

11/9/2018 11:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2305003

Prepared by and when recorded

Return to:

Howard L. Friedberg, Esq.

Katz, Barron, Squitiero, Friedberg,

English & Allen, P.A.

901 Ponce de Leon Boulevard, 10th Floor

Coral Gables, Florida 33134

Doc Stamp-Deed: \$0.70

THIS IS A CORRECTIVE QUIT-CLAIM DEED MADE TO CORRECT AN ERROR IN THAT CERTAIN QUIT-CLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 2017038970. PURSUANT TO FLORIDA ADMINISTRATIVE CODE RULE 12B-4.014(3), ONLY MINIMUM TAX IS REQUIRED.

Folio No. 2027060063

===== SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA =====

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED made as of the 23rd day of March, 2017, by **POINTE WEST PLAZA, LLC**, a Florida limited liability company ("Grantor"), whose post office address is c/o Colliers International South Florida, 13218 W. Broward Blvd., Plantation, FL 33325 to **NT AIR RIGHTS PROPCO, LLC**, a Florida limited liability company ("Grantee"), whose address is c/o 1605 Main Street, Suite 905, Sarasota, Florida 34236, Attn: Jonathan E. Mitchell.

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its heirs and assigns forever, all of the right, title, interest, claim and demand which Grantor has in and to the air rights in and to those certain parcels of land situate, lying and being in Sarasota County, Florida, viz:

PLEASE SEE EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit and behoof of Grantee forever.

THIS IS A CORRECTIVE QUIT-CLAIM DEED MADE TO CORRECT AN ERROR IN THAT CERTAIN QUIT-CLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 2017038970 ("Prior Quit-Claim"). Grantee joins in the execution of this Corrective Quit-Claim

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

POINTE WEST PLAZA, LLC,
a Florida limited liability company

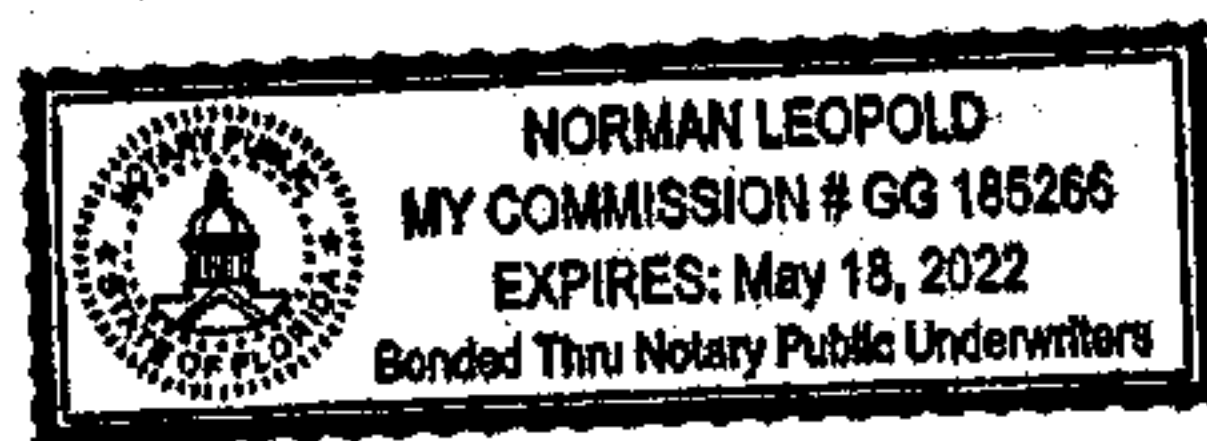
Print Name: Gary A. Korn

By: Peter C. Gardner
Peter C. Gardner, as Manager

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was executed and acknowledged before me this 3rd day of October, 2018, by Peter C. Gardner, as Manager of POINTE WEST PLAZA, LLC, a Florida limited liability company, and he is [check one:] ☒ personally known to me OR ☐ produced the following as identification:


NOTARY PUBLIC, STATE OF FLORIDA
Print Name of Notary:
My Commission Expires:



IN WITNESS WHEREOF, Grantee has signed and sealed these presents the day and year first above written.

