TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH

Notice of Public Meeting
Technical Review Committee
AMENDED AGENDA

Upstairs Conference Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, August 2, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Temporary Use #23061: 5090 Gulf Blvd
Applicant requests a Temporary Use Permit to operate a commercial parking lot from 9:00 AM to sunset every day, for a maximum of 90 days. The existing lot was previously approved as a conditional use, and the applicant intends to file a conditional use application for the same use.

2. Conditional Use Permit #23033: 5500 through 6000 Gulf Blvd (Tradewinds Resort)
Applicant requests a conditional use permit to:

1) Permit total development of 1,596 site-wide transient accommodation units, 629 units greater than existing, and 170,126 square feet of accessory facilities (office, restaurant, and conference space), 67,753 SF greater than existing, on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with LDC Sec. 35.3(b)(1);
2) Permit development of the Property at a building height 116 feet above the base flood elevation in accordance with Sec. 35.3(b)(1), with allowances for decorative features and rooftop amenities in accordance with Sec. 35.8(a)(3).

Next Meeting: August 16, 2023

Agenda amended on July 19, 2023 to add Temporary Use Case #23061 and change location.

TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: August 2, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a Temporary Use Permit to operate a commercial parking lot from 9:00 AM to sunset every day. The existing lot was previously approved as a conditional use, and the applicant intends to file a conditional use application for the same use.

Funding:

Attachments:
1. 23061 - Application
2. 23061 - Site Plan

St. Pete Beach
The Sunset Capital of Florida

TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: 23061

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: BENNETT BEACH, UNIT B, LOTS 47-50

Parcel ID 06-32-16-08118-000-0470

Address 5090 GULF BLVD

Current Zoning: LR FLUM Designation: LR Lot Area: 16,781.8 SF

Existing Use: PARKING LOT Proposed Use: PARKING LOT

APPLICANT/AGENT:

Name: TIMOTHY P. DRISCOLL

Address: 146 2ND. ST. N #310

City: ST. PETERSBURG State: FL

Zip: 33701 Phone: 727-896-1144

Email: DRISCOLL.LAWFIRM@GMAIL.COM

PROPERTY OWNER:

Name: HATTAK, LLC

Address: 261 N. TESSIER DR

City: ST. PETE BEACH State: FL

Zip: 33706 Phone: 727-896-1144

Email: DRISCOLL.LAWFIRM@GMAIL

DETAILS OF THE REQUEST: Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

PARKING LOT OPEN FROM 9:00 AM TO SUNSET EVERY DAY. EXISTING LOT PREVIOUSLY APPROVED AS A CONDITIONAL USE. NEW CONDITIONAL USE APPLICATION FOR SAME USE WILL BE FILED.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE HATTAK, LLC
(print name of property owner)

hereby authorize TIMOTHY P. DRISCOLL
(print name of agent)

to represent me/us in an application for TEMPORARY USE
(type of application: variance, conditional use, zoning, etc.)

HRISTOS TAKTIKOS
Signature of Owner

Signature of Owner

HRISTOS TAKTIKOS
Print Name of Owner

Print Name of Owner

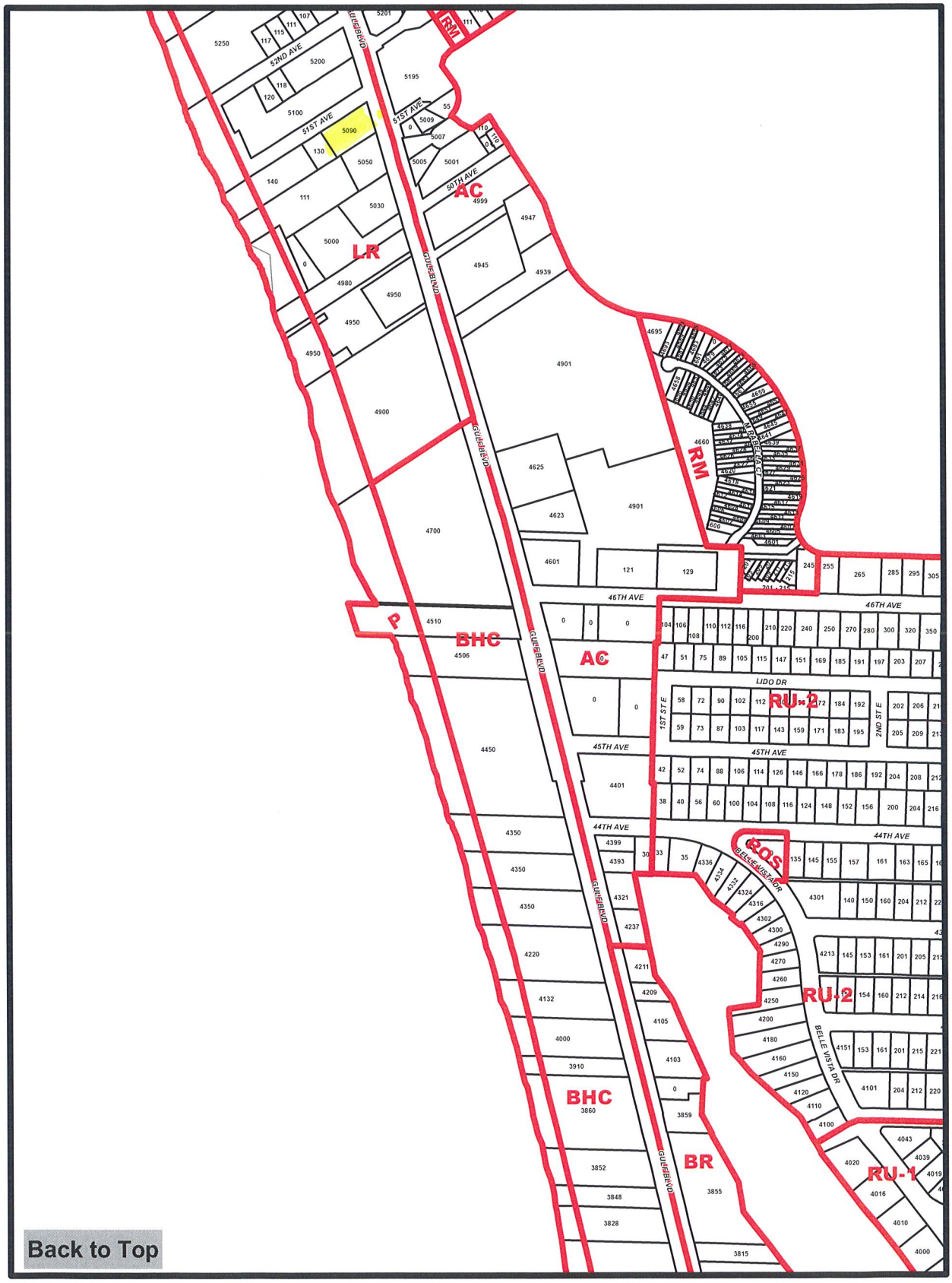
The forgoing instrument was acknowledged before me this 17TH day of JULY
2023 by HRISTOS TAKTIKOS who is personally known
or produced DRIVER LICENSE as identification.

(Notary Signature)

JULY 17, 2023
(Date)

My Commission Expires:

TIMOTHY P. DRISCOLL
Commission # HH 253256
Expires May 14, 2026



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City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

Zoning, Zoning Description

- AC, Activity Center
- BHC/P, Boutique Hotel Condo/Preservation
- BR, Bayou Residential
- CC-1, Commercial Corridor Blind Pass
- CC-2, Commercial Corridor Gulf Blvd
- CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
- CG-1, Commercial District
- CG-2, Commercial District
- CRD/EA, Community Redevelopment District/Eighth Avenue
- DCR, Downtown Core Residential
- INS, Institutional
- INS/PAG, Institutional/Pass A Grille Overlay
- LR, Large Resort
- LR/P, Large Resort/Preservation
- P, Preservation
- R/OS, Recreational/Open Space
- R/OS/P, Recreational/Open Space/Preservation
- R/OS/PAG, Recreation/Open Space/Pass A Grille Overlay
- RFM, Resort Facilites Medium District
- RFM, Resort Facilities Medium District
- RFM/P, Resort Facilites Medium District/Preservation
- RLM-1, Residential District
- RLM-2, Residential District
- RLM-2/PAG, Residental District/Pass A Grille Overlay
- RLM-2/RFO, Residential Distric / Resort Facilities Overlay
- RM, Residential District
- RM/P, Residential District/Preservation
- RM/PAG, Residential District/Pass A Grille Overlay
- RM/PAG/P, Residential District/Pass A Grille Overlay/Preservation
- ROR, Residential Office Retail District
- ROR/PAG, Residential/Office/Retail/Pass A Grille Overlay
- RU-1, Residential District
- RU-2, Residential
- RU-2/PAG, Residential District/Pass A Grille Overlay
- TC-1, Town Center Corey
- TC-2, Town Center Corey Cir and Coquina West
- THD/RFOPAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
- TU, Transportation Utilities
- UBV, Urban Beach Village

N

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Date Saved 7/20/2012

Path to Your Data Maps\Zoning\Zoning_Book11x17.mxd

St. Pete Beach
The Sunset Capital of Florida

TEMPORARY USE PERMIT # 22016

Applicant/Agent: Kristos & Ekaterine Taktikos

Temporary Use Address: 5090 Gulf Blvd., St. Pete Beach, FL 33706

Applicant Phone Number: 727-742-3131

Temporary Use Requested: Commercial Parking Lot

Pursuant to Section 6.11 of the City of St. Pete Beach Land Development Code, the application for temporary use permit is hereby **APPROVED.** The permit shall be subject to the following conditions:

1. The lot may be open from 9:00 a.m. to sunset, (7) days a week from 23 March 2022 to 21 June 2022. Application for a more permanent Conditional Use option shall be made by 4/25/2022 for 5/24/2022 public hearing.

2. Directional signage and (1) sandwich board sign will be allowed for the lot, pursuant to Division 26 of the Land Development Code.

3. Four Parking spaces shall be reserved for the duplex residents at all times.

4. The Portable toilet shall remain and continued to be screened from view with the vinyl fence.

5. The beach access along 51st Avenue from the parking area to the crossover shall be maintained and cleaned on a daily basis.

6. A temporary outdoor shower or water source shall be made available for patrons of the lot.

If any of the above conditions above are violated, the City reserves the right to revoke and terminate this permit immediately.

This permit does not relieve the applicant of his responsibility to obtain any other permits or licenses required by the City, Pinellas County, State of Florida, or the United States Federal Government.

23 MARCH 2022

Wesley Wright, Planning Manager Date
City of St. Pete Beach

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 727-586-1601 Brown Insurance and Financial A031711 7800 113th St N, Ste 201 Seminole, FL 33772	CONTACT NAME: PHONE (A/C, No, Ext): 727-586-1601 FAX (A/C, No): 727-518-0002 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Covington Specialty Ins Co — 13027
INSURED HATTAK, LLC 261 N Tessier Drive St Pete Beach, FL 33706	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			VBA916450 00	05/09/2023	05/09/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)		N / A				E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

5090 Gulf Blvd, St Pete Beach, FL 33706
Parking Lot: 5,000 sq ft

CERTIFICATE HOLDER

FORINFO

FOR INFORMATION ONLY*
FOR INFORMATION ONLY*
FOR INFORMATION ONLY*
FOR INFORMATION ONLY*

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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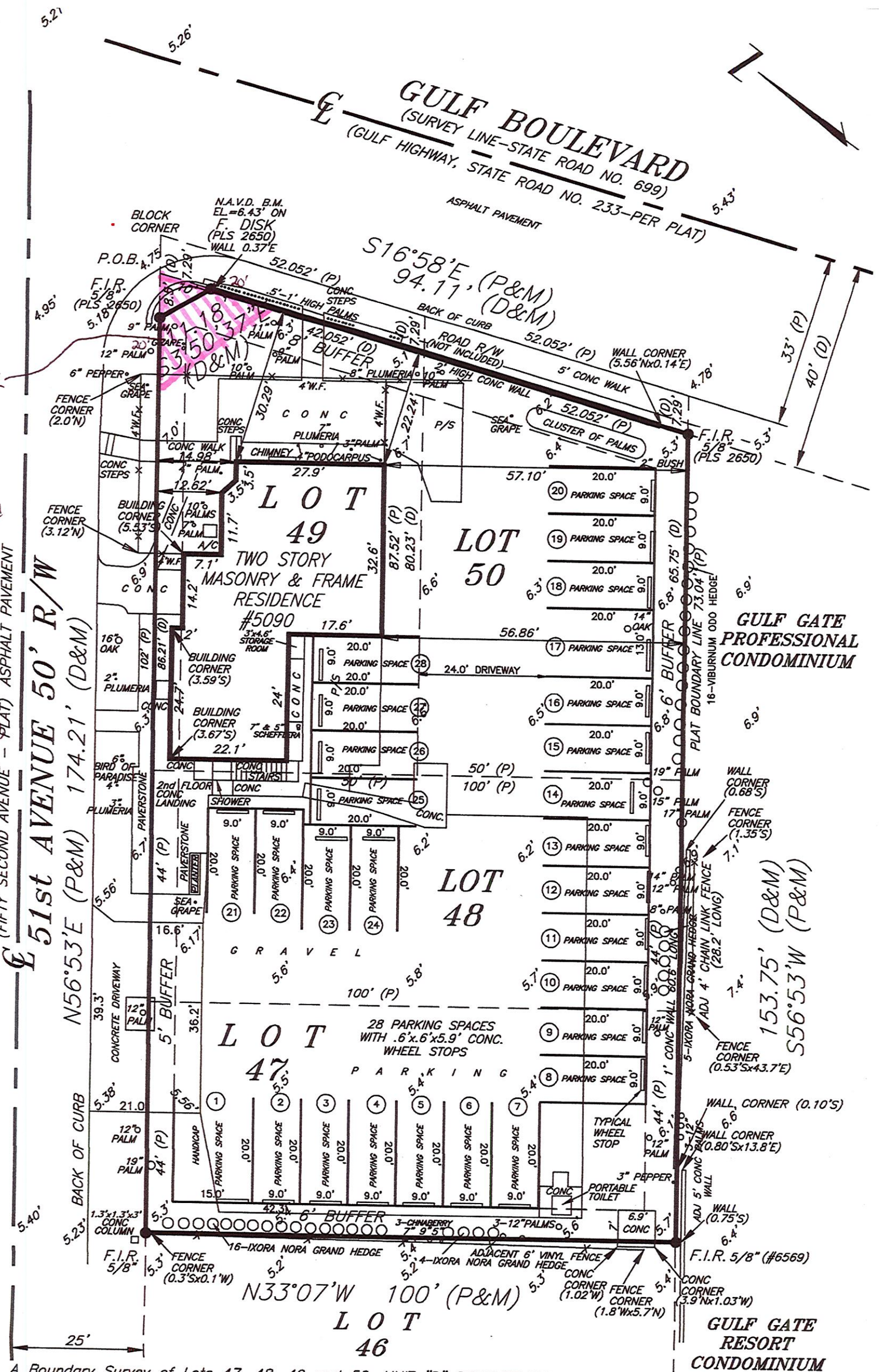


A Boundary Survey of Lots 47, 48, 49 and 50, UNIT "B" BENNETT BEACH, according to the plat thereof, recorded in Plat Book 16, Page 111, of the Public Records of Pinellas County, Florida, Less Road Right of Way, with spot elevations. Containing 16,781.8 square feet, more or less.

TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: August 2, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a conditional use permit to:

1) Permit total development of 1,596 site-wide transient accommodation units, 629 units greater than existing, and 170,126 square feet of accessory facilities (office, restaurant, and conference space), 67,753 SF greater than existing, on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with LDC Sec. 35.3(b)(1);
2) Permit development of the Property at a building height 116 feet above the base flood elevation in accordance with Sec. 35.3(b)(1), with allowances for decorative features and rooftop amenities in accordance with Sec. 35.8(a)(3).

Funding:

Attachments:

1. CUP 23033: Application
2. CUP 23033: Civil Site Plan
3. CUP 23033: Conceptual Site Plan
4. CUP 23033: Elevations
5. CUP 23033: Landscaping Plan
6. CUP 23033: Floor Plans
7. CUP 23033: Renderings
8. CUP 23033: Survey
9. CUP 23033: Affidavit & Authorizations
10. CUP 23033: Reef Resort Authorization
11. CUP 23033: Parcel Information
12. CUP 23033: Entity Information
13. CUP 23033: June 21 Resubmittal Comments Letter
14. CUP 23033: Original Delivery Letter

Paid $1741.14 on 4/25/23 -TB

St. Pete Beach
The Sunset Capital of Florida

CONDITIONAL USE APPLICATION

Case Number: 23033 **23033**

PROPERTY OWNER: See Exhibit "A" attached hereto

Name: _____

Address: _____

City: _____ State: _____

Zip: _____ Telephone: _____

Email: _____

~~APPLICANT~~/AGENT (Attach agent authorization form)

Name: S. Elise Batsel, Esq. c/o Stearns Weaver Miller

Address: 401 E. Jackosn St., Suite 2100

City: Tampa State: FL

Zip: 33602 Telephone: 813-223-4800

Email: ebatsel@stearnsweaver.com; kreali@stearnsweaver.com; and swalker@stearnsweaver.com

SUBJECT PROPERTY:

Address: See Exhibit "A" attached hereto

Current Name of Business: See Exhibit "A" attached hereto

Parcel ID: See Exhibit "A" attached hereto

Name of Project: See Exhibit "A" attached hereto

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

See Exhibit "B" attached hereto.

Signature of ~~Applicant~~/Agent

4/24/23
Date

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

See Exhibit "B" attached hereto.

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

   See Exhibit "B" attached hereto.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

   a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

      See Exhibit "B" attached hereto.

   b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

      See Exhibit "B" attached hereto.

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

See Exhibit "B" attached hereto.

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

See Exhibit "B" attached hereto.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

See Exhibit "B" attached hereto.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

See Exhibit "B" attached hereto.

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

See Exhibit "B" attached hereto.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

See Exhibit "B" attached hereto.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

See Exhibit "B" attached hereto.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

   See Exhibit "B" attached hereto.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

   See Exhibit "B" attached hereto.

3. Hydrological features and storm water management infrastructure.

   See Exhibit "B" attached hereto.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

   See Exhibit "B" attached hereto.

5. Site landscaping, open space provision and impervious surface limitations.

   See Exhibit "B" attached hereto.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
   See Exhibit "B" attached hereto.
7. Fire suppression and facility security.
   See Exhibit "B" attached hereto.
8. Emergency management and hurricane evacuation provisions.
   See Exhibit "B" attached hereto.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

   a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
   b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

   See Exhibit "B" attached hereto.

EXHIBIT "A" TO CONDITIONAL USE APPLICATION

Resort Name	Property Owner	Property Address	City, State Zip	Parcel ID	Vesting Deed Information
Tradewinds	5500-5600 Gulf Blvd. IG LLC, a Delaware limited liability company	5600 Gulf Blvd.	St. Pete Beach, FL 33706	06-32-16-00000-230-0300	OR 20743, Page 0436
Breckenridge	5700 Gulf Blvd. BR LLC, a Delaware limited liability company	5700 Gulf Blvd.	St. Pete Beach, FL 33706	06-32-16-00000-230-0200	OR 20743, Page 0443
Coral Reef #1	5750 Gulf Blvd. CR LLC, a Delaware limited liability company	5750 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0600	OR 20743, Page 0465
Coral Reef #2	Reef Resort Condominium Association, Inc., a Florida corporation	Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0610	OR 0896, Page 1488
Coral Reef #3	Reef Resort Condominium Association, Inc., a Florida corporation	5800 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-18142-000-0000	OR 8883, Page 2374
Coral Reef #4	Reef Resort Condominium Association, Inc., a Florida corporation	5800 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-18142-000-0001	OR 8883, Page 2374
Alden Suites	5750 Gulf Blvd. CR LLC, a Delaware limited liability company	5900 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0500	OR 21466, Page 0479
Rumfish	6000 Gulf Blvd. SP LLC, a Delaware limited liability company	6000 Gulf Blvd.	St. Pete Beach, FL 33706	01-32-15-00000-110-0400	OR 20743, Page 0472

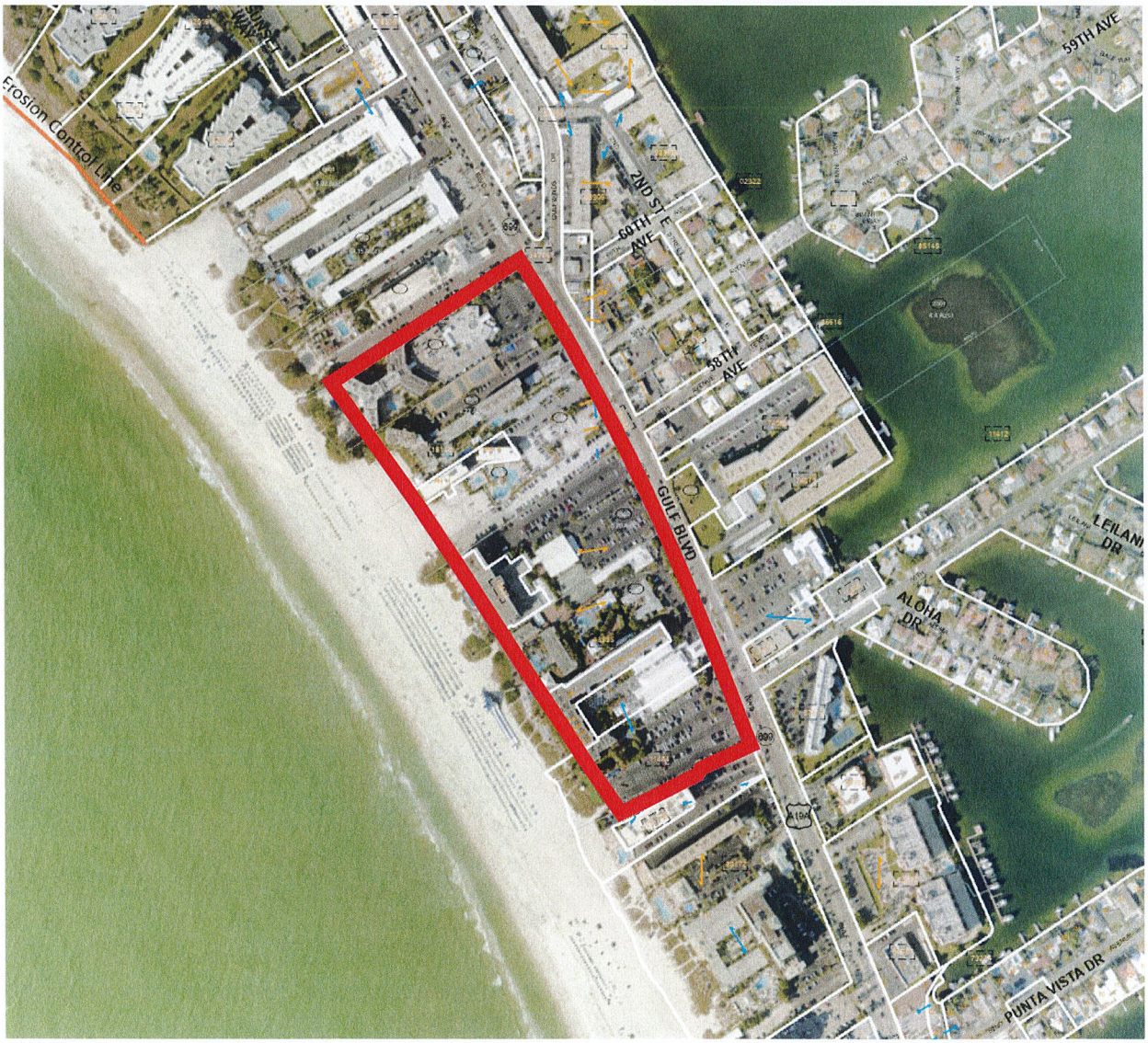
EXHIBIT "B"

Conditional Use Application Narrative

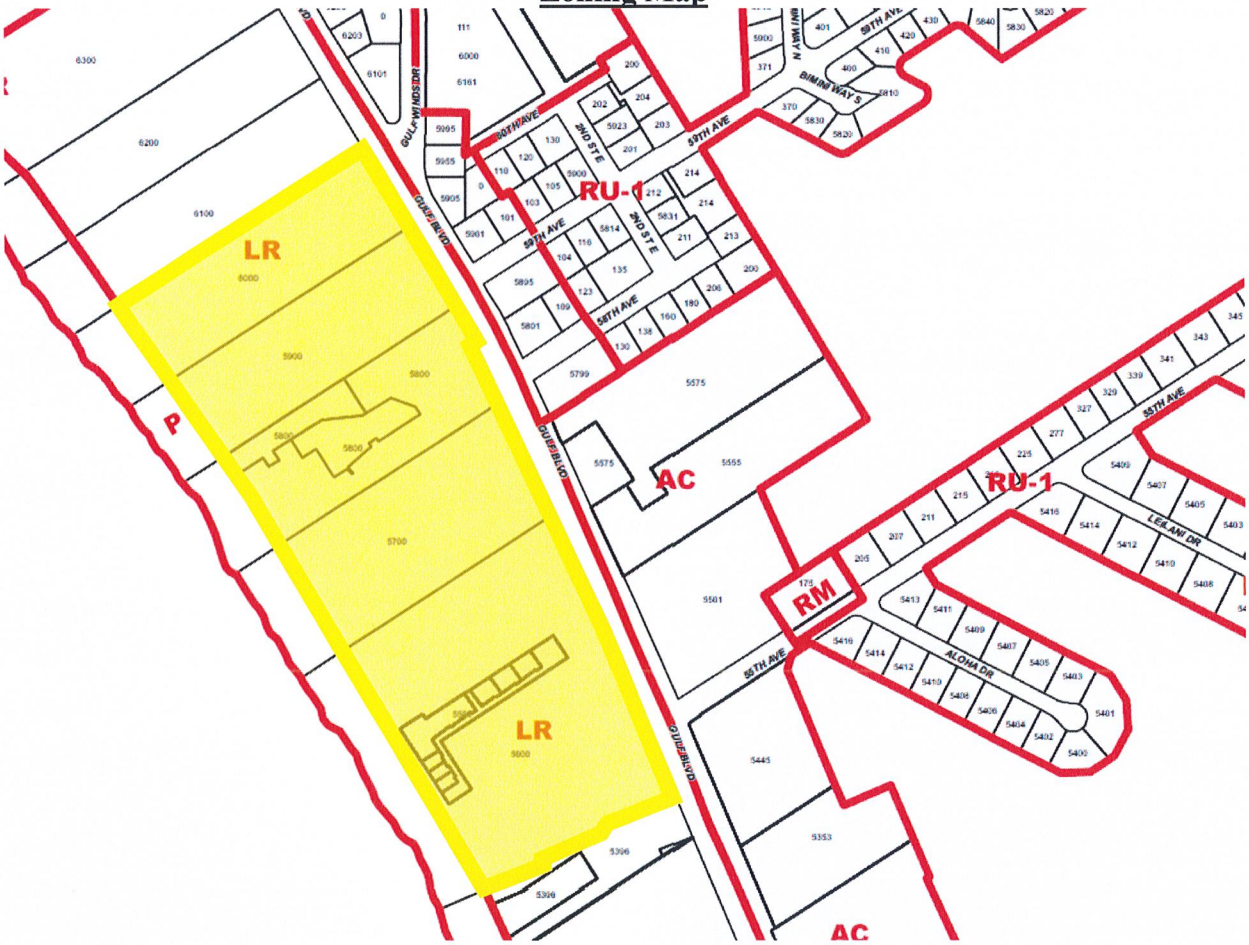
Property Information

The property includes parcel identification numbers 06-32-16-00000-230-0300, 06-32-16-00000-230-0200, 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000, 01-32-15-18142-000-0001, 01-32-15-00000-110-0500 and 01-32-15-00000-110-0400 (collectively, the "**Property**"). The Property is comprised of +/- 25.26 acres located landward of the Coastal Construction Control Line (the "**CCCL**") along Gulf Boulevard. The Property is located in the City of St. Pete Beach (the "**City**"). The Property is zoned Large Resort and the Future Land Use category of the Property is Large Resort.

Aerial Image



Zoning Map



Future Land Use Map

Conditional Use Request

The applicant request a Conditional Use Permit ("**CUP**") as follows:

1. Permit development of 1,596 transient accommodation units and 170,126 square feet of accessory facilities (office, restaurant, and conference space) on the 25.26 acres of the Property located landward of the Coastal Construction Control Line in accordance with Sec. 35.3(b)(1).

2. Permit development of the Property at a building height 116 feet above the base flood elevation in accordance with Sec. 35.3(b)(1), with allowances for decorative features and rooftop amenities in accordance with Sec. 35.8(a)(3).

Property

The CUP approval would permit the redevelopment of the Tradewinds Resort with a net of 629[1] new transient accommodation units in three new towers and add +/- 68,000 square feet of additional accessory uses (such as restaurant, retail and meeting space) throughout the Property (the "**Project**").

The applicant proposes to expand and redevelop the Property, which would ultimately include 1,596 transient accommodation units and 170,126 square feet of accessory facilities. Currently the Tradewinds Resort includes 967 existing transient accommodation units and 102,373 square feet of accessory uses.[2]

The majority of the Project will be located within three new towers on the Property, as depicted on the Conditional Use site plan (the "**CUP Plan**"). The towers will be built in phases with surface and structured parking provided during each phase.

Conditional Use Requirements

*In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development ("**LDC**"). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):*

1. *LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.*

---

[1] 650 new transient accommodation units are proposed for construction, and 21 existing transient accommodation units are proposed for demolition for a net of 629 new transient accommodation units.

[2] The 967 existing transient accommodation units include 446 hotel/motel rooms, 288 resort condominiums, and 233 timeshare units, each of which is a "Transient Accommodation Use" under the LDC.

