

This instrument prepared by:
Vogler Ashton, PLLC
1771 Manatee Avenue West
Bradenton, FL 34205



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THIS SPECIAL WARRANTY DEED, made this 27th day of February, 2009 by **SBC DEVELOPMENTS, L.L.L.P.**, a Florida limited liability limited partnership, whose mailing address is 1605 Main Street, Suite 606, Sarasota, Florida 34236 (hereinafter "Grantor"), to **MANATEE COUNTY**, (hereinafter "Grantee") whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205. (Whenever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the legal 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 Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida, to-wit:

ALL THAT CERTAIN property described on EXHIBIT "A" attached hereto and made a part hereof (hereinafter the "Property").

SUBJECT TO restrictions, reservations, and easements of record, and taxes for the current year.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants that title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; and that said land is free of all mortgages.

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

WITNESS:
Donna L. Sherman

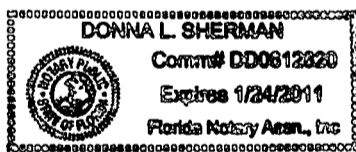
Donna L. Sherman
Print Name
Beverly J. Oliver

Beverly J. Oliver
Print Name

GRANTOR:
SBC DEVELOPMENTS, L.L.L.P., a Florida limited liability limited partnership
By: [Signature] BGI Development Ltd., L.L.L.P., as Managing General Partner
By: [Signature] GENBAR-I, L.L.C., as General Partner
By: [Signature] Larry P. Lieberman Its/ Managing Member
By: [Signature] Alexander Berne/SBC LLC, as Other General Partner
By: [Signature] Alexander Berne Its/ Managing Member

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was subscribed and sworn to before me this 27 day of February, 2009, by Larry P. Lieberman, as Managing Member of GENBAR-I, L.L.C., as General Partner of BGI Development Ltd., L.L.L.P., as Managing General Partner of SBC DEVELOPMENTS, L.L.L.P., a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is personally known to me () or who produced _____ as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.



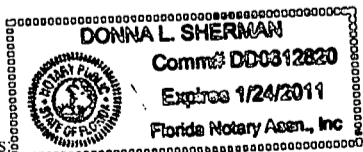
Donna L. Sherman
Signature

Print Name
NOTARY PUBLIC- State of Florida
Commission No. _____

My Commission Expires:

STATE OF ~~NEW YORK~~ FLORIDA)
COUNTY OF ~~Sarasota~~)

The foregoing instrument was subscribed and sworn to before me this 27 day of February, 2009, by Alexander Berne, as Managing Member of Alexander Berne/SBC LLC, as Other General Partner of SBC DEVELOPMENTS, L.L.L.P., a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is personally known to me () or who produced _____ as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.



Donna L. Sherman
Signature

Print Name
NOTARY PUBLIC- State of New York
Commission No. _____

My Commission Expires:

ACCEPTED IN OPEN SESSION 7/27/2010
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION OF:

FEBRUARY 25, 2009
PARCELS "D" AND "E" LONGBAR POINTE

A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 18, A DISTANCE OF 2,443.46 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.30°02'56"W., A RADIAL DISTANCE OF 4,790.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'22", A DISTANCE OF 17.24 FEET TO THE EASTERLY LINE OF PARCEL "D" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'20", A DISTANCE OF 1,707.33 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,310.00 FEET AND A CENTRAL ANGLE OF 22°44'21"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 519.91 FEET TO THE WESTERLY LINE OF PARCEL "E"; THENCE N.48°12'12"E., ALONG SAID WESTERLY LINE OF PARCEL "E", SAID LINE BEING 30.00 FOOT EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF PARCEL "F" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA, A DISTANCE OF 10.41 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°01'59"E., A RADIAL DISTANCE OF 1,300.00 FEET, SAID POINT OF WHICH IS LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF EL CONQUISTADOR PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 6600, MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°36'45", A DISTANCE OF 513.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 4,800.00 FEET AND A CENTRAL ANGLE OF 20°21'18"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,705.25 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED PARCEL "D"; THENCE S.00°25'27"W., ALONG THE EASTERLY LINE OF THE AFOREMENTIONED PARCEL "D" AND LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,227 SQUARE FEET OR 0.510 ACRES, MORE OR LESS.

(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)

KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBERS LB #6694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243

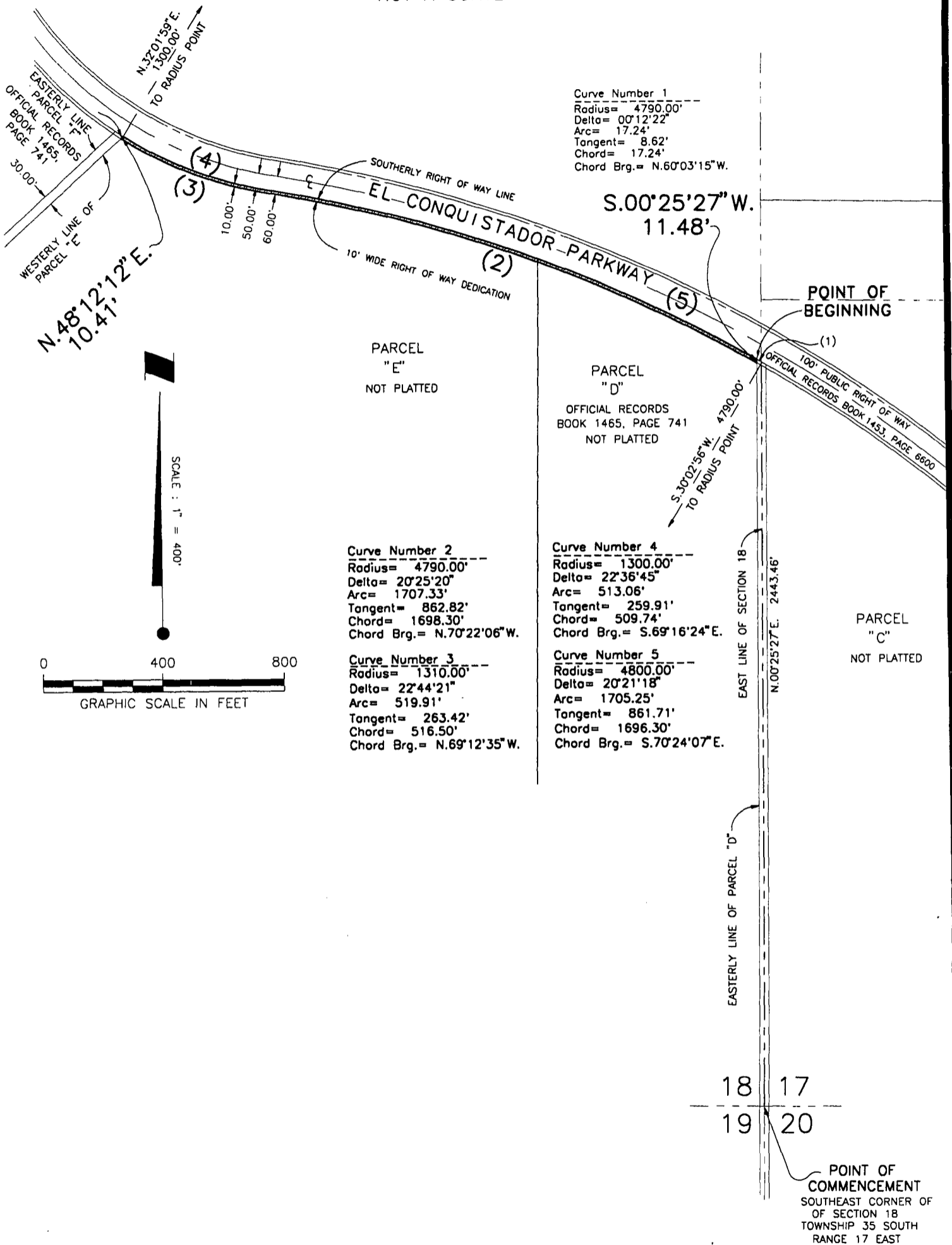


(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG2.DWG

EXHIBIT "A" SKETCH OF DESCRIPTION

NOT A SURVEY



(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
 1410 Magellan Drive
 Sarasota, Fla 34243



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ELCONLG2.DWG

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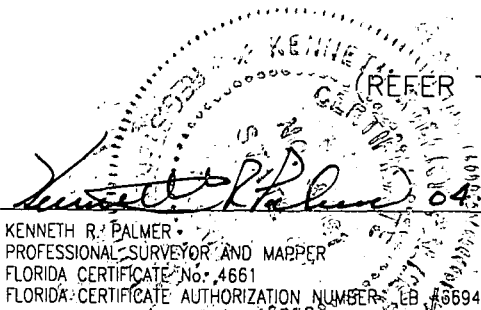
FEBRUARY 25, 2009
PARCELS "B-2" AND "C" LONGBAR POINTE

A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,454.96 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF EL CONQUISTADOR PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 6600, MANATEE COUNTY, FLORIDA, SAID POINT BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.29°58'52"W., A RADIAL DISTANCE OF 4,800.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 00°12'22", A DISTANCE OF 17.26 FEET TO THE NORTHWEST CORNER OF PARCEL "C" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 10°11'48", A DISTANCE OF 854.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY S.49°36'58"E., A DISTANCE OF 2,175.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1725.00 FEET AND A CENTRAL ANGLE OF 09°44'05"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 293.08 FEET TO THE WESTERLY LINE OF LEGENDS BAY, A SUBDIVISION, AS RECORDED IN PLAT BOOK 52, PAGE 26 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.40°14'25"W., ALONG SAID WESTERLY LINE OF LEGENDS BAY, A DISTANCE OF 10.15 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.50°10'36"W., A RADIAL DISTANCE OF 1,715.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°47'34", A DISTANCE OF 293.12 FEET; THENCE N.49°36'58"W., A DISTANCE OF 2,175.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,790.00 FEET AND A CENTRAL ANGLE OF 10°07'42"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 846.74 FEET; THENCE N.00°25'27"E., A DISTANCE OF 11.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,594 SQUARE FEET OR 0.794 ACRES, MORE OR LESS.

