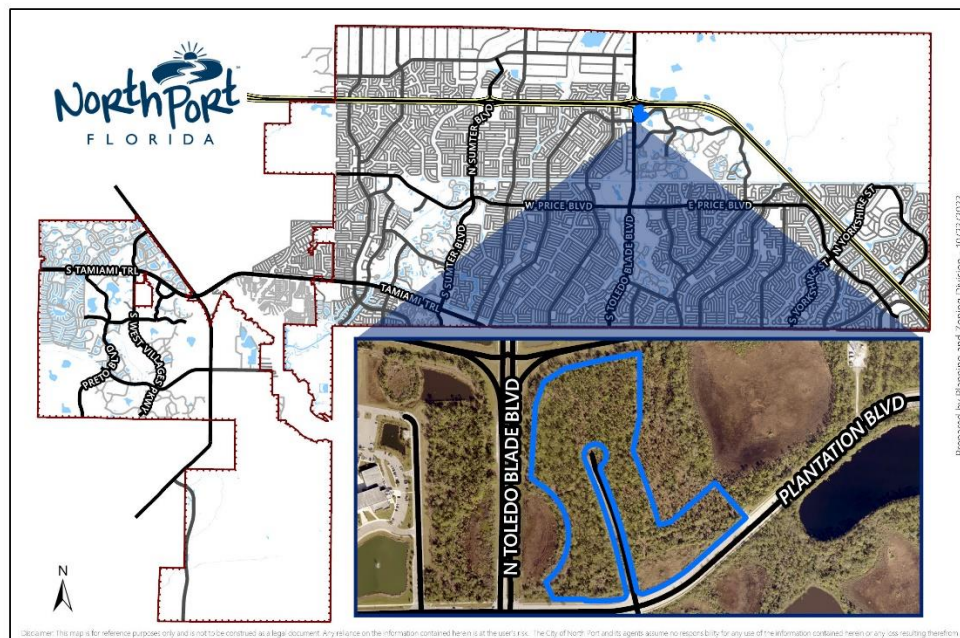




VAC-23-135

Vacation of Panacea Commercial Park, Phase 1 Resolution No. 2024-R-06

- From:** Carl Bengé, AICP, Planner III
- 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:** January 4, 2024



Prepared by Planning and Zoning Division - 10/23/2023

- PROJECT:** Vacation of easements within the Panacea Commercial Park, Phase 1, VAC-23-135
- REQUEST:** Vacate Progress Court right-of-way and all internal easements that are associated with any lots/tracts on the plat.
- 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 of N Toledo Blade Boulevard, north of Plantation Boulevard, and south of I-75
- PROPERTY SIZE:** ± 64.394 acres
- ZONING:** Planned Community Development District (PCD)

I. BACKGROUND

On June 2, 2023, Todd Mathes, submitted to the City of North Port a request for the vacation of the Progress Court right-of-way and all internal drainage and utility easements associated with the lots/tracts on the plat. The 10-foot easement along Plantation Boulevard will remain at the request of Florida Power and Light.

The purpose of the vacation is to allow the applicant to reconfigure the area to fit the next phase of development for the area allowing the existing industrial uses to the south to expand. If the request is granted, approximately 182,192.58 square feet (4.183 acres) of easement will be vacated (**Figure 1**).

