225.00' | 13°09'30" | S 06°34'46" E | 51.56' |
| C16 | 53.50' | 175.00' | 17°30'55" | S 08°45'27" W | 53.29' |
| C17 | 24.66' | 175.00' | 8°04'31" | N 21°33'10" E | 24.64' |
| C18 | 62.81' | 225.00' | 15°59'38" | S 17°35'34" W | 62.60' |
| C19 | 37.68' | 225.00' | 9°35'43" | N 04°47'53" E | 37.64' |
| C20 | 574.55' | 791.25' | 41°36'15" | S 69°11'53" W | 562.01' |
| C21 | 610.86' | 841.25' | 41°36'15" | N 69°11'53" E | 597.52' |

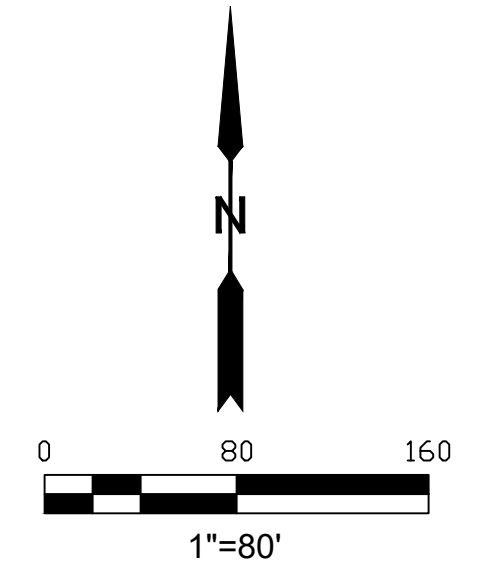
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L4 | N 00°00'00" W | 10.00' |
| L5 | N 90°00'00" E | 78.04' |
| L6 | N 00°00'00" W | 34.63' |
| L7 | N 00°00'00" W | 37.50' |
| L8 | N 13°09'32" W | 71.91' |
| L9 | N 00°00'00" W | 34.63' |
| L10 | N 00°00'00" E | 37.50' |
| L11 | N 13°09'32" W | 72.23' |
| L12 | S 46°34'58" E | 59.44' |
| L14 | N 90°00'00" W | 78.04' |
| L15 | N 00°00'00" W | 10.00' |

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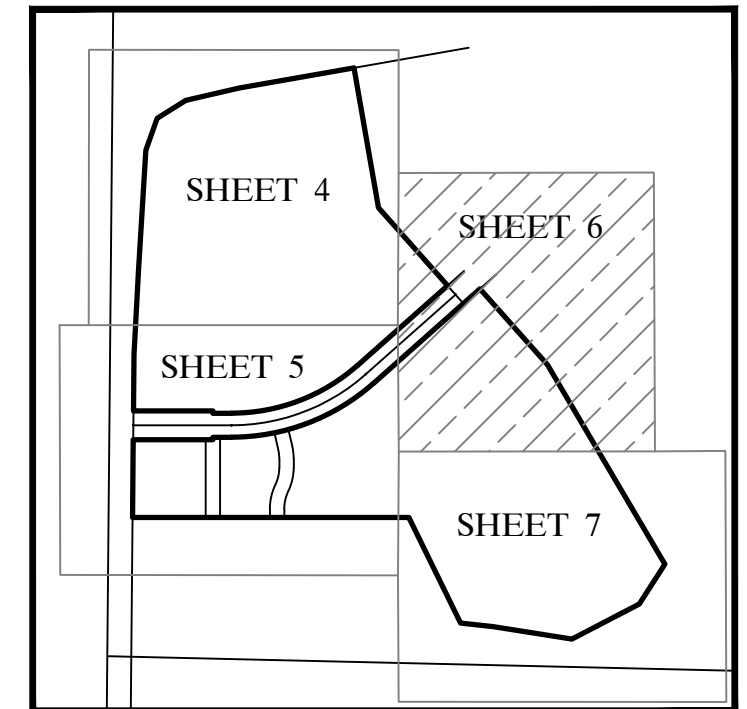
WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

Exhibit A for PLF-23-127



KEY MAP



PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
- NR NON-RADIAL
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
- (OA) OVERALL
- ⊕ BENCHMARK LOCATION

BASIS OF BEARING

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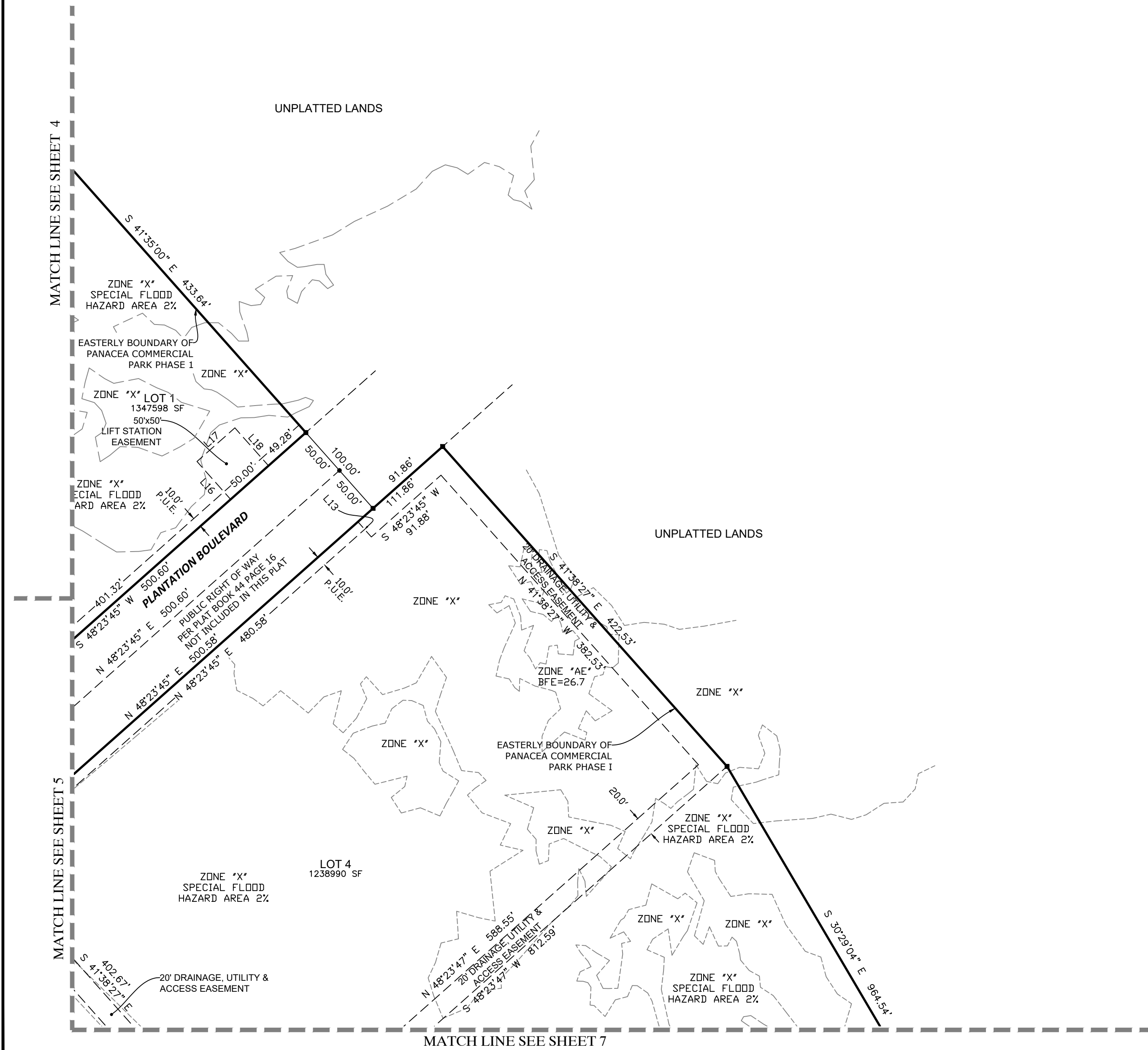
CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

