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✓ This Document Prepared By and Return to:

KRAIG H. KOACH, ESQ.
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1397239
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Parcel ID Number: 0566-00-4000
0567-00-1010
0569-09-0001
0587-00-1010
0585-00-1000
0583-00-1000
0546-00-4001
0566-00-4010



Warranty Deed

This Indenture, Made this 14 day of JUNE, 2011 A.D., Between
City of Sarasota, a municipal corporation existing under the laws of the State of Florida
of the County of **Sarasota**, State of Florida, **grantor**, and
SRQ Land LLC, a Florida limited liability company
whose address is: **1952 Field Road, Suite B, Sarasota, FL 34231**
of the County of **Sarasota**, State of Florida, **grantee**.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
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, the following described land,
situate, lying and being in the County of **SARASOTA**, State of **Florida** to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

Subject to taxes for the current and subsequent years, easements and restrictions of record, if any, and applicable zoning laws and ordinances.

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

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

Signed, sealed and delivered in our presence:

Printed Name: John Shansey

Witness

Printed Name: Sarah E. Warren

Witness

ATTEST:

By:

Pamela Nadalini

Deputy City Auditor & Clerk

City of Sarasota, a municipal corporation

By:

Suzanne Atwell, Mayor

P.O. Address: City Hall, 1565 First Street, Sarasota, FL 34236

(Seal)

(Corporate Seal)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 14th day of June, 2011, by
Suzanne Atwell, Mayor of the City of Sarasota, a municipal corporation, on behalf of the
corporation, she is personally known to me or she has produced her **Florida driver's license** as identification.

Printed Name: KRAIG H. KOACH
Notary Public

My Commission Expires: / /



Notary Public State of Florida
Kraig H Koach
My Commission DD774719
Expires 05/27/2012

RESOLUTION NO. 11R-2232

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SARASOTA, FLORIDA, APPROVING THE SALE OF APPROXIMATELY 2,480.119± ACRES OF LAND PREVIOUSLY USED BY THE CITY TO DISPOSE OF ITS RECLAIMED WATER; PROVIDING FOR CONDITIONS OF APPROVAL AS MORE FULLY SET FORTH HEREIN; PROVIDING FOR SEVERABILITY OF THE PARTS HEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 16, 2010, the City Commission approved the sale of approximately 2,480.119± acres of land east of I-75 and south of Fruitville Road that the City has used for more than 20 years to dispose of its reclaimed water; and

WHEREAS, on August 16, 2010, the City Commission authorized the Mayor and City Auditor and Clerk to execute a Purchase and Sale Agreement; and

WHEREAS, City of Sarasota, Florida and SRQ Land, LLC entered into a Purchase and Sale Agreement on August 24, 2010 to sell the land for Twenty Million Dollars (\$20,000,000); and

WHEREAS, the City has determined that it is not necessary for City purposes that it retain ownership of the aforementioned Property comprising 2,480.119± acres; and

WHEREAS, the City has the authority to convey the Property comprising 2,480.119± acres pursuant to the Charter of the City of Sarasota, and the laws of the State of Florida; and

WHEREAS, Section 270.11, Florida Statutes, provides local governments the right to reserve an interest in and title to an undivided three-fourths interest in all phosphate, minerals and metals and an undivided one-half interest in all petroleum that are or may be in, on, or under lands being sold by local governments; and

WHEREAS, the City of Sarasota has determined, pursuant to Section 270.11, Florida Statutes, that it shall release the aforesaid rights in regard to the sale of the 2,480.119± acres, as such reservation would create an exception to title on such parcels, the purchaser has requested the transfer of such rights and provided consideration for such, and due to the location and character of such land, a mining operation would not be feasible for the City of Sarasota and there is no value or public purpose for the City of Sarasota to reserve these rights.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SARASOTA, FLORIDA:

Section 1. The above recitals are true and correct and are incorporated herein.

Section 2. That this Resolution applies to that certain parcel of real property described in the Attached Exhibit A hereto and is referred to by the Sarasota County Property Appraiser's office as Parcel I.D. Nos. 0566-00-4000; 0567-00-1010; 0569-09-0001; 0587-00-1010; 0585-00-1000; 0583-00-1000; 0546-00-4001; and 0566-00-4010.

Section 3. That the City Commission of the City of Sarasota, Florida approves selling the 2,480.119± acres of land at a purchase price of Twenty Million Dollars and 0/100 (\$20,000,000) and authorizes the Mayor to sign the deed in the presence of two subscribing witnesses, and further authorizes the City Auditor and Clerk to attest the signature of the Mayor and place the municipal seal on the deed of conveyance.