The Project is consistent with the goals, objectives, and policies of the Comprehensive Plan including those listed below.

A. Future Land Use Plan Element

- Goal 1
  - Objective 1.2
    - Policies 1.2.2; 1.2.3; 1.2.4; 1.2.6; 1.2.8; and 1.2.9
  - Objective 1.3
    - Policies 1.3.1; 1.3.2; and 1.3.3
- Goal 2
  - Objective 2.1
    - Policies 2.1.1; 2.1.5; 2.1.8; 2.1.9; 2.1.12; and 2.1.14
  - Objective 2.2
    - Policy 2.2.2
  - Objective 2.3
    - Policies 2.3.1; 2.3.3; 2.3.4; 2.3.5; 2.3.7; and 2.3.9
  - Objective 2.4
    - Policy 2.4.1
  - Objective 2.7
    - Policies 2.7.1; 2.7.2; 2.7.3; 2.7.4; 2.7.5; 2.7.6; 2.7.7; 2.7.9; 2.7.10; 2.7.11; and 2.7.14
  - Objective 2.8
    - Policies 2.8.1; 2.8.2; 2.8.3; 2.8.4; 2.8.5; and 2.8.6
  - Objective 2.9
    - Policies 2.9.1; 2.9.2; 2.9.3; and 2.9.6
  - Objective 2.11
    - Policies 2.11.1; 2.11.2; and 2.11.3
  - Objective 2.13
    - Policies 2.13.1; 2.13.2; and 2.13.3
- Goal 3
  - Objective 3.1
    - Policies 3.1.2; 3.1.3; 3.1.4; 3.1.5; and 3.1.8
  - Objective 3.2
    - Policies 3.2.1 and 3.2.2
  - Objective 3.3
    - Policies 3.3.1; 3.3.2; and 3.3.3
- Goal 4
  - Objective 4.1
    - Policy 4.1.5

B. Special Designation – Community Redevelopment District

- Goal 1
  - Objective 1.1

- Policies 1.1.1; 1.1.4; 1.1.5; 1.1.9; 1.1.10; 1.1.11; 1.1.12; and 1.1.13

- Goal 2
  - Objective 2.1
    - Policy 2.1.1
  - Objective 2.2
    - Policies 2.2.2; 2.2.4; and 2.2.5
- Goal 3
  - Objective 3.1
    - Policies 3.1.1 and 3.1.3
    -

C. Gulf Boulevard Redevelopment District

- Goal 1
  - Objective 1.1
  - Objective 1.2
  - Objective 1.3
  - Objective 1.6
  - Objective 1.7
  - Objective 1.8
- Goal 2
  - Objective 2.1
  - Objective 2.2
  - Objective 2.5
  - Objective 2.6
- Goal 3
  - Objective 3.2
  - Objective 3.3
- Policies 1; 2; 3; 4; 5; 6; 9; 10; 11; 13; 14; and 15
-

D. Large Resort District

- Policies 1; 2; 4; 5; 6; 8; 9

E. Transportation Plan Element

- Goal 1
  - Objective 1.1
    - Policies 1.1.1; 1.1.2; and 1.1.3
  - Objective 1.3
    - Policy 1.3.1
  - Objective 1.4
    - Policies 1.4.1; 1.4.2; and 1.4.3
  - Objective 1.5
    - Policy 1.5.3
    -

F. Infrastructure Plan Element

- Goal 1
  - Objective 1.1
    - Policies 1.1.1; 1.1.4; and 1.1.5
- Goal 2
  - Objective 2.1
    - Policies 2.1.1 and 2.1.6
  - Objective 2.2
    - Policies 2.2.1; 2.2.2; and 2.2.5
- Goal 3
  - Objective 3.1
    - Policy 3.1.1

G. Coastal and Conservation

- Goal 1
  - Objective 1.1
    - Policy 1.1.4
  - Objective 1.2
    - Policies 1.2.1; 1.2.2; 1.2.3; 1.2.4; and 1.2.5
  - Objective 1.4
    - Policies 1.4.1; 1.4.2; 1.4.3; 1.4.4; 1.4.5; 1.4.6; and 1.4.7
  - Objective 1.8
    - Policies 1.8.2 and 1.8.5
  - Objective 1.9
    - Policies 1.9.1 and 1.9.3
  - Objective 1.11
    - Policy 1.11.1
- Goal 2
  - Objective 2.1
    - Policy 2.1.3
  - Objective 2.2
    - Policies 2.2.1 and 2.2.2
  - Objective 2.4
    - Policies 2.4.2 and 2.4.4
    -

H. Recreation and Open Space

- Goal 1
  - Objective 1.1
    - Policies 1.1.8 and 1.1.9
  - Objective 1.3
    - Policies 1.3.1; 1.3.2; and 1.3.4

I. Capital Improvements

- Goal 1
  - Objective 1.3
    - Policies 1.3.3; 1.3.4; 1.3.5; and 1.3.6
  - Objective 1.4
    - Policy 1.4.1
  - Objective 1.5
    - Policies 1.5.1; 1.5.2; 1.5.3; 1.5.5; 1.5.6; and 1.5.7

The Property is located within the Large Resort special area of the Gulf Boulevard Redevelopment District. The Project proposes ***exactly*** the type of redevelopment envisioned for the Large Resort District in the Comprehensive Plan. This redevelopment district was established to "recognize the importance of temporary lodging uses" and "discourage" high-rise residential development. The purpose and intent of the Large Resort District is to encourage hotel redevelopment at the purposeful exclusion of multifamily residential development by incentivizing hotel redevelopment with additional density. The additional density is required to ensure the land is more valuable as a hotel use to encourage redevelopment and investment so that high-rise residential development does not overtake the City's Gulf beaches "as it has in most other beach communities in the State."

Promotion of commercial reinvestment instead of residential redevelopment will "stimulate the local economy," to "correct the disproportionate tax burden" that is a direct result of a "lack of commercial reinvestment." Specifically, the Comprehensive Plan states, "To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means."

The Project proposes exactly what the character district seeks: investment in redevelopment for hotel purposes that include additional, modern amenities that will increase property values slowly, and eventually shift the tax burden back to resort properties from residential properties. While the proposed hotel development will have an impact on finite City resources, when compared to residential condominium development the proposed development will (i) have a "reduced daily vehicular travel demand," (ii) require less evacuation resources, and (iii) increase property value without homestead exemptions, all of which are specific stated goals of the Large Resort special area.

The Project promotes all nine policies of the Large Resort District as set forth below.

1) The Project includes aesthetically pleasing architectural design features that protect neighboring properties, ensure Gulf Boulevard is not a "condo canyon," and ensure facades are varied. The Project will include areas that shield support uses from the ground level. In addition, there are no monolithic structures or blank walls in the

Project. From the street, the pedestrian experience will be greatly enhanced with a 10' sidewalk and lush landscaping. [3]

2) A main beach access of at least 10 feet in width will be provided for public access. *(Note: Additional public beach accesses will be provided.)*

3) See 2 above.

4) The main beach access is designed for pedestrian traffic over marked paths. Alternate access for emergency responders is also provided.

5) The applicant has agreed to provide a 10' easement to the City for unimproved public access landward of the mean high water line so that uninterrupted pedestrian access along the Gulf is ensured.

6) Professional landscaping, designed to comply with the Land Development Code (the "**LDC**"), will be provided along Gulf Boulevard, within the Project, and at certain areas adjacent to the beach.

7) The landscaping will be improved for the entire Project, including those portions where buildings are not razed.

8) The Project will comply with all County and local hurricane evacuation procedures.

9) The Project will be limited to transient accommodation units and accessory uses.

The Project complies with all limitations set forth in the Large Resort District regulations. The Project will comply with all impervious surface, height, buffering, and setback requirements. ***No waivers or variances to the LDC are requested.*** In summary, the Project is ***exactly*** the type of development the Large Resort special area was designed to attract, and complies with all requirements and/or limitations included within the special area parameters.

2. *LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:*

   a. *Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;*

      1) The Project will significantly enhance the appearance and function of the area by redeveloping a dated surface parking and hotel development and replacing it with a modern, architecturally and aesthetically pleasing redevelopment that complies

[3] Note: Development team will submit a full set of elevations and renderings in a supplemental package.

with the current stormwater drainage code and more hurricane resilient building code.

2) The Project will significantly increase the functionality of Gulf Boulevard by reducing the access points by more than 50%, queueing guests on the Property instead of Gulf Blvd, and providing an internal roadway that promotes internal capture.

3) The functionality of the area will be improved by implementation of the new stormwater management standards that will significantly decrease the sheet flow of stormwater that currently flows directly onto Gulf Blvd.

4) Walkability in the area will be improved by replacing 5' sidewalks with 10' sidewalks and enhanced landscaping along Gulf Blvd. The aesthetics of the area will also be improved as the Project is designed so that all of the resort support facilities will now be internal or shielded from the view of the public.

5) New beach accesses will be provided for use by the community.

The Project does not introduce any new uses on the Property and the current uses are compatible with the adjacent uses to the north and south. The scale and heights of the Project are comparable to the hotel to the north, and the condominiums to the south. Through thoughtful design, the development team designed the Project to maintain the views of the condominiums adjacent on the southern boundary.

b. *Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);*

There are no historic, archaeological, or cultural resources on the Property.

c. *Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;*

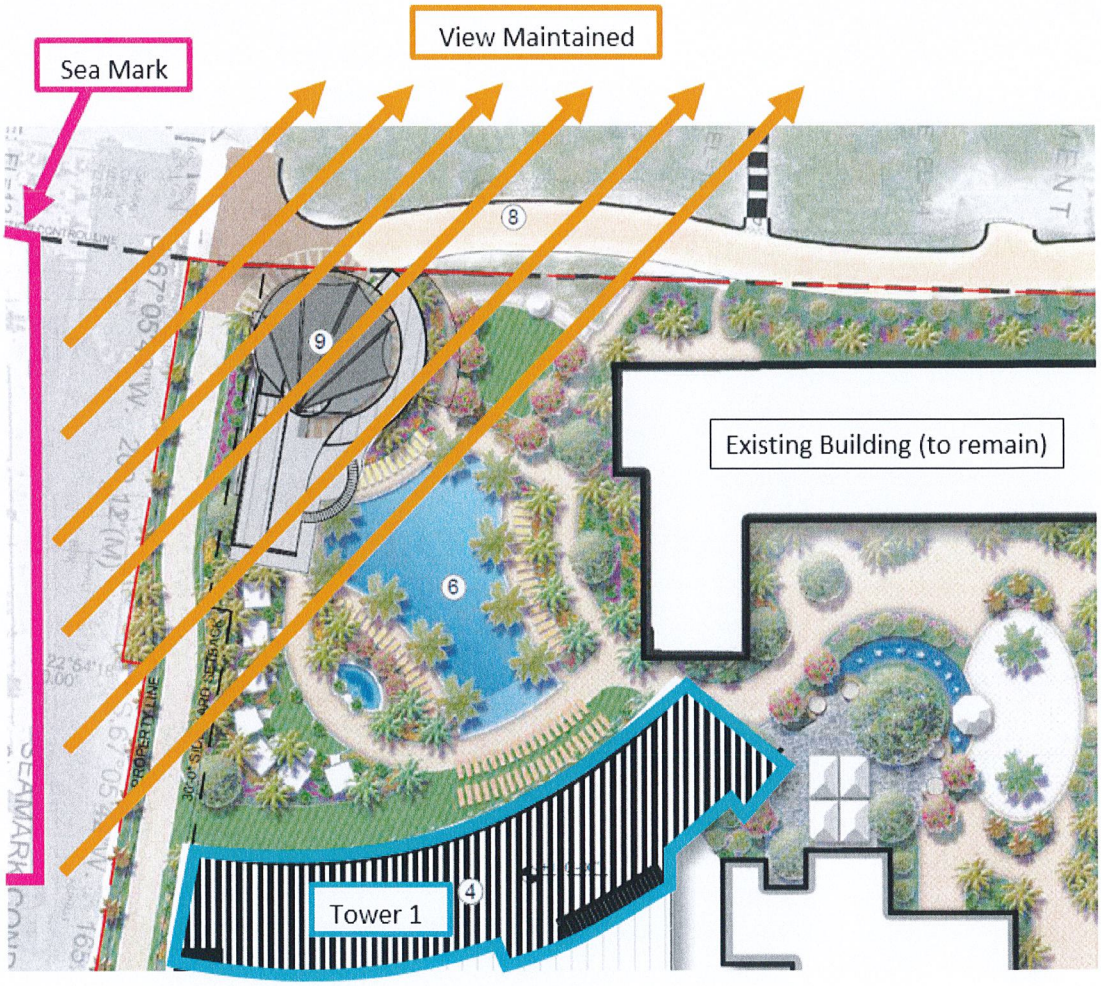
The Project proposes uses and scaling compatible with adjacent development, based on thoughtful design to avoid creating incompatibilities.

Redevelopment on the northern portion of the Property is minimal and includes upgraded landscape, hardscape, amenity, transportation and drainage improvements only. Thus, the compatibility between the Project and the hotel to the north will be maintained.

To the east and west (Gulf Boulevard and the beach, respectively), new development is scaled to ensure the character of the area is maintained. Along Gulf Boulevard, buildings are set back with heights that step-up incrementally so that a "condo canyon" is avoided.

The developer will install significant screening and landscaping to ensure the street level view is in character with the Large Resort District. Along the beach, development is landward of the Coastal Construction Control Line with new towers set back toward the interior of the Property. As depicted in the CUP site plan, new development along the Coastal Construction Control Line is limited to hotel amenity and support uses.

Sea Mark condominiums are located along the southern boundary of the Property, Sea Mark is an 11 story condominium project. The area of the Project directly adjacent to the Sea Mark is thoughtfully designed to ensure compatibility between uses. The height of Tower 1 (the adjacent development) is 12 stories, which is compatible with the 11 story Sea Mark building. Tower 1 is also set back and designed to sit at an angle so that the views of Sea Mark residents are not disturbed.



The Project includes landscaping, screening, and setbacks that all meet or exceed code. ***The applicant is not seeking any waivers or variances from the LDC***. Building design avoids monolithic architecture with varied facades and layouts to ensure the style is in keeping with the intent of the vision for the Large Resort District's redevelopment goals and objectives.

Through thoughtful design, the Project is compatible with adjacent development and consistent with the LDC and Comprehensive Plan.

d. *Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;*

The Project will not create any significant adverse impacts on the livability and usability of nearby land. The Project is designed to mitigate potential adverse impacts by:

- Designing acoustic systems to reduce reflection and maintain music and PA sounds on the Property;
- Locating family oriented amenities central to the Project so that corporate and adult areas guests are located adjacent to the Sea Mark condominium;
- Installing exhaust dampers to ensure the restaurant adjacent to the Sea Mark does not create unwanted fumes and smoke;
- Installing ground level lighting to reduce light pollution;
- Locating loading berths central to the Property;
- Queueing guest vehicles on site;
- Using staff services to control and maintain solid waste; and
- Using professional security services to ensure safety for both the guests and the public.

Vehicular traffic impacts are mitigated as discussed elsewhere in this application through the provision for an internal roadway, reduction in access points, on-site queueing, and ample off-street parking. Any late night operations must be approved by the City and follow strict City ordinances related to noise.

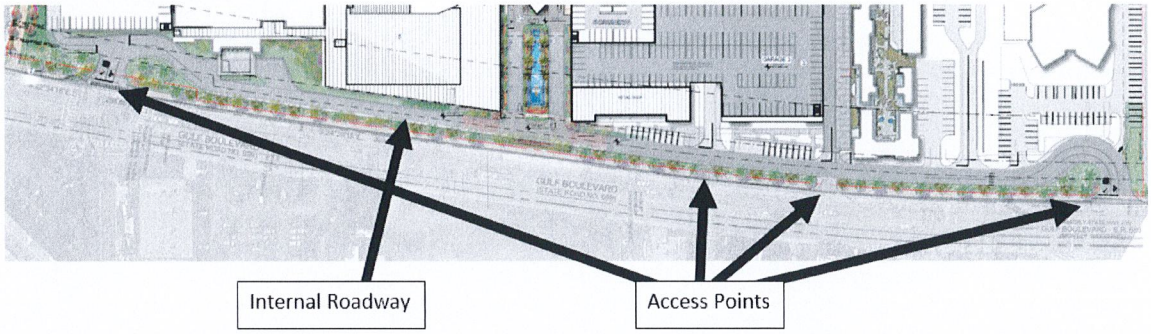
3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);*

Transportation Analysis:
Initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers have requested a meeting with the City on the methodology for the analysis. The results of that study will confirm the level of service capacity is either adequate or it will identify deficiencies. If the studies identifies deficiencies, this application will be supplemented to address any such deficiency.

Elimination of Gulf Blvd. Curb Cuts:

It is important to note that access to the Property will be significantly improved as part of the Project construction. Currently, the Property includes nine access points onto Gulf Boulevard. The Project will ***eliminate five access points***, leaving just four access points.

Creation of Internal Roadway
The Project will provide a new internal frontage roadway that will provide ample space for on-site queueing (rather than queuing directly onto Gulf Blvd.) and reduce the number of trips on Gulf Boulevard through internal trip capture.



In addition, the reduction of access points will improve the functionality of Gulf Blvd.

Transit:
There is significant transit available in the area. Currently, there are three different transit options servicing the Property (1) PSTA local route 90, (2) the SunRunner, and (3) the Central Avenue Trolley. Additionally, the Applicant promotes the use of transit by employees by paying for transit use so that it is free to all employees. This practice will continue with the Project.

On-Street Parking:
The Project will not affect on-street parking. The Project will meet all off-street parking requirements.

Stormwater Management Upgrade:
By complying with the current stormwater management regulations in the LDC, the Project will significantly improve the stormwater that is currently directly flowing onto Gulf Blvd. (and causing entire lanes to flood during heavier rainfall); thus improving transportation conditions.

Through specific Project design and transportation improvements, neighborhood impacts are minimized and pedestrian safety is improved.

4. *Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);*

The Project will comply with all (i) LDC parking requirements for parking and loading; (ii) LDC requirements for truck turning, drive isles and space dimensions; (iii) Florida Building

Code requirements, and (iv) Fire Marshall requirements, which will ensure needed parking and loading, will be provided, and function properly.

5. *Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;*

   For the reasons stated above, the health, safety and welfare of the public will be well preserved and in many instances improved. The public will also be benefitted by the redevelopment of an aging property which is encouraged in the Comprehensive Plan through additional beach access, improving stormwater drainage within the City, improving pedestrian connectivity along Gulf Boulevard, reducing access points to Gulf Boulevard, and providing internal traffic capture through an internal site roadway.

6. *Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,*

   The developer, 1754 Properties, is the current owner/operator of the Tradewinds Resort. 1754 Properties, is an institutional owner, developer, lender and operator of hotels around the world. The team has executed over 50 successful investments with equity partners. 1754 Properties has a demonstrated history of successful redevelopment.

   Additionally, any improvements, whether on the Property or adjacent right of way, must comply with all local, state, and federal requirements to ensure improvements are technically complete. Finally, the City requires that certain improvements within the public realm must be bonded.

7. *The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.*

   The Project complies with the Comprehensive Plan and LDC. ***No waivers or variances are requested***.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. *Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.*

   The densities and intensities established by the Comprehensive Plan are based on infrastructure studies conducted by the City that contemplate the impacts of the maximum development contemplated by the Comprehensive Plan. For this Property, the assumption was that the

Property would be developed at 75 units per acre. These studies ensured that proper infrastructure and services could be maintained if the maximum densities and intensities set forth in the Comprehensive Plan are developed. Development throughout the City is less than the maximum permitted under the Comprehensive Plan, and the project Proposes development less than the maximum permitted by the Comprehensive Plan. Thus, the various infrastructure required for the Project is adequate and available[4]. Additionally, Sec. 29.4 of the LDC requires a certificate of concurrency as part of the Conditional Use Approval permitting process that will confirm adequate public facilities.

2. *Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.*

   As previously stated, initial review by licensed transportation engineers suggests the level of service capacity of the impacted roadways are sufficient to support the Project in addition to existing and approved uses within the City. Preliminary traffic counts are complete and our transportation engineers have requested a meeting with the City on the methodology for the analysis. The study will either confirm the level of service capacity is adequate or identify deficiencies. If deficiencies are identified by the study, the applicant will supplement this application to address any such deficiency.

   Because the Property is so large, Tradewinds is able to construct a 1500-foot internal access road to take queuing and other Project traffic off Gulf Blvd.

   Parking areas and structures were designed to comply with the LDC and the Florida Building Code to ensure proper function. The developer is improving pedestrian access to the beach by providing three beach access points and an improved ten-foot wide sidewalk along approximately 1,750 feet of Gulf Boulevard frontage.

3. *Hydrological features and storm water management infrastructure.*

   The Project will be engineered, permitted, and approved by strict local, state, and federal agencies for stormwater management. The current site pre-dates formal stormwater codes, and as such, rain "sheet flows" off the site. Redevelopment requires an engineering overhaul of the site to retain and treat the additional runoff created when comparing the development to a non-developed site. The Project must comply with the modern provisions such that the regular development process will improve the stormwater management of the City. Such a large development will have a noticeable impact on the drainage of Gulf Boulevard, which will not have to accept as much runoff after development is completed.

4. *Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building*

[4] Note that we contemplate that the transportation analysis which will supplement this application will ensure adequate transportation capacity.

facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

The Project was designed with a scale similar to adjacent properties on Gulf Boulevard. The buildings in the Project are located to ensure the height, design, and massing have a minimal, mitigated impact on neighboring properties. The thoughtful design of the Project also protects the public with enhanced building setbacks. Increased setbacks, enhanced landscaping and a 10' sidewalk will improve the pedestrian experience along Gulf Boulevard. Building facades are varied to avoid monolithic structures and high quality building materials are proposed. Any advertising and signage must comply with the LDC through separate permitting.

5. *Site landscaping, open space provision and impervious surface limitations.*

   The Project will comply with all Comprehensive Plan and LDC limitations regarding landscaping, open space, and impervious surface. Extensive landscaping is proposed for the site that will meet or exceed the LDC. [5]

6. *Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.*

   This application does not request any special operations or functions. Any use, business, or operation requests associated with the Project in the future must go through regular City approval and applications processes. Operational and functional requirements, if any, will be addressed by later applications.

7. *Fire suppression and facility security.*

   The Project will comply with all fire code requirements and have a professional management staff that will facilitate security.

8. *Emergency management and hurricane evacuation provisions.*

   As noted in the Comprehensive Plan, transient accommodations have a smaller impact on hurricane evacuations than multifamily residential development. However, all properties in the City must be prepared for a storm event. The existing resort already has a hurricane preparation plan, and the owners/managers have worked with the City in the past to provide staging and housing for emergency responders.

   Redevelopment of the Project will comply with all emergency management provisions as required by FLUE Policies 2.9.1, 2.9.6, 3.2.1, and 5.1.2, as well as Transportation Element Policy 1.1.1. The new hotels must also file a Hurricane Closure and Evacuation Plan with the City pursuant to FLUE Policy 4.1.5.

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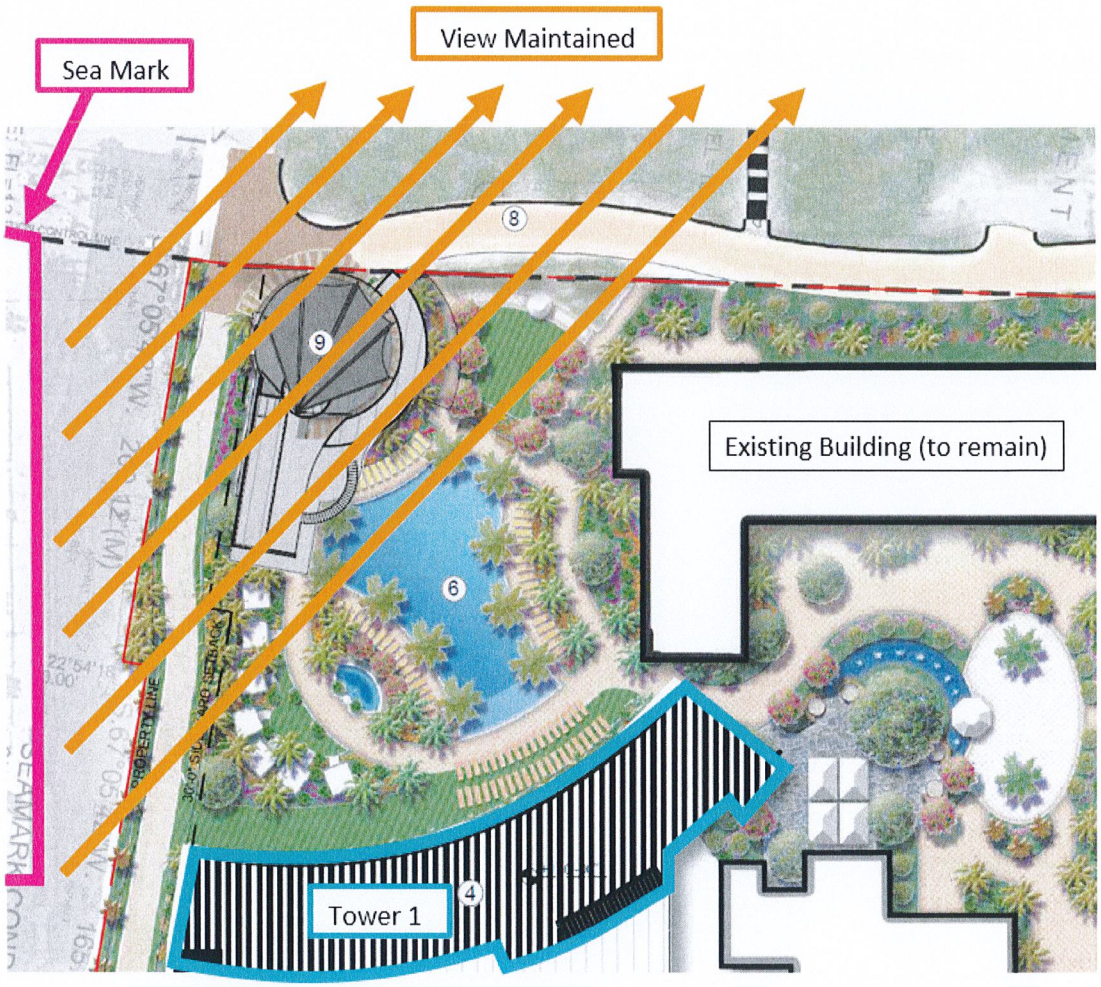
[5] A landscape plan will supplement this application.

9. *For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:*

   a. *The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and*

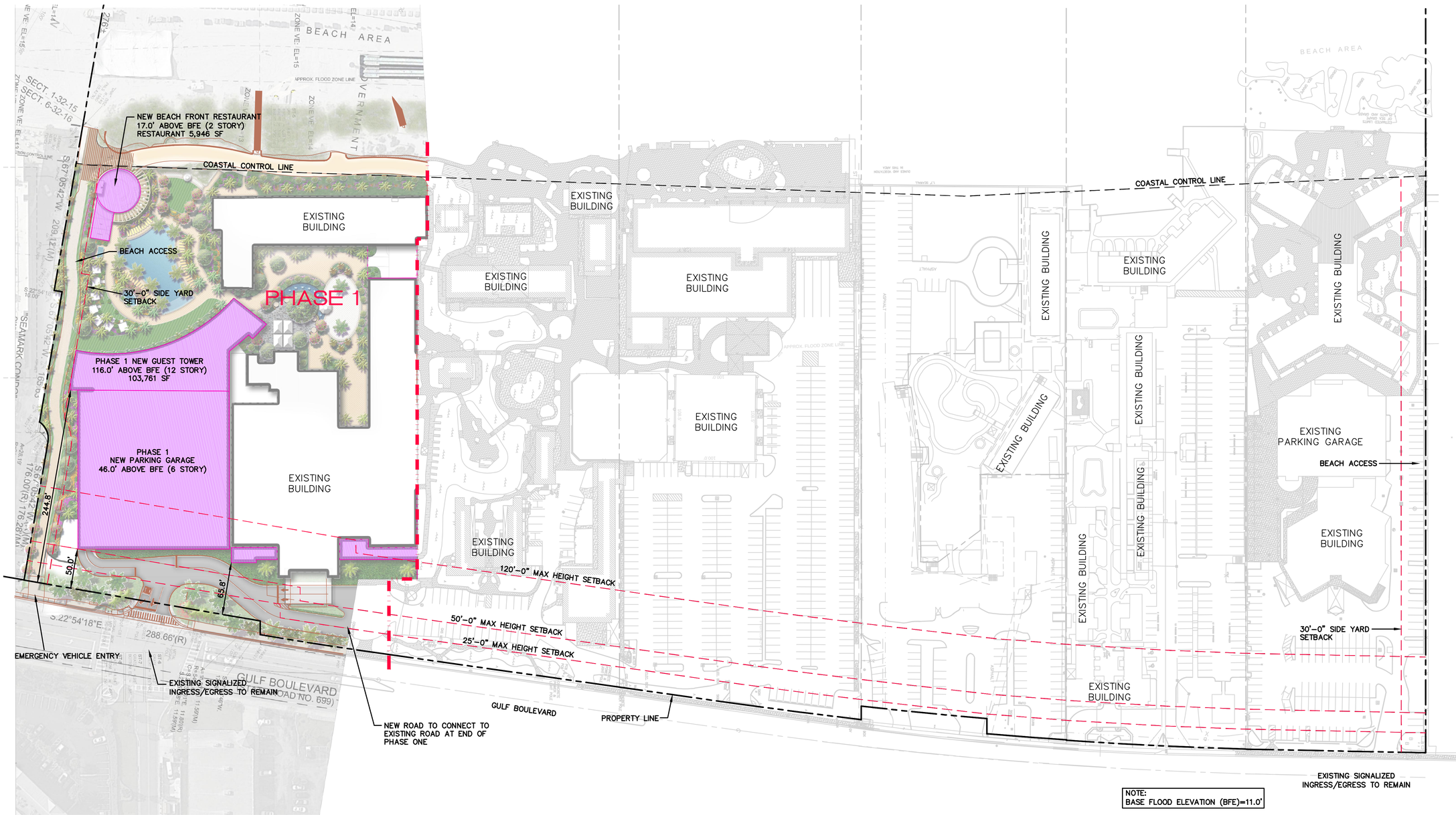
   As stated, the existing structures along the north boundary of the property will remain. Thus, there is no impact to the adjacent hotel to the north. To the south lies the Sea Mark condominium. Tower 1 is proposed adjacent to the Sea Mark, which has been specifically designed with a proper setback (both along the side and rear lot lines) to protect the Sea Mark. The height and design ensure the views of the Sea Mark are minimally impacted. Tower 1 will be to the right of the existing line of sight to the beach when taking into account existing development. Since Tower 1 is north of the Sea Mark, little to no impact to sunlight is expected.



   b. *The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any*

accessory use or structure maintains an open view of the waterfront from neighboring properties.