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

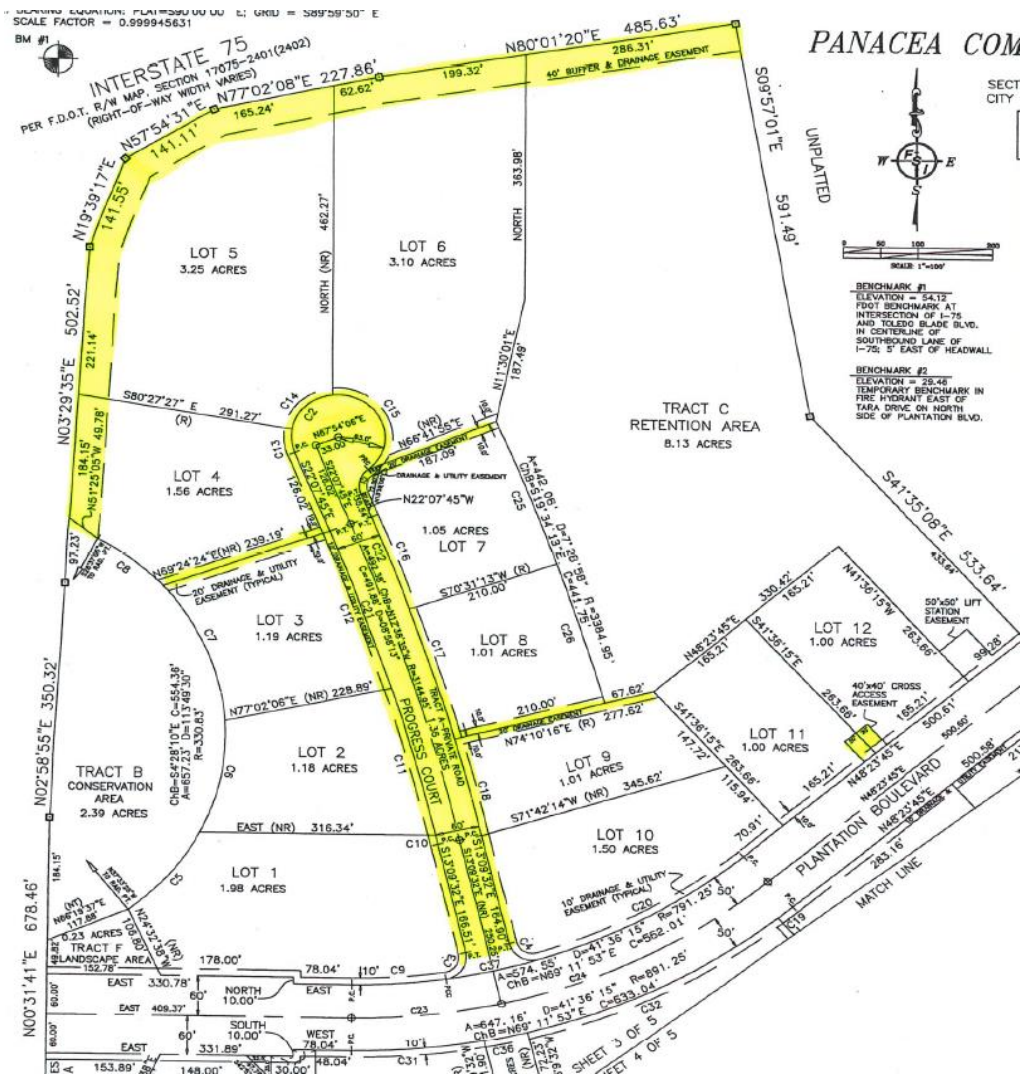


Figure 1. Easement areas to be vacated highlighted.

II. PROJECT SUMMARY

The applicant, Todd Mathis, is requesting the vacation of Progress Court and associated internal drainage and utility easements within the plat. The property is proposed to be replatted in the future as the Woodlands Commercial Park, a Replat of Panacea Commercial Park, Phase 1.

III. REVIEW PROCESS

The following agencies have reviewed the request to vacate all the called-out easements and, through written response, have granted their approval. No issues or concerns were raised regarding the request (**Exhibit C**).

Utility Agency	Response
Amerigas	Is granted ¹
Comcast/Truenet Communications	Is granted
Florida Power and Light (FP&L)	Is granted
Frontier	Is granted
City of North Port Fire/Rescue	Is granted
City of North Port Public Works	Is granted
City of North Port Utilities	Is granted

Based on the responses received, the request to vacate Progress Court right-of-way, as well as all internal drainage and utility easements meets the following:

1. The easement is not needed to provide City service to any property.
2. No public utilities or City facilities are located or planned to be located in the area.
3. The easements are not necessary for any extension of public utility service, sanitary sewer service, drainage, or other City services to the property in the future or an alternate and equally acceptable easement of such extension has been dedicated to the City.

¹ Amerigas was provided notification on August 2, 2023, with a deadline of August 12, 2023. As per policy, if after (10) days, a response is not received, it will be assumed there is no issue with the vacation of easement request.

IV. LEGAL REVIEW

The accompanying draft Resolution No. 2024-R-06 has been reviewed and approved by the City Attorney as to form and correctness.

V. DATA & ANALYSIS

FLORIDA STATUTES CHAPTER 177

FLORIDA STATUTES CHAPTER 177

Chapter 177 of the Florida Statutes provides requirements that regulate and control the platting of lands. Furthermore, Chapter 177.101 of the Florida Statutes lists the actions needed in making an application for vacation of plats either in whole or in part. The individual requesting a vacation of plat must give notice of their intention to apply to the governing body to vacate the plat by publishing a legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper and must attach to the petition for vacation the proof of said publication, together with proof that taxes have been paid.

Findings & Conclusion: The warranty deed provided to the City as a part of the application establishes that the applicant owns the fee simple title of the subject property. Based on staff review as well as due-diligence correspondence with utility agencies (detailed as a part of Section II and III of this document), it is also determined that the vacation of easements does not affect the ownership or right of convenient access of persons owning any other parts of the subdivision. The property owner filed a notice of intent to apply to the City of North Port to vacate the plat by publishing a legal notice in the North Port Sun newspaper for two weekly issues, **(Exhibit D)** and in addition, provided to the City of North Port Planning & Zoning Division an application to request a vacation of platted easements, proof of said publication, together with proof that taxes have been paid **(Exhibit E)**.

Staff concludes that Petition VAC-23-135 is consistent with Florida Statutes.

CHAPTER 53 ZONING REGULATIONS

The Unified Land Development Code (ULDC) contains regulations that govern the development and use of land within the incorporated area of the City of North Port, Florida. Chapter 53 of the ULDC, Part 4. Administrative Provisions, Article XXIII. Administration and Enforcement, Sec. 53-267D. allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with Florida Statutes Chapter 177.

Findings & Conclusion: Staff reviewed the Petition VAC-23-135 relative to ULDC Chapter 53 Zoning Regulations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owner did file a notice of intent to apply to the City of North Port to vacate the plat by publishing a legal notice in the North Port Sun newspaper for two weekly issues and in addition provided to the City of North Port Planning & Zoning Division an application to request a vacation of platted easements, proof of said publication, together with proof that taxes have been paid.

Staff concludes that the proposed Petition VAC-23-135 is consistent with Chapter 53 of the ULDC.

VI. PUBLIC HEARINGS

Planning & Zoning Advisory Board Public Hearing	January 4, 2024 9:00 AM or as soon thereafter
City Commission Public Hearing	January 9, 2024 10:00 AM or as soon thereafter

VII. RECOMMENDED MOTIONS

The Planning & Zoning Division recommends that the Planning and Zoning Advisory Board approve Petition Number VAC-23-135 via Resolution No. 2024-R-06 and recommend motion as follows:

I move to recommend approval to the City Commission Petition Number VAC-23-135, Resolution No. 2024-R-06.

