

This Instrument Prepared by:  
STEPHEN D. REES  
ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.  
P.O. Drawer 4195  
Sarasota, Florida 34230

OK  
28.52.15

WARRANTY DEED

GRANTOR: RAY M. SHAW, as Trustee under Land Trust Agreement dated July 10, 1979, and known as Trust No. 5004302, and per Warranty Deeds to Trustee dated May 18, 1993, respectively recorded in O.R. Book 2516, Pages 2588, et seq., and 2592, et seq., Sarasota County Public Records

GRANTEE: SARASOTA GATEWAY ASSOCIATES, LTD., a Florida limited partnership

Grantee's Post Office Address: 1900 Ringling Boulevard  
Sarasota, FL 34236

Grantee's Federal I.D. No.:

Property Appraiser's Parcel ID No.: 0046-01-0001, 0046-09-0001  
and 0046-09-0002

Grantor, for and in consideration of the sum of \$1.00 to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO taxes for the year 1996 and subsequent years, zoning and other governmental regulations and reservations, restrictions and easements of record and other matters shown as permitted exceptions on Exhibit "B" attached hereto and made a part hereof.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

DATED: February 13, 1996.

Witnesses:

Erma Vargas, Witness  
J. Castellanos  
V. Castellanos, Witness

Ray M. Shaw  
Ray M. Shaw, as Trustee as aforesaid

Address of Grantor:  
5455 SW 42nd Street  
Diary, Florida 34156

Receipt #: 000000409668-01  
Doc Stamp-Deed 28525.00  
Karen E. Rushing, Sarasota Co.  
By: [Signature] D.C.

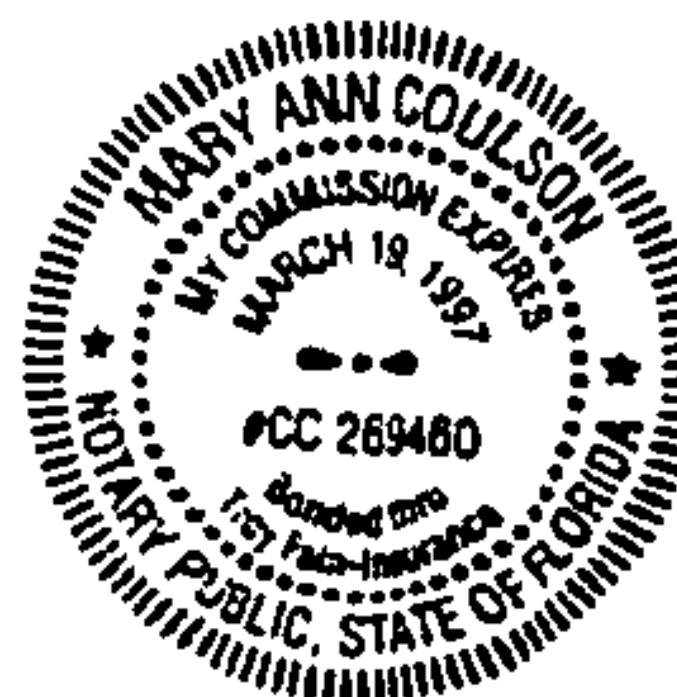
Erma Vargas + J. Castellanos

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 1996, by RAY M. SHAW, as Trustee under Land Trust Agreement dated July 10, 1979, and Known as Trust No. 5004302, and per Warranty Deeds to Trustee dated May 18, 1993, respectively recorded in O.R. Book 2516, Page 2588, et seq., and 2592, et seq., Sarasota County Public Records, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*Mary Ann Collison*

Notary Public  
My Commission Expires:  
Serial No.:



## DESCRIPTION:

ALL OF LOTS 10 THRU 14 INCLUSIVE AND A PORTION OF LOTS 15, 16, 22 THRU 27 INCLUSIVE, PALMER FARMS FIRST UNIT, AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 216 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO LYING AND BEING IN SECTION 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.88°42'07"E, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 338.14 TO INTERSECT THE NORTHERLY EXTENSION OF THE WEST LINE OF LOTS 10 AND 22, PALMER FARMS FIRST UNIT AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 216 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°18'00"W, ALONG THE NORTHERLY EXTENSION OF SAID LOTS 10 AND 22, A DISTANCE OF 101.42 TO THE NORTHWEST CORNER OF SAID LOT 10, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RICHARDSON ROAD, (OLD MYAKKA ROAD) RECORDED IN ROAD PLAT BOOK No. 2 AT PAGES 38 E AND F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE N.89°38'47"E, ALONG THE NORTHERLY LINE OF LOTS 10 THRU 14 INCLUSIVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID RICHARDSON ROAD, 1692.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS S.00°21'13"E, 731.49 FEET AND HAVING A CENTRAL ANGLE OF 18°30'00"; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 236.19 FEET TO THE POINT OF TANGENCY; THENCE S.71°51'13"E, 250.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WHOSE CENTER BEARS N.18°08'47"E, 785.40 FEET AND HAVING A CENTRAL ANGLE OF 06°56'52"; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE, 95.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BROWN ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF BROWN ROAD THE FOLLOWING SIX COURSES: S.05°28'29"W, 215.59 FEET; THENCE S.18°06'59"W, 291.60 FEET; THENCE S.30°45'29"W, 1372.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS N.59°14'32"W, 390.74 FEET AND HAVING A CENTRAL ANGLE OF 57°46'15"; THENCE SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE, 393.98 FEET TO THE POINT OF TANGENCY; THENCE S.88°31'43"W, 568.00 FEET; THENCE S.01°28'17"E, 90.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD; THENCE S.88°31'43"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 561.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 22; THENCE N.00°18'00"E, ALONG THE WEST LINE OF SAID LOTS 10 AND 22, A DISTANCE OF 2108.59 FEET TO THE POINT OF BEGINNING.