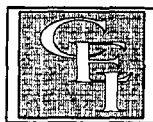
(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)


KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB 46694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243



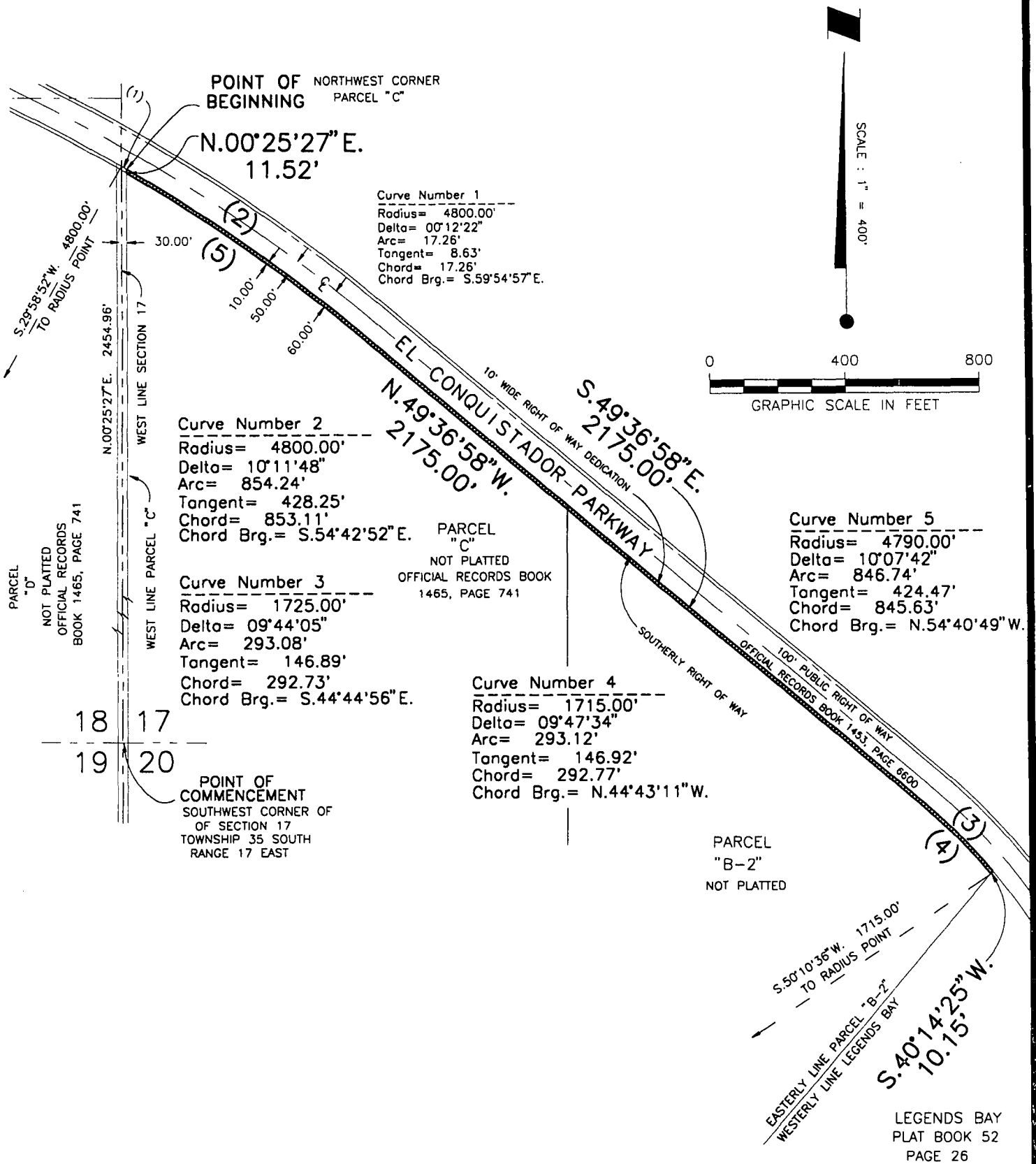
(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG3.DWG

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY



(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
 1410 Magellan Drive
 Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

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This instrument prepared by and return to:
Edward Vogler II, Esq.
Vogler Ashton, PLLC
1771 Manatee Avenue West
Bradenton, Florida 34205



DRAINAGE/STORMWATER EASEMENT

THIS DRAINAGE/STORMWATER EASEMENT (“Easement”), made this 27th day of February, 2009, by **SBC DEVELOPMENTS, L.L.P.**, a Florida limited liability limited partnership, whose mailing address is 1605 Main Street, Suite 606, Sarasota, Florida 34236 (“SBC”) and **MANATEE COUNTY**, a Political Subdivision of the State of Florida, whose principal office is at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (“Manatee County” or “Manatee County”),.

WITNESSETH:

WHEREAS, SBC is the owner of that certain property located within Manatee County, Florida, more particularly described on **Exhibit A** attached hereto and incorporated herein (“the SBC Parcel”); and,

WHEREAS, SBC and Manatee County are parties to that certain Amendment To Local Development Agreement, dated November 18, 2008, and recorded in OR Book 2281, Page 938, of the Public Records of Manatee County, Florida (the Amended LDA”), which Amended LDA provides that SBC shall convey certain non-exclusive easements to Manatee County as provided for therein; and,

WHEREAS, SBC and/or Manatee County intends to develop a drainage and stormwater retention and detention facility (the “Facility”) on a portion of the SBC Parcel as more particularly described on **Exhibit B** attached hereto and incorporated herein (the “SBC Easement Area”); and,

WHEREAS, pursuant to the Amended LDA, SBC has agreed to grant and Manatee County has agreed to accept this Easement, in accordance with the further terms hereof;

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, SBC does hereby grant, and Manatee County does hereby accept, the following non-exclusive drainage and stormwater easement, as follows:

1. **Non-Exclusive Drainage/Stormwater Easement**. SBC hereby grants, bargains, sells and transfers, and by these presents does grant, bargain, sell and transfer to Manatee County, for the benefit of the construction of El Conquistador Parkway, a non-

exclusive, easement for drainage, and a stormwater retention and detention Facility, including the right of ingress/egress, construction, installation, maintenance and operation of such Facility, which non-exclusive easement shall be located on, over and across the SBC Easement Area.

2. **Covenants Running with the Land.** The Easement granted herein and the rights, privileges and obligations herein contained shall run to the benefit of and bind the parcels referred to herein, and the owners, from time to time of such parcels or any portions thereof. This Easement shall be binding upon and inure to the benefit of the successors and assigns of SBC and Manatee County.

3. **Rights Reserved.** SBC, on behalf of itself and its successors and assigns, reserves the right to continued free use and enjoyment of the SBC Easement Area for any purposes which are not inconsistent with the rights granted herein to Manatee County and which are the subject of valid permits and authorizations. SBC's reserved rights include the right to incorporate the SBC Easement Area into any development planned and/or pursued by SBC on the SBC Parcel, and include, without limitation, the right to expand, modify, reconfigure or reshape any of the drainage or stormwater facilities constructed within the SBC Easement Area, provided that such reserved rights are exercised in a manner consistent with the provisions of this paragraph. Manatee County shall execute such consent and authorizations as are reasonably deemed necessary to implement the provisions of this paragraph.

4. **Maintenance.**

(a) Following their construction, Manatee County will be responsible, at its sole cost and expense, for maintaining, repairing and replacing, as necessary, the Facility. SBC shall have no responsibility or liability relating to the maintenance, repair or replacement of the Facility.

(b) If Manatee County fails to perform or commence to perform and diligently pursue any necessary maintenance or repair work within thirty (30) days after the date on which SBC gives written notice of its intention to perform such necessary maintenance or repair work, SBC will have the right, but not the obligation, to perform the necessary maintenance or repair work. In the event of an emergency or other extraordinary circumstances requiring immediate repairs, the aforesaid thirty (30) day notice may not be given and SBC shall have the right to perform the necessary repair work if Manatee County fails to immediately commence the necessary repair work after written or oral notice that is reasonable under the circumstances. In the event SBC performs any necessary maintenance or repair work, Manatee County covenants and agrees to reimburse SBC for any and all reasonable maintenance and repair costs within thirty (30) days of receipt of an invoice for same. In the event Manatee County fails to make such reimbursement, then SBC shall have the right to seek reimbursement in accordance with all available remedies at law or in equity.

5. **Use of Easements.** The Easement herein above granted shall be used and enjoyed by Manatee County in such a manner so as not to unreasonably interfere with,

obstruct or delay the conduct and operations of SBC on the SBC Parcel. Except to the extent specifically set forth in the Easement, nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the SBC' Parcel.


6. **Liens.** SBC and Manatee County each covenant and agree that it shall not suffer or permit any mechanic's, materialman's, contractor's or other construction liens to be filed, place or exist against any portion of the other parties property by reason of any work relative to the construction, maintenance or repair of improvements in connection with easements granted hereunder.

7. **Indemnification.** Manatee County agrees to indemnify and hold SBC harmless from all costs (including, but not limited to, attorneys' fees), claims, loss, damages, law suits, choses in action, judgments, settlements, liens, of every nature, kind and description, incurred or arising, directly or indirectly, as a result of the exercise by Manatee County, and its respective employees, agents, and contractors (collectively, the "Manatee County's Permittees") of any of the rights granted to Manatee County and/or the Manatee County's Permittees under this Agreement. In the event SBC incurs such a loss, it shall notify Manatee County in writing of the extent, nature and out of pocket monetary cost of such loss, and shall have a right to collect such loss from Manatee County in any manner permitted by law and/or equity.

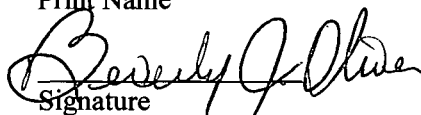
8. **Attorneys' Fees.** In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

9. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in its name, the day and year first above written.


Signature

Donna L. Sherman
Print Name

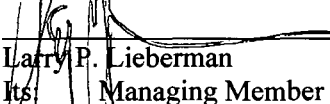

Signature

BEVERLY J. Oliver
Printed Name

SBC DEVELOPMENTS, L.L.L.P., a
Florida limited liability limited partnership

By: BGI Development Ltd., L.L.L.P., as
Managing General Partner

By:  GENBAR-I, L.L.C., as
General Partner

By: 
Larry P. Lieberman
Its: Managing Member

Donna L. Sherman
Signature

Donna L. Sherman
Printed Name

Beverly J Oliver
Signature

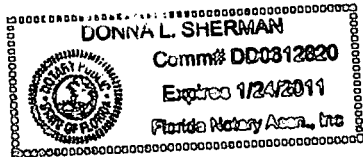
BEVERLY J OLIVER
Printed Name

By: Alexander Berne/SBC LLC, as
Other General Partner

Alexander Berne
Its: Managing Member

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was subscribed and sworn to before me this 27 day of February, 2009, by Larry P. Lieberman, as Managing Member of GENBAR-I, L.L.C., as General Partner of BGI Development Ltd., L.L.L.P., as Managing General Partner of SBC DEVELOPMENTS, L.L.L.P., a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is personally known to me () or who produced _____ as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

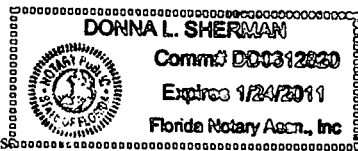


Donna L. Sherman
Signature
Print Name
NOTARY PUBLIC- State of Florida
Commission No. _____

My Commission Expires:

STATE OF ~~NEW YORK~~ Florida)
COUNTY OF Sarasota)

The foregoing instrument was subscribed and sworn to before me this 27 day of February, 2009, by Alexander Berne, as Managing Member of Alexander Berne/SBC LLC, as Other General Partner of SBC DEVELOPMENTS, L.L.L.P., a Florida limited liability limited partnership, on behalf of the limited liability limited partnership, who is personally known to me () or who produced _____ as identification, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.