If the motion is to deny:

I move to recommend denial to the City Commission Petition Number VAC-23-135, Resolution No. 2024-R-06.

VIII. ALTERNATIVE ACTIONS

City Commission may deny Petition VAC-23-135. New findings would need to be written to support that recommendation if that were the case. In addition, the property owners would be required to replat the area, so the next phase of industrial development can occur.

IX. EXHIBITS

Exhibits
A. Affidavit
B. Warranty Deed
C. Notification to Utility Agencies and Responses
D. Notice of Intent
E. Proof that All Applicable Taxes Have Been Paid

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]
Signature of Owner

4/26/23
Date

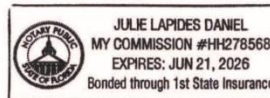
STATE OF FLORIDA COUNTY OF MANATEE

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.

(Place Notary Seal Below)

[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

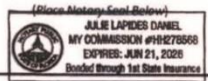
Todd Mathes Signature of Applicant or Authorized Agent
Todd Mathes, Director of Development Print Name and Title

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 14 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.

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, Bradenton, FL 34206, 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:

Panacea Properties, Ltd.
a Florida limited partnership

By: [Signature]
James M. Doss
General Partner

[Signature]
Witness Name: CALEB J. GRIMES
[Signature]
Witness Name: KAREN L. DICKERSON

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]

[Signature]
Notary Public

Printed Name: Karen L. Dickerson

My Commission Expires: _____



INSTRUMENT # 2003009279
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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~~, 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; 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 # 2003009279
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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).

✓ 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

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
FMILLER Receipt#391290
Doc Stamp-Deed: 0.70



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.

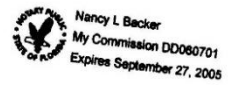
Witness Printed Name: James R. Schier

Witness Printed Name: NANCY L. BACKER

PANACEA GULF COAST INVESTMENTS, L.L.C.
By:
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..



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

Exhibit B for VAC-23-135

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

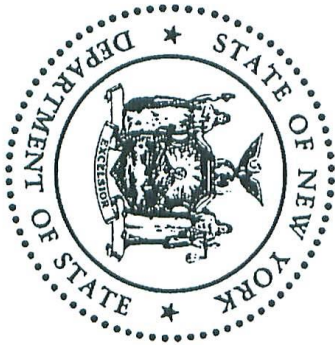
State of New York
Department of State }
SS:

I hereby certify that I have compared the annexed copy of the original document filed by the Department of State and that the same is a correct transcript of said original.

Witness my hand and seal of the Department of State on

MAR 11 1996

DOS-200 (Rev. 1/95)



Christina F. Brachler
Secretary 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



Exhibit B for VAC-23-135

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

PFWkb100.96/2266

②

F96031100045

CSC 45

CSC 45

FILED

MAR 11 1 26 PM '96

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

MAR 11 12 00 PM '96

RECEIVED

1/c
**STATE OF NEW YORK
DEPARTMENT OF STATE**

FILED MAR 11 1996

TAX \$ _____

BY: *[Signature]*

[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

Exhibit B for VAC-23-135



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.

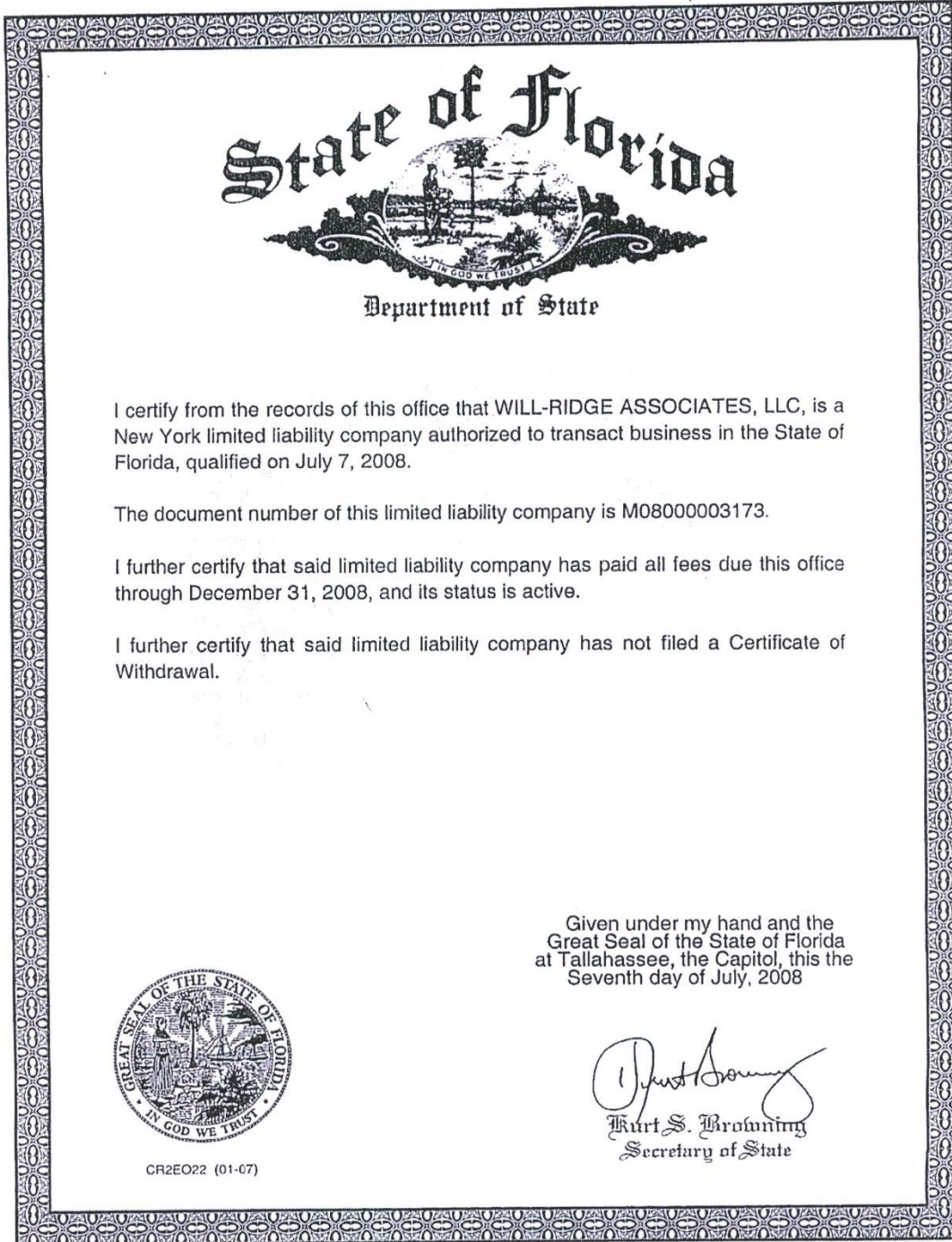
Buck Kohr
Regulatory Specialist II
Registration/Qualification Section
Division of Corporations