NOTE:

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| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L13 | N 41°35'41" W | 20.00' |
| L16 | N 41°36'15" W | 50.00' |
| L17 | N 48°23'45" E | 50.00' |
| L18 | S 41°36'15" E | 50.00' |

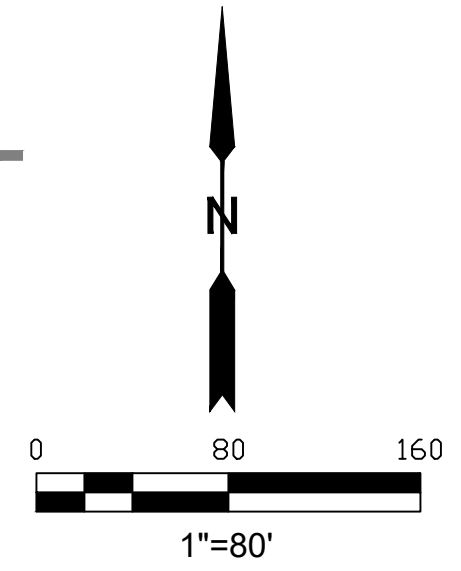
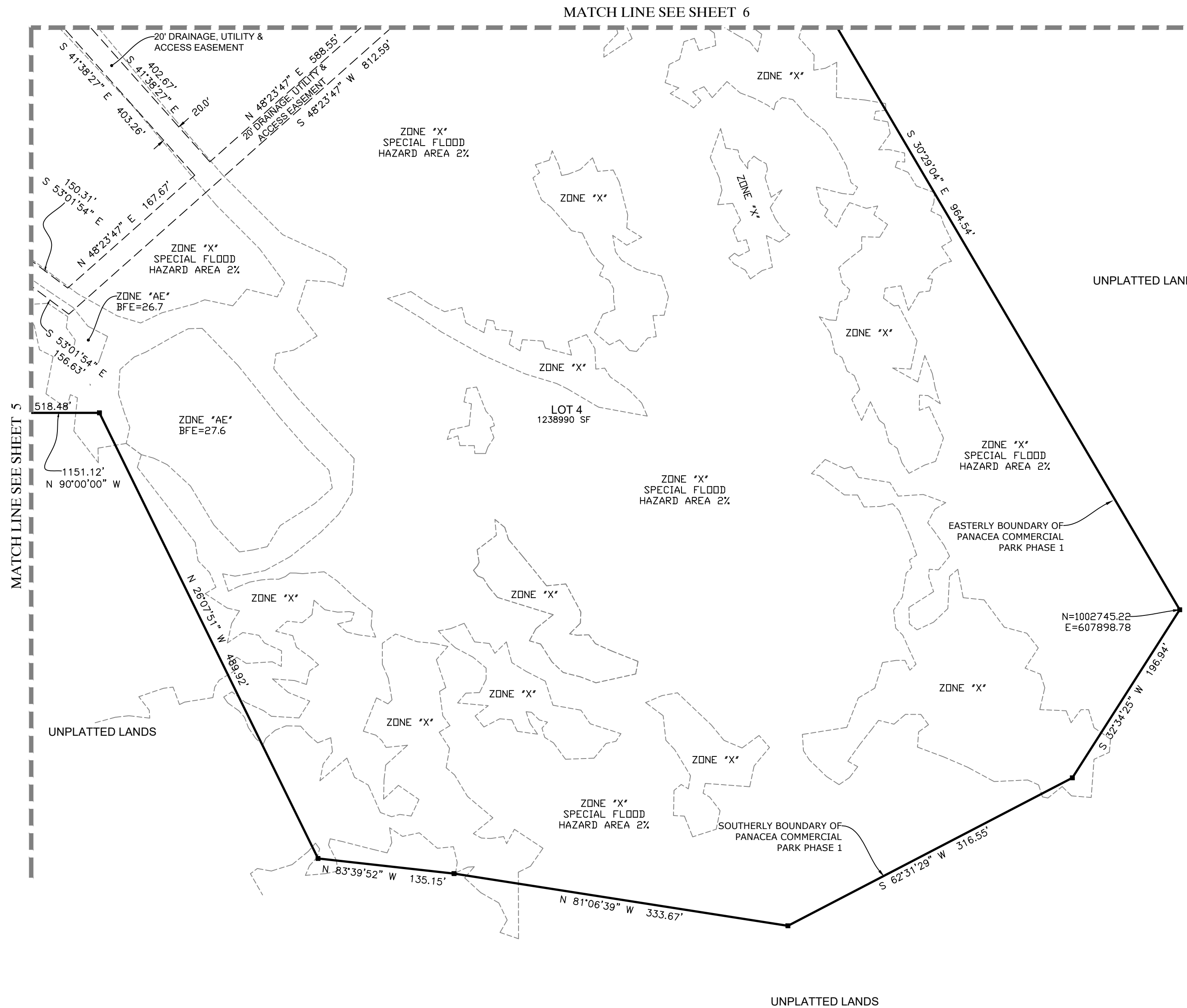


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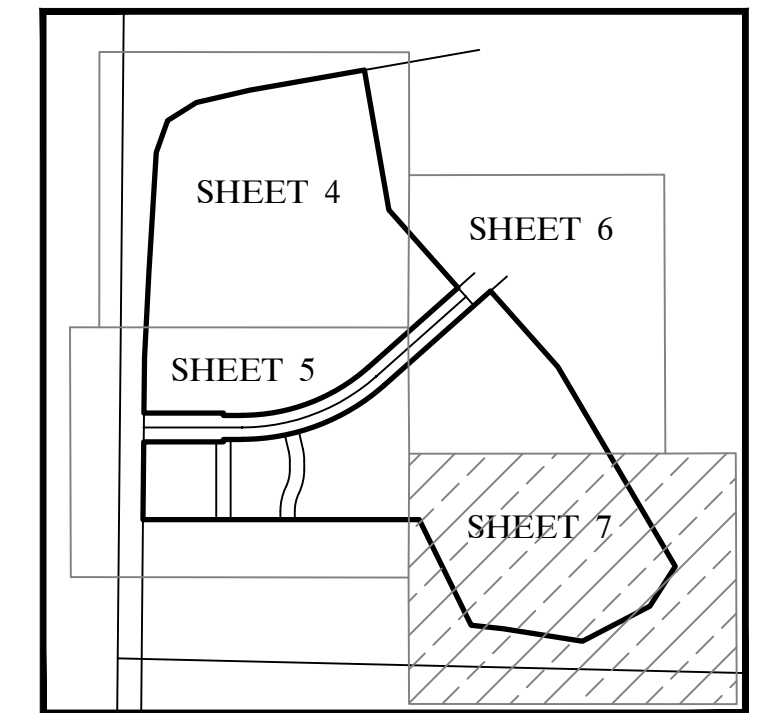
WOODLAND COMMERCIAL PARK

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Exhibit A for PLF-23-127



KEY MAP



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CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

NOTE:

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AFFIDAVIT

I (the undersigned), Todd Mathes being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 26th day of April, 2023

[Signature]
Signature of Applicant or Authorized Agent

Todd Mathes, Director of Development
Print Name and Title

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged by me this 26th day of April, 2023, by Todd Mathes, Director of Development who is personally known to me or has produced _____ as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public
Julie Lapidés Daniel



**AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT**

I (we), Stephen C. Scalione, as Manager of Will-Ridge Associates, LLC, property owner(s), hereby authorize Todd Mathes to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) LOTS 1-17, Tracts A,B,C,D,E,F,G, and H, Panacea Commercial Park, PB 44, Page 16, Public Records of Sarasota County, Florida.
[Signature] Date 4/26/23

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged by me this 26th day of April, 2023, by Stephen C. Scalione who is personally known to me or has produced _____ as identification, and who did not take an oath.