Section 4. The City Attorney is authorized to prepare a certificate evidencing the proper adoption of this Resolution which shall be attached to the deed of conveyance and recorded with it.


Section 5. The City of Sarasota, Florida, pursuant to Section 270.11(3), Florida Statutes, hereby releases its reserved interest in and title to phosphate, minerals, metals and petroleum in the subject Property being conveyed to SRQ Land, LLC.

Section 6. Should any section, sentence, clause, part or provision of this resolution be held or declared invalid or unenforceable by a court of competent jurisdiction, the same shall not affect the validity of this resolution as a whole, or any part thereof, other than the part held or declared to be invalid.

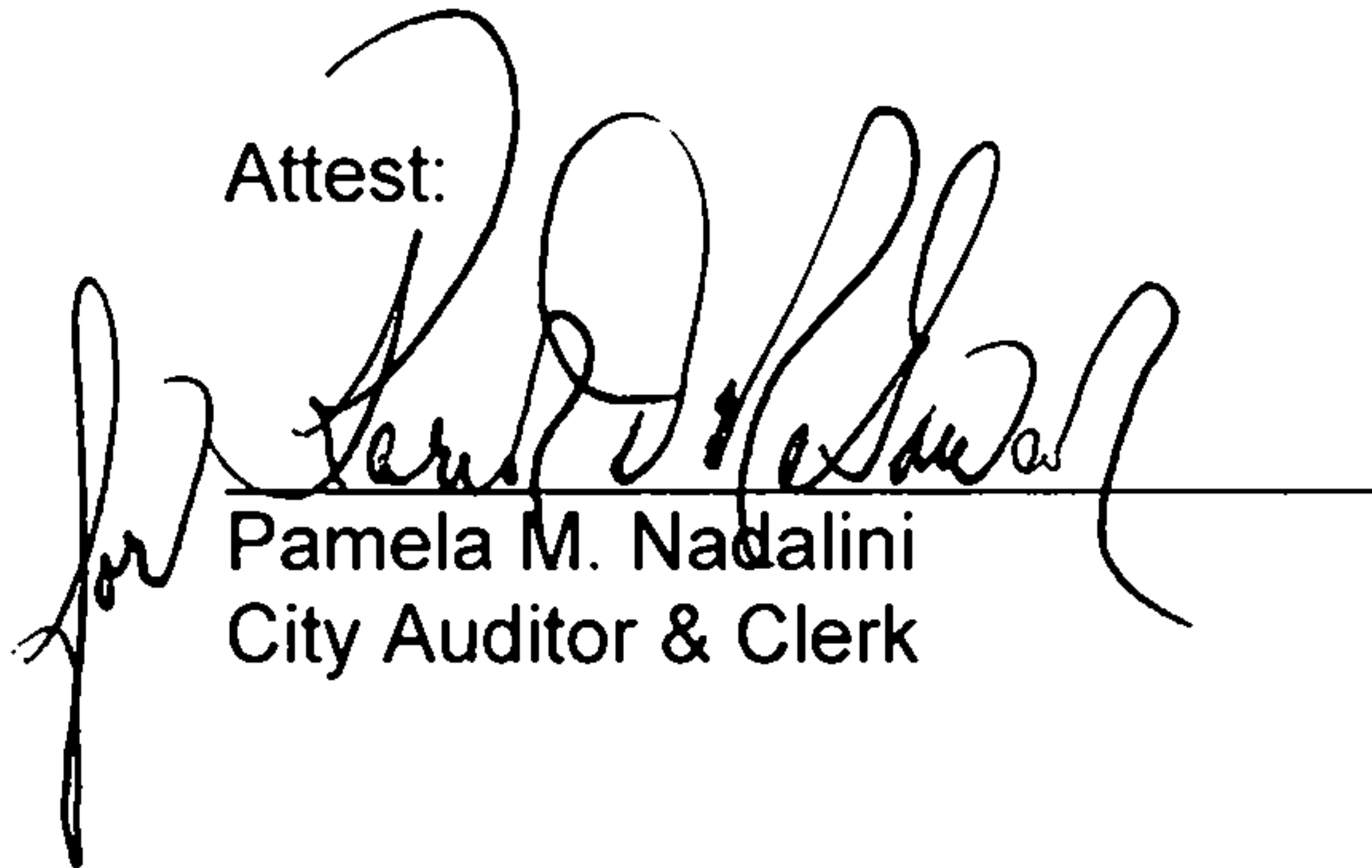
Section 7. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Commission of the City of Sarasota, as authorized by Article IV, Section 2 of the Charter of the City of Sarasota this 6th day of June, 2011.