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.

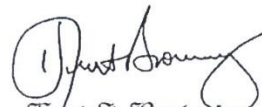
The document number of this limited liability company is M08000003173.

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

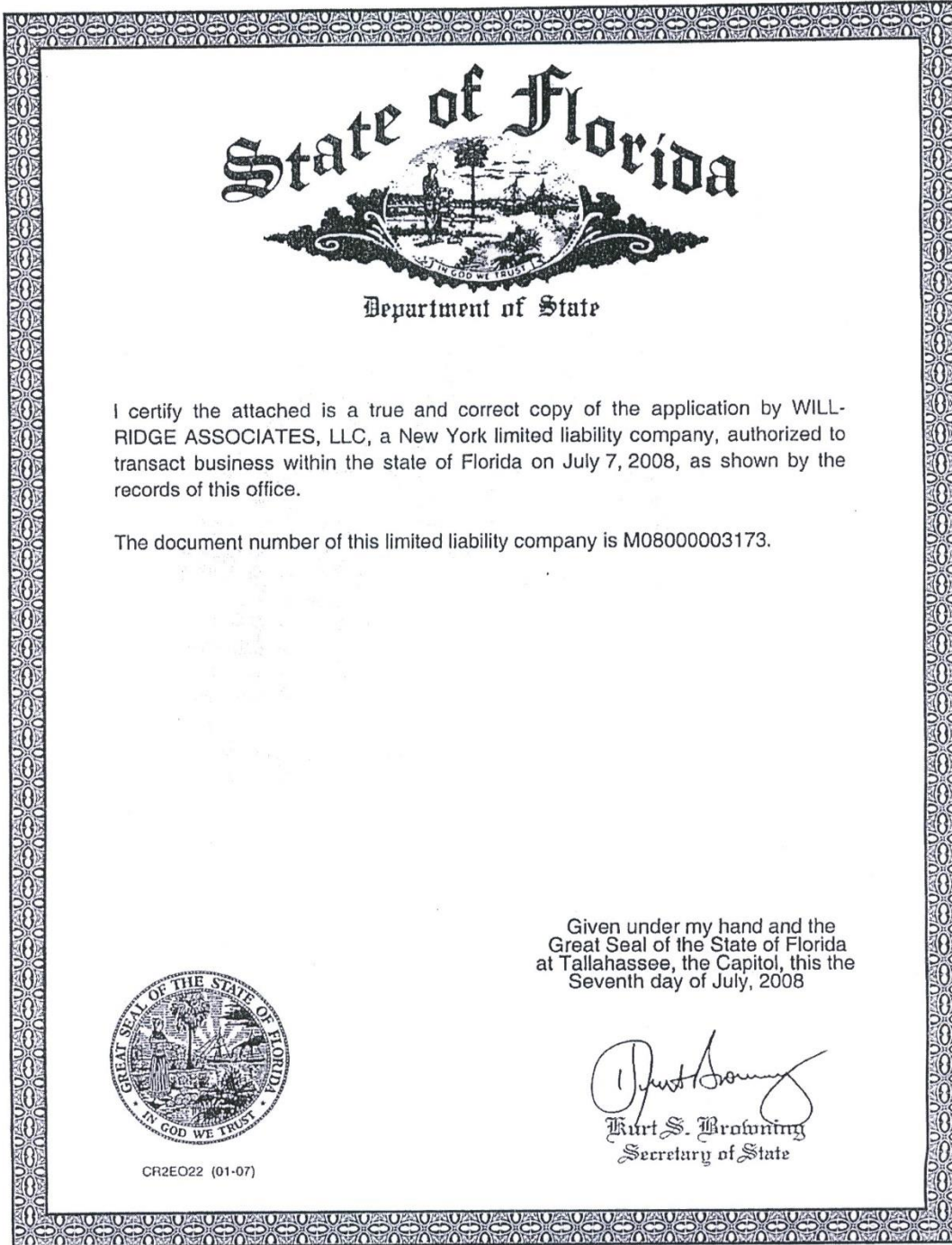
I further certify that said limited liability company has not filed a Certificate of Withdrawal.