[Signature]
Signature - Notary Public
Julie Lapidés Daniel



AFFIDAVIT

I (the undersigned), Todd Mathes being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 26th day of April, 2023

Todd Mathes Signature of Applicant or Authorized Agent
Todd Mathes, Director of Development Print Name and Title

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged by me this 26th day of April, 2023, by Todd Mathes who is personally known to me or has produced

as identification, and who did/did not take an oath.

Julie Lapides Daniel
Signature - Notary Public



AFFIDAVIT

AUTHORIZATION FOR AGENT/APPLICANT

I (we), Pamela Curran, as Manager of Huntington National Real Estate Investments, LLC, property owner(s),

hereby authorize Todd Mathes to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) Lots 1-17, Tracts A, B, C, D, E, F, G, H)
Panacea Commercial Park, PB 44, Page 16 Public Records Sarasota County Florida.

P Curran Signature of Owner
5/1/23 Date

STATE OF FLORIDA COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 1st day of May, 2023, by Pamela Curran who is personally known to me or has produced

as identification, and who did not take an oath.

Kathryn A. Pignatelli
Signature - Notary Public



**Vacation of Platted Easements and Progress Court
Plat of Panacea Commercial Park, Phase I**

Item 2: Ownership Documentation

1. Title Assurance or Current Deed, in the form of either a title certification by an attorney or a title insurance policy will be required. This title will match the Survey and Site Plans of **Item 3**.
2. Letter of Authorization, a notarized letter signed by all owners of the property authorizing the applicant to submit and be responsible for the application, if applicant is not the owner.
3. Ownership and Unified Control, a notarized statement of ownership or unified control of the entire subdivision.
4. Articles of Corporation/Organization, a set of formal documents filed with a government body to legally document the creation of a corporation. If Corporation or LLC is applicable it is necessary for the City to be aware of such business ties. Articles of incorporation must contain pertinent information such as the firm's name, street address, agent for service of process, and the amount and type of stock to be issued.
5. Title Opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication.

WOODLAND COMMERCIAL PARK

 PLAT BOOK _____ PAGE _____
 SHEET 2 OF 2

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION

PARCEL 1

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44 PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE N 00°31'41" E, ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 324.49' TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD PER SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE N 90°00'00" E A DISTANCE OF 331.89'; (2) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (3) THENCE N 90°00'00" E A DISTANCE OF 78.03'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 647.16', WITH A RADIUS OF 891.25', WITH A CHORD BEARING OF N 69°11'53" E, WITH A CHORD LENGTH OF 633.04', WITH A DELTA ANGLE OF 41°36'15"; (5) THENCE N 48°23'45" E A DISTANCE OF 592.44' TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID EASTERLY THEN SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) THENCE S 41°38'27" E A DISTANCE OF 422.53'; (2) THENCE S 30°29'04" E A DISTANCE OF 964.54'; (3) THENCE S 32°34'25" W A DISTANCE OF 196.94'; (4) THENCE S 62°31'29" W A DISTANCE OF 316.55'; (5) THENCE N 81°06'39" W A DISTANCE OF 333.67'; (6) THENCE N 83°39'52" W A DISTANCE OF 135.15'; (7) THENCE N 26°07'51" W A DISTANCE OF 489.92'; (8) THENCE N 90°00'00" W A DISTANCE OF 1151.12'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1457405 SQUARE FEET, 33.457 ACRES

TOGETHER WITH

PARCEL 2

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 7TH PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT, THE FOLLOWING FOUR (4) COURSES: (1) THENCE N 00°31'41" E A DISTANCE OF 233.98'; (2) THENCE N 02°58'58" E A DISTANCE OF 350.32'; (3) THENCE N 03°29'35" E A DISTANCE OF 502.52'; (4) THENCE N 19°39'17" E A DISTANCE OF 141.55'; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES: (1) THENCE N 57°54'31" E A DISTANCE OF 141.11'; (2) THENCE N 77°02'08" E A DISTANCE OF 127.86'; (3) THENCE N 80°01'20" E A DISTANCE OF 485.63'; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) THENCE S 09°57'01" E A DISTANCE OF 591.49'; (2) THENCE S 41°35'00" E A DISTANCE OF 433.64' TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD, PER THE PLAT OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S 48°23'45" W A DISTANCE OF 500.60'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 574.55', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF S 69°11'52" W, WITH A CHORD LENGTH OF 562.01', WITH A DELTA ANGLE OF 41°36'15"; (3) THENCE N 90°00'00" W A DISTANCE OF 78.04'; (4) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (5) THENCE N 90°00'00" W A DISTANCE OF 330.78'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1347598 SQUARE FEET, 30.937 ACRES



WATER RESOURCE ASSOCIATION
 7978 Cooper Creek Blvd
 University Park, Florida 34
 Phone: 941.275.9721
 www.wraengineering.com

4

Prepared by and return to:
Edward Vogler, II
Attorney at Law
Blalock, Landers, Walters & Vogler, P.A.
802 11th Street West
Bradenton, FL 34205



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003009279 4 PGS
2003 JAN 16 02:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#266453

File Number: 24338.043
Will Call No.:

Doc Stamp-Deed: 20,020.00

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 13 day of January, 2003 between Panacea Properties, Ltd., a Florida limited partnership whose post office address is ~~P.O. Box 1180~~ ^{11 Tidy Island}, Bradenton, FL ~~34206~~ ³⁴²¹⁰, grantor, and Panacea Gulf Coast Investments, L.L.C., a Florida limited liability company, as to an undivided 45% interest, and Will-Ridge Associates, LLC, a New York limited liability company, as to an undivided 55% interest, as tenants in common whose post office address is 3711 Cortez Road West, Suite 300, Bradenton, FL 34210, grantee:
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Being all or part of the following Parcel Identification Numbers:
1113-00-1000, 1111-00-3000, 1115-00-1000, 1098-00-3000,
1096-00-3000, 1094-00-3050, 1094-00-3000

NOTE: Parcel Identification Numbers are for informational purposes only and are provided without assurance or warranty.

Subject to reservations, restrictions and easements of record, and taxes for the year 2003 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And said Grantor does hereby covenant with Grantee that at the time of the delivery of this deed, the premises were free and clear from all encumbrances made by Grantor except the above noted, and that Grantor will warrant and defend the same against all lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Caleb J. Grimes
Witness Name: CALEB J. GRIMES
Karen L. Dickerson
Witness Name: Karen L. Dickerson

Panacea Properties, Ltd.
a Florida limited partnership
By: James M. Doss
James M. Doss
General Partner

P.O. Box 1180, Bradenton, FL 34206
11 Tidy Island 34210

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 13 day of January, 2003 by James M. Doss, General Partner on behalf of Panacea Properties, Ltd., a Florida limited partnership. He/she is personally known to me or has produced _____ as identification.

