

THIS INSTRUMENT PREPARED BY:

Amanda Staehli-Kassim, Real Property Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202



PROJECT NAME: AutoZone Palmetto Parrish
PID NO: 650904809

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **CNL PARRISH LAKES WEST, LLC**, a Florida limited liability company, whose mailing address is 250 Civic Center Drive, Suite 500, Columbus, Ohio 43215 as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "**Grantee**,"

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a ***nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground utility facilities*** over, under, and across the property situated in Manatee County, State of Florida, more particularly described in **Composite Exhibit "A"** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and by its proper officer thereunto duly authorized, the day and year first below written.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 4/21/2026
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:

CNL PARRISH LAKES WEST, LLC, a Florida limited liability company

Sheila Cowan

First Witness Signature

Sheila Cowan

First Witness Printed Name

Address: 10562 University Pkwy #210
Sarasota, FL 34240

Steven Jacobson

Second Witness Signature

Steven Jacobson

Second Witness Printed Name

Address: 10562 University Pkwy #210
Sarasota, FL 34240

By: Casto Net Lease Properties, LLC, a Florida limited liability company
Its: Manager

By: Michael Chadwick
Michael Chadwick, Manager

Date: 3/13/26

STATE OF Florida
COUNTY OF Sarasota

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

☒ physical presence or

☐ online notarization

this 13 day of March, 2026, Michael Chadwick, as Manager of Casto Net Lease Properties, LLC, a Florida limited liability company, as Manager of CNL Parrish Lakes West, LLC, a Florida limited liability company, on behalf of the company, who

☒ is personally known to me or

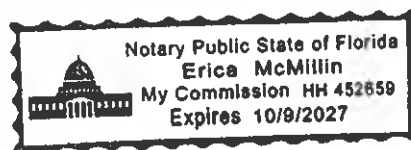
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Erica McMillin

Signature of Notary Public
(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/9/2027



Composite Exhibit "A"

SKETCH OF DESCRIPTION

DESCRIPTION OF SKETCH:

A PORTION OF LOT 207A, PARRISH LAKES WEST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 207A, SAID PARRISH LAKES WEST; THENCE RUN NORTH 89°32'22" WEST ALONG THE SOUTH LINE OF SAID LOT 207A, A DISTANCE OF 129.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°32'22" WEST A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°27'38" EAST 15.00; THENCE SOUTH 89°32'22" EAST 10.00; THENCE SOUTH 00°27'38" WEST 15.00 TO THE POINT OF BEGINNING.

CONTAINS 150 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD, HAVING A RECORDED BEARING OF SOUTH 89°32'22" EAST.
4. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
5. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS AND DOCUMENTS OF RECORD A CURRENT TITLE REPORT MAY DISCLOSE.
6. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT. MEASUREMENTS TAKEN USING SURVEY GRADE EQUIPMENT. UNLESS OTHERWISE INDICATED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
7. LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY



**AMERICAN
LAYOUT**

AMERICAN LAYOUT & LAND SURVEYING

933 LEE ROAD, SUITE 402
ORLANDO, FL 32810
TEL: (844) 787-8399

**LAND SURVEYING
CONSTRUCTION SURVEYING**

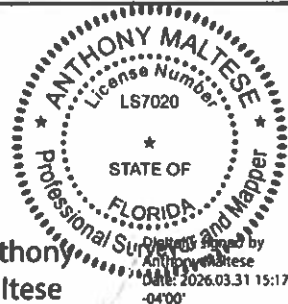
www.americansurveyors.us

CERTIFICATE OF AUTHORIZATION #LB8131

5504 sod utility.dwg

	DATE:	01/23/2026
eSignature	03/31/26	SCALE: 1"=60'
PER COUNTY	03/17/26	DRAWN BY: SAS
PER COMMENTS	01/29/26	PROJECT NO. 5504
REVISION	DATE	SHEET NO. 1 OF 2

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 01/29/2026 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472, FLORIDA STATUTE, UNLESS THIS SURVEY BEARS THE SECURE HASH ALGORITHM (SHA) VERIFIABLE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

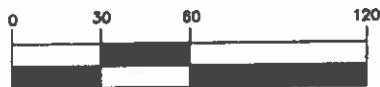


Anthony
Maltese

ANTHONY MALTESE,
P.E., P.L.S., P.S.M., P.P., C.M.E.
PROFESSIONAL SURVEYOR AND MAPPER
FL LICENSE # LS7020

SKETCH OF DESCRIPTION

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

MOCCASIN WALLOW ROAD (VARIABLE R.O.W.)