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




Kurt S. Browning
Secretary of State

CR2EO22 (01-07)



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

4. March 11, 2006 5. Perpetual
(Date of Organization) (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)

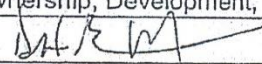
7. 570 Delaware Avenue
Buffalo, New York 14202
(Street Address of Principal Office)

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

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 AM 11:15
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

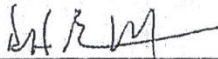
Florida Street Address (P.O. Box NOT ACCEPTABLE)

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)



Exhibit B for VAC-23-135



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

Exhibit B for VAC-23-135

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

Exhibit B for VAC-23-135

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.

Exhibit B for VAC-23-135

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.

Exhibit B for VAC-23-135

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.

Exhibit B for VAC-23-135

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

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.

Exhibit B for VAC-23-135

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

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
PLANNING DIVISION
Neighborhood Development Services
4970 City Hall Boulevard
North Port, FL 34286
Office: 941.429.7229
Fax: 941.429.7154



VACATION OF EASEMENT

DATE: 8/2/2023

PETITION NO: VAC-23-135

TO:

North Port Public Works
Amerigas
Florida Power and Light
Planning & Zoning

North Port Utilities
Comcast Cable/Truernet Communications Mike Little,
Frontier Communications
Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 1-17, Block, of the to the Port Charlotte Subdivision, according to Plat
thereof recorded in Plat Book 44, Page 16, of the Public Records of Sarasota County, Florida,
also known as street address: Progress Ct & Plantation Blvd.

The vacation of the easement (Please check the appropriate response)

[] Is Granted [] Is not Granted [] Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

Please respond by 8/14/023 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be
assumed there is no issue with the vacation of easement.

Signature

Date

Phone No.

Name of Utility

Please email responses to cbenge@northportfl.gov

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the individual or entity
named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential
or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

If you received this in error or do not receive all the pages, please contact the Planning Division at 941.429.7156

Exhibit D for VAC-23-135

Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

12/14/23

Phone: (941) 206-1025 Email: legals@yoursun.com

NOTICE OF INTENT
 CITY OF NORTH PORT,
 SARASOTA COUNTY, FLORIDA

TO WHOM IT MAY CONCERN

Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Huntington National Real Estate Investments, LLC, a Florida limited liability company, and Will-Ridge Associates, LLC, a New York limited liability company, the property owners, intend to petition the City of North Port to vacate Tract A (Progress Court); 40' x 40' Cross Access Easement located on Lots 11 and 12; 40' Buffer & Drainage Easements located on Lots 4, 5, and 6, and Tract C; 20' Drainage and Utility Easements located on Lots 3 and 4; 20' Drainage Easements located on Lots 6, 7, 8, and 9; Drainage & Utility Easement located on Lot 7; and 10' Drainage and Utility Easements located on Lots 1 through 10, all on the plat of PANACEA COMMERCIAL PARK PHASE I, as recorded in Plat Book 44, Pages 16, of the Public Records of Sarasota County, Florida. All the above lying and being in the City of North Port, Sarasota County, Florida.
 Publish: 12/17/23, 12/24/23
 435922 3913626

Acct#: 435922	Date: 12/14/23
JULIE DANIEL	Ad Date: 12/17/23
BENDERSON DEVELOPMENT	Class: 3138
7978 COOPER CREEK BLVD, SUITE 100	Ad ID: 3913626
UNIVERSITY PARK, FL 34201	Ad Taker: MPRESCOTT
Telephone: (941) 360-7253	Sales Person: 200
	Words: 182
	Lines: 39
	Agate Lines: 44
	Depth: 4.611
	Inserts: 2
	Description: Notice of Intent

Other Charges:	\$0.00	Gross:	\$111.54
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$111.54
Credits:	\$0.00		
Bill Depth:	4.611		

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	12/17/23	12/24/23	2	\$111.54

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You JULIE DANIEL!

Exhibit E for VAC-23-135

12/14/23, 10:04 AM

Sarasota County Tax Collector

Sarasota County Tax Collector

generated on 12/14/2023 10:04:23 AM EST

Tax Record

Last Update: 12/14/2023 10:04:23 AM EST

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010010	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PLANTATION BLVD 005 Old Account Number 1094-01-0010			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500				
Legal Description					
PLANTATION BLVD LOT 1, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	137,390	0	\$137,390	\$448.62
Bonds-Debt Service	0.0799	137,390	0	\$137,390	\$10.98
Sarasota Co. Legacy Trl	0.0469	137,390	0	\$137,390	\$6.44
Mosquito Control	0.0460	137,390	0	\$137,390	\$6.32
Sarasota Co. Hospital Dist.	1.0420	137,390	0	\$137,390	\$143.16
SW FL Water Management Dist.	0.2043	137,390	0	\$137,390	\$28.07
West Coast Inland Navigation	0.0394	137,390	0	\$137,390	\$5.41
Sarasota School Board					
School Board - State	2.9320	329,200	0	\$329,200	\$965.21
School Board - Local	3.2480	329,200	0	\$329,200	\$1,069.24
City of North Port	3.7667	137,390	0	\$137,390	\$517.51
Total Millage		14.6705	Total Taxes		\$3,200.96
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$201.85			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$404.05
Taxes & Assessments					\$3,605.01
If Paid By		Amount Due			
		\$0.00			
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011600.0001	2023	\$3,460.81	
Prior Year Taxes Due					
NO DELINQUENT TAXES					

https://sarasotataxcollector.governmentmax.com/collectmax/tab_collect_mvptaxV7.120617.asp?PrintView=True&r_nm=tab_report&wait=done&t_wc=%7C... 1/1