[Notary Seal]

Karen L. Dickerson
Notary Public

Printed Name: Karen L. Dickerson

My Commission Expires: _____



INSTRUMENT # 2003009279
4 PGS

Exhibit "A"

All of Sections 17 and 18 and that part of Sections 7, 8, 9, 15 and 16 lying South of the Right of Way of Interstate Highway 75 in Township 39 South, Range 22 East, Sarasota County, Florida,

LESS AND EXCEPT lands conveyed by PANACEA PROPERTIES, LTD., as described in deeds recorded in Official Records Book 1411, Page 2188, Official Records Book 2982, Page 2837, Official Records Instrument Number ~~199904137~~ 199904137, Official Records Instrument Number 2000113613, Official Records Instrument Number 2001020661, Official Records Instrument Number 2001135280 and Official Records Instrument Number 2001144317,
1999104137

AND LESS AND EXCEPT lands to be conveyed by PANACEA PROPERTIES, LTD. to KEB, Inc. described as follows:

That certain parcel of land lying in Section 16, Township 39 South, Range 22 East, Sarasota County, Florida, being described as follows:

Commence at the Southwest corner of Section 18, Township 39 South, Range 22 East; thence S 89° 42'41" E, along the South line of Section 18, 17 and 16, a distance of 14294.81 feet for a Point of Beginning; thence continue S 89° 42'41" E, along the South line of Section 16, a distance of 723.42 feet; thence N 00° 17'19" E, a distance of 1839.93 feet to the intersection with the Southwesterly right-of-way of Interstate 75 (State Road 93) as per F.D.O.T. Right-of-way map, Section 17075-2401(2402); thence N 44° 57'38" W, along said Southwesterly right-of-way, a distance of 1737.19 feet; thence S 45° 02'22" W, a distance of 80.00 feet; thence N 44° 57'38" W, a distance of 50.00 feet; thence N 45° 02'22" E, a distance of 80.00 feet to the intersection with the Southwesterly right-of-way of said Interstate 75 (State Road 93); thence N 44° 57'38" W, along said Southwesterly right-of-way, a distance of 636.95 feet; thence S 29° 42'26" W, a distance of 226.66 feet; thence S 00° 23'41" E, a distance of 355.67 feet; thence N 81° 41'23" W, a distance of 284.27 feet; thence S 24° 54'13" W, a distance of 278.88 feet; thence S 26° 12'12" E, a distance of 231.94 feet; thence S 16° 14'41" W, a distance of 134.10 feet; thence S 65° 50'55" W, a distance of 217.19 feet; thence S 35° 30'57" W, a distance of 168.29 feet; thence S 74° 01'06" E, a distance of 767.40 feet; thence N 09° 26'46" W, a distance of 332.74 feet; thence N 53° 48'03" W, a distance of 379.46 feet; thence N 53° 13'51" E, a distance of 292.73 feet; thence N 26° 07'02" E, a distance of 156.33 feet; thence N 31° 59'16" E, a distance of 140.34 feet; thence S 44° 57'37" E, a distance of 935.80 feet; thence S 84° 25'55" W, a distance of 100.70 feet; thence S 53° 58'06" W, a distance of 110.68 feet; thence S 36° 37'00" W, a distance of 104.17 feet; thence S 18° 24'33" W, a distance of 166.57 feet; thence S 10° 33'13" E, a distance of 165.00 feet; thence S 41° 46'10" E, a distance of 164.49 feet; thence S 62° 54'11" E, a distance of 107.60 feet; thence S 79° 37'44" E, a distance of 193.65 feet; thence N 58° 31'57" E, a distance of 147.95 feet; thence S 15° 48'40" E, a distance of 368.47 feet; thence S 69° 45'12" E, a distance of 92.20 feet; thence S 23° 15'22" E, a distance of 189.27 feet; thence S 12° 35'12" E, a distance of 223.36 feet; thence S 12° 53'55" E, a distance of 132.30 feet; thence S 12° 53'09" W, a distance of 122.88 feet; thence S 21° 58'13" W, a distance of 190.79 feet; thence S 55° 53'28" W, a distance of 220.72 feet; thence S 00° 17'19" W, a distance of 402.15 feet to the intersection with the South line of Section 16, Township 39 South, Range 22 East and the Point of Beginning. Being and lying in Section 16, Township 39 South, Range 22 East, Sarasota County, Florida.

THE ABOVE LANDS ALSO BEING MORE PARTICULARLY DESCRIBED AS PARCELS "A" AND "B" AS FOLLOWS:

PARCEL "A"

THAT CERTAIN PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89° 42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS

Exhibit "A"

INSTRUMENT # 2003008279
4 PGS

DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 6687.23 FEET; THENCE N 02° 58'55" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 350.32 FEET; THENCE N 03° 29'35" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 502.52 FEET; THENCE N 19° 39'17" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 141.55 FEET; THENCE N 57° 54'31" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 141.11 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) AS PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 17075-2401(2402); THENCE N 77° 02'08" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 75, A DISTANCE OF 165.24 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE N 77° 02'08" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 62.62 FEET; THENCE N 80° 01'20" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 486.32 FEET; THENCE S 00° 31'54" W, A DISTANCE OF 506.37 FEET; THENCE S 75° 39'34" W, A DISTANCE OF 550.33 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT LIES S 48° 17'07" E, A DISTANCE OF 44.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10° 37'16", A DISTANCE OF 8.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 113° 52'10" A DISTANCE OF 119.24 FEET TO A POINT OF NON-TANGENCY; THENCE N 00° 00'00" E, A DISTANCE OF 438.55 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 75 (STATE ROAD 93) AND THE POINT OF BEGINNING. BEING AND LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 6.44 ACRES (280,744 SQUARE FEET).

PARCEL "B"

THAT CERTAIN PARCEL OF LAND LYING IN SECTIONS 7, 8, 9, 16, 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89° 42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 3686.73 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1909.37 FEET; THENCE S 89° 28'06" E, A DISTANCE OF 425.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 875.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27° 20'23" A DISTANCE OF 417.52 FEET TO A POINT OF NON-TANGENCY; THENCE N 27° 52'17" E, A DISTANCE OF 165.00 FEET; THENCE N 18° 22'58" E, A DISTANCE OF 185.99 FEET; THENCE S 30° 04'40" E, A DISTANCE OF 173.65 FEET; THENCE S 70° 59'16" E, A DISTANCE OF 263.71 FEET; THENCE S 83° 39'52" E, A DISTANCE OF 207.60 FEET; THENCE S 81° 06'39" E, A DISTANCE OF 333.57 FEET; THENCE N 62° 31'29" E, A DISTANCE OF 316.55 FEET; THENCE N 32° 34'25" E, A DISTANCE OF 196.94 FEET; THENCE N 89° 56'14" E, A DISTANCE OF 3981.98 FEET; THENCE N 52° 43'18" E, A DISTANCE OF 446.93 FEET; THENCE N 65° 17'56" E, A DISTANCE OF 320.29 FEET; THENCE S 84° 13'34" E, A DISTANCE OF 779.91 FEET; THENCE S 77° 38'47" E, A DISTANCE OF 345.16 FEET; THENCE N 68° 32'49" E, A DISTANCE OF 441.67 FEET; THENCE N 35° 31'06" E, A DISTANCE OF 301.77 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT LIES S 24° 28'09" W, A DISTANCE OF 750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 135° 17'50" A DISTANCE OF

Exhibit "A"

INSTRUMENT # 2003009279
4 PGS

1771.04 FEET TO A POINT OF NON-TANGENCY; THENCE S 20° 14'01" E, A DISTANCE OF 120.00 FEET; THENCE N 69° 45'59" E, A DISTANCE OF 691.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2120.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 07'02", A DISTANCE OF 300.35 FEET TO A POINT OF TANGENCY; THENCE N 61° 38'57" E, A DISTANCE OF 142.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 136° 59'34", A DISTANCE OF 3108.27 FEET TO A POINT OF TANGENCY; THENCE S 18° 38'31" W, A DISTANCE OF 328.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 620.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52° 36'34", A DISTANCE OF 569.29 FEET TO A POINT OF TANGENCY; THENCE S 33° 58'02" E, A DISTANCE OF 276.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 17'43" A DISTANCE OF 441.49 FEET TO A POINT OF TANGENCY; THENCE S 08° 40'19" E, A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1120.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 44'13" A DISTANCE OF 307.62 FEET TO A POINT OF TANGENCY; THENCE S 24° 24'32" E, A DISTANCE OF 385.40 FEET; THENCE N 89° 42'41" W, A DISTANCE OF 5619.54 FEET; THENCE N 06° 16'56" W, A DISTANCE OF 558.12 FEET; THENCE N 49° 55'48" W, A DISTANCE OF 500.48 FEET; THENCE N 12° 00'12" W, A DISTANCE OF 3021.27 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT LIES N 24° 43'13" E, A DISTANCE OF 1560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 33'35", A DISTANCE OF 15.24 FEET TO A POINT OF TANGENCY; THENCE N 64° 43'12" W, A DISTANCE OF 359.67 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 741.26 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56° 30'08" A DISTANCE OF 730.99 FEET TO A POINT OF TANGENCY; THENCE S 58° 46'40" W, A DISTANCE OF 420.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1068.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 33'16" A DISTANCE OF 644.43 FEET TO A POINT OF TANGENCY; THENCE N 86° 40'04" W, A DISTANCE OF 1081.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 796.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64° 02'21" A DISTANCE OF 890.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 4425.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09° 08'13" A DISTANCE OF 705.79 FEET TO A POINT OF NON-TANGENCY; THENCE N 78° 59'54" W, A DISTANCE OF 122.08 FEET; THENCE S 40° 55'29" W, A DISTANCE OF 389.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49° 36'25" A DISTANCE OF 389.61 FEET TO A POINT OF TANGENCY; THENCE N 89° 28'06" W, A DISTANCE OF 269.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 59'47" A DISTANCE OF 39.27 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAID TOLEDO BLADE BOULEVARD AND THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 7, 8, 9, 16, 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 668.19 ACRES (29,106,339 SQUARE FEET).