WITNESSES:


Print Name: J. KEVIN DRAKE


Print Name: Kathleen Varnadore

AIR RIGHTS:

NT AIR RIGHTS PROPCO, LLC, a Florida limited liability company

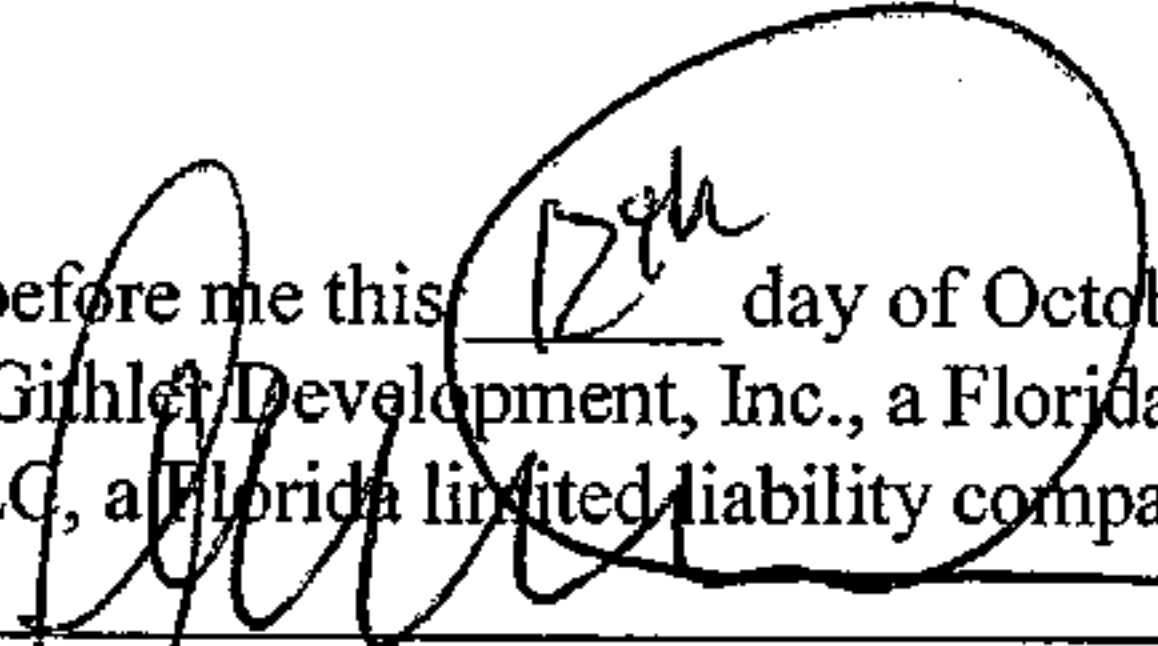
By: Githler Development, Inc., a Florida corporation, its Manager

By: 
Charles E. Githler, III, President

Date: 10/12/18

STATE OF FLORIDA)
) ss.
COUNTY OF SARASOTA)

This instrument was acknowledged before me this 12th day of October, 2018, by Charles Edward Githler, III, as President of Githler Development, Inc., a Florida corporation, as Manager of NT AIR RIGHTS PROPCO, LLC, a Florida limited liability company. *personally known*


Print Name: J. KEVIN DRAKE
Notary Public in and for said County and State

My Appointment Expires:



EXHIBIT A

CORRECTED LEGAL DESCRIPTION

PARCELS A-1 thru A-7:

PARCEL A-1 (LOBBY):

A PORTION OF BLOCK 3 AND A PORTION OF FIFTH STREET AS SHOWN ON THE PLAT OF TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.00°07'44"W., ALONG THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC RECORDS, A DISTANCE OF 59.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY FACE OF A SHEER WALL IN THE EXISTING PARKING GARAGE; THENCE N.90°00'00"E., ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTHERLY FACE, A DISTANCE OF 48.60 FEET TO THE POINT OF BEGINNING; THENCE N.00°00'00"E., A DISTANCE OF 10.17 FEET; THENCE N.90°00'00"E., A DISTANCE OF 1.38 FEET; THENCE N.45°00'00"E., A DISTANCE OF 2.18 FEET; THENCE N.90°00'00"E., A DISTANCE OF 9.61 FEET; THENCE S.00°00'00"W., A DISTANCE OF 11.71 FEET TO THE AFORESAID SOUTHERLY FACE; THENCE N.90°00'00"E., ALONG SAID SOUTHERLY FACE, A DISTANCE OF 177.83 FEET; THENCE N.00°00'00"E., A DISTANCE OF 11.71 FEET; THENCE N.90°00'00"E., A DISTANCE OF 11.11 FEET; THENCE S.36°28'36"E., A DISTANCE OF 2.13 FEET; THENCE S.00°00'00"W., A DISTANCE OF 19.16 FEET; THENCE S.36°28'36"W., A DISTANCE OF 7.05 FEET; THENCE S.90°00'00"W., A DISTANCE OF 20.71 FEET; THENCE S.25°00'00"W., A DISTANCE OF 23.35 FEET; THENCE S.90°00'00"W., A DISTANCE OF 4.49 FEET; THENCE S.17°25'46"W., A DISTANCE OF 21.08 FEET; THENCE N.89°59'30"W., A DISTANCE OF 66.67 FEET; THENCE N.00°00'00"E., A DISTANCE OF 15.93 FEET; THENCE S.90°00'00"W., A DISTANCE OF 36.00 FEET; THENCE S.00°00'00"W., A DISTANCE OF 15.93 FEET; THENCE S.90°00'00"W., A DISTANCE OF 24.25 FEET; THENCE N.25°00'00"W., A DISTANCE OF 45.52 FEET; THENCE S.90°00'00"W., A DISTANCE OF 6.81 FEET; THENCE N.36°28'36"W., A DISTANCE OF 7.05 FEET; THENCE N.00°00'00"E., A DISTANCE OF 9.17 FEET TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 8,728 SQUARE FEET BEING 0.2004 ACRES, MORE OR LESS.