Exhibit E for VAC-23-135

12/14/23, 10:06 AM

Sarasota County Tax Collector

Sarasota County Tax Collector

generated on 12/14/2023 10:06:06 AM EST

Tax Record

Last Update: 12/14/2023 10:06:06 AM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010020	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PROGRESS CT 005			
Old Account Number 1094-01-0020					
Base Exempt Amount see below	Taxable Value see below				
Exemption Detail NO EXEMPTIONS	Millage Code 0500	Escrow Code			
Legal Description PROGRESS CT LOT 2, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	91,190	0	\$91,190	\$297.76
Bonds-Debt Service	0.0799	91,190	0	\$91,190	\$7.29
Sarasota Co. Legacy Trl	0.0469	91,190	0	\$91,190	\$4.28
Mosquito Control	0.0460	91,190	0	\$91,190	\$4.19
Sarasota Co. Hospital Dist.	1.0420	91,190	0	\$91,190	\$95.02
SW FL Water Management Dist.	0.2043	91,190	0	\$91,190	\$18.63
West Coast Inland Navigation	0.0394	91,190	0	\$91,190	\$3.59
Sarasota School Board					
School Board - State	2.9320	224,900	0	\$224,900	\$659.41
School Board - Local	3.2480	224,900	0	\$224,900	\$730.48
City of North Port	3.7667	91,190	0	\$91,190	\$343.49
Total Millage		14.6705	Total Taxes	\$2,164.14	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$118.22			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$320.42
Taxes & Assessments					\$2,484.56
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011625.0001	2023	\$2,385.18	
Prior Year Taxes Due					
NO DELINQUENT TAXES					

https://sarasotataxcollector.governmentmax.com/collectmax/tab_collect_mvptaxV7.120617.asp?PrintView=True&r_nm=tab_report&wait=done&wc=%7C... 1/1

Exhibit E for VAC-23-135

Sarasota County Tax Collector

generated on 12/14/2023 2:58:55 PM EST

Tax Record

Last Update: 12/14/2023 2:58:56 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010030	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PROGRESS CT 005 Old Account Number 1094-01-0030			
Base Exempt Amount see below	Taxable Value see below				
Exemption Detail NO EXEMPTIONS	Millage Code 0500	Escrow Code			
Legal Description PROGRESS CT LOT 3, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	91,850	0	\$91,850	\$299.92
Bonds-Debt Service	0.0799	91,850	0	\$91,850	\$7.34
Sarasota Co. Legacy Trl	0.0469	91,850	0	\$91,850	\$4.31
Mosquito Control	0.0460	91,850	0	\$91,850	\$4.23
Sarasota Co. Hospital Dist.	1.0420	91,850	0	\$91,850	\$95.71
SW FL Water Management Dist.	0.2043	91,850	0	\$91,850	\$18.77
West Coast Inland Navigation	0.0394	91,850	0	\$91,850	\$3.62
Sarasota School Board					
School Board - State	2.9320	226,300	0	\$226,300	\$663.51
School Board - Local	3.2480	226,300	0	\$226,300	\$735.02
City of North Port	3.7667	91,850	0	\$91,850	\$345.97
Total Millage		14.6705	Total Taxes		\$2,178.40
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$118.59			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$320.79
Taxes & Assessments					\$2,499.19
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	5011599.0001	2023	\$2,399.22

Prior Year Taxes Due	

Sarasota County Tax Collector

generated on 12/14/2023 2:59:33 PM EST

Tax Record

Last Update: 12/14/2023 2:59:34 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010040	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PROGRESS CT 005 Old Account Number 1094-01-0040			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500				
Legal Description					
PROGRESS CT LOT 4, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	113,190	0	\$113,190	\$369.60
Bonds-Debt Service	0.0799	113,190	0	\$113,190	\$9.04
Sarasota Co. Legacy Trl	0.0469	113,190	0	\$113,190	\$5.31
Mosquito Control	0.0460	113,190	0	\$113,190	\$5.21
Sarasota Co. Hospital Dist.	1.0420	113,190	0	\$113,190	\$117.94
SW FL Water Management Dist.	0.2043	113,190	0	\$113,190	\$23.12
West Coast Inland Navigation	0.0394	113,190	0	\$113,190	\$4.46
Sarasota School Board					
School Board - State	2.9320	275,400	0	\$275,400	\$807.47
School Board - Local	3.2480	275,400	0	\$275,400	\$894.50
City of North Port	3.7667	113,190	0	\$113,190	\$426.35
Total Millage	14.6705	Total Taxes		\$2,663.00	
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$131.98			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments		\$334.18			
Taxes & Assessments					\$2,997.18
If Paid By		Amount Due			
		\$0.00			
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011623.0001	2023	\$2,877.29	
Prior Year Taxes Due					

Exhibit E for VAC-23-135

Sarasota County Tax Collector

generated on 12/14/2023 3:00:05 PM EST

Tax Record

Last Update: 12/14/2023 3:00:06 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010050	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PROGRESS CT 005 Old Account Number 1094-01-0050			
Base Exempt Amount see below	Taxable Value see below				
Exemption Detail NO EXEMPTIONS	Millage Code 0500	Escrow Code			
Legal Description PROGRESS CT LOT 5, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	202,180	0	\$202,180	\$660.18
Bonds-Debt Service	0.0799	202,180	0	\$202,180	\$16.15
Sarasota Co. Legacy Trl	0.0469	202,180	0	\$202,180	\$9.48
Mosquito Control	0.0460	202,180	0	\$202,180	\$9.30
Sarasota Co. Hospital Dist.	1.0420	202,180	0	\$202,180	\$210.67
SW FL Water Management Dist.	0.2043	202,180	0	\$202,180	\$41.31
West Coast Inland Navigation	0.0394	202,180	0	\$202,180	\$7.97
Sarasota School Board					
School Board - State	2.9320	491,800	0	\$491,800	\$1,441.96
School Board - Local	3.2480	491,800	0	\$491,800	\$1,597.37
City of North Port	3.7667	202,180	0	\$202,180	\$761.55
Total Millage	14.6705			Total Taxes	\$4,755.94
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$193.52			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments		\$395.72			
Taxes & Assessments		\$5,151.66			
If Paid By	Amount Due				
	\$0.00				
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011598.0001	2023	\$4,945.59	
Prior Year Taxes Due					