EXISTING 10' PUBLIC UTILITY EASEMENT
PB 78, PG 80

SOUTHERLY R.O.W. LINE OF MOCCASIN WALLOW ROAD
BASIS OF BEARINGS
SOUTH 89°32'22" EAST

LINE TABLE		
Line #	Bearing	Length
L1	N89°32'22"W	10.00
L2	N00°27'38"E	15.00
L3	S89°32'22"E	10.00
L4	S00°27'38"W	15.00

PIN: 650904909
PORTION OF LOT 206B
PARRISH LAKES WEST
PB 86, PG 153

PIN: 650904959
PORTION OF LOT 206B
PARRISH LAKES WEST
PB 86, PG 153

PIN: 650904809
LOT 207A
PARRISH LAKES WEST
PB 86, PG 153

SECTION 13,
TOWNSHIP 33 SOUTH,
RANGE 18 EAST

PIN: 650904859
LOT 206A
PARRISH LAKES WEST
PB 86, PG 153

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W. RIGHT-OF-WAY
PB PLAT BOOK
PG PAGE
S.F. SQUARE FEET
N= NORTHING
E= EASTING
PIN PARCEL IDENTIFICATION NUMBER

N=1187666.75
E=499053.46
EXISTING 30' PUBLIC DRAINAGE, FLOWAGE AND UTILITY EASEMENT
PB 78, PG 76

PUBLIC UTILITY EASEMENT
150.00 S.F. OR
0.003± ACRES

SOUTH LINE OF LOT 207A

P.O.C. SOUTHEAST CORNER OF LOT 207A
PB 86, PG 153
N=1187650.63
E=499192.42

PIN: 650900809
TRACT 205
PARRISH LAKES
PHASE I AND II
PB 78, PG 76

P.O.B.
N=1187651.67
E=499063.34

PIN: 650900569
TRACT 200
PARRISH LAKES PHASE I AND II
PB 78, PG 76

EXISTING 50' PRIVATE INGRESS EGRESS EASEMENT
PB 78, PG 76



AMERICAN LAYOUT & LAND SURVEYING

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ORLANDO, FL 32810
TEL: (844) 787-8399

LAND SURVEYING
CONSTRUCTION SURVEYING

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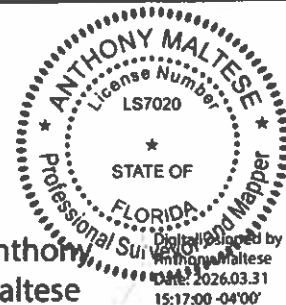
CERTIFICATE OF AUTHORIZATION #LB8131

5504 sod utility.dwg

DATE: 01/23/2026

eSignature	03/31/26	SCALE:	1"=60'
PER COUNTY	03/17/26	DRAWN BY:	SAS
PER COMMENTS	01/29/26	PROJECT NO.	5504
REVISION	DATE	SHEET NO.	2 OF 2

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 01/29/2026 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 FLORIDA STATUTE, UNLESS THIS SURVEY BEARS THE SECURE HASH ALGORITHM (SHA) VERIFIABLE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON. THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.



Anthony Maltese

ANTHONY MALTESE,
P.E., P.L.S., P.S.M., P.P., C.M.E.
PROFESSIONAL SURVEYOR AND MAPPER
FL LICENSE # LS7020

Composite Exhibit "A"

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COMMENCE AT THE SOUTHEAST CORNER OF LOT 207A, SAID PARRISH LAKES WEST; THENCE RUN NORTH 89°32'22" WEST ALONG THE SOUTH LINE OF SAID LOT 207A, A DISTANCE OF 79.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°32'22" WEST A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°27'38" EAST 20.00; THENCE SOUTH 89°32'22" EAST 10.00; THENCE SOUTH 00°27'38" WEST 20.00 TO THE POINT OF BEGINNING.

CONTAINS 200 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD, HAVING A RECORDED BEARING OF SOUTH 89°32'22" EAST.
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7. LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY



AMERICAN LAYOUT & LAND SURVEYING

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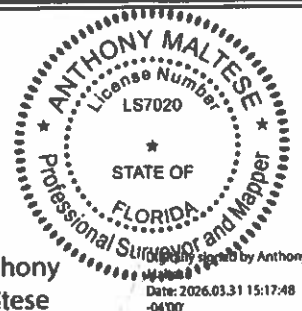
**LAND SURVEYING
CONSTRUCTION SURVEYING**

www.americanlandsurveyors.us

CERTIFICATE OF AUTHORIZATION #LB8131

5504 sod utility_2.dwg			
		DATE:	01/23/2026
eSignature	03/31/26	SCALE:	1"=60'
PER COUNTY	03/17/26	DRAWN BY:	SAS
PER COMMENTS	01/29/26	PROJECT NO.	5504
REVISION	DATE	SHEET NO.	1 OF 2

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 01/29/2026 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472, FLORIDA STATUTE. UNLESS THIS SURVEY BEARS THE SECURE HASH ALGORITHM (SHA) VERIFIABLE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.



Anthony
Maltese

ANTHONY MALTESE,
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PROFESSIONAL SURVEYOR AND MAPPER
FL LICENSE # LS7020

SKETCH OF DESCRIPTION

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

MOCCASIN WALLOW ROAD (VARIABLE R.O.W.)

EXISTING 10'
PUBLIC UTILITY
EASEMENT
PB 78, PG 80

SOUTHERLY R.O.W. LINE OF
MOCCASIN WALLOW ROAD
BASIS OF BEARINGS
SOUTH 89°32'22" EAST

LINE TABLE		
Line #	Bearing	Length
L1	N89°32'22"W	10.00
L2	N00°27'38"E	20.00
L3	S89°32'22"E	10.00
L4	S00°27'38"W	20.00

PIN: 650904909
PORTION OF LOT 206B
PARRISH LAKES WEST
PB 86, PG 153

PIN: 650904959
PORTION OF LOT 206B
PARRISH LAKES WEST
PB 86, PG 153

PIN: 650904809
LOT 207A
PARRISH LAKES WEST
PB 86, PG 153

SECTION 13
TOWNSHIP 33 SOUTH,
RANGE 18 EAST

PIN: 650904859
LOT 206A
PARRISH LAKES WEST
PB 86, PG 153

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W. RIGHT-OF-WAY
PB PLAT BOOK
PG PAGE
S.F. SQUARE FEET
N= NORTHING
E= EASTING
PIN PARCEL IDENTIFICATION NUMBER

N=1187671.35
E=499103.51

EXISTING 30' PUBLIC
DRAINAGE, FLOWAGE
AND UTILITY EASEMENT
PB 78, PG 76

PUBLIC UTILITY
EASEMENT
200.00 S.F. OR
0.005± ACRES

P.O.C.
SOUTHEAST CORNER OF LOT 207A
PB 86, PG 153
N=1187650.63
E=499192.42

PIN: 650900809
TRACT 205
PARRISH LAKES
PHASE I AND II
PB 78, PG 76

P.O.B.
N=1187651.27
E=499113.35

PIN: 650900569
TRACT 200
PARRISH LAKES PHASE I AND II
PB 78, PG 76

EXISTING 50' PRIVATE
INGRESS EGRESS EASEMENT
PB 78, PG 76



AMERICAN LAYOUT & LAND SURVEYING

933 LEB ROAD, SUITE 402
ORLANDO, FL 32810
TEL: (844) 787-8399

LAND SURVEYING
CONSTRUCTION SURVEYING

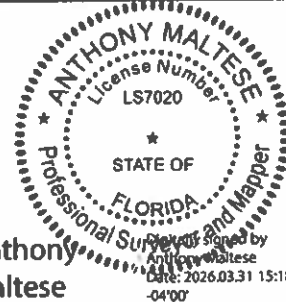
www.americanlandsurveyors.us

CERTIFICATE OF AUTHORIZATION #LB8131

5504 sod utility_2.dwg

eSignature	03/31/26	DATE:	01/23/2026
PER COUNTY	03/17/26	SCALE:	1"=60'
PER COMMENTS	01/29/26	DRAWN BY:	SAS
REVISION	DATE	PROJECT NO.	5504
		SHEET NO.	2 OF 2

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 01/29/2026 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 FLORIDA STATUTE. UNLESS THIS SURVEY BEARS THE SECURE HASH ALGORITHM (SHA) VERIFIABLE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED HEREON, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.



Anthony
Maltese

ANTHONY MALTESE,
P.E., P.L.S., P.S.M., P.P., C.M.E.
PROFESSIONAL SURVEYOR AND MAPPER
FL LICENSE # LS7020

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given by **THE PARK NATIONAL BANK**, a national banking association, whose mailing address is 200 Civic Center Drive, Suite 700, Columbus, Ohio 43215, (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated February 28, 2025, affected by partial release on August 20, 2025, and affected by partial release on August 20, 2025, and recorded as Instrument Numbers 202541027168, 202541104819 and 202541108061, respectively, all of the Public Records of Manatee County, Florida and made by **CNL PARRISH LAKES WEST, LLC**, a Florida limited liability company, whose mailing address is 250 Civic Center Drive, Suite 500, Columbus, Ohio 43215 (hereinafter the **Mortgagor**), in favor of Mortgagee, (hereinafter the **Mortgage**), and encumbers real property.

THE PARK NATIONAL BANK also being the owner and holder of two Notices made by Mortgagor, in favor of Mortgagee, which said Notices have been recorded as Instrument Numbers 202541113757 and 202541113758, all of the Public Records of Manatee County, Florida (hereinafter the **Notices**), and encumbering real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the **Mortgagor** a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law.

Tracey Ramsey
First Witness Signature

Tracey Ramsey
First Witness Printed Name

Address: 200 Civic Center Dr
Columbus OH 43215

Lisa A Keller
Second Witness Signature

Lisa A Keller
Second Witness Printed Name

Address: 3479 Hines Rd
Columbus OH 43230

STATE OF Ohio
COUNTY OF Franklin

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

☒ physical presence or

☐ online notarization

this 17th day of March, 2026, by Bernie McGinness, as
of The Park National Bank, a national banking association,
on behalf of the association, who

☒ is personally known to me or

☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF
SECTION 117.05, FLORIDA STATUTES]

Melissa R Eblin
Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

MORTGAGEE:

THE PARK NATIONAL BANK, a
national banking association

By: [Signature]
Signature

As: VP
Title
BERNIE MCGINNNESS
Printed Name

Date: 3/17/26

My Commission Expires: 05/15/2028



Melissa R. Eblin
Notary Public, State of Ohio
My Commission Expires 05-15-2028

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given by **AUTOZONE STORES, LLC**, a Nevada limited liability company, whose mailing address is Post Office Box 2198, Department 8088, Memphis, Tennessee, 38103, (hereinafter the **Lessee**), being the owner and holder of an unrecorded ground lease dated November 6, 2025, made by **CNL PARRISH LAKES WEST, LLC**, a Florida limited liability company, whose mailing address is 250 Civic Center Drive, Suite 500, Columbus, Ohio, 43215, (**Lessor**), in favor of Lessee, which Memorandum of Lease has been recorded in Official Records under Instrument Number 202541136781, of the Public Records of Manatee County, Florida (hereinafter the **Lease**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the **Lessor** a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Lessee consent to and join in the Easement referenced above and incorporated herein by reference, and the Lessee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Lessor has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law.

[Signature]

First Witness Signature

WADE DAVIS

First Witness Printed Name

Address: 123 SOUTH FRONT ST. 3RD FL.
MEMPHIS, TN 38103

[Signature]

Second Witness Signature

Cole Prentiss

Second Witness Printed Name

Address: 123 S Front Street,
Memphis, TN 38103

STATE OF Tennessee
COUNTY OF SHelBY

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization

this 14th day of MARCH, 2026, by Joshua Hughes, as
Vice President of AutoZone Stores, LLC, a Nevada limited liability company, on behalf of the company, who

☒ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

LESSEE:

AUTOZONE STORES, LLC, a Nevada
limited liability company

By: [Signature]

Signature

As: Vice President

Title

Joshua Hughes

Printed Name

Date: MARCH 14, 2024

My Commission Expires
October 30, 2029

My Commission Expires: _____



Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: pringler
Cashiered By: sweinkauff

Receipt#: 900840479

Payee Name: CPH CONSULTING LLC

Receipt Date: 04/22/2026

Instrument(s): 202641045630-EASEMENT

Receipt Total:	\$86.50
Amount Tendered:	\$86.50
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$86.50

Check	\$86.50	CHECK #	1449
Amount Paid	\$86.50		

This service fee is charged by MyFloridaCounty.com. Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For Information on refunds or for general inquiries, please call customer support at (877) 326 8689.

Instrument: 202641045630 EASEMENT

001000000341100	RECORDING FEE \$5/\$4	\$41.00
199000000341150	PRMTF \$1/\$.50	\$5.50
001000000208911	PRMTF FACC \$.10	\$1.00
199000000341160	PRMTF CLERK \$1.90	\$19.00
001000000208912	PRMTF BCC \$2	\$20.00
Instrument Total:		\$86.50



April 21, 2026 - Regular Meeting

Subject

Acceptance and Recording of a Permanent Utilities Easement from CNL Parrish Lakes West, LLC, for a property located at 7725 Moccasin Wallow Road, Parrish, Florida 34219, Peter Morrow, Property Acquisition Division Manager - District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

- Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913
- Amanda Staehli-Kassim, Real Property Coordinator, Property Acquisition Division, Property Management Department, Extension 3003

Action Requested

- Accept and Record Permanent Utilities Easement for CNL Parrish Lakes West, LLC, (Includes Consent and Joinder from The Park National Bank and Consent and Joinder from AutoZone Stores, LLC)

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government
- Manatee County Comprehensive Plan

Applicable Advisory Board

N/A

Background Discussion

- CNL Parrish Lakes West, LLC, a Florida limited liability company, owns the property located at 7725 Moccasin Wallow Road, Parrish, Florida, 34219.
- CNL Parrish Lakes West, LLC, is required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan requirements for a commercial development (PLN2408-0151).
- The recording of the Permanent Utilities Easement is required for CNL Parrish Lakes West, LLC, to receive their Certificate of Completion.
- The Park National Bank, a national banking association, who holds a mortgage on the property, consents to and joins in the easement.

- AutoZone Stores, LLC, a Nevada limited liability company, who holds a leasehold interest on the property, consents to and joins in the easement.
- The Permanent Utilities Easement encompasses approximately 200 square feet and 150 square feet, for a total of 350 square feet and are located on the southwest corner of lot 207A along Gulf Haven Drive, as per the final site plan.
- The Permanent Utilities Easement has been reviewed by Development Services and they have determined it meets the requirements of the site plan.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

- Felicia Mitchell at felicia.mitchell@cphcorp.com
- Matthew D'Angelo at mdangelo@cphcorp.com
- Jeremy Cox at jeremy.cox@mymanatee.org
- Frank Conetta at frank.conetta@mymanatee.org
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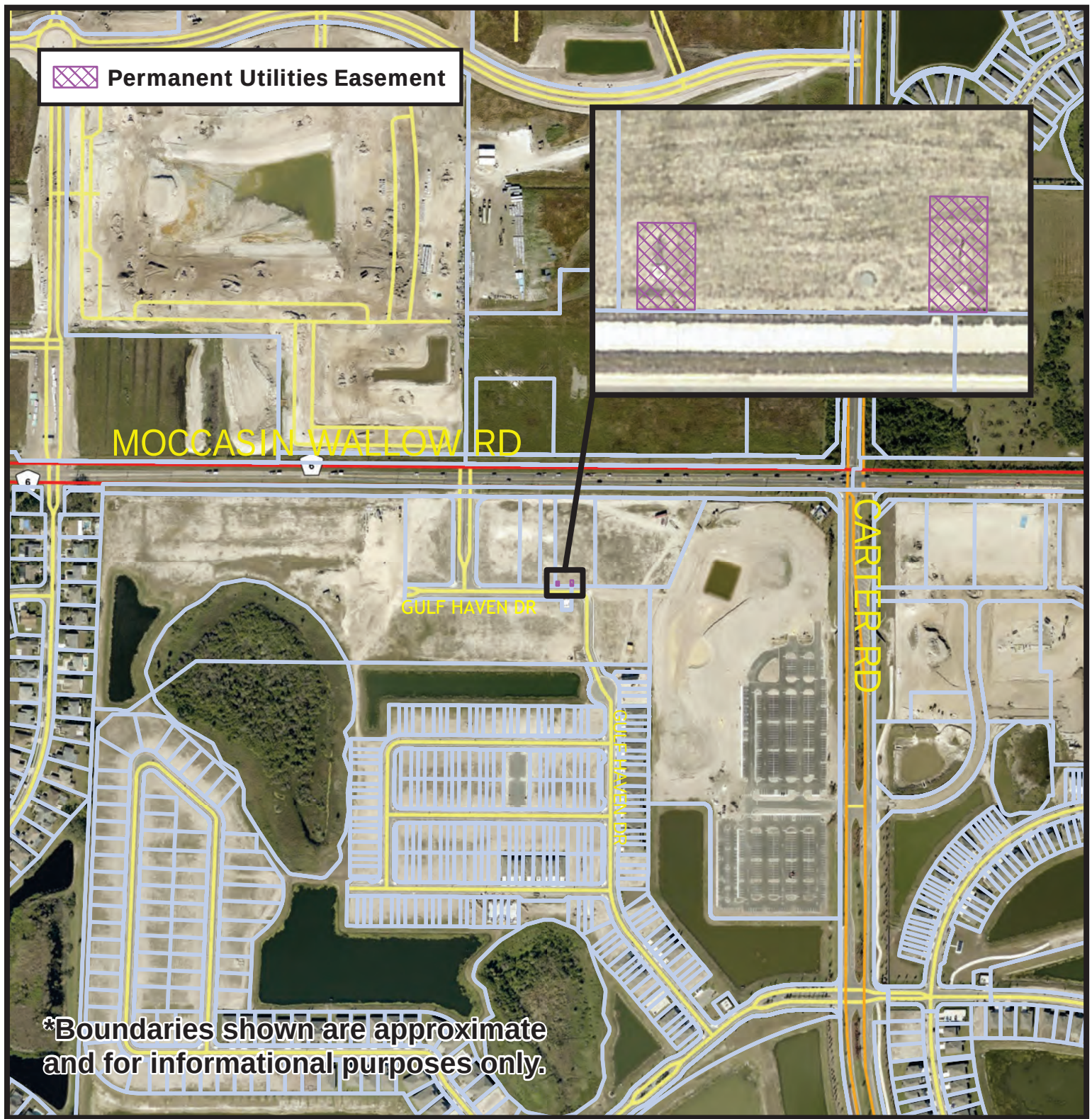
Distributed 4/22/26, RT

Cost and Funds Source Account Number and Name

\$86.50 recording fee to be paid by Grantor

Amount and Frequency of Recurring Costs

N/A



PERMANENT UTILITIES EASEMENT

CNL PARRISH LAKES WEST, LLC
7725 MOCCASIN WALLOW ROAD
PARRISH, FLORIDA 34219
PID: 650904809



DISTRICT 1 - VACANT