THE UPPER LIMIT OF THE ABOVE DESCRIBED LIES AT THE HORIZONTAL PLANE OF ELEVATION 25.71 FEET, PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.

PARCEL A-2 (WEST STAIRWELL):

A PORTION OF BLOCK 3, TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.00°07'44"W., ALONG THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC RECORDS, A DISTANCE OF 59.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY FACE OF A SHEER WALL IN THE EXISTING PARKING GARAGE; THENCE N.90°00'00"E., ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTHERLY FACE, A DISTANCE OF 48.60 FEET TO THE POINT OF BEGINNING; THENCE N.00°00'00"E., A DISTANCE OF 10.17 FEET; THENCE N.90°00'00"E., A DISTANCE OF 1.38 FEET; THENCE N.45°00'00"E., A DISTANCE OF 2.18 FEET; THENCE N.90°00'00"E., A DISTANCE OF 9.61 FEET; THENCE S.00°00'00"W., A DISTANCE OF 26.54 FEET; THENCE S.90°00'00"W., A DISTANCE OF 8.35 FEET; THENCE N.36°28'36"W., A DISTANCE OF 7.05 FEET THENCE N.00°00'00"E., A DISTANCE OF 9.17 FEET; TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 318 SQUARE FEET BEING 0.0073 ACRES, MORE OR LESS.

THE UPPER LIMIT OF THE ABOVE DESCRIBED LIES AT THE HORIZONTAL PLANE OF ELEVATION 47.71 FEET, PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.

PARCEL A-3 (TRASH CHUTE):

A PORTION OF BLOCK 3, TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.00°07'44"W., ALONG THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC RECORDS, A DISTANCE OF 59.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY FACE OF A SHEER WALL IN THE EXISTING PARKING GARAGE; THENCE N.90°00'00"E., ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTHERLY FACE, A DISTANCE OF 114.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.90°00'00"E. ALONG SAID SOUTHERLY FACE, A DISTANCE OF 2.83 FEET; THENCE S.00°00'00"W., A DISTANCE OF 4.17 FEET; THENCE S.90°00'00"W., A DISTANCE OF 2.83 FEET; THENCE N.00°00'00"E., A DISTANCE OF 4.17 FEET TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 12 SQUARE FEET BEING 0.0003 ACRES, MORE OR LESS.

THE UPPER LIMIT OF THE ABOVE DESCRIBED LIES AT THE HORIZONTAL PLANE OF ELEVATION 47.71 FEET, PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.

PARCEL A-4 (ELEVATOR SHAFT):

A PORTION OF BLOCK 3, TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.00°07'44"W., ALONG THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL

WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC RECORDS, A DISTANCE OF 59.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY FACE OF A SHEER WALL IN THE EXISTING PARKING GARAGE; THENCE N.90°00'00"E., ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTHERLY FACE, A DISTANCE OF 134.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.90°00'00"E. ALONG SAID SOUTHERLY FACE OF AN EXISTING SHEER WALL, A DISTANCE OF 30.50 FEET; THENCE S.00°00'28"W., A DISTANCE OF 14.33 FEET; THENCE S.90°00'00"W., A DISTANCE OF 30.50 FEET; THENCE N.00°00'28"E., A DISTANCE OF 14.33 FEET TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 437 SQUARE FEET BEING 0.0100 ACRES, MORE OR LESS.

THE UPPER LIMIT OF THE ABOVE DESCRIBED LIES AT THE HORIZONTAL PLANE OF ELEVATION 42.71 FEET, PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.