Exhibit E for VAC-23-135

Sarasota County Tax Collector

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Tax Record

Last Update: 12/14/2023 3:00:43 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010060	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PROGRESS CT 005 Old Account Number 1094-01-0060			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500				
Legal Description					
PROGRESS CT LOT 6, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	194,480	0	\$194,480	\$635.04
Bonds-Debt Service	0.0799	194,480	0	\$194,480	\$15.54
Sarasota Co. Legacy Trl	0.0469	194,480	0	\$194,480	\$9.12
Mosquito Control	0.0460	194,480	0	\$194,480	\$8.95
Sarasota Co. Hospital Dist.	1.0420	194,480	0	\$194,480	\$202.65
SW FL Water Management Dist.	0.2043	194,480	0	\$194,480	\$39.73
West Coast Inland Navigation	0.0394	194,480	0	\$194,480	\$7.66
Sarasota School Board					
School Board - State	2.9320	472,600	0	\$472,600	\$1,385.66
School Board - Local	3.2480	472,600	0	\$472,600	\$1,535.00
City of North Port	3.7667	194,480	0	\$194,480	\$732.55
Total Millage	14.6705		Total Taxes		\$4,571.90
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$188.09			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$390.29
Taxes & Assessments					\$4,962.19
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	5011596.0001	2023	\$4,763.70

Prior Year Taxes Due

Sarasota County Tax Collector

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Tax Record

Last Update: 12/14/2023 3:01:18 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010070	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PROGRESS CT 005			
		Old Account Number 1094-01-0070			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail NO EXEMPTIONS	Millage Code 0500	Escrow Code			
Legal Description PROGRESS CT LOT 7, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	83,710	0	\$83,710	\$273.34
Bonds-Debt Service	0.0799	83,710	0	\$83,710	\$6.69
Sarasota Co. Legacy Trl	0.0469	83,710	0	\$83,710	\$3.93
Mosquito Control	0.0460	83,710	0	\$83,710	\$3.85
Sarasota Co. Hospital Dist.	1.0420	83,710	0	\$83,710	\$87.23
SW FL Water Management Dist.	0.2043	83,710	0	\$83,710	\$17.10
West Coast Inland Navigation	0.0394	83,710	0	\$83,710	\$3.30
Sarasota School Board					
School Board - State	2.9320	207,100	0	\$207,100	\$607.22
School Board - Local	3.2480	207,100	0	\$207,100	\$672.66
City of North Port	3.7667	83,710	0	\$83,710	\$315.31
Total Millage		14.6705	Total Taxes		\$1,990.63
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$113.88			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$316.08
Taxes & Assessments					\$2,306.71
If Paid By		Amount Due			
		\$0.00			
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011594.0001	2023	\$2,214.44	
Prior Year Taxes Due					

Sarasota County Tax Collector

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Tax Record

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010080	REAL ESTATE	2023			
Mailing Address		Property Address			
HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		PROGRESS CT 005			
		Old Account Number			
		1094-01-0080			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500				
Legal Description					
PROGRESS CT LOT 8, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	81,400	0	\$81,400	\$265.80
Bonds-Debt Service	0.0799	81,400	0	\$81,400	\$6.50
Sarasota Co. Legacy Trl	0.0469	81,400	0	\$81,400	\$3.82
Mosquito Control	0.0460	81,400	0	\$81,400	\$3.74
Sarasota Co. Hospital Dist.	1.0420	81,400	0	\$81,400	\$84.82
SW FL Water Management Dist.	0.2043	81,400	0	\$81,400	\$16.63
West Coast Inland Navigation	0.0394	81,400	0	\$81,400	\$3.21
Sarasota School Board					
School Board - State	2.9320	201,600	0	\$201,600	\$591.09
School Board - Local	3.2480	201,600	0	\$201,600	\$654.80
City of North Port	3.7667	81,400	0	\$81,400	\$306.61
Total Millage		14.6705	Total Taxes		\$1,937.02
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$112.07			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$314.27
Taxes & Assessments					\$2,251.29
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011595.0001	2023	\$2,161.24	
Prior Year Taxes Due					

Exhibit E for VAC-23-135

Sarasota County Tax Collector

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Tax Record

Last Update: 12/14/2023 3:02:20 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010090	REAL ESTATE	2023			
Mailing Address		Property Address			
HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		PROGRESS CT 005 Old Account Number 1094-01-0090			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500				
Legal Description					
PROGRESS CT LOT 9, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	81,400	0	\$81,400	\$265.80
Bonds-Debt Service	0.0799	81,400	0	\$81,400	\$6.50
Sarasota Co. Legacy Trl	0.0469	81,400	0	\$81,400	\$3.82
Mosquito Control	0.0460	81,400	0	\$81,400	\$3.74
Sarasota Co. Hospital Dist.	1.0420	81,400	0	\$81,400	\$84.82
SW FL Water Management Dist.	0.2043	81,400	0	\$81,400	\$16.63
West Coast Inland Navigation	0.0394	81,400	0	\$81,400	\$3.21
Sarasota School Board					
School Board - State	2.9320	201,600	0	\$201,600	\$591.09
School Board - Local	3.2480	201,600	0	\$201,600	\$654.80
City of North Port	3.7667	81,400	0	\$81,400	\$306.61
Total Millage	14.6705				\$1,937.02
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$112.07			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$314.27
Taxes & Assessments					\$2,251.29
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	5011592.0001	2023	\$2,161.24