CITY OF SARASOTA


Suzanne Atwell, Mayor

Attest:


Pamela M. Nadalini
City Auditor & Clerk

<u>yes</u>	Mayor Suzanne Atwell
<u>yes</u>	Vice Mayor Terry Turner
<u>yes</u>	Commissioner Paul Caragiulo
<u>yes</u>	Commissioner Willie Charles Shaw
<u>yes</u>	Commissioner Shannon Snyder

EXHIBIT "A"
LEGAL DESCRIPTION

(Reference Warranty Deed recorded in Official Records Book 1474, Page 1723)

Commence at the Northeast corner of Section 33, Township 36 South, Range 20 East; Thence 80°03'21"W along the East line of said Section 33, a distance of 1330.76 feet for a POINT OF BEGINNING; thence continue S0°03'21"W, 3992.29 feet to the Southeast corner of said Section 33, being also the Northeast corner of Section 4, Township 37 South, range 20 East; thence S0°01'17"E, along the East line of said Section 4, a distance of 5468.84 feet to the Southeast corner of said Section 4; thence S88°58'53"W, along the North boundary of Myakka State Park, 1318.66 feet; thence S85°06'29"W, 4191.69 feet to the Southwest corner of said Section 4, being also the Southeast corner of Section 5, Township 37 South, Range 20 East; thence N89°21'51"W, 4766.7 feet to the monumented Southwest corner of said Section 5, being also the Southeast corner of Section 6, Township 37 South, Range 20 East; thence S88°48'08"W, along the South line of said Section 6, a distance of 583.952 feet to the thread of Howard Creek; thence N24°14'32"W, along the thread of Howard Creek 725.852 feet; thence N44°14'32"W, along the thread of Howard Creek, 892.168 feet; thence N3°14'32"W, 4094.27 feet; thence N0°12'40"W, a distance of 1250.77 feet; thence N56°42'06"E, 2869.97 feet; thence N49°03'46"E, 2115.13 feet to the Northwest corner SW 1/4 of the NE 1/4, Section 32, Township 36 South, Range 20 East; thence N88°39'23"E, along the 1/4-1/4 line, a distance of 2684.18 feet to the West 1/4 corner of Section 33; thence N88°31'17"E along the 1/4-1/4-line said Section 33, a distance of 5325.34 feet to the POINT OF BEGINNING, containing 2461.641 acres more or less.

ALSO

(Reference Final Judgment recorded in Official Records Book 1714, Page 253)

All that parcel of land being the East 50 feet of Section 21, Township 36 South, Range 20 East, Sarasota County, Florida, lying South of Fruitville Road (S.R. 780), and being more particularly bounded and described as follows:

Beginning at the Southeast corner of Section 21, said point also being the intersection of Sections 21, 22, 27 and 28; thence N 89°53'30" West along the South line of Section 21, 50.06 feet; thence N 2°36'38" W, along a line parallel to and 50 feet Westerly of the East line of Section 21, 2606.30 feet to the centerline of Fruitville Road (S.R. 780); thence N 89°55'06" E along said centerline 50.05 feet to the East line of Section 21; thence S 2°36'38" E along said section line, 2606.46 feet to the P.O.B.

ALSO

(Reference Warranty Deed recorded in Official Records Book 1847, Page 1196)

Fee simple title to a tract of land lying in Section 33, Township 36 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

BEGIN at the Southeast corner of the NE-1/4 of the NE-1/4 of Section 33, Township 36 South, Range 20 East; thence South 88°31'17" West, a distance of 5325.34 feet; thence South 88°39'23" West, a distance of 2684.18 feet; thence South 49°03'46" West, a distance of 2115.13 feet; thence South 56°42'06" West, a distance of 2869.97 feet; thence North 0°12'40" West, a distance of 59.30 feet; thence North 56°42'06" East, a distance of 2834.28 feet; thence North 49°03'46" East, a distance of 2130.19 feet; thence North 88°39'23" East, a distance of 2701.62 feet; thence North 88°31'17" East, a distance of 5326.62 feet to the East line of said NE-1/4 of NE-1/4; thence South 0°03'21" West, a distance of 50.02 feet to the POINT

OF BEGINNING. Containing 14.8782 acres more or less, the same being a 50 foot wide strip of land contiguous to the Northerly line of that property described as Parcel 1 in that certain Warranty Deed dated November 1, 1981, recorded in O.R. Book 1474, Page 1723, Public Records of Sarasota County, Florida.