PARCEL A-5 (EAST STAIRWELL):

A PORTION OF BLOCK 3, TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.00°07'44"W., ALONG THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC RECORDS, A DISTANCE OF 59.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY FACE OF A SHEER WALL IN THE EXISTING PARKING GARAGE; THENCE N.90°00'00"E., ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTHERLY FACE, A DISTANCE OF 238.97 FEET TO THE POINT OF BEGINNING; THENCE N.00°00'00"E., A DISTANCE OF 11.71 FEET; THENCE N.90°00'00"E., A DISTANCE OF 11.11 FEET; THENCE S.36°28'36"E., A DISTANCE OF 2.13 FEET; THENCE S.00°00'00"W., A DISTANCE OF 19.16 FEET; THENCE S.36°28'36"W., A DISTANCE OF 7.05 FEET; THENCE S.90°00'00"W., A DISTANCE OF 8.18 FEET; THENCE N.00°00'00"E., A DISTANCE OF 14.83 FEET; TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 315 SQUARE FEET BEING 0.0072 ACRES, MORE OR LESS.

THE UPPER LIMIT OF THE ABOVE DESCRIBED LIES AT THE HORIZONTAL PLANE OF ELEVATION 47.71 FEET, PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.

PARCEL A-6 (SOUTH RESIDENTIAL):

A PORTION OF BLOCK 3 AND A PORTION OF FIFTH STREET AS SHOWN ON THE PLAT OF TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.00°07'44"W., ALONG THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC

RECORDS, A DISTANCE OF 59.97 FEET TO THE WESTERLY EXTENSION OF THE SOUTHERLY FACE OF A SHEER WALL IN THE EXISTING PARKING GARAGE AND THE POINT OF BEGINNING; THENCE N.90°00'00"E., ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY FACE AND THE EASTERLY EXTENSION OF SAID SOUTHERLY FACE A DISTANCE OF 300.17 FEET TO THE WESTERLY LINE OF LOT 14 SAID BLOCK 3; THENCE S.00°04'10"W., ALONG SAID WESTERLY LINE AND THE EASTERLY LINE OF THE PREMISES DESCRIBED AS GOLF STREET IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1442 AT PAGE 1097, SAID PUBLIC RECORDS, A DISTANCE OF 62.62 FEET; THENCE N.89°59'30"W., A DISTANCE OF 300.24 FEET TO THE AFORESAID EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514; THENCE N.00°07'44"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 62.58 FEET TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 18,793 SQUARE FEET, BEING 0.4314 ACRES, MORE OR LESS.

LESS ANY AIR RIGHTS BELOW A HORIZONTAL PLANE OF ELEVATION 42.71 FEET PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.

PARCEL A-7 (NORTH RESIDENTIAL):

A PORTION OF BLOCK 3, TOWN OF SARASOTA, RECORDED IN PLAT BOOK A AT PAGE 30, PUBLIC RECORDS OF SARASOTA, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 3, SAID TOWN OF SARASOTA; THENCE S.89°58'57"E., ALONG THE SOUTHERLY LINE OF THE ALLEY SHOWN IN BLOCK 3, SAID TOWN OF SARASOTA, A DISTANCE OF 300.11 FEET TO THE WESTERLY LINE OF LOT 14, SAID BLOCK 3; THENCE S.00°04'10"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 59.87 FEET TO EASTERLY EXTENSION OF THE SOUTHERLY FACE OF AN EXISTING SHEER WALL IN THE EXISTING PARKING GARAGE; THENCE S.90°00'00"W. ALONG SAID EASTERLY EXTENSION, AND SAID SOUTHERLY FACE, AND THE WESTERLY EXTENSION OF SAID SOUTHERLY FACE, A DISTANCE OF 300.17 FEET TO A POINT ON THE EASTERLY LINE OF THE PREMISES DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2016071514, SAID PUBLIC RECORDS; THENCE N.00°07'44"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 59.97 FEET TO THE POINT OF BEGINNING.

HORIZONTALLY CONTAINING 17,984 SQUARE FEET BEING 0.4129 ACRES, MORE OR LESS.

LESS ANY AIR RIGHTS BELOW A HORIZONTAL PLANE OF ELEVATION 47.71 FEET PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ESTABLISHED FROM CITY OF SARASOTA BENCH MARK F-18 BEING A CHISELED SQUARE IN THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF LAUREL STREET AND ORANGE AVENUE, WITH A PUBLISHED ELEVATION OF 12.51 FEET.