Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

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: CVS SR 64 Lorraine
PID NO: 576900509

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **BOOS - BRADENTON SR64, LLC**, a Florida limited liability company, whose mailing address is 380 Park Place Boulevard, Suite 200, Clearwater, Florida 33759, 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**,"

W I T N E S S E T H:

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 **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 10/20/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

Erin Lyle
First Witness Signature

Erin Lyle
First Witness Printed Name

Address: 380 Park Place Blvd, Suite 200
Clearwater, FL 33759

Second Witness Signature

Maureen Wolfe
Second Witness Printed Name

Address: 380 Park Place Blvd, Suite 200
Clearwater, FL 33759

GRANTOR:
BOOS – BRADENTON SR64, LLC, a Florida limited liability company

By: Boos Florida Development, LLC, a Florida limited liability company
Its: Manager

By: Robert D. Boos
Robert D. Boos, Manager

Date: 9-14-26

STATE OF Florida
COUNTY OF Pinellas

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization
this 14 day of September, 2026, Robert D. Boos, as Manager of Boos Florida Development, LLC, a Florida limited liability company, as Manager of Boos – Bradenton SR64, 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]

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

My Commission Expires: 10/1/27

MAUREEN WOLFE
Commission # HH 405496
Expires October 1, 2027

Exhibit "A"

SKETCH OF DESCRIPTION

Section 3 , Township 35 South, Range 19 East

Manatee County, Florida

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF UNIT 1, CNL LORRAINE SW, A LAND CONDOMINIUM, AS DEPICTED AND RECORDED IN PLAT BOOK 42, PAGE 116 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°17'28"E., A DISTANCE OF 260.70 FEET TO THE POINT OF BEGINNING; THENCE N.00°39'16"E., A DISTANCE OF 33.17 FEET; THENCE S.89°18'15"E., A DISTANCE OF 27.97 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID UNIT 1; THENCE S.00°00'41"E., A DISTANCE OF 33.18 FEET TO SAID SOUTH LINE; THENCE N.89°17'28"W., ALONG SAID SOUTH LINE, A DISTANCE OF 28.36 FEET TO THE POINT OF BEGINNING; BEING AND LYING IN SECTIONS 3, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

CONTAINING 934 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF UNIT 1 BEING S.89°17'28"E.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KRISTIE M. KAJFASZ, P.S.M.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:

Boos – Bradenton SR64, LLC

REVISIONS:

ATWELL
866.850.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9838 FAX

Digitally signed by Dalton Cross
Date: 2026.08.14 09:08:24 -04'00'

DALTON R CROSS, PSM. No. 7329

SHEET 1 OF 2	Scale: 1"= NONE	Drawn by: DC	FB/PG: NONE	DATE: 08/14/2026
				JOB: 24006577

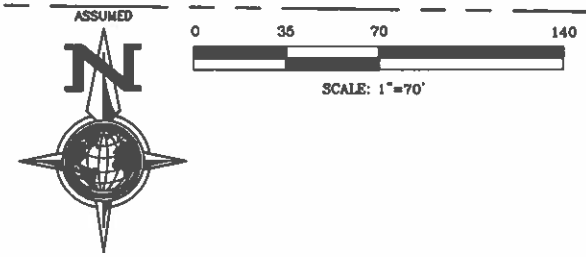
Drawing name: H:\Land_Projects\CVS – SR 64 and Lorraine Rd (SWC)\dwg\UTILITY EASE 2.dwg 8.5X11 (1) Aug 14, 2026 9:01am by: dcross

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF UNIT 1 BEING S.89°17'28"E.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KRISTIE M. KAJFASZ, P.S.M.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

Section 3 , Township 35 South, Range 19 East
Manatee County, Florida



STATE ROAD 64
HERETOFORE DEDICATED AS DIPECTED AND
RECORDED IN MAP SECTION 13050-000
208' RIGHT-OF-WAY

UNIT 2
CNL LORRAINE SW
PLAT BOOK 42, PAGE 116

UNIT 1
CNL LORRAINE SW
PLAT BOOK 42, PAGE 116

EAST LINE UNIT 1

S89°18'15"E 27.97'

POINT OF COMMENCEMENT
SE CORNER UNIT 1
PLAT BOOK 42, PAGE 116

UTILITY EASEMENT
934 SQ FT
0.02 ACRES

N00°39'16"E 33.17'

POINT OF BEGINNING

S89°17'28"E 260.70'

SOUTH LINE UNIT 1

LORRAINE ROAD
HERETOFORE DEDICATED AS DIPECTED AND
RECORDED IN MAP SECTION 13050-000
WIDTH VARIES

S00°00'41"E 33.18'

N89°17'28"W 28.36'

GS LAKEWOOD RANCH OWNER LLC
PARCEL ID#576900409
INSTRUMENT # 202341006528

"EXHIBIT A"
ACCESS EASEMENT
ORI 202341006531

REVISIONS:

ATWELL
866.850.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Digitally signed by Dalton Cross
Date: 2026.08.14

DALTON R CROSS, PSM. No. 7329

SHEET 2 OF 2	Scale: 1"= 70'	Drawn by: DC	FB/PG: NONE	DATE: 08/14/2026
				JOB: 24006577

Drawing name: H:\Land_Projects\CVS - SR 64 and Lorraine Rd (SWC)\dwg\UTILITY EASE 2.dwg 8.5X11 (2) Aug 14, 2026 9:02am by: dcross

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given by **VALLEY NATIONAL BANK,** a national banking association, whose mailing address is 180 Fountain Parkway North, Suite 200, St. Petersburg, Florida 33716, (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated January 28, 2026, made by **BOOS – BRADENTON SR64, LLC**, a Florida limited liability company whose mailing address is 380 Park Place Boulevard, Suite 200, Clearwater, Florida 33759 (hereinafter the **Mortgagor**), in favor of Mortgagee, which mortgage has been recorded in Official Records under Instrument Number 202641010376 of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

VALLEY NATIONAL BANK, also being the owner and holder of and an Assignment of Rents and Leases, Profits and Contracts and a UCC Financing Statement, made by Mortgagor, in favor of Mortgagee, which has been recorded under Instrument Numbers 202641010377 and 202641010378, all of the Public Records of Manatee County, Florida (hereinafter the **Liens**) 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.

ACCEPTED IN OPEN SESSION 10/20/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

First Witness Signature

Jeremy Raiford
First Witness Printed Name

Address: 113 E. Whiting St. Tampa, FL. 33602

Evelyn Martinez
Second Witness Signature

Evelyn Martinez
Second Witness Printed Name

Address: 113 E. Whiting St. Tampa, FL 33602

STATE OF Florida
COUNTY OF Hillsborough

MORTGAGEE:
VALLEY NATIONAL BANK, a national banking association

By: _____
Signature

As: Senior Vice President
Title

Ryan Vandenburgh
Printed Name

Date: 9/11/2026

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☑ physical presence or
☐ online notarization
this 11th day of September, 2026, by Ryan Vandenburgh as Senior Vice President of Valley 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]

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

My Commission Expires: 12/28/2026.

LUZ LLANO
Notary Public - State of Florida
Commission # HH 331313
My Comm. Expires Dec 28, 2026

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given by **HOLIDAY CVS, L.L.C.**, a Florida limited liability company, whose mailing address is One CVS Drive, Woonsocket, Rhode Island, 02895, (hereinafter the **Lessee**), being the owner and holder of an unrecorded lease dated November 4, 2025 (hereinafter the **Lease**), made by **BOOS – BRADENTON SR64, LLC**, a Florida limited liability company, whose mailing address is 380 Park Place Boulevard, Suite 200, Clearwater, Florida 33759 (hereinafter the **Lessor**), in favor of Lessee, which Lease encumbers the real property described herein.

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 Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Lessor 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.

ACCEPTED IN OPEN SESSION 10/28/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

Lynn Chenel
First Witness Signature

Lynn Chenel
First Witness Printed Name

Address: One CVS Drive
Woonsocket, RI 02895

Susan Osyk
Second Witness Signature

Susan Osyk
Second Witness Printed Name

Address: One CVS Dr.
Woonsocket, RI 02895

LESSEE:
HOLIDAY CVS, L.L.C., a Florida limited liability company

By: Karen Z. Bell
Signature

As: Assistant Secretary
Title

Karen Z. Bell
Assistant Secretary
Printed Name

Date: September 22, 2026

STATE OF Rhode Island
COUNTY OF Providence

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☑ physical presence or
☐ online notarization
this 22nd day of September, 2026, by Karen Z. Bell, as Assistant Secretary of Holiday CVS, L.L.C., 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]

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

Susan M. Schadone
Notary Public
State of Rhode Island
My Commission Expires 03-09-2028
Commission #46180

My Commission Expires: _____

SUSAN M. SCHADONE
NOTARY
PUBLIC
STATE OF RHODE ISLAND

Angelina "Angel" Colonneso
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: esanchez
Cashiered By: SKEE

Receipt#: 900886025 **Payee Name:** BOOS DEVELOPMENT GROUP INC

Receipt Date: 10/21/2026

Instrument(s): 202641121661-EASEMENT

Receipt Total:	$69.50
Amount Tendered:	$69.50
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$69.50**

Check	$69.50	CHECK #	45432
Amount Paid	$69.50		

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: 202641121661 EASEMENT

001000000341100	RECORDING FEE $5/$4	$33.00
199000000341150	PRMTF $1/$.50	$4.50
001000000208911	PRMTF FACC $.10	$0.80
199000000341160	PRMTF CLERK $1.90	$15.20
001000000208912	PRMTF BCC $2	$16.00
	Instrument Total:	**$69.50**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 -Regular Meeting

Subject
Acceptance and Recording of a Permanent Utilities Easement from Boos - Bradenton SR64, LLC, for property located at 14470 State Road 64 East, Bradenton, Florida 34212, Peter Morrow, Property Acquisition Division Manager – District 5

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 from Boos - Bradenton SR64, LLC (Includes Consent and Joinder from Valley National Bank and Consent and Joinder from Holiday CVS, LLC)

Enabling/Regulating Authority
•Chapter 125 of the Florida Statutes, County Government
•Manatee County Comprehensive Plan

Applicable Advisory Board
N/A

Background Discussion
•Boos - Bradenton SR64, LLC, a Florida limited liability company, owns the property located at 14470 State Road 64 East, Bradenton, Florida 34212.
•Boos - Bradenton SR64, LLC, is required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan requirements for a commercial development (PLN 2607-0043).
•The recording of the Permanent Utilities Easement is required for Boos – Bradenton SR64, LLC, to receive their Certificate of Completion.
•Valley National Bank, a national banking association, who holds a mortgage on the property, consents to and joins in the easement.

•Holiday CVS, LLC, a Florida limited liability company, who holds a leasehold interest on the property, consents to and joins in the easement.
•The Permanent Utilities Easement encompasses approximately 934 square feet and is located at the southeast corner of Unit 1 along Lorraine Road and State Road 64.
•The Permanent Utilities Easement has been reviewed by Development Services, and they have determined that it meets the requirements of the final site plan.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please email a copy of the approved agenda item to the following:

Amanda Staehli-Kassim at amanda.staehlikassim@mymanatee.org
Jeremy Cox at jeremy.cox@mymanatee.org
Lauren Kramer at lauren.kramer@mymanatee.org
Darin Rice at darin.rice@mymanatee.org
Frank Conetta at frank.conetta@mymanatee.org
Distributed 10/21/26, RT

Cost and Funds Source Account Number and Name
$69.50 recording fee to be paid by the Grantor

Amount and Frequency of Recurring Costs
N/A



PERMANENT UTILITIES EASEMENT

BOOS - BRADENTON SR64, LLC
14470 STATE ROAD 64 EAST
BRADENTON, FLORIDA 34212
PID 576900509

N
W E
S

Manatee County FLORIDA

DISTRICT 5 - DR. ROBERT "BOB" MCCANN