TOGETHER WITH:

(Reference Warranty Deed recorded in Official Records Book 1474, Page 1723)

Description of 50 foot easement for ingress and egress (Northeast corner of property):

A 50 foot easement along the east line of Section 33, Township 36 South, Range 20 East, BEGINNING at the Southeast corner of the NE1/4 of the NE1/4 of said Section 33, and running N0°03'21"E, parallel to said East line, Section 33 to the Northeast corner of said Section 33, said easement being 1330.76 feet in length as measured along the East line of said Section 33. Containing 1.5275 acres more or less.

ALSO:

The East 50 feet of Section 28, Township 36 South, Range 20 East, being 5,135.34 feet in length as measured along the East line of said Section 28. Containing 5.8946 acres more or less.

Description of 50 foot easement on Hi-Hat Ranch property:

Commence at the Southwest corner of Section 5, Township 37 South, Range 20 East; thence S89°21'51"E., along the South line of said Section 5, a distance of 2498.28 feet to the intersection with the easterly line of the Florida Power and Light Company easement (160 feet wide); thence N36°28'11"W, along said easement 4068.212 feet; thence N43°59'06"W, 2593.35 feet to the intersection with the west line of the NE1/4 of the NE1/4 of Section 6, Township 37 South, Range 20 East, for a POINT OF BEGINNING; thence continue N43°59'06"W, a distance of 20,776.03 feet to the South line of Fruitville Road (66 feet wide); thence N88°51'40"E along said Fruitville Road, 68.196 feet; thence S43°59'06"E, a distance of 20,671.615 feet to an intersection with the West line of any 1/4 of any 1/4 of said Section 6; thence S3°14'32"E, along said 1/4-1/4 line, 76.61 feet to the POINT OF BEGINNING, containing 23.7877 acres more or less.

TOGETHER WITH

(Reference Warranty Deed recorded in Official Records Book 1808, Page 1178)

A 10 foot nonexclusive easement for ingress and egress along the West line of that part of Section 22, Township 36 South, Range 20 East lying South of State Road No. 780.

TOGETHER WITH

(Reference Warranty Deed recorded in Official Records Book 1808, Page 1179)

A 10 foot nonexclusive easement for ingress and egress, the east line of which is parallel and contiguous to the 50 foot easement along the east line of Section 28, and is parallel and contiguous to the 50 foot easement along the east line of Section 33 for a distance of 1330.76 feet running southwardly from the Northeast corner thereof, all in Township 36 South, Range 20 East, as said 50 foot easement is described as Parcel 2 (Access Easement) in that certain Warranty Deed dated November 2, 1981, recorded in O.R. Book 1474, Page 1723, Public Records of Sarasota County, Florida, to use said 10 foot nonexclusive easement together with the Access Easement to Parcel 2 described in the above referenced Warranty Deed.

TOGETHER WITH

(Reference Warranty Deed recorded in Official Records Book 1847, Page 1196)

A non-exclusive easement for ingress and egress over the following described property, to-wit:

A triangular tract of land located in Section 33, Township 36 South, Range 20 East, Sarasota County, Florida, more particularly described as follows:

Commence at the SE corner of the NE-1/4 of the NE-1/4 of Section 33, Township 36 South, Range 20 East; thence South 88°31'17" West, along the South line of the said NE-1/4 of the NE-1/4, a distance of 50.02 feet; thence North 0°03'21" East, a distance of 50.02 feet for a POINT OF BEGINNING; thence continue North 0°03'21" East, a distance of 120.35 feet (being Station 101 plus 70.37 on City Plan); thence Southwesterly along the arc of a curve to the right, having a radius of 175.00 feet, a delta angle of 44°02'49", an arc distance of 134.53 feet; thence North 88°31'17" East, a distance of 49.23 feet to the POINT OF BEGINNING. Containing 0.0421 acres more or less.

TOGETHER WITH

(Reference Warranty Deed recorded in Official Records Book 1848, Page 1368)

DESCRIPTION OF EASEMENT:

Commence at the Southeast corner of Section 28, Township 36 South, Range 20 East; thence S 88°32'03" W, along South line of said Section 28, a distance of 60.03 feet; thence N 0°19'23" E, parallel to and 60 feet West of the East line of said Section 28 a distance of 729.81 feet for a POINT OF BEGINNING; thence N 3°13'49" W, 242.03 feet to a point being 15 feet West of the West line of a 60 foot existing easement; thence N 0°19'23" E, parallel to and 75 feet West of the East line of said Section 28, a distance of 2699.22 feet; thence N 3°52'35" E, 242.03 feet, to the point of intersection with the West line of the existing 60 foot easement; thence S 0°19'23" W along said West line of the existing 60 foot easement, 3182.34 feet to the POINT OF BEGINNING, containing 1.0127 acres, more or less.