Prior Year Taxes Due

Exhibit E for VAC-23-135

Sarasota County Tax Collector

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Tax Record

Last Update: 12/14/2023 3:03:03 PM EST

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010100	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PLANTATION BLVD 005 Old Account Number 1094-01-0100			
Base Exempt Amount see below	Taxable Value see below				
Exemption Detail NO EXEMPTIONS	Millage Code 0500	Escrow Code			
Legal Description PLANTATION BLVD LOT 10, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	109,670	0	\$109,670	\$358.11
Bonds-Debt Service	0.0799	109,670	0	\$109,670	\$8.76
Sarasota Co. Legacy Trl	0.0469	109,670	0	\$109,670	\$5.14
Mosquito Control	0.0460	109,670	0	\$109,670	\$5.04
Sarasota Co. Hospital Dist.	1.0420	109,670	0	\$109,670	\$114.28
SW FL Water Management Dist.	0.2043	109,670	0	\$109,670	\$22.41
West Coast Inland Navigation	0.0394	109,670	0	\$109,670	\$4.32
Sarasota School Board					
School Board - State	2.9320	267,700	0	\$267,700	\$784.90
School Board - Local	3.2480	267,700	0	\$267,700	\$869.49
City of North Port	3.7667	109,670	0	\$109,670	\$413.09
Total Millage		14.6705	Total Taxes		\$2,585.54
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$130.17			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments					\$332.37
Taxes & Assessments					\$2,917.91
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2023	PAYMENT	5011591.0001	2023	\$2,801.19	
Prior Year Taxes Due					

Exhibit E for VAC-23-135

Sarasota County Tax Collector

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Tax Record

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Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year			
1094010110	REAL ESTATE	2023			
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202		Property Address PLANTATION BLVD 005 Old Account Number 1094-01-0110			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	0500				
Legal Description					
PLANTATION BLVD LOT 11, PANACEA COMMERCIAL PARK PHASE 1					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
Sarasota Co. General Revenue	3.2653	80,850	0	\$80,850	\$264.00
Bonds-Debt Service	0.0799	80,850	0	\$80,850	\$6.46
Sarasota Co. Legacy Trl	0.0469	80,850	0	\$80,850	\$3.79
Mosquito Control	0.0460	80,850	0	\$80,850	\$3.72
Sarasota Co. Hospital Dist.	1.0420	80,850	0	\$80,850	\$84.25
SW FL Water Management Dist.	0.2043	80,850	0	\$80,850	\$16.52
West Coast Inland Navigation	0.0394	80,850	0	\$80,850	\$3.19
Sarasota School Board					
School Board - State	2.9320	200,200	0	\$200,200	\$586.99
School Board - Local	3.2480	200,200	0	\$200,200	\$650.25
City of North Port	3.7667	80,850	0	\$80,850	\$304.54
Total Millage	14.6705		Total Taxes		\$1,923.71
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$156.20			
R097	North Port Road & Drainage	\$112.07			
R197	North Port R&D Capital Improve	\$46.00			
Total Assessments		\$314.27			
Taxes & Assessments		\$2,237.98			
If Paid By	Amount Due				
	\$0.00				

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	5011590.0001	2023	\$2,148.46

Prior Year Taxes Due

Sarasota County Tax Collector

generated on 12/14/2023 3:04:08 PM EST

Tax Record

Last Update: 12/14/2023 3:04:09 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year												
1094010120	REAL ESTATE	2023												
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202 </td> <td style="width: 50%; vertical-align: top;"> Property Address PLANTATION BLVD 005 Old Account Number 1094-01-0120 </td> </tr> </table>			Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202	Property Address PLANTATION BLVD 005 Old Account Number 1094-01-0120										
Mailing Address HUNTINGTON NATIONAL REAL ESTAT WILL-RIDGE ASSOCIATES LLC C/O BENDERSON DEVELOPMENT 570 DELAWARE AVE BUFFALO NY 14202	Property Address PLANTATION BLVD 005 Old Account Number 1094-01-0120													
Base Exempt Amount	Taxable Value													
see below	see below													
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail</td> <td style="width: 33%;">Millage Code</td> <td style="width: 34%;">Escrow Code</td> </tr> <tr> <td>NO EXEMPTIONS</td> <td>0500</td> <td></td> </tr> <tr> <td colspan="3">Legal Description</td> </tr> <tr> <td colspan="3">PLANTATION BLVD LOT 12, PANACEA COMMERCIAL PARK PHASE 1</td> </tr> </table>			Exemption Detail	Millage Code	Escrow Code	NO EXEMPTIONS	0500		Legal Description			PLANTATION BLVD LOT 12, PANACEA COMMERCIAL PARK PHASE 1		
Exemption Detail	Millage Code	Escrow Code												
NO EXEMPTIONS	0500													
Legal Description														
PLANTATION BLVD LOT 12, PANACEA COMMERCIAL PARK PHASE 1														
Ad Valorem Taxes														
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied									
Sarasota Co. General Revenue	3.2653	80,850	0	\$80,850	\$264.00									
Bonds-Debt Service	0.0799	80,850	0	\$80,850	\$6.46									
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Total Assessments					\$314.27									
Taxes & Assessments					\$2,237.98									
If Paid By		Amount Due												
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Prior Year Taxes Due