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003215255 3 PGS
2003 OCT 23 02:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MILLER Receipt#391290
Doc Stamp-Deed: 0.70

✓ This Document Prepared by and Return to:
James R. Schier
Panacea Gulf Coast Investments, L.L.C.
8210 Lakewood Ranch Blvd.
Bradenton, FL 34202
Parcel ID Number: _____
Grantee TIN: 51-0469318



SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20 day of October, 2003, between PANACEA GULF COAST INVESTMENTS, L.L.C., a Florida limited liability company, whose address is 8210 Lakewood Ranch Blvd., Bradenton, FL 34202 ("GRANTOR"), and HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC, a Florida limited liability company, whose address is 8210 Lakewood Ranch Blvd., Bradenton, FL 34202 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED 45% INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of SARASOTA, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2003 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

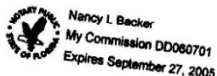
IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

James R. Schier
Witness Printed Name: James R. Schier
Nancy L. Backer
Witness Printed Name: NANCY L. BACKER

PANACEA GULF COAST INVESTMENTS, L.L.C.
By: Patrick K. Neal
Patrick K. Neal, Manager

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 20 day of October, 2003 by Patrick K. Neal, Manager of Panacea Gulf Coast Investments, L.L.C., a Florida limited liability company, on behalf of the company. He is personally known to me..



Nancy L. Backer
Printed Name: NANCY L. BACKER
Notary Public
My Commission Expires: 9/27/05

EXHIBIT A

INSTRUMENT # 2003215255
3 PGS

LOTS 9, 10, 11, 12, AND 13 OF THE LAKESIDE MARKETPLACE SUBDIVISION AS RECORDED IN PLAT BOOK 42 PAGE 7 THUR 7C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF TRACT 3 OF THE LAKESIDE MARKETPLACE SUBDIVISION AS RECORDED IN PLAT BOOK 42 PAGE 7 THUR 7C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89° 42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2302.49 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE N 00° 31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 1234.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90° 00'13", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S 89° 28'06" E A DISTANCE OF 115.23 FEET TO THE NORTHWEST CORNER OF LOT 13 AS RECORDED IN THE FIRST ADDITION TO LAKESIDE PLANTATION PLAT BOOK 41, PAGE 2 IN THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S 45° 31'54"W ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 141.43 FEET; THENCE S 00° 31'54" W ALONG WEST LINE OF LOTS 13, 12, 11, 10 AND 9 OF SAID FIRST ADDITION TO LAKESIDE PLANTATION A DISTANCE OF 762.47 FEET TO THE SOUTHWEST CORNER OF LOT 9; THENCE S 89° 28'06"E ALONG THE SOUTH LINE OF SAID LOT 199.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE S 00° 31'54" W ALONG THE EAST LINE OF TRACT 3 AS RECORDED IN THE FIRST ADDITION TO LAKESIDE PLANTATION A DISTANCE OF 400.00 FEET TO THE NORTH LINE OF LAKESIDE PLANTATION AS RECORDED IN PLAT BOOK 41 PAGE 17 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 89° 28'06" W ALONG SAID NORTH LINE A DISTANCE OF 239.26 FEET TO THE POINT OF BEGINNING.

Together with:

The lands described on Page 2.

EXHIBIT A (Continued)

INSTRUMENT # 2003215255
3 PGS

THAT CERTAIN PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST; THENCE S 89°42'41" E, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TOLEDO BLADE BOULEVARD (200' WIDE PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN F.D.O.T. RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1353, PAGE 876, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00°31'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 5135.10 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) CALLS: N 00°31'41" E, A DISTANCE OF 1552.13 FEET; THENCE N 02°58'55" E, A DISTANCE OF 350.32 FEET; THENCE N 03°29'35" E, A DISTANCE OF 502.52 FEET; THENCE N 19°39'17" E, A DISTANCE OF 141.55 FEET; THENCE N 57°54'31" E, A DISTANCE OF 141.11 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) AS PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 17075-2401(2402); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 75 THE FOLLOWING FIVE (5) CALLS: N 77°02'08" E, A DISTANCE OF 227.86 FEET; THENCE N 80°01'20" E, A DISTANCE OF 680.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3180.05 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°37'40", A DISTANCE OF 534.37 FEET TO A POINT OF TANGENCY; THENCE N 89°39'00" E, A DISTANCE OF 899.24 FEET; THENCE S 89°12'15" E, A DISTANCE OF 1096.91 FEET; THENCE S 00°47'45" W, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET; THENCE S 89°12'15" E, A DISTANCE OF 50.00 FEET; THENCE S 48°27'28" W, A DISTANCE OF 703.45 FEET; THENCE S 62°02'55" W, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT LIES S 62°02'55" W, A DISTANCE OF 326.82 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°28'48" A DISTANCE OF 76.89 FEET TO A POINT OF TANGENCY; THENCE S 14°28'17" E, A DISTANCE OF 860.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 617.45 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°40'46" A DISTANCE OF 524.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 614.78 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°55'43" A DISTANCE OF 342.59 FEET TO A POINT OF TANGENCY; THENCE S 31°13'20" E, A DISTANCE OF 340.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°24'42" A DISTANCE OF 57.06 FEET TO A POINT OF TANGENCY; THENCE S 58°46'41" W, A DISTANCE OF 242.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 948.55 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°33'16" A DISTANCE OF 572.06 FEET TO A POINT OF TANGENCY; THENCE N 86°40'03" W, A DISTANCE OF 1081.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 916.68 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°02'21" A DISTANCE OF 1024.57 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 4305.80 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°16'39" A DISTANCE OF 396.61 FEET TO A POINT OF NON-TANGENCY; THENCE N 55°26'32" W, A DISTANCE OF 283.05 FEET; THENCE N 10°00'13" W, A DISTANCE OF 225.23 FEET; THENCE N 23°00'34" E, A DISTANCE OF 80.46 FEET; THENCE N 02°39'36" E, A DISTANCE OF 183.12 FEET; THENCE N 89°28'19" W, A DISTANCE OF 927.64 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SAID TOLEDO BLADE BOULEVARD AND THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 7 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 223.27 ACRES (9,725,486 SQUARE FEET).

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L03000019822
FILED 8:00 AM
June 03, 2003
Sec. Of State

Article I

The name of the Limited Liability Company is:

HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

8210 LAKEWOOD RANCH BLVD
BRADENTON, FL. US 34202

The mailing address of the Limited Liability Company is:

8210 LAKEWOOD RANCH BLVD
BRADENTON, FL. US 34202

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

JAMES R SCHIER
8210 LAKEWOOD RANCH BLVD.
BRADENTON, FL. 34202

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JAMES R. SCHIER

Article V

The name and address of managing members/managers are:

Title: MGRM
PATRICK K NEAL
8210 LAKEWOOD RANCH BLVD.
BRADENTON, FL. 34202 US

Title: MGR
JAMES R SCHIER
8210 LAKEWOOD RANCH BLVD.
BRADENTON, FL. 34202 US

Signature of member or an authorized representative of a member

Signature: JAMES R. SCHIER

**L03000019822
FILED 8:00 AM
June 03, 2003
Sec. Of State**

**ARTICLES OF ORGANIZATION
OF
WILL-RIDGE ASSOCIATES, LLC**

Under Section 203 of the Limited Liability Company Law
of the State of New York

F960311000454

THE UNDERSIGNED, being a natural person of at least eighteen (18) years of age and acting as the organizer of the limited liability company (the "Company") hereby being formed under Section 203 of the Limited Liability Company Law of the State of New York (the "LLCL"), certifies that:

FIRST: The Name of the Company is WILL-RIDGE ASSOCIATES, LLC.

SECOND: The purpose of the Company is to engage in any lawful act or activity for which limited liability companies may be organized under the LLCL.

THIRD: The county within the state of New York in which the office of the Company is to be located is Erie County.

FOURTH: The Secretary of State is designated as the agent of the Company upon whom process against the Company may be served. The post office address within or without the State of New York to which the Secretary of State shall mail a copy of any process against the Company served upon such Secretary of State is 570 Delaware Avenue, Buffalo, New York 14202.

FIFTH: The name and address of the registered agent for service of process on the Company in the State of New York is David H. Baldauf, 570 Delaware Avenue, Buffalo, New York 14202.

SIXTH: The Company is to be managed by one or more managers.

SEVENTH: A manager shall not be personally liable to the Company or its members for damages for any breach of duty as a manager, except of any matter in respect of which such manager shall be liable by reason that, in addition to any and all other requirements for such liability, there shall have been a judgment or other final adjudication adverse to such manager that establishes that such manager's acts or omissions were in bad faith or involved intentional misconduct or a knowing violation of law or that such manager personally gained in fact a financial profit or other advantage to which such manager was not legally entitled or that with respect to a distribution the subject of §508 of the LLCL, such manager's acts were not performed in accordance with §409 of the LLCL. Neither the amendment nor the repeal of this Article shall eliminate or reduce the effect of this Article in respect to any matter occurring, or any cause of action, suit or claim that, but for this Article, would accrue or arise, prior to such amendment, repeal or adoption of an

①

inconsistent provision. This Article shall neither eliminate nor limit the liability of a manager for any act or omission occurring prior to the adoption of this Article.

EIGHTH: The Company shall have the power to indemnify, to the full extent permitted by the LLCL, as amended from time to time, all persons whom it is permitted to indemnify pursuant thereto.

NINTH: The Company shall indemnify and hold harmless, and advance expenses to, any member, manager or other person, or any testator or intestate of such member, manager or other person from and against any and all claims and demands whatsoever, provided, however, that no indemnification may be made to or on behalf of any member, manager, or other person if a judgment or other final adjudication adverse to such member, manager or other person establishes (a) that his or her acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated or (b) that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled.

IN WITNESS WHEREOF, I have subscribed this certificate and do hereby affirm the foregoing as true under the penalties of perjury, this 7th day of March, 1996.



Paul F. Wells
Sole Organizer
570 Delaware Avenue
Buffalo, New York 14202

F96031100045P

CSC 45

CSC 45

FILED

MAR 11 1 26 PM '96

ARTICLES OF ORGANIZATION
OF
WILL-RIDGE ASSOCIATES, LLC

RECEIVED

MAR 11 12 00 PM '96

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED MAR 11 1996

TAX \$ _____

BY: _____

[Handwritten signature]

formed under Section 203 of the
Limited Liability Company Law of the
State of New York

BILLED

Filer: BENDERSON DEVELOPMENT
570 DELAWARE AVE,
BUFFALO, N.Y. 14202

③

960311000485



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 7, 2008

SUSIE KNIGHT
CSC
TALLAHASSEE, FL

Qualification documents for WILL-RIDGE ASSOCIATES, LLC were filed on July 7, 2008, and assigned document number M08000003173. Please refer to this number whenever corresponding with this office.

Your limited liability company is now qualified and authorized to transact business in Florida as of the file date.

The certification you requested is enclosed.

A limited liability company annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number will be required before this report can be filed. If you do not already have an FEI number, please apply NOW with the Internal Revenue by calling 1-800-829-4933 and requesting form SS-4.

Please be aware if the limited liability company address changes, it is the responsibility of the corporation to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Buck Kohr
Regulatory Specialist II
Registration/Qualification Section
Division of Corporations

Letter Number: 308A00039952

Account number: 072100000032

Amount charged: 160.00

P.O. BOX 6327 -Tallahassee, Florida 32314

State of Florida



Department of State

I certify from the records of this office that WILL-RIDGE ASSOCIATES, LLC, is a New York limited liability company authorized to transact business in the State of Florida, qualified on July 7, 2008.

The document number of this limited liability company is M08000003173.

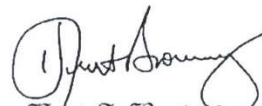
I further certify that said limited liability company has paid all fees due this office through December 31, 2008, and its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Seventh day of July, 2008



CR2EO22 (01-07)


Kurt S. Browning
Secretary of State

State of Florida



Department of State

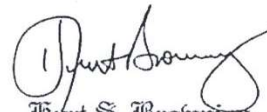
I certify the attached is a true and correct copy of the application by WILL-RIDGE ASSOCIATES, LLC, a New York limited liability company, authorized to transact business within the state of Florida on July 7, 2008, as shown by the records of this office.

The document number of this limited liability company is M08000003173.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Seventh day of July, 2008



CR2EO22 (01-07)


Kurt S. Browning
Secretary of State

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 608.503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Will-Ridge Associates, LLC (Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "L.I.C.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must include "Limited Liability Company," "L.L.C.," "L.I.C.")

2. State of New York (Jurisdiction under the law of which foreign limited liability company is organized) 3. (FEI number, if applicable)

4. March 11, 2006 (Date of Organization) 5. Perpetual (Duration: Year limited liability company will cease to exist or "perpetual")

6. (Date first transacted business in Florida, if prior to registration.) (See sections 608.501 & 608.502 F.S. to determine penalty liability)

7. 570 Delaware Avenue Buffalo, New York 14202 (Street Address of Principal Office)

8. If limited liability company is a manager-managed company, check here [X]

9. The name and usual business addresses of the managing members or managers are as follows: David H. Baldauf, Manager, 8441 Cooper Creek Blvd, University Park, FL 34201 Nathan Benderson, Manager, 8441 Cooper Creek Blvd, University Park, FL 34201

10. Attached is an original certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (A photocopy is not acceptable. If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted.)

11. Nature of business or purposes to be conducted or promoted in Florida: Real Estate Ownership, Development, Rental and all other legal purposes

Signature of a member or an authorized representative of a member. (In accordance with section 608.408(3), F.S., the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.) David H. Baldauf, Manager Typed or printed name of signee

FILED 08 JUL -7 11:15 AM STATE OF FLORIDA TALLAHASSEE, FLORIDA

af

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

Will-Ridge Associates, LLC

If name unavailable, the alternate name to be used in the state of Florida is:

2. The name and the Florida street address of the registered agent and office are:

David H. Baldauf

(Name)

8441 Cooper Creek Blvd

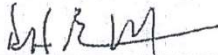
Florida Street Address (P.O. Box **NOT** ACCEPTABLE)

University Park, Florida 34201

FL

City/State/Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.



(Signature)

- \$ 100.00 Filing Fee for Application
- \$ 25.00 Designation of Registered Agent
- \$ 30.00 Certified Copy (optional)
- \$ 5.00 Certificate of Status (optional)





PROPERTY INFORMATION REPORT

Order No.: 11024168
 Customer Reference Number PROPOSED PLAT OF WOODLAND

Addressee:
 The Bison Agency, LLC
 7978 Cooper Creek Blvd. Suite 100
 University Park, FL 34201
 941-359-8303
 941-359-1836

Chicago Title Insurance Company has caused to be made a search of the Public Records of Sarasota County, Florida, ("Public Records"), from 03/21/1993, through 03/21/2023 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

PROPOSED PLAT OF WOODLAND COMMERCIAL PARK

DESCRIPTION

PARCEL 1

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 00°31'41" E, ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 324.49' TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD PER SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE N 90°00'00" E A DISTANCE OF 331.89'; (2) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (3) THENCE N 90°00'00" E A DISTANCE OF 78.03'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 647.16', WITH A RADIUS OF 891.25', WITH A CHORD BEARING OF N 69°11'53" E, WITH A CHORD LENGTH OF 633.04', WITH A DELTA ANGLE OF 41°36'15"; (5) THENCE N 48°23'45" E A DISTANCE OF 592.44' TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID EASTERLY THEN SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) THENCE S 41°38'27" E A DISTANCE OF 422.53'; (2) THENCE S 30°29'04" E A DISTANCE OF 964.54'; (3) THENCE S 32°34'25" W A DISTANCE OF 196.94'; (4) THENCE S 62°31'29" W A DISTANCE OF 316.55'; (5) THENCE N 81°06'39" W A DISTANCE OF 333.67'; (6) THENCE N 83°39'52" W A DISTANCE OF 135.15'; (7) THENCE N 26°07'51" W A DISTANCE OF 489.92'; (8) THENCE N 90°00'00" W A DISTANCE OF 1151.12'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1457405 SQUARE FEET, 33.457 ACRES

TOGETHER WITH

PARCEL 2

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "F" PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT, THE FOLLOWING FOUR (4) COURSES: (1) THENCE N 00°31'41" E A DISTANCE OF 233.98'; (2) THENCE N 02°58'58" E A DISTANCE OF 350.32'; (3) THENCE N 03°29'35" E A DISTANCE OF 502.52'; (4) THENCE N 19°39'17" E A DISTANCE OF 141.55'; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES: (1) THENCE N 57°54'31" E A DISTANCE OF 141.11'; (2) THENCE N 77°02'08" E A DISTANCE OF 227.86'; (3) THENCE N 80°01'20" E A DISTANCE OF 485.63'; THENCE ALONG THE

Order No.: 11024168
Customer Reference Number PROPOSED PLAT OF WOODLAND

EASTERLY BOUNDARY OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) THENCE S 09°57'01" E A DISTANCE OF 591.49'; (2) THENCE S 41°35'00" E A DISTANCE OF 433.64' TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD, PER THE PLAT OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S 48°23'45" W A DISTANCE OF 500.60'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 574.55', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF S 69°11'52" W, WITH A CHORD LENGTH OF 562.01', WITH A DELTA ANGLE OF 41°36'15"; (3) THENCE N 90°00'00" W A DISTANCE OF 78.04'; (4) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (5) THENCE N 90°00'00" W A DISTANCE OF 330.78' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1347598 SQUARE FEET, 30.937 ACRES

BEING A REPLAT OF:
LOTS 1 THROUGH 12, LOTS 13 THROUGH 17, TRACT A-PRIVATE ROAD FOR PROGRESS COURT, TRACTS B-CONSERVATION AREA, TRACT C-RETENTION AREA, TRACT D-RETENTION/CONSERVATION AREA, TRACT E & F -LANDSCAPE AREA(S), TRACTS G & H OF THE PLAT OF PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, 16A THROUGH 16D, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

NOTE: IT IS UNCLEAR WHETHER 40'X40' CROSS ACCESS EASEMENT IS A PART OF LOTS 11 AND 12 OF SAID PLAT OF PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, 16A THROUGH 16D, INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND WHETHER 50'X50' LIFT STATION EASEMENT IS A PART OF TRACT C-RETENTION AREA SHOWN ON SAID PLAT, AND THEREFORE WHETHER SAID EASEMENT PARCELS SHOULD BE A SEPARATE PART OF ANY DESCRIPTION OF LOTS AND TRACTS INCLUDED HEREIN.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Huntington National Real Estate Investments, LLC, a Florida limited liability company, as to an undivided 45% interest, by virtue of Special Warranty Deed recorded in Official Records Instrument No. 2003215255, Public Records of Sarasota County, Florida; and Will-Ridge Associates, LLC, a New York limited liability company, as to an undivided 55% interest, by virtue of Special Warranty Deed recorded in Official Records Instrument No. 2003009279, Public Records of Sarasota County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Code Enforcement Lien recorded in Official Record Instrument No. 2016080741.
2. Code Enforcement Lien recorded in Official Record Instrument No. 2016080742.
3. Any lien or right to a lien for services, labor or materials relating back to the filing of Notice of Commencement recorded on December 16, 2022 in Official Records Instrument Number 2022195643 for 3 year from recording date. (Affects Lots 1-12 and Tracts A-F under Tax ID # 10194-001-0010 thru 0120)
4. Any lien or right to a lien for services, labor or materials relating back to the filing of Notice of Commencement recorded on December 16, 2022 in Official Records Instrument Number 2022195644 for 12 year from recording date. (Affects Lots 1-5 and Tracts A, B & F under Tax ID # 10194-001-0010 thru 0050 and 0181)
5. Any lien or right to a lien for services, labor or materials relating back to the filing of Notice of Commencement recorded on December 16, 2022 in Official Records Instrument Number

Order No.: 11024168
 Customer Reference Number PROPOSED PLAT OF WOODLAND

2022195644 for 12 year from recording date. (Affects Lots 6-12 and Tracts C under Tax ID # 10194-001-00160 thru 00120 and 0181)

6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

The following encumbrances and other matters against the said real property recorded in the aforesaid Public Records have been found:

7. All rights of ingress, egress, light, air and view between the property described in Schedule A, and any facilities constructed for the limited access right-of-way as described in Final Judgment, recorded in Official Records Book 1147, Page 1943.
8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PANACEA COMMERCIAL PARK PHASE 1, recorded in Plat Book 44, Page 16, 16A through 16D, of the Public Records of Sarasota County, Florida.
9. State of Florida Department of Transportation Right-of-Way Resolution for Primary Road Projects recorded in Official Record Book 1353, Page 876, Public Records of Sarasota County, Florida.
10. Ordinance No. 79-58 for the City of North Port, Re: Annexation recorded in Official Records Book 1690, Page 1665.
11. Notice granting development order recorded in Official Records Book 1880, Page 2199 and Notice of Adoption of the Amended and Restated Development Order for the Panacea Development of Regional Impact recorded in Official Records Instrument No. 2001161391 and Woodlands Development of Regional Impact (DRI) Developer's Agreement (formerly known as Panacea DRI) recorded in Official Records Instrument No. 2006198295 and Resolution No. 86-R-52 by the City of North Port accepting said development agreement recorded in Official Records Instrument No. 2006198296.
12. Agreement to Grant Access and Utilities Easement by and between Panacea Properties, Ltd., a Florida limited partnership and KEB Panacea Inc., a Florida corporation, recorded in Official Records Book 3043, Page 1573.
13. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by an set forth in the Panacea Master Covenants recorded in Official Instrument No. 2000155820; amended in Official Instrument No. 2001147520, Official Instrument No. 2006023084, and any further amendments thereto.
14. Agreement with the City of North Port, Florida / Sovereign National Property Company, Inc. Water and Wastewater System Standard Developer's Agreement, dated March 28, 2005 and recorded in Official Records Instrument No. 2005089521, as amended by that certain First Amendment, dated May 12, 2005, as evidenced and affected by Partial Assignments of Rights, recorded in Official Records Instrument No. 2006016712, Official Records Instrument No. 2006092038, Official Records Instrument No. 2009017559 and Official Records Instrument No. 2012077252.
15. Non-Exclusive Permanent Utility Easement by and between HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC, a Florida limited liability company and WILL-RIDGE ASSOCIATES, LLC, a Florida limited liability company, Grantor, and CITY OF NORTH PORT, a political subdivision of the State of Florida, Grantee, recorded 6/23/2022, in Official Records Instrument No. 2022106513.
16. Memorandum of Lease recorded in Official Records Instrument No. 2022099237.
17. Memorandum of Lease recorded in Official Records Instrument No. 2022099243.
18. Memorandum of Lease recorded in Official Records Instrument No. 2022099248.

Order No.: 11024168
Customer Reference Number PROPOSED PLAT OF WOODLAND

2022195644 for 12 year from recording date. (Affects Lots 6-12 and Tracts C under Tax ID # 10194-001-00160 thru 00120 and 0181)

6. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

The following encumbrances and other matters against the said real property recorded in the aforesaid Public Records have been found:

7. All rights of ingress, egress, light, air and view between the property described in Schedule A, and any facilities constructed for the limited access right-of-way as described in Final Judgment, recorded in Official Records Book 1147, Page 1943.
8. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PANACEA COMMERCIAL PARK PHASE 1, recorded in Plat Book 44, Page 16, 16A through 16D, of the Public Records of Sarasota County, Florida.
9. State of Florida Department of Transportation Right-of-Way Resolution for Primary Road Projects recorded in Official Record Book 1353, Page 876, Public Records of Sarasota County, Florida.
10. Ordinance No. 79-58 for the City of North Port, Re: Annexation recorded in Official Records Book 1690, Page 1665.
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12. Agreement to Grant Access and Utilities Easement by and between Panacea Properties, Ltd., a Florida limited partnership and KEB Panacea Inc., a Florida corporation, recorded in Official Records Book 3043, Page 1573.
13. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by an set forth in the Panacea Master Covenants recorded in Official Instrument No. 2000155820; amended in Official Instrument No. 2001147520, Official Instrument No. 2006023084, and any further amendments thereto.
14. Agreement with the City of North Port, Florida / Sovereign National Property Company, Inc. Water and Wastewater System Standard Developer's Agreement, dated March 28, 2005 and recorded in Official Records Instrument No. 2005089521, as amended by that certain First Amendment, dated May 12, 2005, as evidenced and affected by Partial Assignments of Rights, recorded in Official Records Instrument No. 2006016712, Official Records Instrument No. 2006092038, Official Records Instrument No. 2009017559 and Official Records Instrument No. 2012077252.
15. Non-Exclusive Permanent Utility Easement by and between HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC, a Florida limited liability company and WILL-RIDGE ASSOCIATES, LLC, a Florida limited liability company, Grantor, and CITY OF NORTH PORT, a political subdivision of the State of Florida, Grantee, recorded 6/23/2022, in Official Records Instrument No. 2022106513.
16. Memorandum of Lease recorded in Official Records Instrument No. 2022099237.
17. Memorandum of Lease recorded in Official Records Instrument No. 2022099243.
18. Memorandum of Lease recorded in Official Records Instrument No. 2022099248.

Order No.: 11024168
Customer Reference Number PROPOSED PLAT OF WOODLAND

19. Memorandum of Lease recorded in Official Records Instrument No. 2022120522.

20. Memorandum of Lease recorded in Official Records Instrument No. 2022124443.

21. Memorandum of Lease recorded in Official Records Instrument No. 2022129330.

NOTE: Recorded Notice of Environmental Resource Permit recorded as Official Record Instrument No. 2021182203.

NOTE: All recording references herein shall refer to the Public Records of Sarasota County, Florida, unless otherwise noted.

For 2022 Tax Year Parcel/ID # 1094010010, 1094010020, 1094010030, 1094010040, 1094010050, 1094010060, 1094010070, 1094010080, 1094010090, 1094010100, 1094010110, 1094010120, 1094010130, 1094010140, 1094010150, 1094010160 and 1094010170, 1094010181 AND 1094003400 (no taxes found as to TRACTS A, B, C, D, E & F), payment status is paid as to all said Lots and exempt as to said TRACTS A, B, C, D, E, F.

For 2022 Tax Year Parcel/ID # 1094010010, gross tax amount is \$2,069.76, exemption type is none, and payment status is PAID, as to Lot 1 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010020, gross tax amount is \$1448.48, exemption type is none, and payment status is PAID, as to Lot 2 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010030, gross tax amount is \$1457.34, exemption type is none, and payment status is PAID, as to Lot 3 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010040, gross tax amount is \$1,744.31, exemption type is none, and payment status is PAID, as to Lot 4 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010050, gross tax amount is \$2,941.01, exemption type is none, and payment status is PAID, as to Lot 5 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010060, gross tax amount is \$2,837.48, exemption type is none, and payment status is PAID, as to Lot 6 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010070, gross tax amount is \$1,347.88, exemption type is none, and payment status is PAID, as to Lot 7 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010080, gross tax amount is \$1,316.82, exemption type is none, and payment status is PAID, as to Lot 8 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010090, gross tax amount is \$1,316.82, exemption type is none, and payment status is PAID, as to Lot 9 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010100, gross tax amount is \$1,696.98, exemption type is none, and payment status is PAID, as to Lot 10 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

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For 2022 Tax Year Parcel/ID # 1094010110, gross tax amount is \$1,309.42, exemption type is none, and payment status is PAID, as to Lot 11 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010120, gross tax amount is \$1,309.42, exemption type is none, and payment status is PAID, as to Lot 12 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010130, gross tax amount is \$2,769.43, exemption type is none, and payment status is PAID, as to Lot 13 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010140, gross tax amount is \$2,769.43, exemption type is none, and payment status is PAID, as to Lot 14 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010150, gross tax amount is \$3,025.06, exemption type is none, and payment status is PAID, as to Lot 15 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010160, gross tax amount is \$1,930.68, exemption type is none, and payment status is PAID, as to Lot 16 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010170, gross tax amount is \$1,864.96, exemption type is none, and payment status is PAID, as to Lot 17 of subject plat of PANACEA COMMERCIAL PARK PHASE 1.

For 2022 Tax Year Parcel/ID # 1094010181, no taxes found as to TRACTS A, B, C, D, E & F, ALL PRIVATE RD, CONSERVATION AREA, RETENTION AREA, LANDSCAPE AREAS DEDICATED TO PROPERTY OWNERS VALUE REFLECTED IN INDIVIDUAL LOTS IN PANACEA COMMERCIAL PARK PHASE 1 per Sarasota County Property Appraiser.

For 2022 Tax Year Parcel/ID # 1094010180, gross tax amount is \$1,807.32, exemption type is none, and payment status is PAID, as to TRACTS G & H of subject plat of PANACEA COMMERCIAL PARK PHASE 1, TOGETHER WITH ACCESS UTILITY & DRAINAGE TRACT.

NOTE: For 2023 Tax Year, TRACTS G & H of subject plat of PANACEA COMMERCIAL PARK PHASE 1, TOGETHER WITH OTHER ACREAGE NOT INCLUDED HEREIN will be under Parcel/ID # 1094003400 as currently shown on Sarasota County Property Appraiser website for said Parcel ID.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

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This Report is not 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 by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Bob Magann

Bob Magann



**CITY OF NORTH PORT
PLAT REVIEW COMMENTS**

Discipline: Surveying
Reviewed by: Steven M. Watts, PSM
Review Date: 11/02/2023
Phone: (954)266-6482
Email: swatts@cgasolutions.com

Plat Name: WOODLAND COMMERCIAL PARK
CGA Project Number: 23-7758

Comments Based on Plan Submittal Date: 10/24/2023

No comments
 Comments as follows or attached

Plat Review Comments:

Approved

**Steven M.
Watts**

Digitally signed by Steven
M. Watts
Date: 2023.11.02 10:39:59
-04'00'

Steven M. Watts, PSM 4588
City of North Port – Review Surveyor