LESS THOSE PORTIONS OF DRAINAGE CANAL RIGHT OF WAY PARCELS 16, 17, 20 AND 21, AS RECORDED IN C.O. BOOK 3, PAGE 208 et seq OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.88°42'07"E, ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 338.14 FEET; THENCE S.00°18'00"W, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF LOTS 10 AND 22, PALMER FARMS, FIRST UNIT, 101.42 FEET TO THE NORTHWEST CORNER OF LOT 10, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF RICHARDSON ROAD, (OLD MYAKKA ROAD) PURSUANT TO ROAD PLAT BOOK No. 2, PAGE E AND F; THENCE N.89°38'47"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1015.49 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.89°38'47"E, 56.77 FEET; THENCE S.24°00'04"E, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, 1518.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN ROAD; THENCE S.30°45'29"W, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN ROAD, 63.28 FEET; THENCE N.24°00'04"W, DEPARTING SAID RIGHT OF WAY LINE, 1578.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,724,757 SQUARE FEET OR 85.51 ACRES, MORE OR LESS.

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.



RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

EXHIBIT "A" - PAGE 2

BEING THE SAME AS:

COMMENCING AT THE NE CORNER OF LOT 27; THENCE S.89 DEGREES 51'32"W., 585.56 FEET TO THE PLACE OF BEGINNING; THENCE S.30 DEGREES 45'29"W., 171.50 FEET; THENCE N.24 DEGREES 00'04"W., 160.91 FEET; THENCE N.89 DEGREES 51'32"E., 153.16 FEET TO THE PLACE OF BEGINNING, PALMER FARMS, FIRST UNIT, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO DESCRIBED AS:

ALL THAT PORTION OF TRACT 27, PALMER FARMS, FIRST UNIT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 216 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 27 ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A 52 FOOT WIDE PLATTED DRAINAGE RIGHT OF WAY; THENCE NORTH 89 DEGREES 51'32" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 27 A DISTANCE OF 153.16 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BROWN ROAD RELOCATION (196 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE SOUTH 30 DEGREES 45'29" WEST ALONG SAID RIGHT OF WAY LINE OF BROWN ROAD A DISTANCE OF 171.50 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT 27 AND SAID NORTHEASTERLY RIGHT OF WAY LINE OF A 52 FOOT WIDE RIGHT OF WAY; THENCE NORTH 24 DEGREES 00'04" WEST ALONG SAID LINE A DISTANCE OF 160.91 FEET TO THE POINT OF BEGINNING.

AND

BLOCKS 10, 11, 12, 13, 14, 15, 16 (LESS THE EAST 25 FEET OF LOT 16) AND BLOCKS 22, 23, 24, 25, 26 FIRST UNIT OF PALMER FARMS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 216 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE FOLLOWING LANDS:

(A) THAT PART OF:

LOTS 15, 16, 24, 25 AND 26 OF PALMER FARMS, 1st UNIT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 216 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGIN AT A POINT SOUTH 00°11'45" WEST 32.28 FEET FROM THE NE CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE CONTINUE SOUTH 0°11'45" WEST 794.82 FEET; THENCE SOUTH 0°15'55" WEST 1414.0 FEET; THENCE SOUTH 88°28'15" WEST, 1605.63 FEET; THENCE NORTH 1°28'17" WEST 47.43 FEET; THENCE NORTH 88°31'43" EAST 500.00 FEET; THENCE NORTH 64°17'38" EAST 223.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 59°38'36" EAST RUN NORTHEASTERLY ALONG SAID CURVE 169.39 FEET THROUGH A CENTRAL ANGLE OF 28°53'07" TO THE END OF SAID CURVE; THENCE NORTH 30°45'29" EAST 1111.93 FEET; THENCE NORTH 24°26'14" EAST 294.70 FEET; THENCE NORTH 11°47'44" EAST 294.70 FEET; THENCE NORTH 5°28'29" EAST 466.12 FEET TO THE POINT OF BEGINNING.

