

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Villages of Amazon South / North Manatee Investment, LLC

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

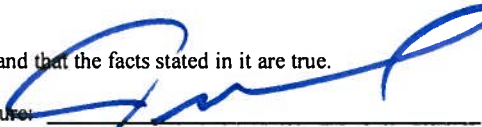
If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner (X) or contract purchaser ()	
NMI Management, LLC, Manager <u>(John A. Neal, Manager)</u>	NP Land Partners, LLC - 100%
<u>5800 Lakewood Ranch Blvd</u>	
<u>Sarasota, FL 34240</u>	

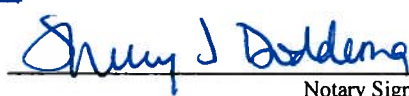
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: 

STATE OF FLORIDA
COUNTY OF Manatee Sarasota

(Applicant): John A. Neal

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August 2013
by John A. Neal, who is personally known to me or who has produced _____
_____ as identification.
(type of identification)

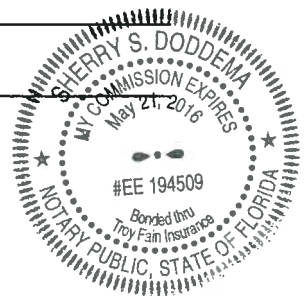

Notary Signature

SHERRY S. DODDEMA
Print or type name of Notary

My Commission Expires: _____

Commission No: _____

Title or Rank



**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (print): North Manatee Investment, LLC
Mailing Address (print): 5800 Lakewood Ranch Blvd, Sarasota, FL 34240
Officer's Name and Title (print): John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.
(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.


_____/ Manager
Owner's Signature/Print Title


Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this August 20, 2013 by John A. Neal who is personally known to me or who
(date)
(name of person acknowledging)

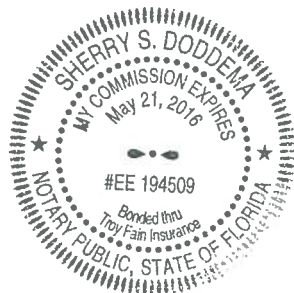
has produced _____ as identification.
(type of identification)

My Commission Expires: _____


Signature of Person Taking Acknowledgment
SHERRY S. DODDEMA
Name

Title or Rank

Rev 2/8/10 B2



Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, L.L.C. a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and North Manatee Investment, L.L.C. a Florida limited liability company (the "**Grantee**"), whose mailing address is 200 South Orange Avenue, Sarasota, Florida 34236.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**"; however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of **GRANTOR:**
these witnesses:

Witness: [Signature]
Print Name: Kyle Skissia

Witness: [Signature]
Print Name: Jeanne Z. Golden

CNB REI HOLDINGS, LLC,
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: [Signature]
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB REI HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known OR Produced Identification _____

Type of Identification Produced None

[Signature]
Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____



EXHIBIT "A"

PARCELS A3 AND A4

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°08'15" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
2. Rights of others to use the waters of any water body extending from the insured land onto other lands.
3. The nature, extent or existence of riparian rights is not insured.
4. Rights of upper and lower stream owners in and to the use of the waters of any stream or ditch running over and across the subject premises to and or from any adjacent properties and to the continued uninterrupted flow thereof.
5. Road rights-of-way as set forth on the Plat of Unit No. 1 Manatee River Farms recorded in Plat Book 6, Page(s) 45, Public Records of Manatee County, Florida.
6. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.
7. Grant of Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded September 3, 2002 in Official Records Book 1767, page 4888, Public Records Manatee County, Florida.
8. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Villages of Amazon South / Parrish Holdings, LLC

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner (X) or contract purchaser ()	
John A. Neal 5800 Lakewood Ranch Blvd Sarasota, FL 34240	NP Land Partners, LLC - 100%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Handwritten Signature]
(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF Manatee Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August 2013,
by John A. Neal, who is personally known to me or who has produced _____
_____ as identification.
(type of identification)

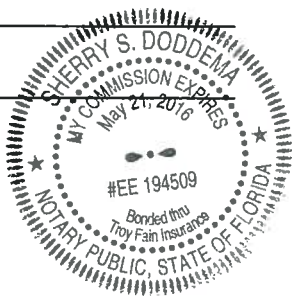
[Handwritten Signature]
Notary Signature

My Commission Expires: _____

SHERRY S. DODDEMA
Print or type name of Notary

Commission No: _____

Title or Rank



**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (print): Parrish Holdings, LLC
Mailing Address (print): 5800 Lakewood Ranch Blvd, Sarasota, FL 34240
Officer's Name and Title (print): John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.
(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.



Owner's Signature/Print Title / Manager

Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota
Manatee

The foregoing instrument was acknowledged before me this August 20, 2013 by
(date)

John A. Neal who is personally known to me or who

John A. Neal, Manager (name of person acknowledging)

has produced _____ as identification.
(type of identification)

My Commission Expires: _____


Signature of Person Taking Acknowledgment

SHERRY S. DODDEMA
Name

Title or Rank

Rev 2/8/10 BZ



Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB RE1 HOLDINGS, LLC, a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and Parrish Holdings, LLC, a Florida limited liability company, as to an undivided 77.13% interest, Southern Land Parrish, LLC, a Florida limited liability company, as to an undivided 13.07 % interest, and Southern Hemisphere Manatee, LLC, a Florida limited liability company, as to an undivided 9.8% interest, as Tenants In Common (the "**Grantee**"), whose mailing address is 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**", however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of **GRANTOR:**
these witnesses:

Witness: [Signature]
Print Name: Kyle S Kasser

Witness: [Signature]
Print Name: Jeanne Z. Golden

CNB REI HOLDINGS, LLC.
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: [Signature]
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, L.L.C, the sole member of CNB REI HOLDINGS, L.L.C, a Florida limited liability company, on behalf of the company.

Personally Known OR Produced Identification

Type of Identification Produced na

[Signature]
Print or Stamp Name _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

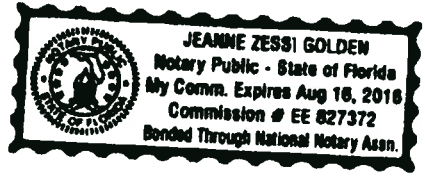


EXHIBIT "A"

PARCELS A1 A2 (NORTH)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF

SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

PARCELS A1 A2 (SOUTH)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
2. Rights of others to use the waters of any water body extending from the insured land onto other lands.
3. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.
4. Easement for construction, operation and maintenance of electrical transmission and distribution lines, granted by Order of Taking recorded January 9, 1974 in Official Records Book 650, Page 592, Public Records Manatee County, Florida.
5. Easement in favor of Florida Power & Light Company as taken by virtue of that certain Stipulated and Final Judgment recorded May 6, 1974 in Official Records Book 669, page 745, Public Records Manatee County, Florida.
6. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 225, Public Records Manatee County, Florida.
7. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 230, Public Records Manatee County, Florida.
8. Right-Of-Way Easement granted unto Peace River Electric Cooperative recorded in Official Records Book 2174, Page 884.
9. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Villages of Amazon South / Southern Hemisphere Manatee, LLC

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner (X) or contract purchaser ()	
<u>John A. Neal, Manager</u> <u>5800 Lakewood Ranch Blvd</u> <u>Sarasota, FL 34240</u>	<u>Fidelity Property Investments, LLC - 100%</u>

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Handwritten Signature]
(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF Manatee Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August 2013
by John A. Neal, who is personally known to me or who has produced _____
_____ as identification.
(type of identification)

[Handwritten Signature]
Notary Signature

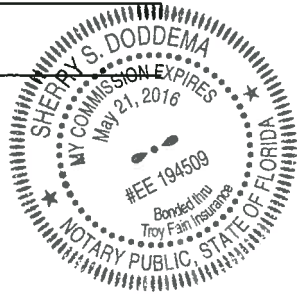
My Commission Expires: _____

SHERRY S. DODDEMA
Print or type name of Notary

Commission No: _____

Title or Rank

Revised 2/8/10
B-4

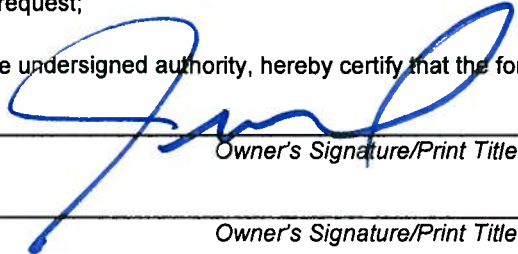


**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (print): Southern Hemisphere Manatee, LLC
Mailing Address (print): 5800 Lakewood Ranch Blvd, Sarasota, FL 34240
Officer's Name and Title (print): John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.
(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.


_____/ Manager
Owner's Signature/Print Title


Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this August 20, 2013 by John A. Neal who is personally known to me or who
(date)
(name of person acknowledging)

has produced _____ as identification.
(type of identification)

My Commission Expires: _____


Signature of Person Taking Acknowledgment
SHERRY S. DODDEMA
Name

Title or Rank

Rev 2/8/10 B2



Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, L.L.C., a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and Parrish Holdings, L.L.C., a Florida limited liability company, as to an undivided 77.13% interest, Southern Land Parrish, L.L.C., a Florida limited liability company, as to an undivided 13.07 % interest, and Southern Hemisphere Manatee, L.L.C., a Florida limited liability company, as to an undivided 9.8% interest, as Tenants In Common (the "**Grantee**"), whose mailing address is 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in Exhibit "B" attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**"), however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of **GRANTOR:**
these witnesses:

Witness: [Signature]
Print Name: Kyle S. Kasser

Witness: [Signature]
Print Name: Jeanne Z. Golden

CNB REI HOLDINGS, LLC.
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: [Signature]
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB REI HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known OR Produced Identification _____

Type of Identification Produced na

[Signature]
Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

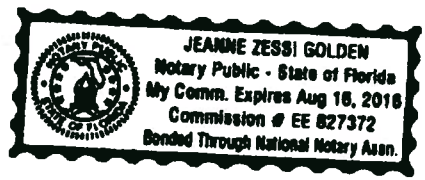


EXHIBIT "A"

PARCELS A1 A2 (NORTH)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89'38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF

SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

PARCELS A1 A2 (SOUTH)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
2. Rights of others to use the waters of any water body extending from the insured land onto other lands.
3. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.
4. Easement for construction, operation and maintenance of electrical transmission and distribution lines, granted by Order of Taking recorded January 9, 1974 in Official Records Book 650, Page 592, Public Records Manatee County, Florida.
5. Easement in favor of Florida Power & Light Company as taken by virtue of that certain Stipulated and Final Judgment recorded May 6, 1974 in Official Records Book 669, page 745, Public Records Manatee County, Florida.
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8. Right-Of-Way Easement granted unto Peace River Electric Cooperative recorded in Official Records Book 2174, Page 884.
9. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: The Villages of Amazon South / Southern Land Parrish, LLC

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner (X) or contract purchaser ()	
John A. Neal 5800 Lakewood Ranch Blvd Sarasota, FL 34240	University Park Partners IV, LLC - 100%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Handwritten Signature]
(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF Manatee Sarasota

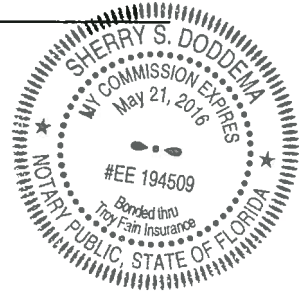
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August, 2013
by John A. Neal, who is personally known to me or who has produced _____
_____ as identification.
(type of identification)

[Handwritten Signature]
Notary Signature
SHERRY S. DODDEMA
Print or type name of Notary

My Commission Expires: _____

Commission No: _____

Title or Rank



**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**


Property Owner (Company or individual) (print): Southern Land Parrish,, LLC
Mailing Address (print): 5800 Lakewood Ranch Blvd, Sarasota, FL 34240
Officer's Name and Title (print): John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached
2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.

(Type of Application Approval Requested)

Is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.


_____/ Manager
Owner's Signature/Print Title

Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF **MANATEE** *Sarasota*

The foregoing instrument was acknowledged before me this August 20, 2013 by John A. Neal who is personally known to me or who
(date)
(name of person acknowledging)

has produced _____ as identification.
(type of identification)

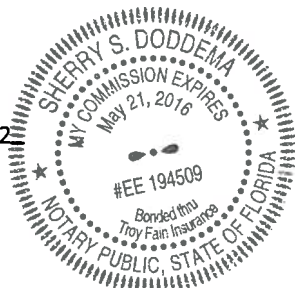
My Commission Expires: _____


Signature of Person Taking Acknowledgment

SHERRY S. DODDEMA
Name

Title or Rank

Rev 2/8/10 B2



Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, L.L.C, a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and Parrish Holdings, L.L.C, a Florida limited liability company, as to an undivided 77.13% interest, Southern Land Parrish, L.L.C, a Florida limited liability company, as to an undivided 13.07 % interest, and Southern Hemisphere Manatee, L.L.C, a Florida limited liability company, as to an undivided 9.8% interest, as Tenants In Common (the "**Grantee**"), whose mailing address is 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**"; however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of GRANTOR:
these witnesses:

Witness: [Signature]
Print Name: Kyle S. Kasser

Witness: [Signature]
Print Name: Jeanne Z. Golden

CNB REI HOLDINGS, LLC.
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: [Signature]
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA
COUNTY OF ~~MIAMI-DADE~~ PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB REI HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known OR Produced Identification _____

Type of Identification Produced na

[Signature]
Print or Stamp Name _____
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:

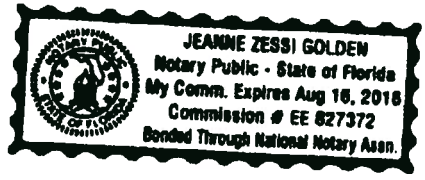


EXHIBIT "A"

PARCELS A1 A2 (NORTH)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89°38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF

SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

PARCELS A1 A2 (SOUTH)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
2. Rights of others to use the waters of any water body extending from the insured land onto other lands.
3. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.
4. Easement for construction, operation and maintenance of electrical transmission and distribution lines, granted by Order of Taking recorded January 9, 1974 in Official Records Book 650, Page 592, Public Records Manatee County, Florida.
5. Easement in favor of Florida Power & Light Company as taken by virtue of that certain Stipulated and Final Judgment recorded May 6, 1974 in Official Records Book 669, page 745, Public Records Manatee County, Florida.
6. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 225, Public Records Manatee County, Florida.
7. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 230, Public Records Manatee County, Florida.
8. Right-Of-Way Easement granted unto Peace River Electric Cooperative recorded in Official Records Book 2174, Page 884.
9. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.