All new buildings within the Project will have significant setbacks from the Coastal Construction Control Line so that there is no impact to the waterfront from neighboring properties. As stated above, the architect designed Tower 1 to ensure that the views of the Sea Mark condominium residents are maintained.



NOTE:
BASE FLOOD ELEVATION (BFE)=11.0'

1"=60'

PROJECT DATA - PHASE 1

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
SUBTOTAL	**136,952**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**889,133**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**0.81**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,121 Temporary Lodging Units
Proposed Accessory Use	45,592 SF Meeting Space 42,108 SF Retail & Restaurant 20,619 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		154 du
FAR	2.6 max	0.81
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	44.37 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

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CONSULTANT

CONSULTANT

Disclaimer 1: NMDA's Contract Drawings are intended to illustrate the overall project design intentions and functional layout, and as such, NMDA's drawings DOES NOT represent the local Methods, Techniques and Means of Construction. Contractor shall issue their own shop drawings and only use NMDA's Contract Drawings as reference to meet the design intent.

Disclaimer 2: All Structural, Mechanical, Electrical and Plumbing Layout and Requirements are to be completed, verified and approved by the local Registered Structural, Mechanical, Electrical and Plumbing Engineers for compliance with the Local Building Safety, Codes and Regulations having jurisdiction over the Project's site.

TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.1

SITE PLAN - PHASE ONE

SCALE :

File Name & Location: G:\PROJ\107546000\CIVIL\SHEETS\CUP\C-2.1 SITE PLAN.dwg Layout: C-2.1 Printed: Mon, 12 Jun 2023 - 14:29

PROJECT DATA - PHASE 2

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
PHASE 2	461,553
STREET RETAIL	9,629
SUBTOTAL	**608,134**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	1,360,315
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	1.24

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,361 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 69,327 SF Retail & Restaurant 30,249 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		394 du
FAR	2.6 max	1.24
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	53.87 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
Required Amenities	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

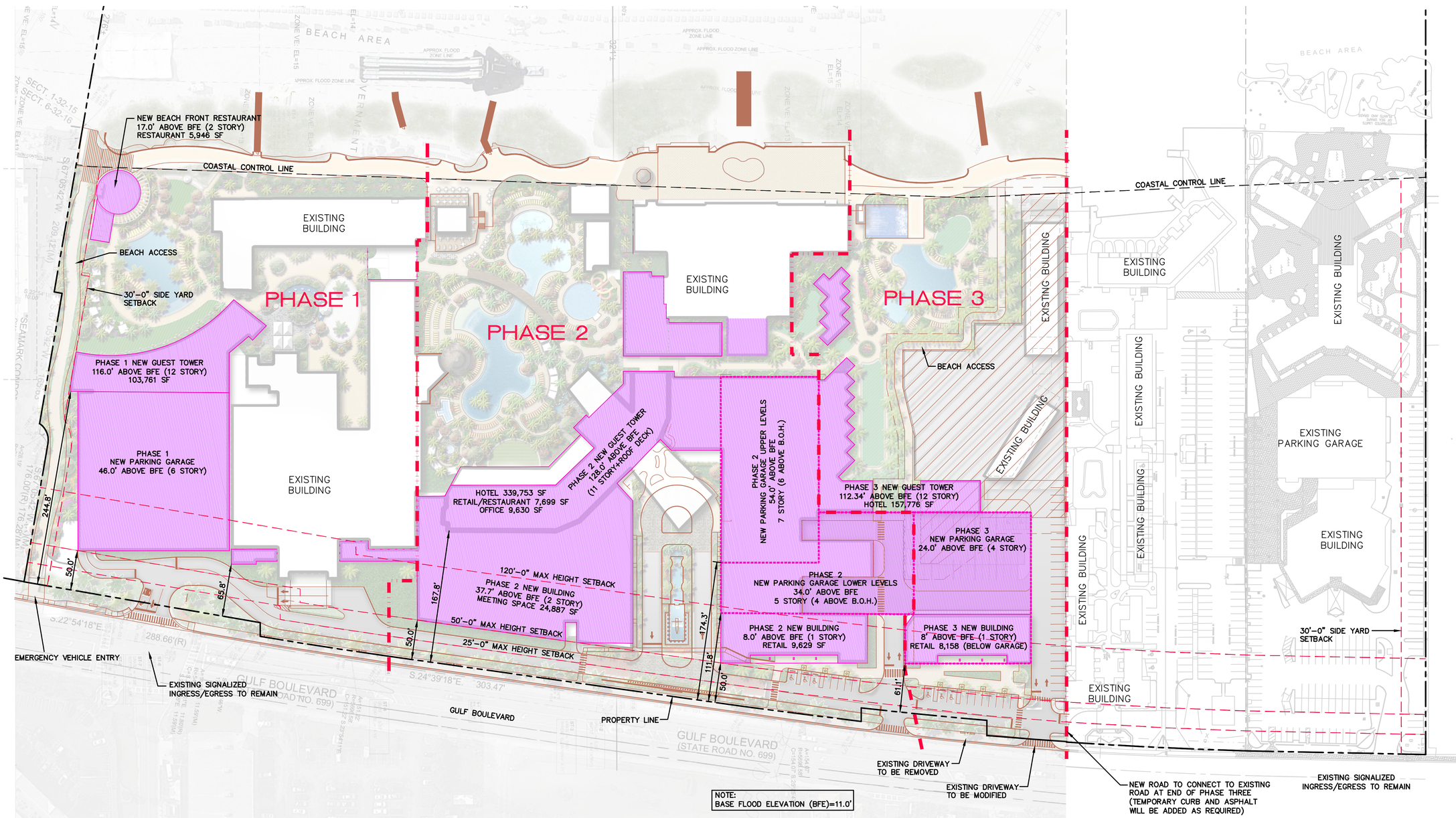
SHEET NO.

C-2.2

SITE PLAN - PHASE TWO

SCALE :

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.2 SITE PLAN.dwg Layout: C-2.2 Printed: Mon, 12 Jun 2023 - 14:54



PROJECT DATA - PHASE 3

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
STREET RETAIL	17,787
SUBTOTAL	**854,500**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**1,606,681**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**1.46**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 77,485 SF Retail & Restaurant 30,249 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		629 du
FAR	2.6 max	1.47
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	63.18 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site

Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

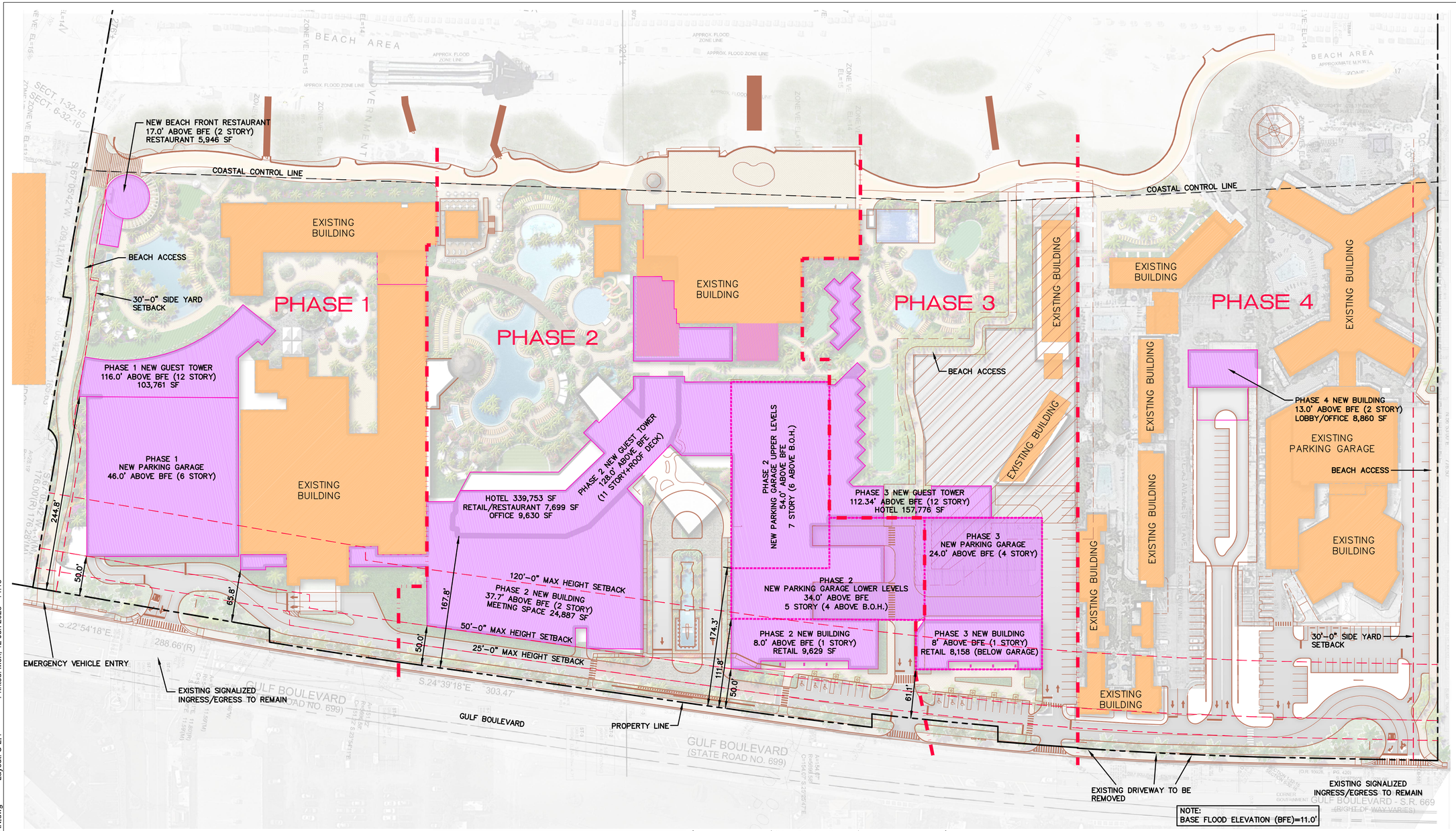
CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.3

SITE PLAN - PHASE THREE

SCALE :



PROJECT DATA - ALL PHASES

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	AREA
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
PHASE 4	8,860
STREET RETAIL	17,787
SUBTOTAL	863,360

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	752,181

TOTAL GROSS BUILDING AREA (NEW & OLD)	1,615,541
ENTIRE SITE FOOTPRINT	1,100,402
FAR (GROSS BUILDING AREA/SITE)	1.47

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 79,126 SF Retail & Restaurant 31,105 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	PROJECT CONDITION
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		629 du
FAR	2.6 max	1.47
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	63.18 du/acre
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	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
Required Amenities		
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	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

1"=60'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

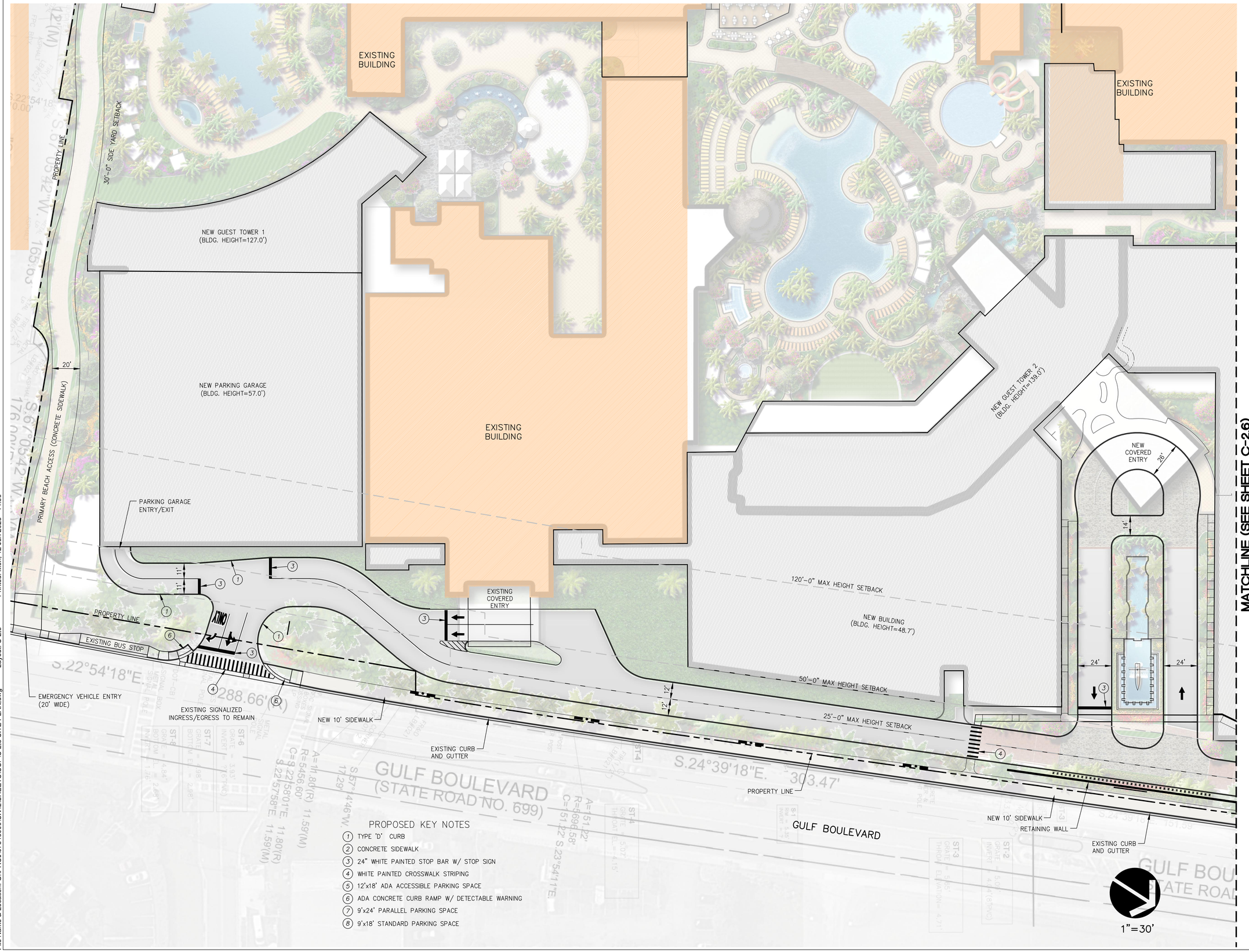
CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.4

SITE PLAN - PHASE FOUR
SCALE :

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-2.4 SITE PLAN.dwg Layout: C-2.4 Printed: Mon, 12 Jun 2023 - 14:18



PROPOSED KEY NOTES

1. TYPE 'D' CURB
2. CONCRETE SIDEWALK
3. 24" WHITE PAINTED STOP BAR W/ STOP SIGN
4. WHITE PAINTED CROSSWALK STRIPING
5. 12'x18' ADA ACCESSIBLE PARKING SPACE
6. ADA CONCRETE CURB RAMP W/ DETECTABLE WARNING
7. 9'x24' PARALLEL PARKING SPACE
8. 9'x18' STANDARD PARKING SPACE

1"=30'

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-2.5

SITE PLAN-DETAIL 1

SCALE :

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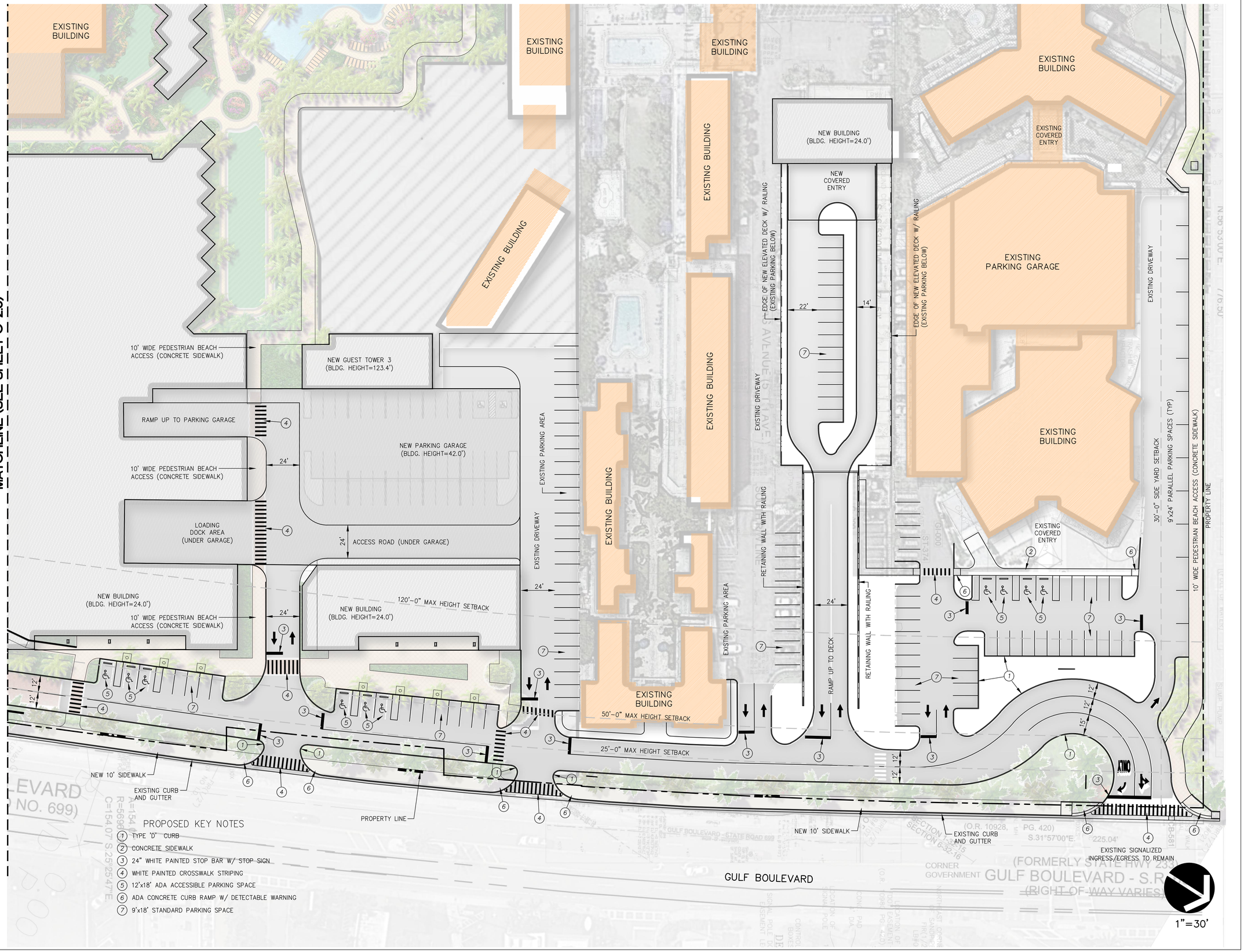
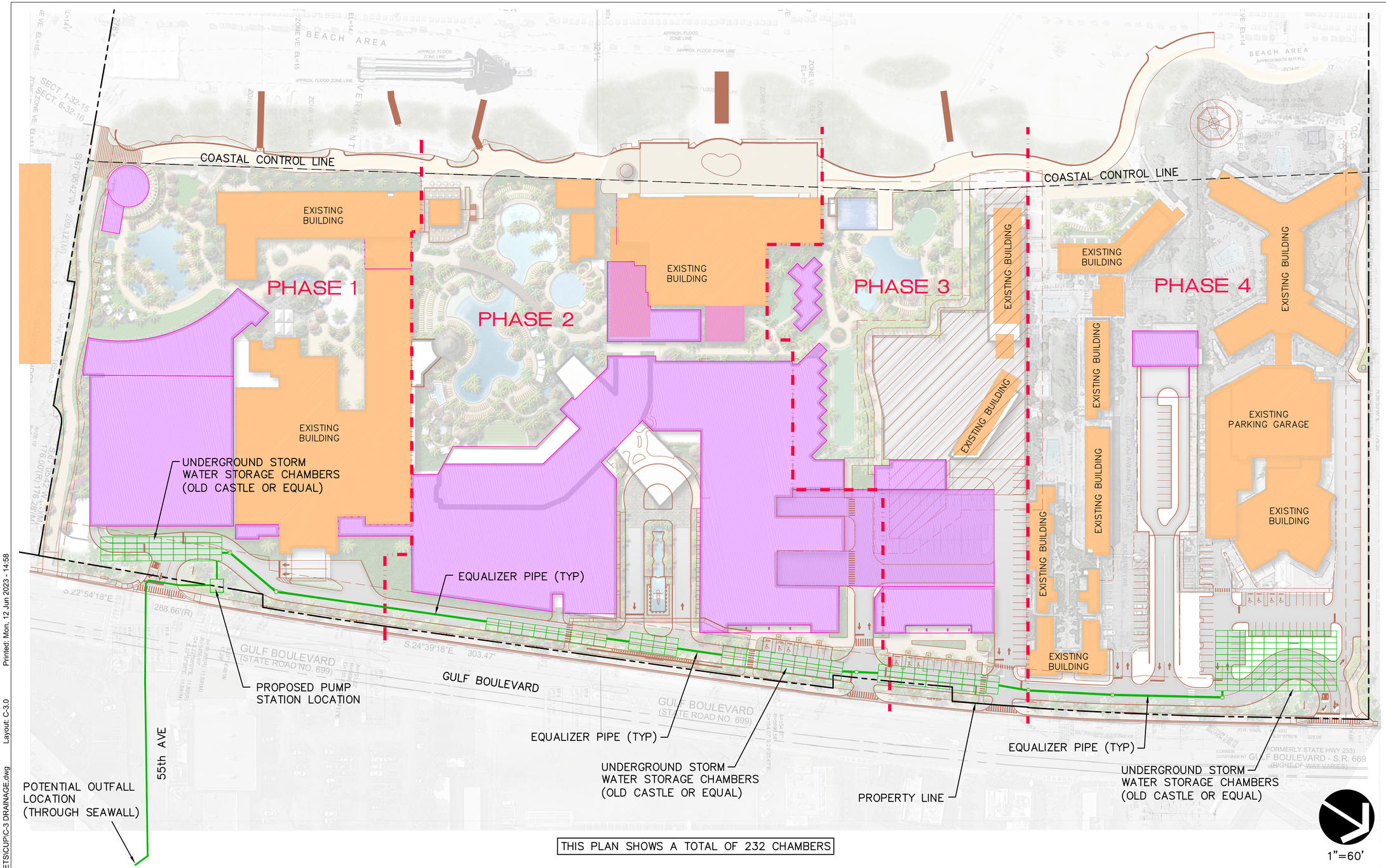
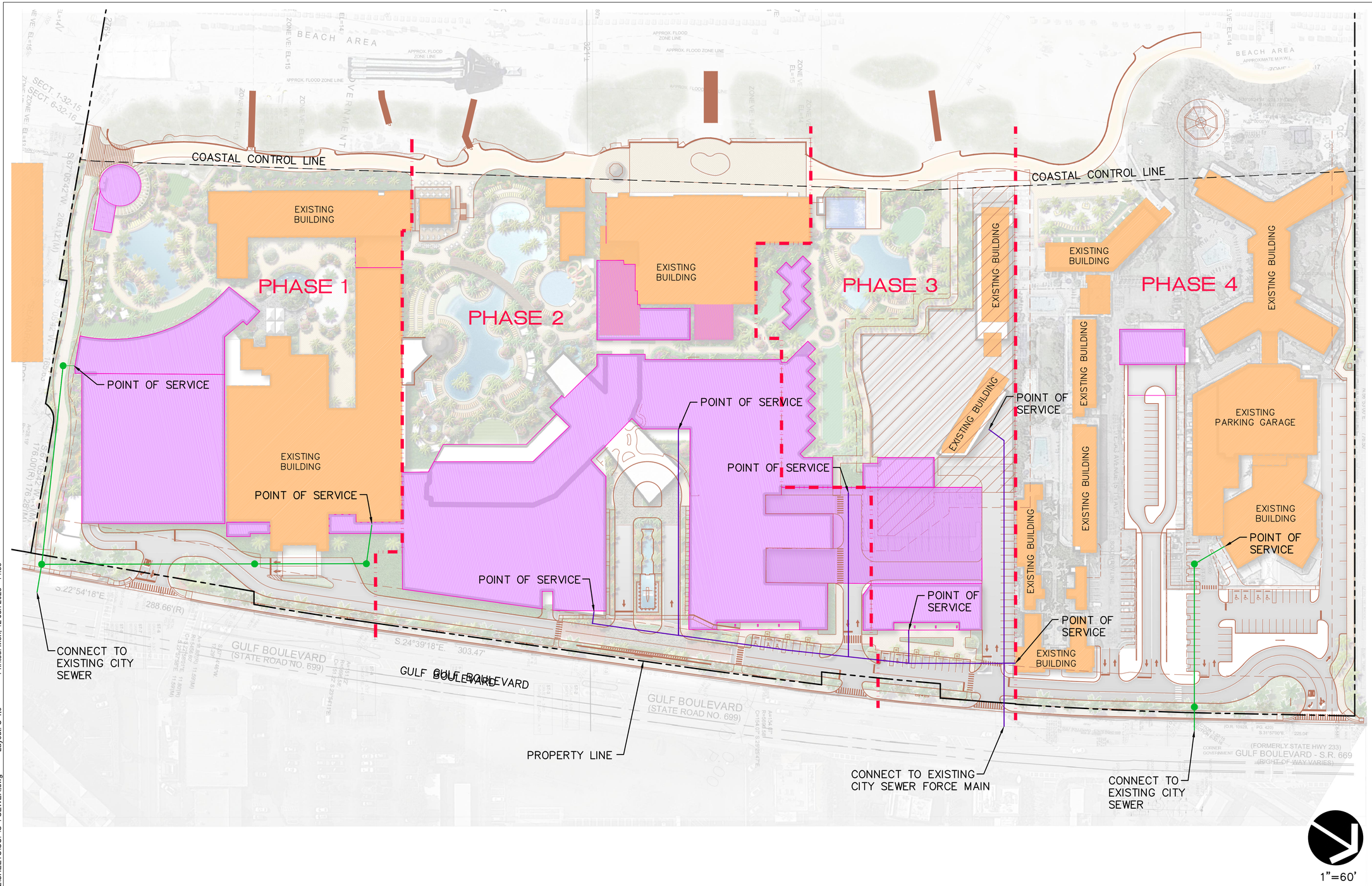

MATCHLINE (SEE SHEET C-2.5)
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING


COASTAL CONTROL LINE
COASTAL CONTROL LINE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXISTING PARKING GARAGE
EXISTING BUILDING
UNDERGROUND STORM WATER STORAGE CHAMBERS (OLD CASTLE OR EQUAL)
EQUALIZER PIPE (TYP)
PROPOSED PUMP STATION LOCATION
GULF BOULEVARD
(STATE ROAD NO. 699)
GULF BOULEVARD
EQUALIZER PIPE (TYP)
UNDERGROUND STORM WATER STORAGE CHAMBERS (OLD CASTLE OR EQUAL)
PROPERTY LINE
EQUALIZER PIPE (TYP)
UNDERGROUND STORM WATER STORAGE CHAMBERS (OLD CASTLE OR EQUAL)
55th AVE
POTENTIAL OUTFALL LOCATION (THROUGH SEAWALL)
GULF BOULEVARD - S.R. 669
(FORMERLY STATE HWY 233)
(RIGHT-OF-WAY VARIES)
S.22°54'18"E. 288.66'(R)
S.24°39'18"E. 303.47'
S67°05'42"W 209.12'(M)
S67°05'42"W 176.00'(M) 176.28'(M)
S.67°05'42"W. 209.12'(M)
S.67°05'42"W.



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

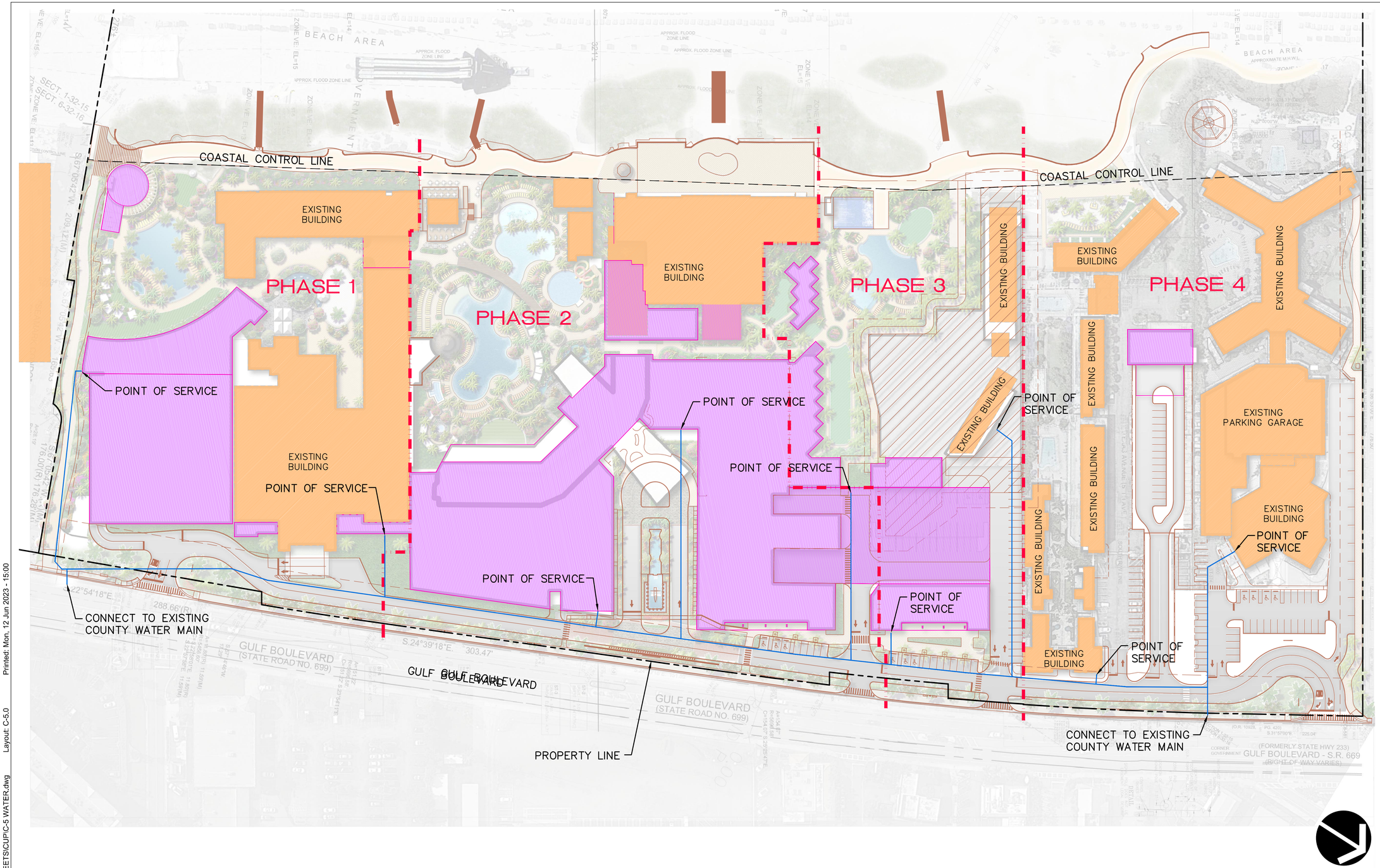
SHEET NO.

C-4.0

SANITARY SEWER PLAN

SCALE :

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-4 SEWER.dwg Layout: C-4.0 Printed: Mon, 12 Jun 2023 - 14:59



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-5.0

POTABLE WATER PLAN

SCALE :

File Name & Location: G:\PROJ\107546000\CIVIL\SHEETS\CUP\C-5 WATER.dwg Layout: C-5.0 Printed: Mon, 12 Jun 2023 - 15:00

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5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

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ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

C-6a

EXISTING FIRE TRUCK ACCESS EXHIBIT

SCALE :

Printed: Mon, 12 Jun 2023 - 15:03
Layout: C-6a
File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6a EXISTING FIRE TRUCK.dwg

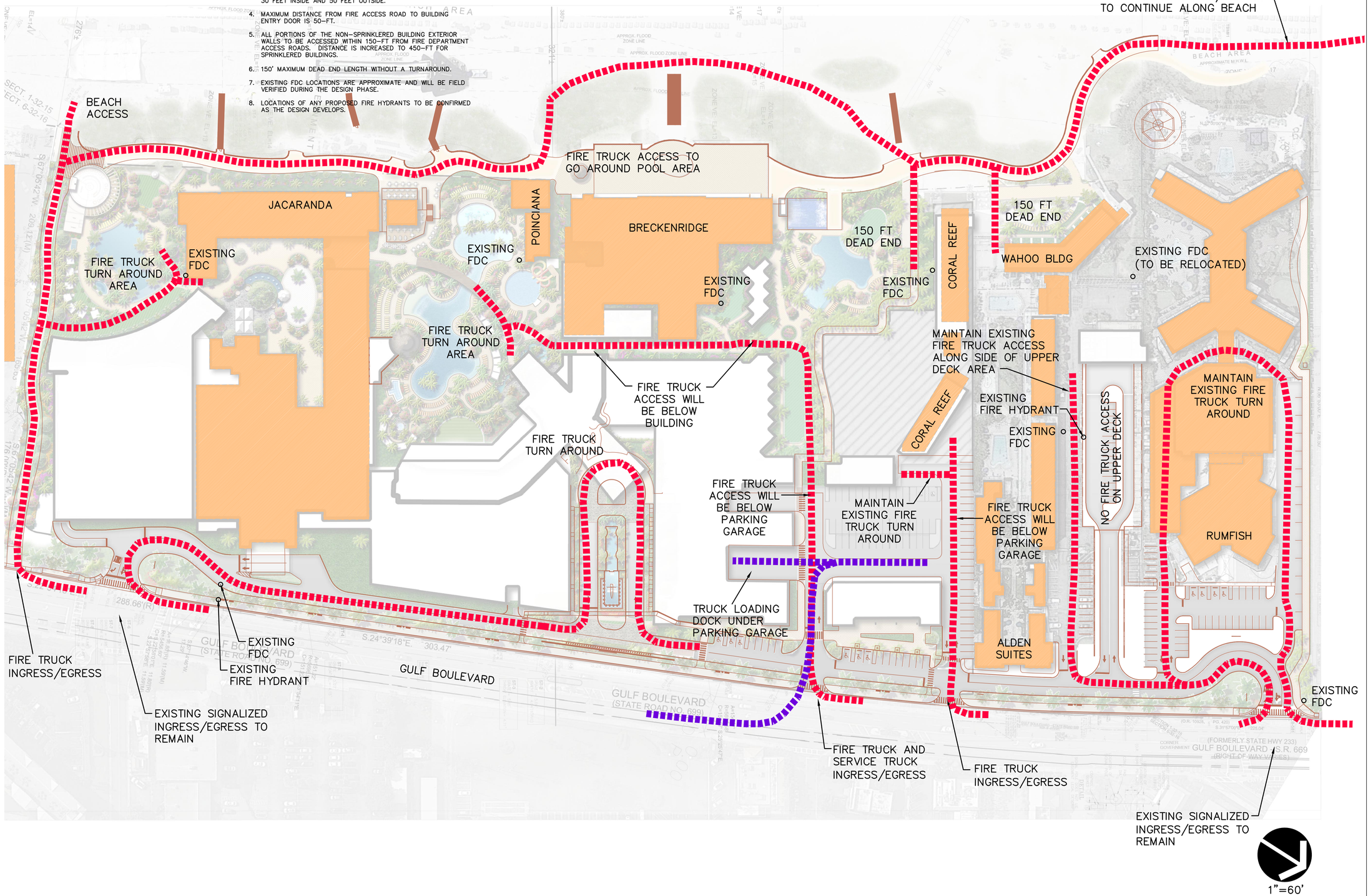
GENERAL NOTES:

1. THIS PLAN IS DIAGRAMMATIC AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
2. MINIMUM CLEAR ZONE WIDTH ON THE FIRE TRUCK ACCESS ROUTE SHALL BE 20 FEET WIDE AND 13.5 FEET HIGH.
3. MINIMUM TURNING RADIUS ON THE FIRE TRUCK ROUTE SHALL BE 30 FEET INSIDE AND 50 FEET OUTSIDE.
4. MAXIMUM DISTANCE FROM FIRE ACCESS ROAD TO BUILDING ENTRY DOOR IS 50-FT.
5. ALL PORTIONS OF THE NON-SPRINKLERED BUILDING EXTERIOR WALLS TO BE ACCESSED WITHIN 150-FT FROM FIRE DEPARTMENT ACCESS ROADS. DISTANCE IS INCREASED TO 450-FT FOR SPRINKLERED BUILDINGS.
6. 150' MAXIMUM DEAD END LENGTH WITHOUT A TURNAROUND.
7. EXISTING FDC LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED DURING THE DESIGN PHASE.
8. LOCATIONS OF ANY PROPOSED FIRE HYDRANTS TO BE CONFIRMED AS THE DESIGN DEVELOPS.

LEGEND

FIRE TRUCK ROUTE

SERVICE TRUCK ROUTE



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. HCE 7546000

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 05-19-2023

CONDITIONAL USE SITE PLAN

SHEET NO.

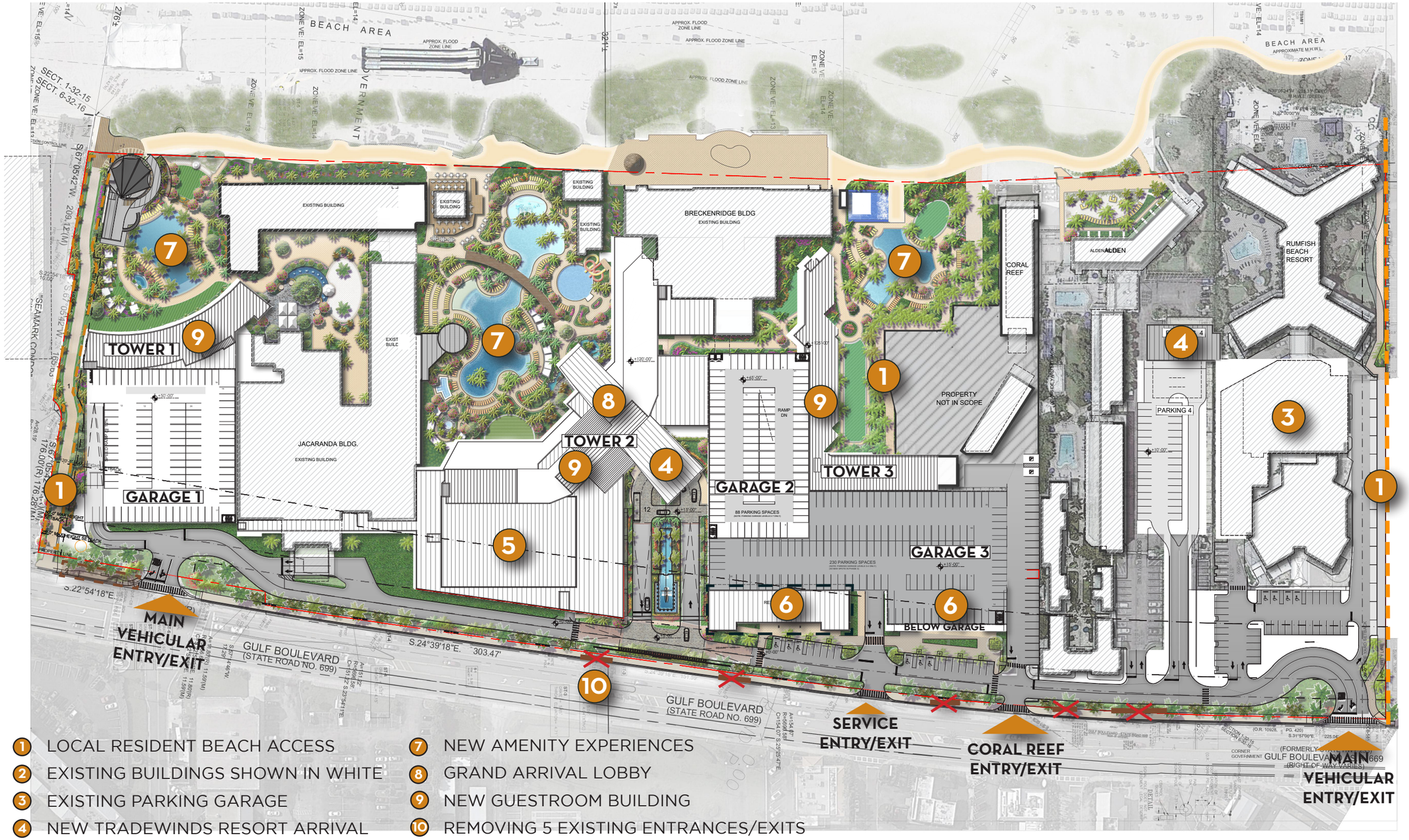
C-6

FIRE TRUCK ACCESS EXHIBIT

SCALE :

File Name & Location: G:\PROJ\07546000\CIVIL\SHEETS\CUP\C-6 FIRE TRUCK.dwg Layout: C-6 Printed: Mon, 12 Jun 2023 - 15:00

CONCEPTUAL SITE PLAN



1. LOCAL RESIDENT BEACH ACCESS
2. EXISTING BUILDINGS SHOWN IN WHITE
3. EXISTING PARKING GARAGE
4. NEW TRADEWINDS RESORT ARRIVAL
5. NEW MEETING SPACE
6. NEW STREET RETAIL
7. NEW AMENITY EXPERIENCES
8. GRAND ARRIVAL LOBBY
9. NEW GUESTROOM BUILDING
10. REMOVING 5 EXISTING ENTRANCES/EXITS

PROJECT DATA - ALL PHASES

FLOOR-TO-AREA (FAR) MATRIX	
NEW BUILDING - GROSS BUILDING AREA	**AREA**
PHASE 1	136,952
PHASE 2	461,553
PHASE 3	238,208
PHASE 4	8,860
STREET RETAIL	17,787
SUBTOTAL	**863,360**

EXISTING BUILDING - GROSS BUILDING AREA	
GRAND PALM	72,223
ALLAMANDA	30,606
JACARANDA	197,239
FLYING BRIDGE	1,426
POINCIANA	13,086
BRECKENRIDGE	135,775
CORAL REEF	49,488
ALDEN	108,880
RUMFISH	143,458
SUBTOTAL	**752,181**

TOTAL GROSS BUILDING AREA (NEW & OLD)	**1,615,541**
ENTIRE SITE FOOTPRINT	**1,100,402**
FAR (GROSS BUILDING AREA/SITE)	**1.47**

PROPERTY DATA	
Site Name	TradeWinds Island Resorts
Parcel Numbers	Tradewinds: 06-32-16-00000-230-0300, 06-32-16-43555-000-0002 Breckenridge: 06-32-16-00000-230-0200 Coral Reef: 01-32-15-00000-110-0600, 01-32-15-00000-110-0610, 01-32-15-18142-000-0000 (owned by others), 01-32-15-18142-000-0001 (owned by others) Alden: 01-32-15-00000-110-0500 Rumfish: 01-32-15-00000-110-0400
Site Area	Tradewinds: 14.06 AC Coral Reef: 3.90 AC Alden: 3.60 AC Rumfish: 3.70 AC Total: 25.26
Current Zoning	Large Resort (LR)
Current Use	967 Temporary Lodging Units
Current Accessory Use	45,592 SF Meeting Space 36,162 SF Retail & Restaurant 20,619 SF Office Space
Future Land Use	Large Resort (LR)
Proposed Use	1,596 Temporary Lodging Units
Proposed Accessory Use	59,895 SF Meeting Space 79,126 SF Retail & Restaurant 31,105 SF Office Space