Donna L. Sherman
Signature
Print Name
NOTARY PUBLIC- State of New York
Commission No. _____

My Commission Expires:

COUNTY OF MANATEE, FLORIDA,
by and through its BOARD OF
COUNTY COMMISSIONERS:

By: [Signature]
Chairman

Date: 7/27/2010

ATTEST: R. B. SHORE
Clerk of the Circuit Court

[Signature]
R



EXHIBIT "A"
LEGAL DESCRIPTION OF:

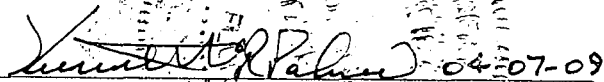
FEBRUARY 25, 2009
PARCELS "B-2" AND "C" LONGBAR POINTE

A NON-EXCLUSIVE DRAINAGE/STORMWATER EASEMENT TO MANATEE COUNTY, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE WEST LINE OF THE AFOREMENTIONED SECTION 17, A DISTANCE OF 2,443.46 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.30°02'56"W., A RADIAL DISTANCE OF 4,790.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'24", TO THE WESTERLY LINE OF PARCEL "C" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA, A DISTANCE OF 17.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'42", A DISTANCE OF 846.74 FEET; THENCE S.49°36'58"E., A DISTANCE OF 2175.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1715.00 FEET AND A CENTRAL ANGLE OF 09°47'34"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 293.12 FEET TO THE WESTERLY LINE OF LEGENDS BAY, A SUBDIVISION, AS RECORDED IN PLAT BOOK 52, PAGE 26 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.40°14'25"W., A DISTANCE OF 46.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.50°27'12"W., A RADIAL DISTANCE OF 1,669.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°04'11", A DISTANCE OF 293.32 FEET; THENCE N.49°36'58"W., A DISTANCE OF 113.49 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 71°13'40"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 62.16 FEET; THENCE S.59°09'22"W., A DISTANCE OF 48.17 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 71°13'40"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 52.21 FEET; THENCE N.49°36'58"W., A DISTANCE OF 306.46 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 65.97 FEET; THENCE N.40°23'02"E., A DISTANCE OF 42.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°59'53"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 31.42 FEET; THENCE N.49°36'58"W., A DISTANCE OF 335.78 FEET; THENCE N.43°29'44"W., A DISTANCE OF 56.28 FEET; THENCE N.49°36'58"W., A DISTANCE OF 572.48 FEET; THENCE S.40°23'02"W., A DISTANCE OF 36.00 FEET; THENCE N.49°36'58"W., A DISTANCE OF 20.00 FEET; THENCE N.40°23'02"E., A DISTANCE OF 36.00 FEET; THENCE N.49°36'58"W., A DISTANCE OF 562.53 FEET; THENCE N.55°45'13"W., A DISTANCE OF 56.24 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.40°14'11"W., A RADIAL DISTANCE OF 4,740.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°46'05", A DISTANCE OF 229.00 FEET; THENCE N.89°34'33"W., A DISTANCE OF 472.72 FEET; THENCE N.00°25'27"E., A DISTANCE OF 371.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 274,961.00 SQUARE FEET OR 6.312 ACRES, MORE OR LESS.

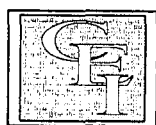
(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)


KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6684

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG4.DWG

EXHIBIT "A" SKETCH OF DESCRIPTION

NOT A SURVEY

Curve Number 1
 Radius= 4790.00'
 Delta= 00°12'24"
 Arc= 17.27'
 Tangent= 8.64'
 Chord= 17.27'
 Chord Brg.= S.59°50'52"E.

- | | |
|----------------------------|----------------------------|
| L-1 S.49°36'58"E. 2175.00' | L-9 N.49°36'58"W. 572.48' |
| L-2 S.40°14'25"W. 46.72' | L-10 S.40°23'02"W. 36.00' |
| L-3 N.49°36'58"W. 113.49' | L-11 N.49°36'58"W. 20.00' |
| L-4 S.59°09'22"W. 48.17' | L-12 N.40°23'02"E. 36.00' |
| L-5 N.49°36'58"W. 306.46' | L-13 N.49°36'58"W. 562.53' |
| L-6 N.40°23'02"E. 42.00' | L-14 N.55°45'13"W. 56.24' |
| L-7 N.49°36'58"W. 335.78' | L-15 N.89°34'33"W. 472.72' |
| L-8 N.43°29'44"W. 56.28' | L-16 N.00°25'27"E. 371.94' |

Curve Number 2
 Radius= 4790.00'
 Delta= 10°07'42"
 Arc= 846.74'
 Tangent= 424.47'
 Chord= 845.63'
 Chord Brg.= S.54°40'49"E.

Curve Number 3
 Radius= 1715.00'
 Delta= 09°47'34"
 Arc= 293.12'
 Tangent= 146.92'
 Chord= 292.77'
 Chord Brg.= S.44°43'11"E.

Curve Number 4
 Radius= 1669.00'
 Delta= 10°04'11"
 Arc= 293.32'
 Tangent= 147.04'
 Chord= 292.95'
 Chord Brg.= N.44°34'53"W.

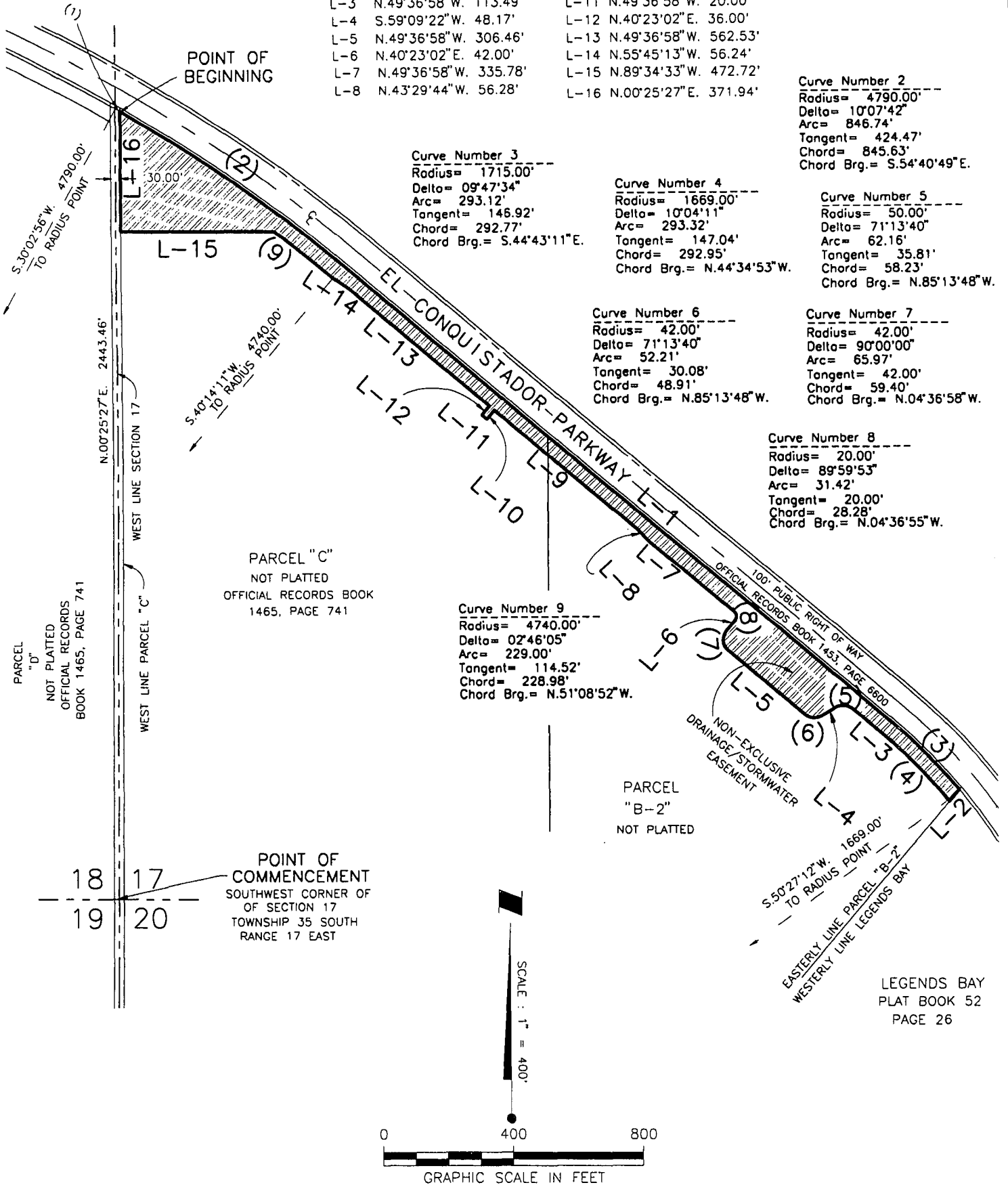
Curve Number 5
 Radius= 50.00'
 Delta= 71°13'40"
 Arc= 62.16'
 Tangent= 35.81'
 Chord= 58.23'
 Chord Brg.= N.85°13'48"W.

Curve Number 6
 Radius= 42.00'
 Delta= 71°13'40"
 Arc= 52.21'
 Tangent= 30.08'
 Chord= 48.91'
 Chord Brg.= N.85°13'48"W.

Curve Number 7
 Radius= 42.00'
 Delta= 90°00'00"
 Arc= 65.97'
 Tangent= 42.00'
 Chord= 59.40'
 Chord Brg.= N.04°36'58"W.

Curve Number 8
 Radius= 20.00'
 Delta= 89°59'53"
 Arc= 31.42'
 Tangent= 20.00'
 Chord= 28.28'
 Chord Brg.= N.04°36'55"W.

Curve Number 9
 Radius= 4740.00'
 Delta= 02°46'05"
 Arc= 229.00'
 Tangent= 114.52'
 Chord= 228.98'
 Chord Brg.= N.51°08'52"W.



(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)



EXHIBIT "A"
LEGAL DESCRIPTION OF:


FEBRUARY 25, 2009
PARCELS "D" AND "E" LONGBAR POINTE

A NON-EXCLUSIVE DRAINAGE/STORMWATER EASEMENT TO MANATEE COUNTY, LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 18, A DISTANCE OF 2,443.46 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.30°02'56"W., A RADIAL DISTANCE OF 4,790.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'22", A DISTANCE OF 17.24 FEET TO THE EASTERLY LINE OF PARCEL "D" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA TO THE END OF THE CURVE, AND BEING THE POINT OF BEGINNING; THENCE S.00°25'27"W., ALONG SAID EASTERLY LINE OF PARCEL "D", A DISTANCE OF 48.29 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.30°07'44"W., A RADIAL DISTANCE OF 4,748.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°50'37", A DISTANCE OF 1,312.94 FEET; THENCE N.81°46'36"W., A DISTANCE OF 60.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.13°33'34"W., A RADIAL DISTANCE OF 4,742.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°08'20", A DISTANCE OF 342.54 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,358.00 FEET AND A CENTRAL ANGLE OF 05°57'06"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 141.06 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 31.00 FEET AND A CENTRAL ANGLE OF 88°11'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 47.72 FEET; THENCE S.17°10'51"W., A DISTANCE OF 43.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 91°10'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 66.83 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,474.00 FEET AND A CENTRAL ANGLE OF 15°38'14"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 402.29 FEET TO THE WESTERLY LINE OF PARCEL "E"; THENCE N.48°12'12"E., ALONG SAID WESTERLY LINE OF PARCEL "E", SAID LINE BEING 30.00 FOOT EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF PARCEL "F" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA, A DISTANCE OF 169.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°09'35"E., A RADIAL DISTANCE OF 1,310.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°44'21", A DISTANCE OF 519.91 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 4,790.00 FEET AND A CENTRAL ANGLE OF 20°25'20"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 1,707.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,632 SQUARE FEET OR 3.389 ACRES, MORE OR LESS.