AND

(B) THAT PART OF:

LOTS 15, 16, 22, 23, 24, 25 AND 26 OF PALMER FARMS, 1st UNIT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 216 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGIN AT THE NE CORNER OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE SOUTH 0°11'45" WEST 32.28 FEET; THENCE SOUTH 5°28'29" WEST 466.12 FEET; THENCE SOUTH 11°47'44" WEST 294.70 FEET; THENCE SOUTH 24°26'14" WEST 294.70 FEET; THENCE SOUTH 30°45'29" WEST 1111.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE 169.39 FEET THROUGH A CENTRAL ANGLE OF 28°53'07" TO THE END OF SAID CURVE; THENCE SOUTH 64°17'38" WEST 223.65 FEET; THENCE SOUTH 88°31'43" WEST 500.0 FEET; THENCE SOUTH 1°28'17" EAST 47.43 FEET; THENCE SOUTH 88°28'15" WEST 765.83 FEET; THENCE NORTH 0°12'56" EAST 148.27 FEET; THENCE NORTH 88°31'43" EAST 561.46 FEET; THENCE NORTH 1°28'17" WEST 90.0 FEET; THENCE NORTH 88°31'43" EAST 568.0 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 390.74 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE 393.98 FEET THROUGH A CENTRAL ANGLE OF 57°46'15" TO THE END OF SAID CURVE; THENCE NORTH 30°45'29" EAST 1372.19 FEET; THENCE NORTH 18°06'59" EAST 291.60 FEET; THENCE NORTH 5°28'29" EAST 358.96 FEET; THENCE NORTH 4°09'23" EAST 34.94 FEET; THENCE SOUTH 88°45'21" EAST 97.76 FEET TO THE POINT OF BEGINNING.

NOTE: BLOCKS AND LOTS USED HEREIN ARE INTERCHANGEABLE.

Exhibit "B"

to Warranty Deed from Ray M. Shaw, Successor Trustee  
Under Land Trust Agreement Dated July 10, 1979,  
known as Trust No. 5004302 ("Grantor"), and  
Sarasota Gateway Associates, Ltd.,  
a Florida Limited Partnership ("Grantee")

PERMITTED EXCEPTIONS

- (1) Sarasota County, Florida, Ordinance No. 92-32 dated April 14, 1992, approving Rezoning Petition No. 91-08 establishing the Commercial Highway Interchange (CHI) District and Notice of Stipulations and Limitations recorded at O.R. Book 2395, Pages 282, et seq.
- (2) Notice of Pre-development Agreement and Contents of Agreement recorded at O.R. Book 2392, Pages 2082, et seq., Public Records of Sarasota County, Florida.
- (3) Notice of Adoption of Development Order for The Gateway to Sarasota DRI-ADA No. 8-9091-114 and contents of the adopted Development Order, (O.R. Book 2476, Pages 225, et seq.) and Ordinance No. 92-86 recorded at O. R. Book 2470, Pages 2426, et seq.
- (4) Sarasota County, Florida, Ordinance No. 94-049, dated April 19, 1994, amending the Master Development Plan for The Gateway To Sarasota DRI and Notice of Adoption recorded at O.R. Book 2627, Pages 2131, et seq.
- (5) Sarasota County, Florida, Ordinance No. 91-03 (Fruitville Road Corridor Plan).
- (6) Sarasota County, Florida, Ordinance No. 89-35, as amended (I-75 Corridor Plan).
- (7) Drainage District Easements and Right of Ways as set forth within Deed to Sarasota County, Florida, dated July 30, 1961, recorded August 14, 1961, in O.R. Book 315, Pages 378, et seq., Public Records of Sarasota County, Florida."
- (8) Notice of Stipulations and Limitations (O.R. Book 2502, Page 1736-1739) and Sarasota County Ordinance No. 92-094 Approving PCD Rezone Petition No. 91-31.
- (9) Corporate Permanent Easement dated July 30, 1986, from City National Bank of Miami, as Trustee, to Sarasota County, Florida, for water line utility facilities, recorded at O.R. Book 1879, Pages 0751-0753.
- (10) Resolution of Board of County Commissioners of Sarasota County, Florida, dated February 9, 1988, accepting for dedication to the public and vesting of title in the County of Sarasota portions of Richardson Way & Road, Fruitville Road to Brown Road, Road Plat Book 3, Pages 23-23B, recorded at O.R. Book 2008, Page 0935.

g\war-B.EX

RECORDED IN OFFICIAL  
RECORDS  
96 FEB 16 PM 2:17  
MARSHALL RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL