

FIRST AMENDMENT TO LICENSE AGREEMENT

THIS FIRST AMENDMENT TO LICENSE AGREEMENT (hereinafter the "**First Amendment**") is made and entered into by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, (hereinafter "**LICENSOR**"), whose mailing address is Post Office Box 1000, Bradenton, Florida 342056, and the **VALKYRIES OF MANATEE, INC.**, a Florida non-profit corporation (hereinafter "**Licensee**"), whose mailing address is 14739 7th Avenue Northeast, Bradenton, Florida 34212. Licensor and Licensee are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, the Parties entered into a License Agreement dated January 23, 2024 (hereinafter the "**Agreement**"), pursuant to which Licensor granted Licensee the right to use a defined portion of the property described therein (the "Licensed Area"); and

WHEREAS, Licensor and Licensee now desire to amend the Agreement to modify the description and extent of the Licensed Area as set forth in the Agreement, attached hereto as **Exhibit "A"**; and

WHEREAS, the Parties intend that, except as expressly modified herein, all other terms and conditions of the Agreement shall remain in full force and effect.

NOW, THEREFORE, in consideration of the mutual promises made herein, and other good and valuable consideration, the adequacy, sufficiency, and receipt of which are hereby acknowledged, the Parties agree as follows:

1. Each party is in full compliance with the Agreement.
2. Neither Party has any claim whatsoever against the other as of the Effective Date of this First Amendment.
3. The Effective Date of this First Amendment is the date upon which this First Amendment is approved and executed by the Board of County Commissioners of Manatee County, Florida.
4. Paragraph 23 Notice of the Agreement shall be amended to state:

If to Licensor: Manatee County
Attention: Director
Property Management Department
Post Office Box 1000
Bradenton, Florida 34206

And Manatee County
Attention: County Attorney
Office of the County Attorney
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205

If to Licensee: Valkyries of Manatee, Inc.
Attn: President
1116 Hagle Park Road
Bradenton, Florida 34212

5. In the event of any conflict between the terms, covenants, and conditions of the Agreement and the terms, covenants, and conditions of this First Amendment, the terms, covenants, and conditions of this First Amendment shall govern.
6. In order to be valid, any further amendments must be in writing and executed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this First Amendment to License Agreement to be duly executed effective as of the date set forth below.

[SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.]

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

LICENSEE:
VALKYRIES OF MANATEE, INC., a
Florida not for profit corporation

Christina Heath
First Witness Signature

Christina Heath
First Witness Printed Name

Address: 6616 12th St. W
Bradenton, FL 34207

[Signature]
Second Witness Signature

Jessica Bonano
Second Witness Printed Name

Address: 3115 B1st Ct E #202
Bradenton, FL 34211

STATE OF Florida
COUNTY OF Manatee

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

☐ online notarization

this 20th day of April, 2026, by Eric Sorg, as President of Valkyries of Manatee, Inc., a Florida not for profit corporation, on behalf of the corporation, who

☒ is personally known to me or

☐ has produced _____ as identification.

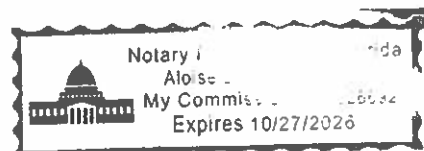
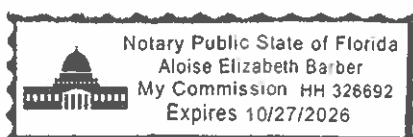
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Aloise Elizabeth Barber

Signature of Notary Public

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

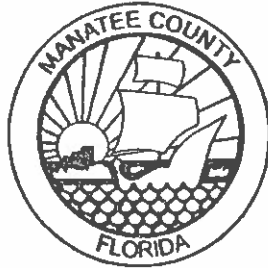
My Commission Expires: 10/27/26



LICENSOR:

MANATEE COUNTY, a political
subdivision of the State of Florida

By: its Board of County Commissioners



By: *J. M.*
Chairperson

Date: *May 14, 2020*

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: *Robert Deth, DC*
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH

EXHIBIT "A"**Sketch and Description for the Valkyries Club****Description:**

A portion of the parcel of land described and recorded in O.R. Book 1051, Page 2574 in the public records of Manatee County, Florida, lying in the Southwest Quarter of the Northwest Quarter of Section 24, Township 34 South, Range 19 East, Tallahassee Meridian, located in said Manatee County, State of Florida, and being more particularly described as follows:

Begin at the northwest corner of said Southwest Quarter of the Northwest Quarter of Section 24, said northwest corner also being the northwest corner of said parcel of land described and recorded in O.R. Book 1051, Page 2574; thence S 88°49'13" E along the north line of said Southwest Quarter of the Northwest Quarter of Section 24 for a distance of 610.49 feet to the northeast corner of said parcel of land described and recorded in O.R. Book 1051, Page 2574; thence S 00°46'58" W along the east line of said parcel of land described and recorded in O.R. Book 1051, Page 2574 and parallel with the west line of said Southwest Quarter of the Northwest Quarter of Section 24 for a distance of 965.99 feet; thence N 89°07'00" W parallel with the south line of said Southwest Quarter of the Northwest Quarter of Section 24 for a distance of 544.50 feet to the west line of said parcel of land described and recorded in O.R. Book 1051, Page 2574; thence N 00°46'58" E along said west line of the parcel of land described and recorded in O.R. Book 1051, Page 2574 and parallel with the west line of said Southwest Quarter of the Northwest Quarter of Section 24 for a distance of 902.54 feet; thence N 88°35'25" W for a distance of 65.98 feet to said west line of the Southwest Quarter of the Northwest Quarter of Section 24; thence N 00°46'58" E along said west line of the Southwest Quarter of the Northwest Quarter of Section 24 for a distance of 68.00 feet to the Point of Beginning.

Containing 12.19 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners.

Surveyor's Notes:

- 1) Measurements were made in accordance with the United States Standard Foot.
 - a. U.S. Survey Foot definition.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the north line of the Southwest Quarter of the Northwest Quarter of Section 24, Township 34 South, Range 19 East, as having a grid bearing of S 88°49'13" E.
 - a. Bearings and coordinates have the following metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.
 - a. NAD83 (2011)
 - ii. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator
- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel described hereon may result in variations in bearings and/or distances.
- 4) Danny R. Swain, Florida Professional Surveyor and Mapper did not perform a title search, nor was a title search provided. Therefore, the sketch and description shown hereon is subject to any facts that may be disclosed by a full and accurate title search.

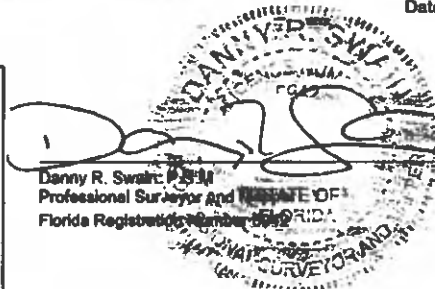
- 5) Lands shown hereon were not abstracted by Danny R. Swain, Florida Professional Surveyor and Mapper, and are, therefore, subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 6) Easements are per the recorded plat/deed, if any.
- 7) This sketch and description does not reflect, determine, or guarantee ownership.
- 8) Existing improvements are not shown, if any.
- 9) Underground utilities were not located, if any.
- 10) Overhead utilities were not located, if any.
- 11) No attempt was made to locate any underground foundations.
- 12) Septic/Drain field not located, if any.
- 13) No attempt was made to locate written or unwritten easements or rights-of-way other than those shown hereon.
- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties is prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to above may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. O.R. Book 1051, Page 2574 in the public records of Manatee County, Florida.
 - b. O.R. Book 540, Page 908 in the public records of Manatee County, Florida.
 - c. O.R. Book 301, Page 98 in the public records of Manatee County, Florida.
 - d. O.R. Book 2269, Page 7054 in the public records of Manatee County, Florida.
 - e. Florida Department of Environmental Protection Certified Corner Records for Section 24, Township 34 South, Range 19 East.
 - f. General Land Office (G.L.O.) plat and field notes for Township 34 South, Range 19 East.
 - g. Manatee County Property Appraiser Maps.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Surveyor and Mapper this sketch and description are for informational purposes only and is not valid.
- 20) The parcel lines for adjoining tracts are from the Manatee County Property Appraiser and are for illustrative purposes only.

Survey Date: N/A

Date of Creation: February 02, 2026



9000 Towncenter Parkway
Lakewood Ranch, Florida
34202, (841)748-4501



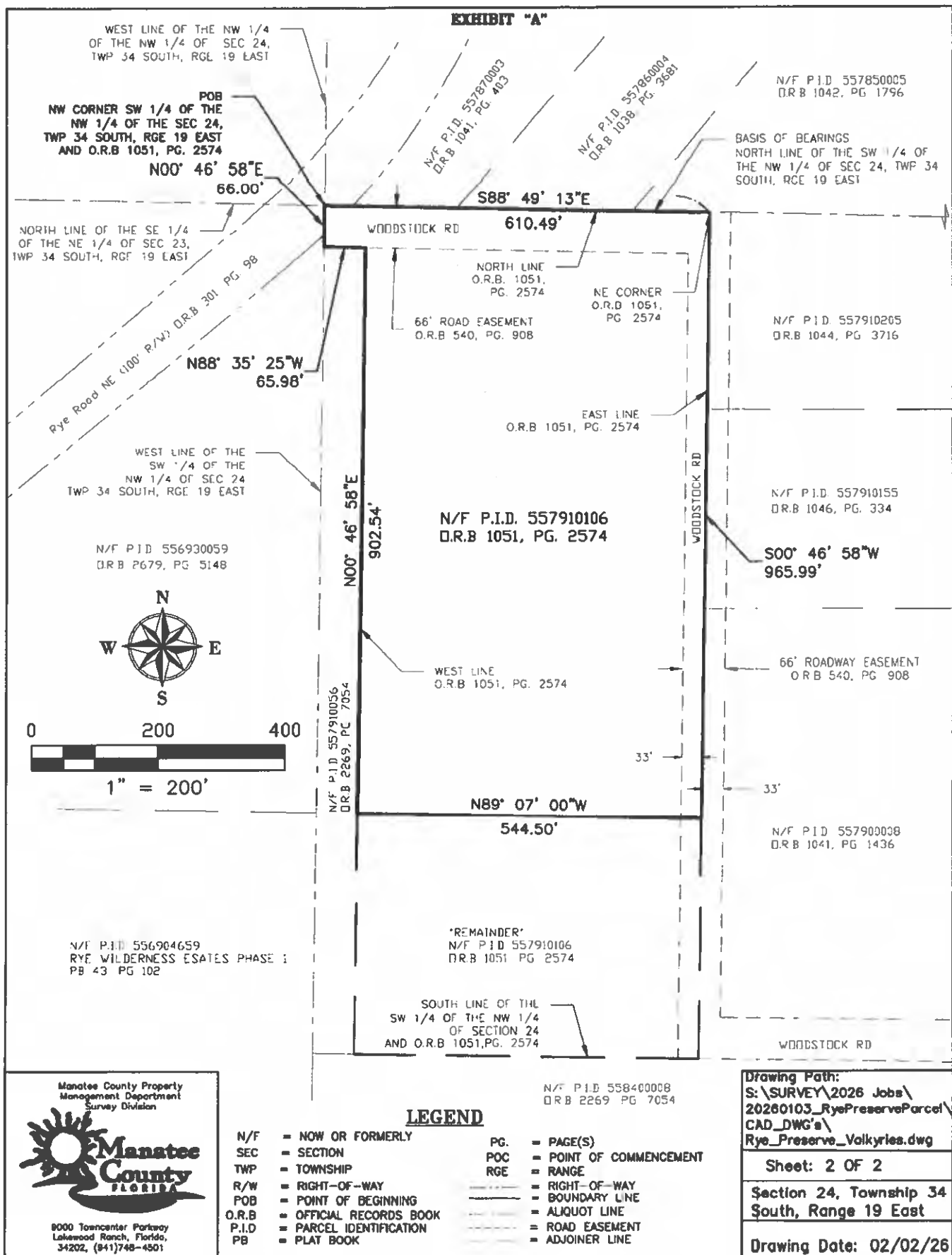
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\
20260103_RyePreserveParcel\
CAD_DWG's\
Rye_Preserve_Valkyries.dwg

Sheet: 1 OF 2

Section 24, Township 34
South, Range 19 East

Drawing Date: 02/02/26





May 19, 2026 - Regular Meeting

Subject

Execution of the First Amendment to the License Agreement between Manatee County and the Valkyries of Manatee, Inc., for the property located at 634 Woodstock Road, Bradenton, Florida 34212, 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

Lisa Crabtree, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested

- Execute the First Amendment to the License Agreement between Manatee County and the Valkyries of Manatee, Inc.

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government

Applicable Advisory Board

N/A

Background Discussion

- On January 23, 2024, the Board of County Commissioners ("Board") adopted Resolution R-24-033, authorizing the execution of a License Agreement ("Agreement") between Manatee County ("County") and the Valkyries of Manatee, Inc. ("Valkyries"), and executed such Agreement for continued use of the property located at 634 Woodstock Road, Bradenton, Florida ("Property") for the operation of a radio-controlled model airplane flying club.
- The Agreement provides for a five (5) year term and may be terminated by either party upon sixty (60) days written notice.
- The public currently utilizes an existing archery range located on County property that is in close proximity to the Manatee County Sheriff's Office Mounted Patrol Unit stables. For security and safety purposes, the Sheriff's Office requested the County relocate the archery range.

- The Natural Resources Department determined that a portion of the Property, specifically the unused southern area, is suitable for placement of archery range improvements, including a range, awning, parking area, portable restrooms, and a storage shed. Natural Resources coordinated with the Property Acquisition Division to work with the Valkyries on an amendment to the Agreement.
- This First Amendment to the Agreement modifies Exhibit "A" to provide a revised legal description and sketch delineating the area designated for the Valkyries' use. Paragraph 23 is also revised to update notice addresses. All other terms and conditions of the Agreement remain unchanged and in full force and effect.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please ensure that the Chairman signs page 4 of the First Amendment to License Agreement.

Please email a copy of the approved agenda to the following:

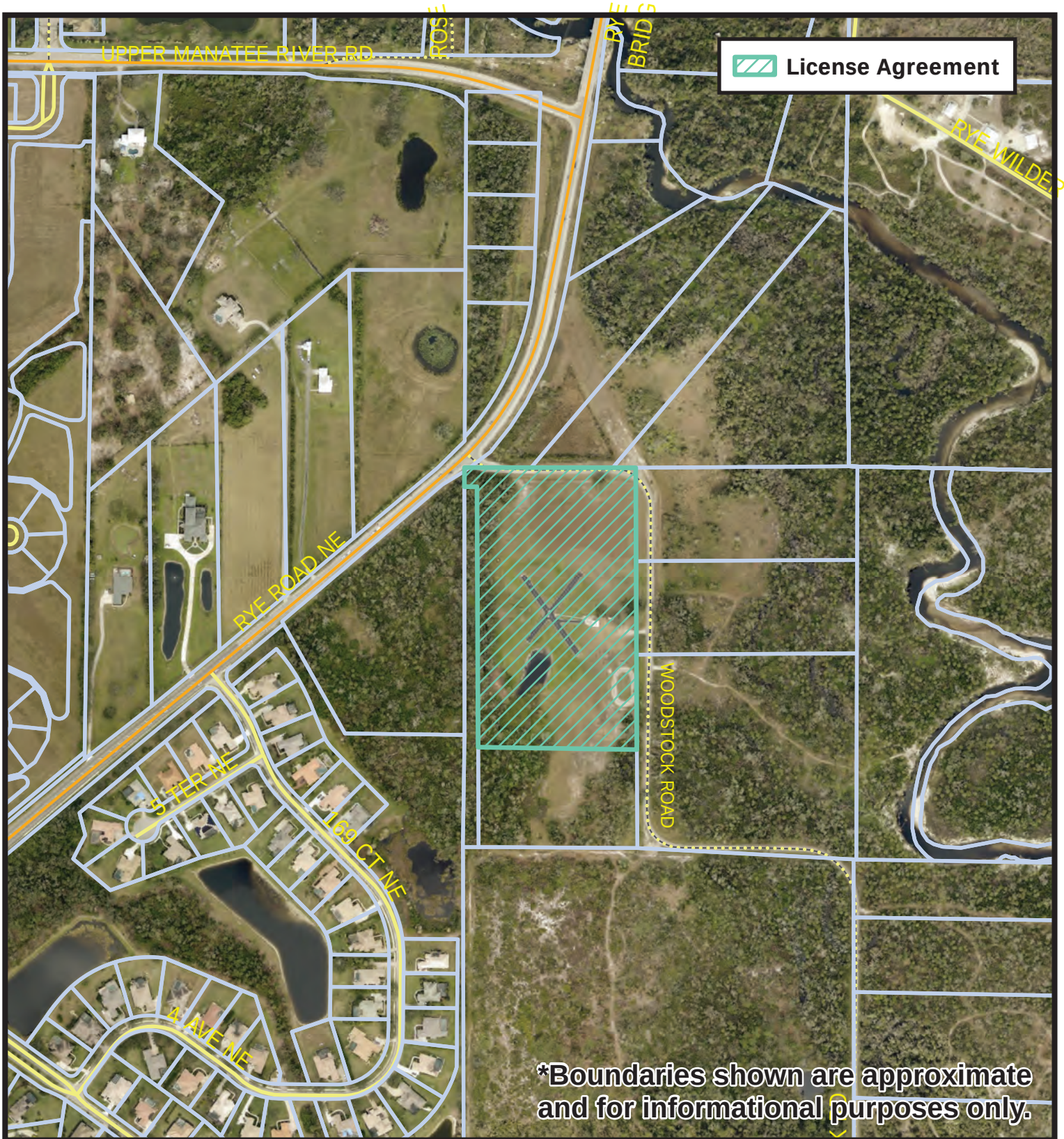
Lisa Crabtree at lisa.crabtree@mymanatee.org
Mike Elswick at michael.elswick@mymanatee.org
Michelle Carlson at michelle.carlson@mymanatee.org
Aedan Stockdale at aedan.stockdale@mymanatee.org
Tom Reynolds at tom.reynolds@mymanatee.org
Eric Sorg at eric.sorg05@gmail.com
Kav Adkins at muierdragona@yahoo.com
Distributed 5/20/26, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



LICENSE AGREEMENT

MANATEE COUNTY
634 WOODSTOCK ROAD
BRADENTON, FLORIDA 34212
PID 557910106

DISTRICT 1 - VACANT