(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)


KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243



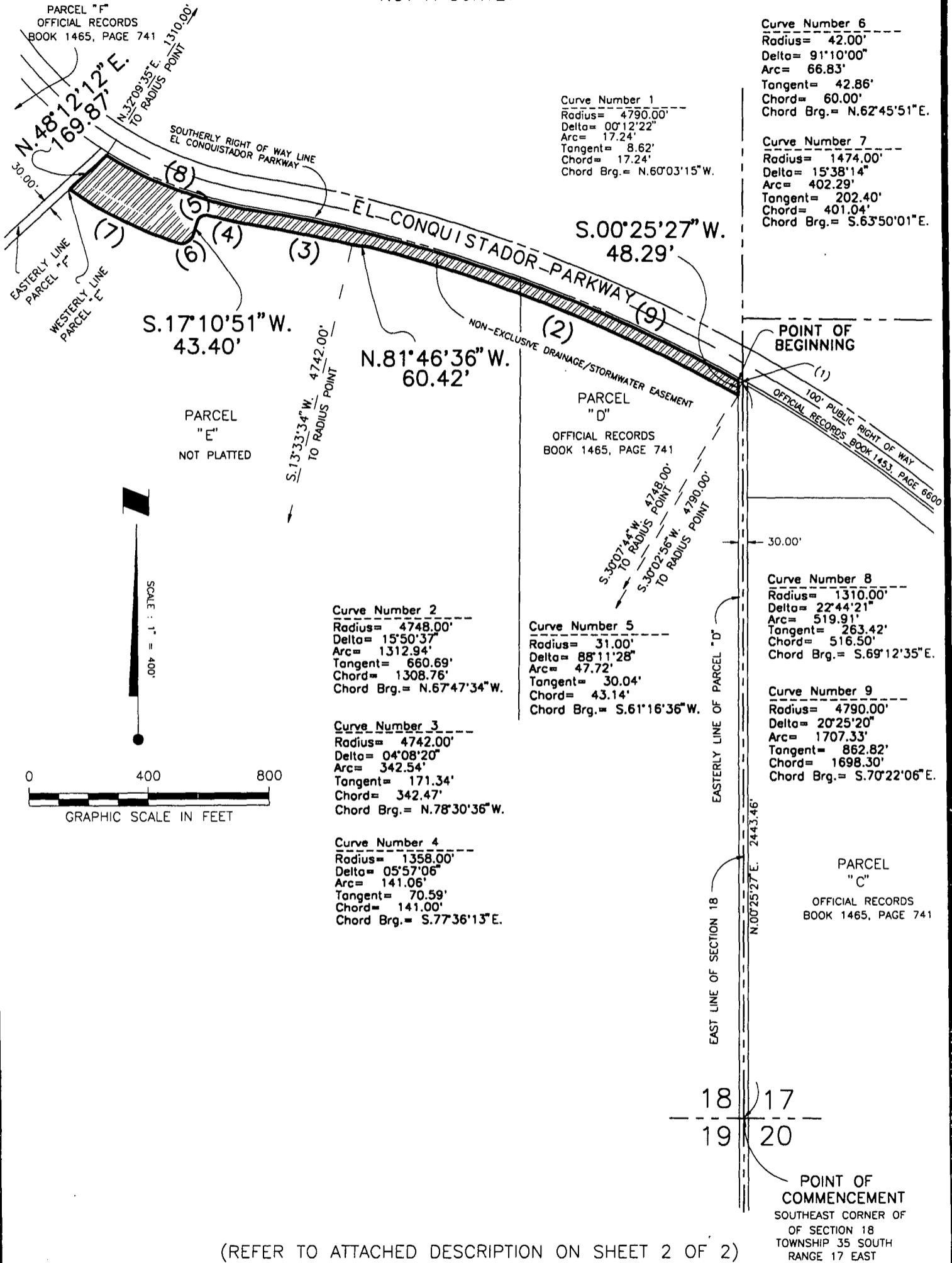
(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG1.DWG

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY



(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONL61.DWG

Exhibit "B"

Description of Project

A parcel of land lying in Sections 7, 17, 18, 19 and 20, Township 35 South, Range 17 East, Manatee County, Florida and described as follows:

Commence at the northwest corner of Esplanade on the Bay as recorded in Plat Book 26, Page 56 of the Public Records of Manatee County, Florida, said point being on the southerly right-of-way line of El Conquistador Parkway as shown on said plat of Esplanade on the Bay, also being on the west line of the above mentioned Section 20; thence N.00°29'43"W. along said west line of Section 20, a distance of 21.20 feet to a point on the southerly right-of-way line of El Conquistador Parkway as recorded in Official Record Book 1453, Page 6600 of the above mentioned Public Records, being the point of curvature of a curve to the left, of which the radius point lies N.15°48'17"E., a radial distance of 5,158.91 feet; thence along said southerly right-of-way line of El Conquistador Parkway for the following four (4) calls; (1) thence westerly along the arc of said curve, through a central angle of 07°18'06", an arc length of 657.44 feet to the point of tangency of said curve; (2) thence N.66°53'37"W., a distance of 1,544.78 feet to the point of curvature of a curve to the right having a radius of 950.00 feet and a central angle of 39°04'56"; (3) thence northwesterly along the arc of said curve, an arc length of 648.01 feet to the point of reverse curvature of a curve to the left having a radius of 1,725.00 feet and a central angle of 12°04'45"; (4) thence northwesterly along the arc of said curve, a distance of 363.67 feet to the POINT OF BEGINNING; thence S.40°14'30"W., a distance of 768.33 feet; thence S.27°05'16"W., a distance of 299.56 feet; thence S.22°39'47"W., a distance of 338.28 feet; thence S.12°19'37"W., a distance of 1,284.92 feet; thence N.52°50'58"W., a distance of 3,195.78 feet; thence N.46°12'28"W., a distance of 7,442.33 feet to the southerly extension of the east line of the above mentioned Section 7; thence N.00°20'31"E., along said southerly extension and said east line of Section 7, a distance of 1,717.44 feet to a point on the north line of a parcel as recorded in Deed Book 348, Page 36, Public Records of Manatee County, Florida; thence S.89°14'48"E., along said north line, a distance of 1,091.97 feet; thence S.00°20'48"W., a distance of 655.34 feet; thence S.89°17'46"E., a distance of 665.10 feet; thence S.01°32'38"W., a distance of 666.93 feet to a point on the north line of U. S. Government Lot 1 in the above mentioned Section 18; thence S.89°10'13"E., along said north line, a distance of 670.02 feet to the northeast corner of said U. S. Government Lot 1; thence S.00°31'28"W., along the east line of said U. S. Government Lot 1, a distance of 675.40 feet to a point on the north line of the South 1/2 of the Northwest 1/4 of the above mentioned Section 18; thence S.89°33'23"E., along said north line, a distance of 1,280.44 feet to a point on the westerly right-of-way line of the above mentioned El Conquistador Parkway; thence along said westerly and southerly right-of-way line of El Conquistador Parkway for the following five (5) calls; (1) thence S.01°04'58"W., a distance of 334.79 feet to the point of curvature of a curve to the left having a radius of 1,300.00 feet and a central angle of 81°39'47"; (2) thence southeasterly along the arc of said curve, an arc length of 1,852.88 feet to the point of reverse curvature of a curve to the right having a radius of 4,800.00 feet and a central angle of 30°57'58"; (3) thence southeasterly along the arc of said curve, a distance of 2,594.20 feet to the point of tangency of said curve; (4) thence S.49°36'51"E., a distance of 2,174.75 feet to the point of curvature of a curve to the right having a radius of 1,725.00 feet and a central angle of 09°43'23"; (5) thence southeasterly along the arc of said curve, an arc length of 292.73 feet to the POINT OF BEGINNING.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF EL CONQUISTADOR PARKWAY, BEING N.66°53'37"W..
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

SEE SHEET 1
FOR SKETCH



Jennie W. Brannon
 Jennie W. Brannon, P.S.M.
 Florida Registration No. 5041

5/29/06
 Date of Signature

FOR: SEC DEVELOPMENTS, LLLP

This is NOT a Survey.

SKETCH & DESCRIPTION OF
 PARCELS B-2, C, D, E, F, P & Q, IN SECTIONS 7
 17, 18, 19 & 20, TOWNSHIP 35 S., RANGE 17 E.,
 MANATEE COUNTY, FLORIDA

Wilson Miller

Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants
 Wilson Miller, Inc.

TASK CODE: HASLD	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 03506-005-K04	PROJECT NO: 03506-005-000	SHEET 2 OF 2	DRAWING INDEX NO: A3506-005-052	REV:
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Affidavit of Ownership and Encumbrances

This instrument prepared by:
Jim Staples, Manager, Land Acquisition
Transportation Department
P.O. Box 1000
Bradenton, Florida 34206



ID #

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, this day personally appeared Larry P. Lieberman as Manager of Genbar - 1, LLC, as General Partner of BGI Development, Ltd., LLLP, as Managing General Partner of SBC Developments, LLLP, whose mailing address is 1605 Main Street, Suite 606, Sarasota, Florida 34236, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of and has full authority to sell or encumber the following described property, (hereinafter "Property").

See legal description identified as Exhibit "A" attached hereto.

2. That the Owner plans to convey the Property to the COUNTY OF MANATEE whose principal office is at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").

3. To the best of my knowledge, the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:

See Title Policy identified as Exhibit "B" attached hereto.

4. That to the best of my knowledge, there has been no labor, material, or service furnished for improvement of the Property, which remains unpaid, except as set forth in paragraph 3 of this affidavit.

5. That to the best of my knowledge, there are no claims, demands, liens, or judgments outstanding against the above-described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit.

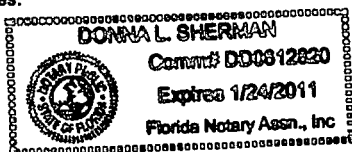
6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

WITNESS:
Beverly J. Oliver
Beverly J. Oliver
Print Name
Donna Sherman
Donna Sherman
Print Name

GRANTOR:
SBC DEVELOPMENTS, LLLP,
a Florida limited liability limited partnership
By: BGI Development Ltd. LLLP
Its: Managing General Partner
By: Genbar - 1, LLC
Its: General Partner
By: [Signature]
Larry P. Lieberman
Its: Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

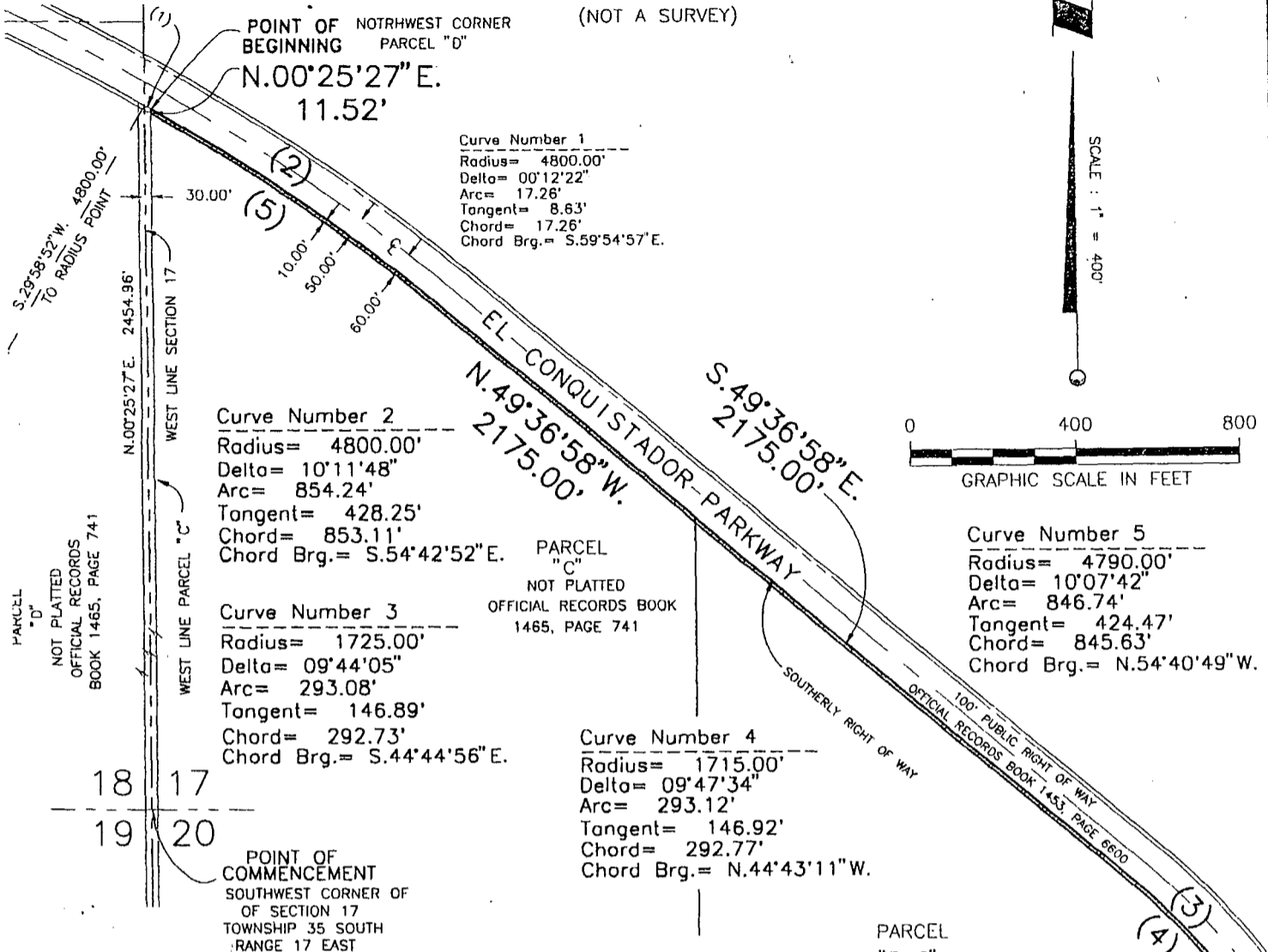
The foregoing instrument was subscribed and sworn to before me this 30 day of June, 2010, by Larry P. Lieberman, as Manager of Genbar - 1, LLC, as General Partner of BGI Development Ltd., LLLP, as Managing General Partner of SBC Developments, LLLP, a Florida limited liability limited partnership, [] who is personally known to me, or [] who produced _____ as identification, and who acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.
My Commission Expires:



[Signature]
Signature
Print Name
NOTARY PUBLIC - STATE OF FLORIDA
Commission No. _____

ACCEPTED IN OPEN SESSION 7/29/10
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

EXHIBIT "A"
SKETCH & DESCRIPTION OF:



FEBRUARY 25, 2009
PARCELS "B-2" AND "C" LONGBAR POINTE

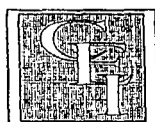
A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,454.96 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF EL CONQUISTADOR PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 6600, MANATEE COUNTY, FLORIDA, SAID POINT BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.29°58'52"W., A RADIAL DISTANCE OF 4,800.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 00°12'22", A DISTANCE OF 17.26 FEET TO THE NORTHWEST CORNER OF PARCEL "C" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 10°11'48", A DISTANCE OF 854.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY S.49°36'58"E., A DISTANCE OF 2,175.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1725.00 FEET AND A CENTRAL ANGLE OF 09°44'05"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 293.08 FEET TO THE WESTERLY LINE OF LEGENDS BAY, A SUBDIVISION, AS RECORDED IN PLAT BOOK 52, PAGE 26 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.40°14'25"W., ALONG SAID WESTERLY LINE OF LEGENDS BAY, A DISTANCE OF 10.15 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.50°10'36"W., A RADIAL DISTANCE OF 1,715.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°47'34", A DISTANCE OF 293.12 FEET; THENCE N.49°36'58"W., A DISTANCE OF 2,175.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 4,790.00 FEET AND A CENTRAL ANGLE OF 10°07'42"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 846.74 FEET; THENCE N.00°25'27"E., A DISTANCE OF 11.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,594 SQUARE FEET OR 0.794 ACRES, MORE OR LESS.

Kenneth R. Palmer 02-25-09
KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



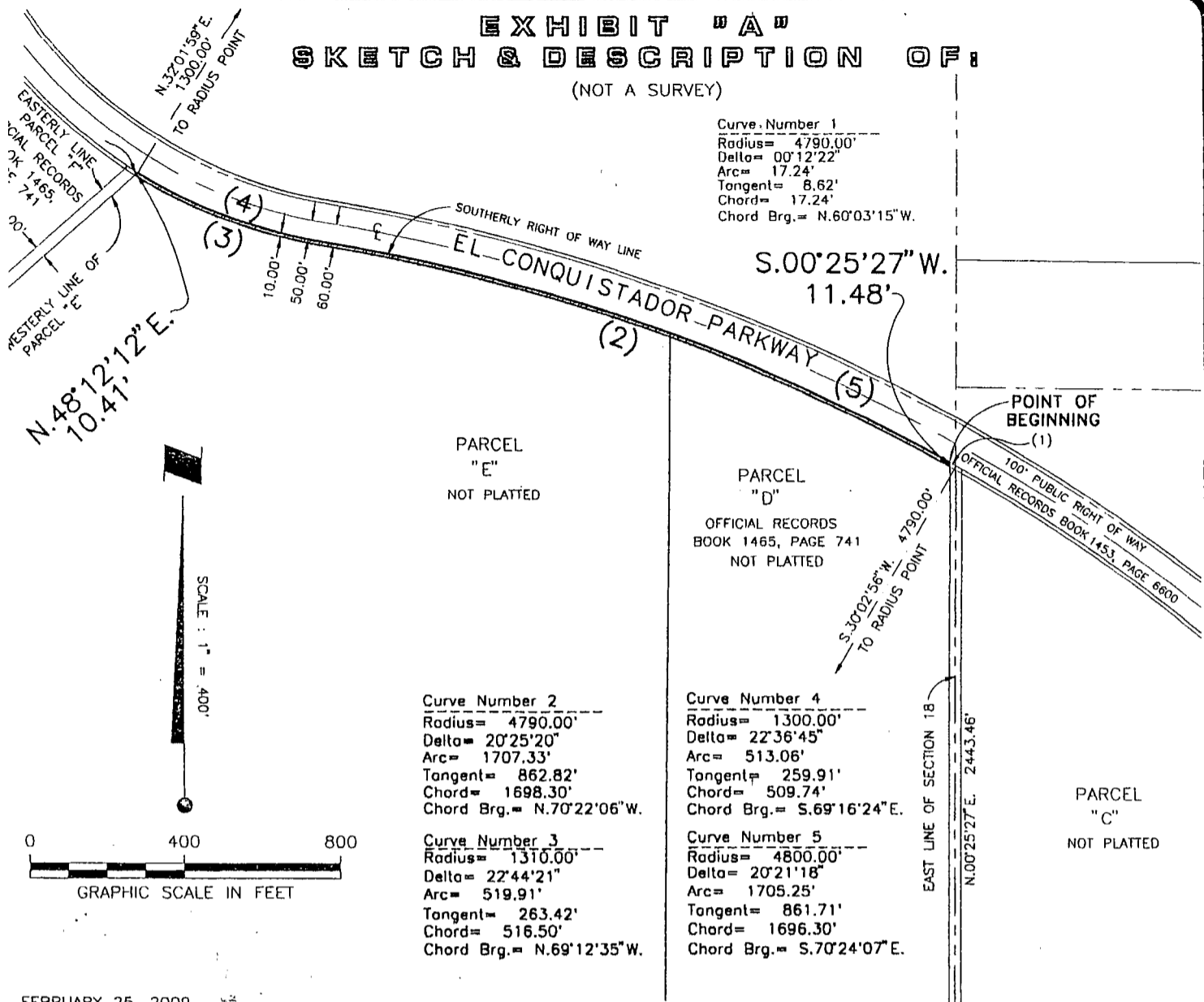
CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

EXHIBIT "A"
SKETCH & DESCRIPTION OF:
 (NOT A SURVEY)



FEBRUARY 25, 2009
 PARCELS "D" AND "E" LONGBAR POINTE

A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 18, A DISTANCE OF 2,443.46 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.30°02'56"W., A RADIAL DISTANCE OF 4,790.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'22", A DISTANCE OF 17.24 FEET TO THE EASTERLY LINE OF PARCEL "D" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'20", A DISTANCE OF 1,707.33 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,310.00 FEET AND A CENTRAL ANGLE OF 22°44'21"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 519.91 FEET TO THE WESTERLY LINE OF PARCEL "E"; THENCE N.48°12'12"E., ALONG SAID WESTERLY LINE OF PARCEL "E", SAID LINE BEING 30.00 FOOT EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF PARCEL "F" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA, A DISTANCE OF 10.41 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°01'59"E., A RADIAL DISTANCE OF 1,300.00 FEET, SAID POINT OF WHICH IS LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF EL CONQUISTADOR PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 6600, MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°36'45", A DISTANCE OF 513.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 4,800.00 FEET AND A CENTRAL ANGLE OF 20°21'18"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,705.25 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED PARCEL "D"; THENCE S.00°25'27"W., ALONG THE EASTERLY LINE OF THE AFOREMENTIONED PARCEL "D" AND LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,227 SQUARE FEET OR 0.510 ACRES, MORE OR LESS.

Kenneth R. Palmer 02-25-09

KENNETH R. PALMER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 4661
 FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



CYRIX ENGINEERING, INC.

Engineers & Surveyors
 1410 Magellan Drive
 Sarasota, Fla 34243



Attorneys' Title Insurance Fund, Inc.

ORLANDO, FLORIDA

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS; ATTORNEYS' TITLE INSURANCE FUND, INC., a Florida corporation, herein called The Fund, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land;
5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Lack of priority of the lien of the insured mortgage over any statutory lien for services, labor or material:
 - (a) arising from an improvement or work related to the land which is contracted for or commenced prior to Date of Policy; or
 - (b) arising from an improvement or work related to the land which is contracted for or commenced subsequent to Date of Policy and which is financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance;
8. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

The Fund will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, ATTORNEYS' TITLE INSURANCE FUND, INC. has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.



Attorneys' Title Insurance Fund, Inc.

By

Charles J. Kovalesski
President

MP -

SERIAL
2534924

Ex. B

FUND MORTGAGEE POLICY

Schedule A

Policy No.: MP-2534924
Effective Date: July 31, 2006 at 3:24 PM

Fund File Number 15-2006-1134
Agent's File Reference: 2310003

Amount of Insurance: \$4,750,000.00

1. Name of Insured:

LandMark Bank of Florida

2. The estate or interest in the land described in this Schedule and which is encumbered by the insured mortgage is a fee simple and is at the effective date hereof vested in:

SBC Developments, L.L.P., a Florida limited liability limited partnership

3. The land referred to in this policy is described as follows:

See Exhibit A attached.

4. The Mortgage, herein referred to as the insured mortgage, and the assignments thereof, if any, are described as follows:

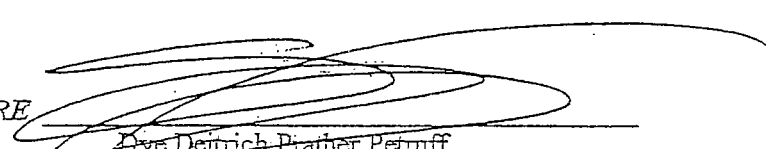
Mortgage executed by SBC Developments, L.L.P., a Florida limited liability limited partnership in favor of LandMark Bank of Florida dated July 24, 2006 in the amount of \$4,750,000.00 recorded July 31, 2006 in O.R. Book 2143, Page 3136, of the Public Records of Manatee County, Florida.

AGENT NO.: 3737
ISSUED BY: Dye Deitrich Prather Petruff

MAILING ADDRESS:

1111 3rd Ave. W. Ste 300
Bradenton, FL 34205-0000

AGENT'S SIGNATURE


Dye Deitrich Prather Petruff

This instrument prepared by:
Jim Staples, Manager, Land Acquisition
Transportation Department
P.O. Box 1000
Bradenton, Florida 34206



ID #

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

PARTIAL RELEASE

WHEREAS, LandMark Bank of Florida ("ENCUMBRANCER"), whose mailing address is **544 South Washington Blvd., Sarasota, Florida 34236**, is the holder of certain rights and interest in the real property described herein or attached hereto as **Exhibit "A"** (the "Property"), as well as other real property by virtue of a Mortgage (the "Instrument"), dated the **24th** day of **July, 2006**, and recorded in Official Records Book 2143, Page 3136, of the Public Records of Manatee County, Florida; and

WHEREAS, the **COUNTY OF MANATEE**, a Political Subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Property for a valid and public purpose has requested the Encumbrancer to release the Property from the operation and effect of the Instrument.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Encumbrancer in hand paid, the receipt of which is hereby acknowledged, the Encumbrancer does hereby release from the operation and effect of the Instrument and disclaim all right, title and interest in the following described real property located in Manatee County, Florida, to wit:

See legal description identified as Exhibit "A" attached hereto.

Provided this partial release shall not impair the effect of the Instrument on the remaining part of the premises referenced therein, not hereby released therefrom, or any of the rights or remedies of the Encumbrancer, or any subsequent holder or holders thereof.

IN WITNESS WHEREOF, the Encumbrancer has caused this Partial Release to be duly executed this the 27th day of April, 2009

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

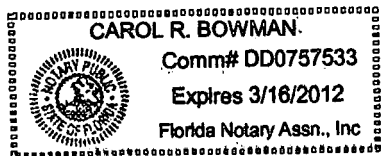
Doreen Corbett
Witness Signature
Doreen Corbett
Printed Name
Carol R. Bowman
Witness Signature
CAROL R. BOWMAN
Printed Name

LandMark Bank of Florida
Corporation
BY: [Signature]
President Signature
Thomas G. Quale, President and CEO
Printed Name
ATTEST: [Signature]
Secretary Signature
Diane L. Stewart
Printed Name

STATE OF Florida
COUNTY OF Sarasota

ACCEPTED IN OPEN SESSION 7/27/2009
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

The foregoing instrument was acknowledged before me this 27th day of April, 2009 by Thomas G. Quale, President and CEO (name and title of agent) Of LandMark Bank of Florida, a Florida (state or place of corporation) corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



Carol R. Bowman
NOTARY PUBLIC Signature
CAROL R. BOWMAN
Printed Name

EXHIBIT "A"
LEGAL DESCRIPTION OF:

FEBRUARY 25, 2009
PARCELS "D" AND "E" LONGBAR POINTE

A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 22,227 SQUARE FEET OR 0.510 ACRES, MORE OR LESS.

(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)

 04-07-09

KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4561
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6694
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243

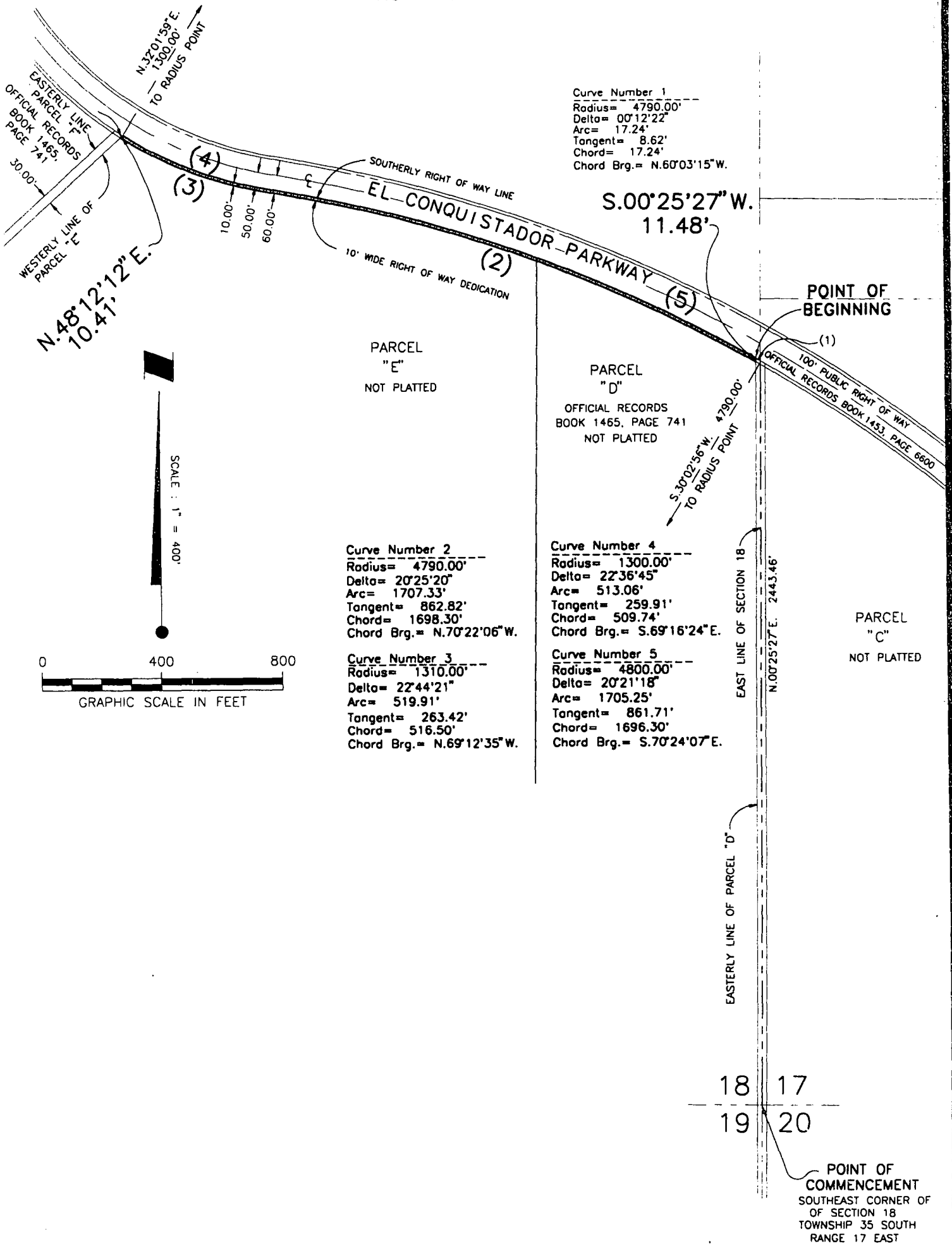


(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG2.DWG

EXHIBIT "A" SKETCH OF DESCRIPTION

NOT A SURVEY

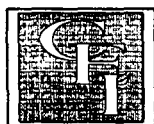


(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
 1410 Mageilan Drive
 Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

EXHIBIT "A"
LEGAL DESCRIPTION OF:


FEBRUARY 25, 2009
PARCELS "B-2" AND "C" LONGBAR POINTE

A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 34,594 SQUARE FEET OR 0.794 ACRES, MORE OR LESS.

(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)

 04.07.09

KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243

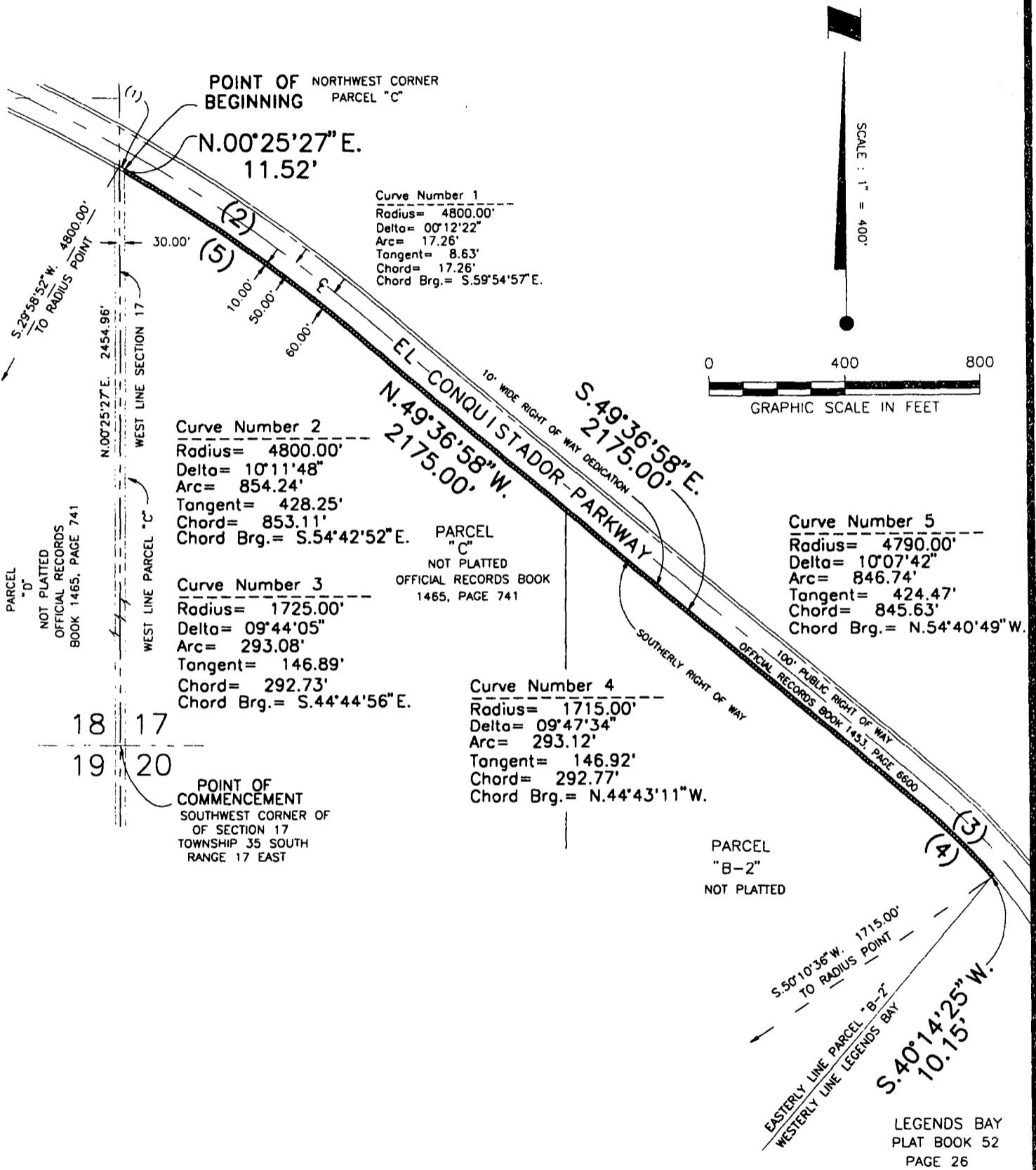


(941) 758-8812 (ph) * (941) 758-8821 (fax)

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY



(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
 1410 Magellan Drive
 Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

Joinder Corporate

This instrument prepared by:
Jim Staples, Manager, Land Acquisition
Transportation Department
P.O. Box 1000
Bradenton, Florida 34206



ID #

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

JOINDER

WHEREAS, LandMark Bank of Florida, whose mailing address is 544 South Washington Blvd., Sarasota, Florida 34236, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain mortgage dated the 24th day of July, 2006, and recorded in Official Records Book 2143, Page 3136, of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

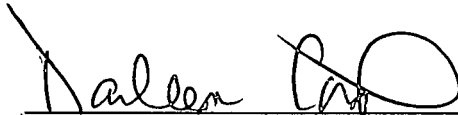
WHEREAS, Mortgagee hereby joins in the conveyance to MANATEE COUNTY, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206 of the Easement and Right-of-Way of the following described real property located in Manatee County, Florida, to wit:

See legal description identified as Exhibit "A" attached hereto.

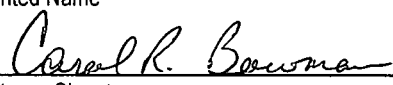
IN WITNESS WHEREOF, the Mortgagee has caused this Joinder to be duly executed this 27th day of April, 2009.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

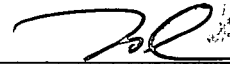


 Witness Signature
 Darleen Corbett

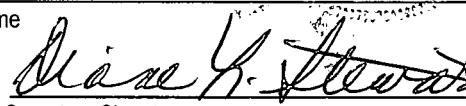
 Printed Name


 Witness Signature
 CAROL R. BOWMAN

 Printed Name

LandMark Bank of Florida
 Corporation
 BY: 

 President Signature
 Thomas G. Quale, President and CEO

 Printed Name
 ATTEST: 

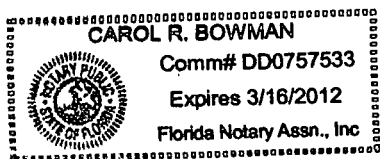
 Secretary Signature
 Diane L. Stewart

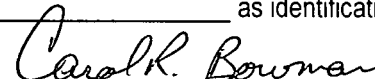
 Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 27th day of April, 2009, by Thomas G. Quale, President and CEO (name and title of agent) Of LandMark Bank of Florida (name of corporation acknowledging), a Florida (state or place of corporation) corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.





 NOTARY PUBLIC Signature
 CAROL R. BOWMAN

 Printed Name

ACCEPTED IN OPEN SESSION 7/27/2010
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION OF:

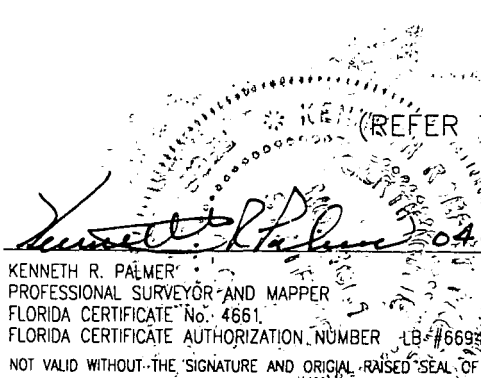
FEBRUARY 25, 2009
PARCELS "B-2" AND "C" LONGBAR POINTE

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(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)


KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER LB #6694

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243

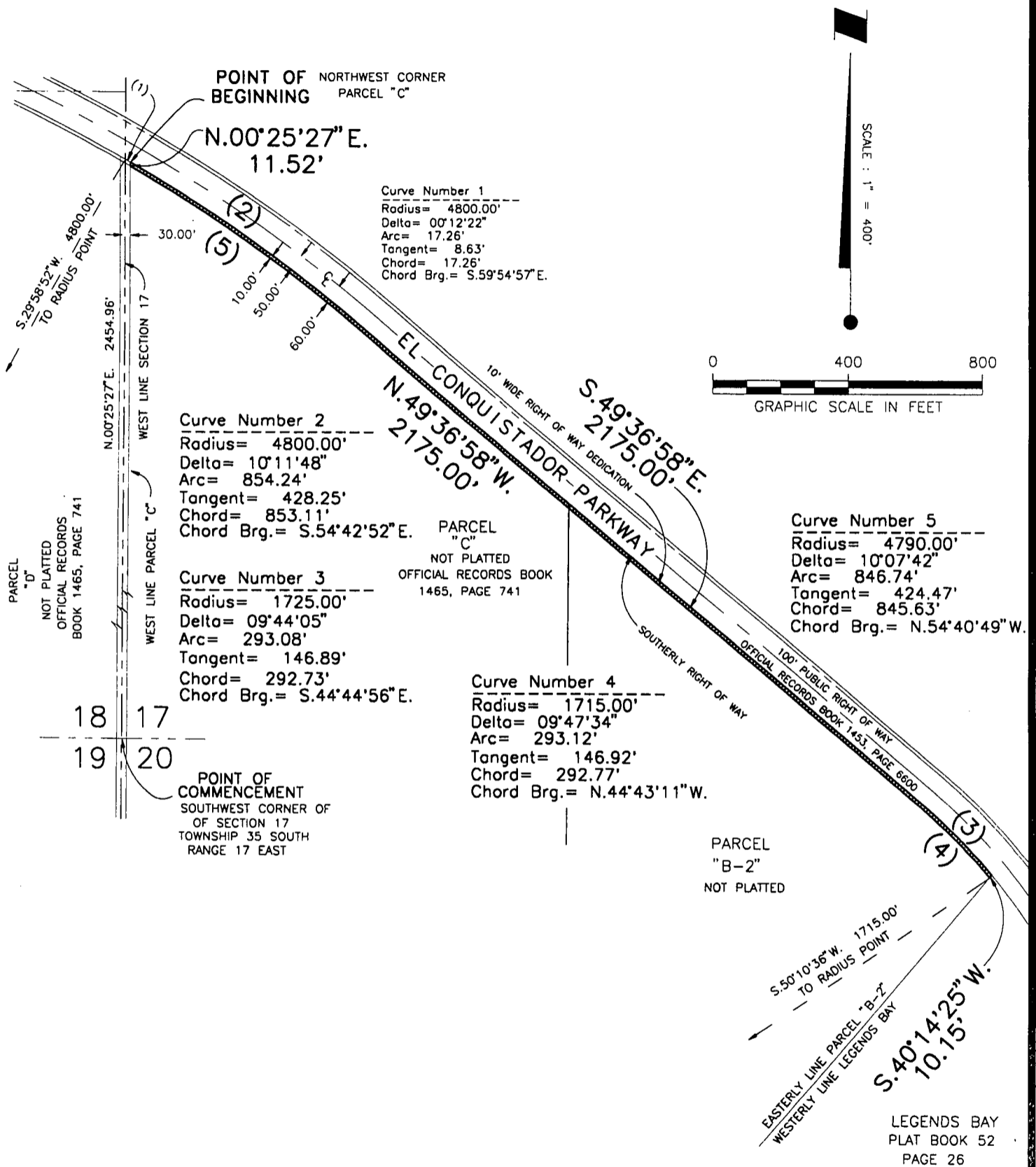


(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG3.DWG

EXHIBIT "A" SKETCH OF DESCRIPTION

NOT A SURVEY



(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
 1410 Magellan Drive
 Sarasota, Fla 34243



(941) 758-8812 (ph) * (941) 758-8821 (fax)

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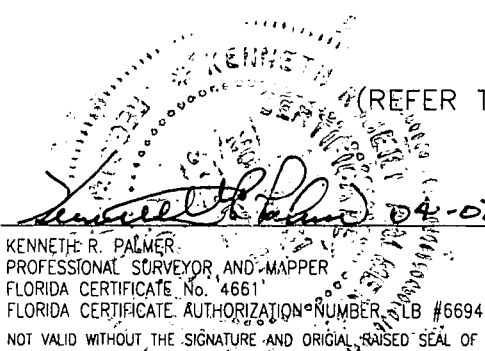
FEBRUARY 25, 2009
PARCELS "D" AND "E" LONGBAR POINTE

A 10 FOOT WIDE RIGHT OF WAY DEDICATION TO MANATEE COUNTY, LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°25'27"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 18, A DISTANCE OF 2,443.46 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.30°02'56"W., A RADIAL DISTANCE OF 4,790.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°12'22", A DISTANCE OF 17.24 FEET TO THE EASTERLY LINE OF PARCEL "D" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'20", A DISTANCE OF 1,707.33 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,310.00 FEET AND A CENTRAL ANGLE OF 22°44'21"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 519.91 FEET TO THE WESTERLY LINE OF PARCEL "E"; THENCE N.48°12'12"E., ALONG SAID WESTERLY LINE OF PARCEL "E", SAID LINE BEING 30.00 FOOT EASTERLY OF AND PARALLEL TO THE EASTERLY LINE OF PARCEL "F" AS RECORDED IN OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY, FLORIDA, A DISTANCE OF 10.41 FEET TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°01'59"E., A RADIAL DISTANCE OF 1,300.00 FEET, SAID POINT OF WHICH IS LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF EL CONQUISTADOR PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 6600, MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°36'45", A DISTANCE OF 513.06 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 4,800.00 FEET AND A CENTRAL ANGLE OF 20°21'18"; THENCE EASTERLY ALONG THE ARC OF SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1,705.25 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED PARCEL "D"; THENCE S.00°25'27"W., ALONG THE EASTERLY LINE OF THE AFOREMENTIONED PARCEL "D" AND LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,227 SQUARE FEET OR 0.510 ACRES, MORE OR LESS.

(REFER TO ATTACHED SKETCH ON SHEET 2 OF 2)


KENNETH R. PALMER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4661
FLORIDA CERTIFICATE AUTHORIZATION NUMBER TB #6694
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB No. 325-003

SHEET 1 OF 2



CYRIX ENGINEERING, INC.

Engineers & Surveyors
1410 Magellan Drive
Sarasota, Fla 34243



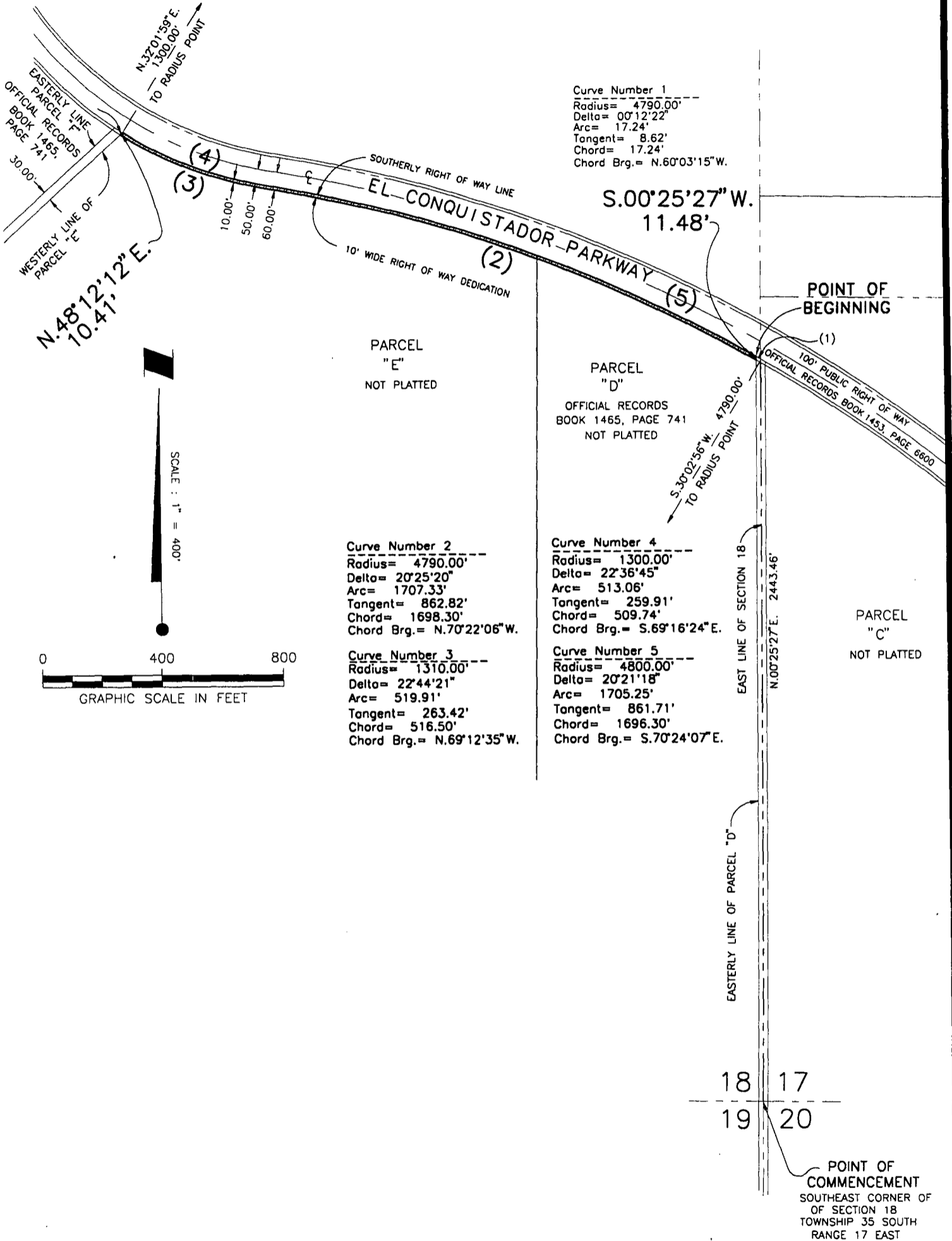
(941) 758-8812 (ph) * (941) 758-8821 (fax)

ELCONLG2.DWG

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY

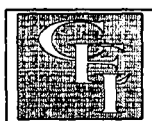


(REFER TO ATTACHED DESCRIPTION ON SHEET 2 OF 2)

REVISE DRAWING AS PER COUNTY 03-26-09

JOB No. 325-003

SHEET 2 OF 2



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 Sarasota, Fla 34243



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ELCONL62.DWG

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	SBC Development conveyances EI Conquistador Parkway	TYPE AGENDA ITEM	Consent
DATE REQUESTED	July 27, 2010	DATE SUBMITTED/REVISED	July 9, 2010
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management Property Acquisition Division	AUTHORIZED BY TITLE	Charlie Bishop, Director, Property Management <i>CB</i>
CONTACT PERSON TELEPHONE/ EXTENSION	Barbara Carter/Extension 3009	PRESENTER/TITLE TELEPHONE/ EXTENSION	Joaquin Servia, Division Manager, Property Acquisition/Extension 3021 <i>JS</i>
ADMINISTRATIVE APPROVAL		<i>J. Y. E.</i>	

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
<p>Acceptance of, authorization to record, Special Warranty Deed from SBC Developments, L.L.L.P. required for the road improvement of EI Conquistador Parkway.</p> <p>Authorization for Chairman to execute, authorization to record, Drainage/Stormwater Easement from SBC Developments, L.L.L.P.</p> <p>Authorization to record Affidavit of Ownership and Encumbrances from Larry P. Lieberman.</p> <p>Authorization to record Partial Release and Joinder from LandMark Bank of Florida.</p>

ENABLING/REGULATING AUTHORITY Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
<p>Comp Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular travel demands. Goal 11.3 addresses flooding and surface water quality.</p> <p>Land Development Code – Section 722.1.2 through 722.1.3.2 Standard and Design Criteria, and Section 909.1 Dedication</p>

BACKGROUND/DISCUSSION
<ul style="list-style-type: none"> • On June 6, 2006, the County and SBC entered into a Local Government Development Agreement for Long Bar Pointe/EI Conquistador Parkway, recorded in O.R. Book 2134, Page 1681, PRMCF. • On July 28, 2009, the BCC executed the Second Amendment to Local Development Agreement for Long Bar Pointe Development/EI Conquistador Parkway between SBC Developments, L.L.L.P. and Manatee County. As part of the Agreement, certain conveyances were required by SBC Developments, L.L.L.P. • Letter received from Edward Vogler II authorized the release of the documents which were held in escrow pursuant to the Agreement to Manatee County. • The documents approved in the Agreement are hereby submitted to the BCC for execution, acceptance and recording for the development of EI Conquistador Parkway. <p style="text-align: right;">APPROVED IN OPEN SESSION</p>

COUNTY ATTORNEY REVIEW		JUL 27 2010
Check appropriate box	BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)	
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)	
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)	
<input checked="" type="checkbox"/>	OTHER- William Clague, Deputy County Attorney forwarded letter received by Edward Vogler II to Property Acquisition authorizing the acceptance and recording by the BCC	

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
<ol style="list-style-type: none"> 1) Special Warranty Deed 2) Drainage/Stormwater Easement 3) Affidavit of Ownership 4) Partial Release 5) Joinder 6) Letter from Edward Vogler II 7) Location Map 		Please notify Barbara Carter, Property Management, Property Acquisition Division of recorded documents.. CCC Charge Account # AR 300026 Project Management <i>Emailed Barbara 8/9/10</i>	
COST:	\$279.50 (Recording Fee)	SOURCE (ACCT # & NAME):	323-6068461 – Long Bar/EI Conquistador Road Improvement Project – 2004 Transportation Bonds
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

VOGLER ◊ ASHTON

Attorneys at Law
2411 - A Manatee Avenue West
Bradenton, FL 34205
Telephone: 941-388-9400
Facsimile: 941-388-9401

Edward Vogler II
Kimberly Ashton

edvogler@voglerashton.com
kimashton@voglerashton.com

William Clague, Esq.
Manatee County Attorneys Office
1112 Manatee Avenue West
Bradenton, Florida 34205

Received By
Manatee County Attorney's
Office
Date 8-4-09
Time 4:00 PM
 Rec'd By Mail
 Rec'd By Hand Delivery
 Rec'd By Fax
Time Sensitive Y N U

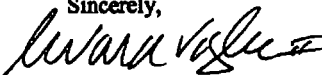
In Re: Second Amendment to LDA - SBC

Dear Bill,

Please allow this letter to supplement our earlier letter of February 28, 2009. In that letter we delivered the original Special Warranty Deed and Drainage Easement. Consequently, the originals of those conveyance documents are within county possession. With this letter we provide instructions and authorizations regarding those original documents, and enclose other original documents as noted below:

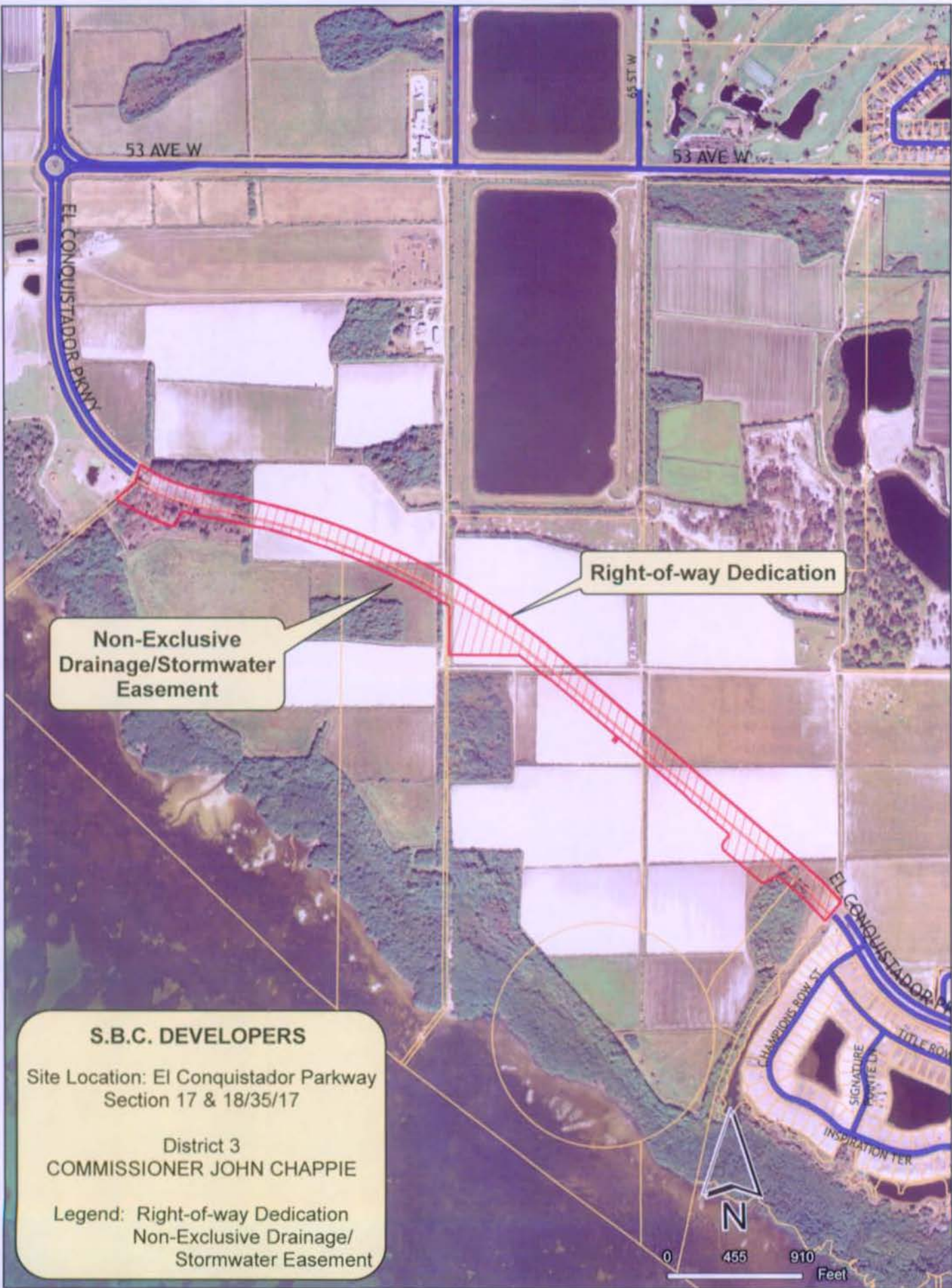
1. The escrow created by the February 28, 2009 letter is released. You are authorized to record the Special Warranty Deed and Drainage Easement.
2. Enclosed with this letter please find the original Partial Release (for attachment to the Special Warranty Deed) and the original Joinder (for attachment to the Drainage Easement) as executed by Landmark Bank of Florida.
3. Enclosed please find three duplicate originals of the Second Amendment To Local Development Agreement executed by SBC. Upon full execution by Manatee County please return one original for our records.

Please call with any questions. We appreciate the opportunity of working with you on this important matter.

Sincerely,

Edward Vogler II

EV/mas

CC SBC Developments, LLLP



**Non-Exclusive
Drainage/Stormwater
Easement**

Right-of-way Dedication

S.B.C. DEVELOPERS
Site Location: El Conquistador Parkway
Section 17 & 18/35/17

District 3
COMMISSIONER JOHN CHAPPIE

Legend: Right-of-way Dedication
Non-Exclusive Drainage/
Stormwater Easement