DEVELOPMENT SUMMARY		
	CODE REQUIREMENT	**PROJECT CONDITION**
Zoninng District	Large Resort District	
Flood Zone		AE (11), AE (12), VE (13)
Project Site Acreage		25.26 ac
Existing Lodging Units		967 du
New Lodging Units		629 du
FAR	2.6 max	1.47
ISR	0.15 minimum	0.2
Density	75 temporary lodging units/acre	63.18 du/acre
Buiding height limitation	116' (measured from minimum base flood elevation)	116' (Actual elevation 127' based on minimum base flood elevation of AE: 11')
Setbacks	**Front** - 25' for buildings 50' or less, over 50' setback equal to height of building **Side** - 10% of lot width OR 30' on one side, whichever is less, not to exceed 60' combined ofor both sides **Rear** - Florida Coastal Construction Control Line	**Front** - 25' **Side** - 30' **Rear** - Florida Coastal Construction Control Line
Buffering	For buildings 50' in height or greater, 30' wide landscape buffer required on side yard	30' wide landscape buffer provided on south side for Beach Access
Parking	Refer to Parking Matrix	Refer to Parking Matrix
Public Beach Access	One functional beach access required if site is greater than 3 acres in size AND new construction exceeds 67% of total floor area AND site has western boundary adjacent to beach	3 Public Beach Access points provided across site
Required Amenities	Minimum Guest Amenities required for Large Scale Development:	Provided Amenities:
	Housekeeping Services	Housekeeping Services
	Swimming Pool or Spa	Swimming Pool or Spa
	Fitness Facility	Fitness Facility
	Business Center	Business Center
	Concierge Service	Concierge Service
	Restaurants that provide a minimum of two meal service and are open to public as well as hotel guests	3-Meal Restaurant for hotel guest, 2 Specialty Dining Restaurants open to public, multiple grab-n-go food offerings
	Retail Space serving hotel guests and the public	Retail Space serving hotel guests and the public
	Meeting rooms or conference facilities to serve public and hotel guests	Meeting rooms or conference facilities to serve public and hotel guests
		Kids Zone

ROLLING PARKING SUMMARY

EXISTING	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	967	45,592	36,162	20,619	1,185	1,378		193

PHASE 1-A	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	967	45,592	36,162	20,619	1,185	1,811		626

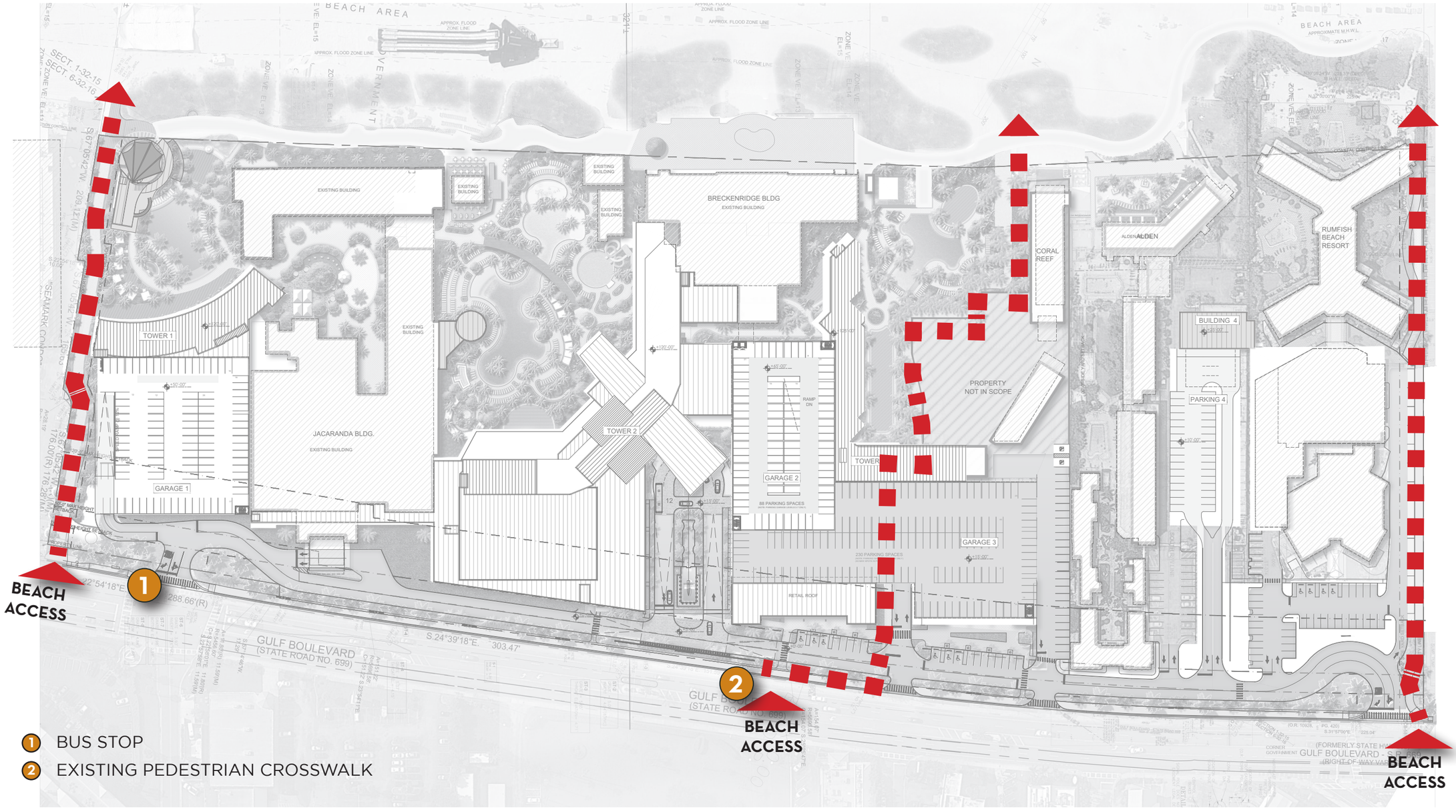
PHASE 1-B	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,121	45,592	42,108	20,619	1,340	1,673		333

PHASE 2	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,361	59,895	69,327	30,249	1,752	2,036		284

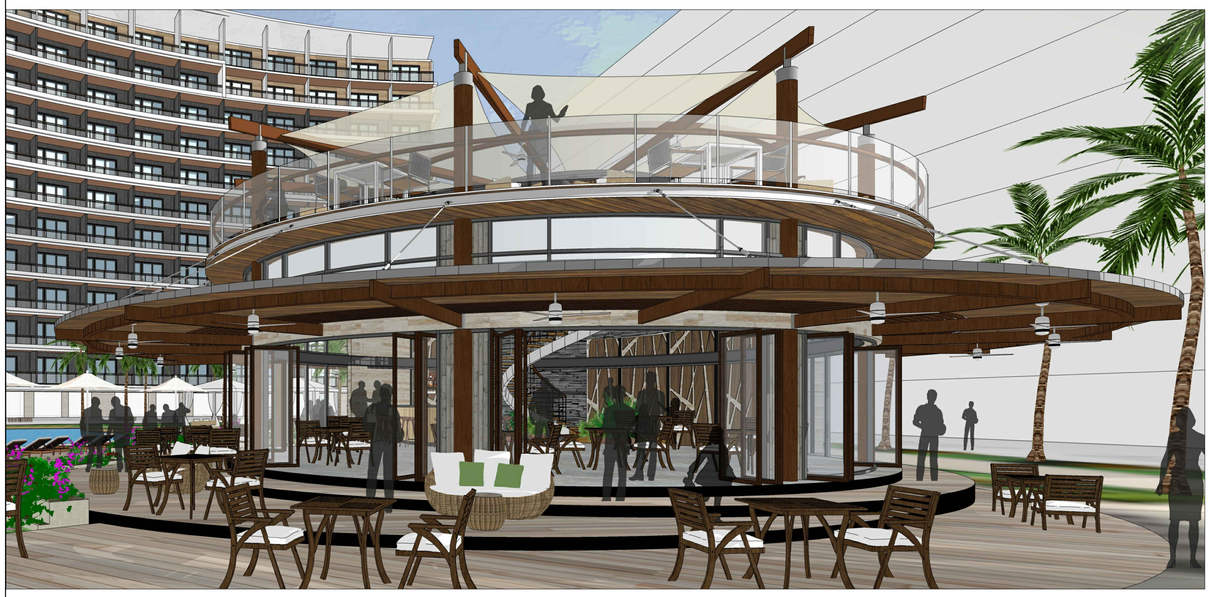
PHASE 3	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,596	59,895	77,485	30,249	1,940	2,079		139

PHASE 4	# UNITS	MEETING	RETAIL/F&B	OFFICE	REQUIRED SPACES	PROVIDED SPACES		DELTA
TOTAL:	1,596	59,895	79,126	31,105	1,993	2,113		120

BEACH ACCESS



AG
AH
AJ
AK
AL
AM
AN
AP
MAX HGT. BY CODE +127'-0"
SUITE ROOF +127'-0" [120'-0"]
ROOF + 123'-4" [116'-4"]
L12 + 113'-8" [106'-8"]
L11 + 104'-0" [97'-0"]
L10 + 94'-4" [87'-4"]
L09 + 84'-8" [78'-8"]
L08 + 75'-0" [68'-0"]
L07 + 65'-4" [58'-4"]
L06 + 55'-8" [48'-8"]
L05 + 46'-0" [39'-0"]
L04 + 36'-4" [29'-4"]
L03 + 26'-8" [19'-8"]
L02 + 17'-0" [10'-0"]
L01 + 07'-0" [0'-0"]
BASE FLOOD FE = +11'-0"
PC-01
CLG-01
FD-03
CONC-03
CONC-02
RAIL-02
ALM-02
ST-01
PC-02
CONC-01
ST-03
120'-0"
12'-0"
10'-0"
10'-0"
10



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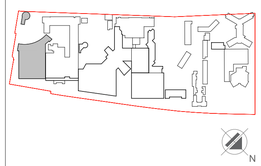
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

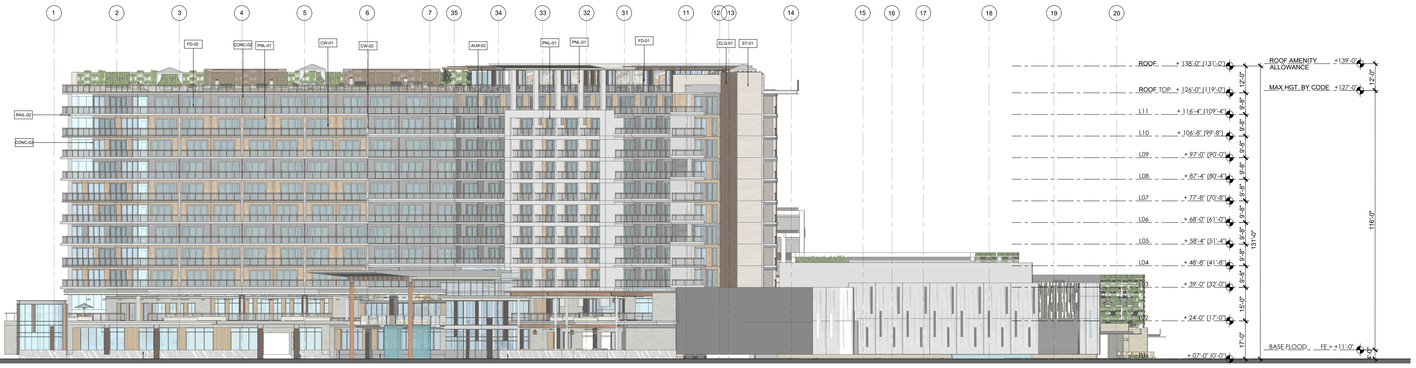
SHEET NO.

A3.11

PERSPECTIVE VIEWS - TOWER 1 & RESTAURANT

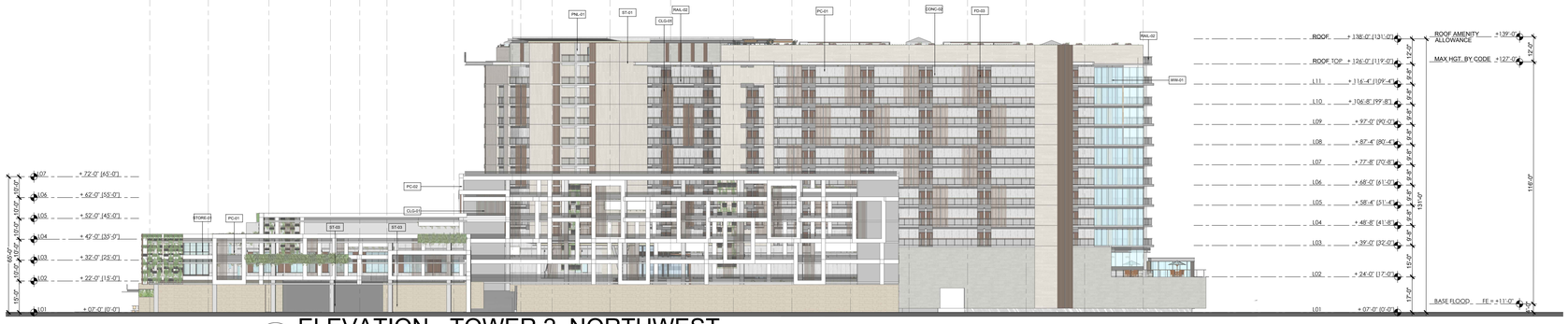
01 ELEVATION - TOWER 2, SOUTH

SCALE : 1/32" = 1'-0"



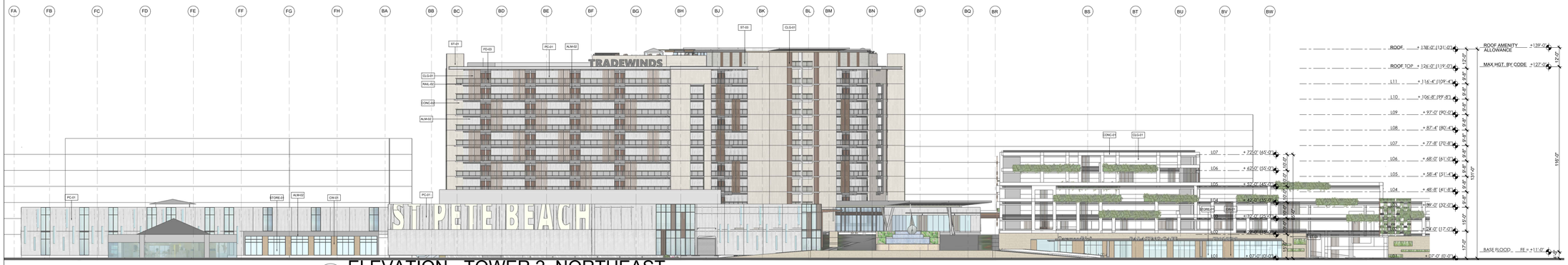
02 ELEVATION - TOWER 2, SOUTHEAST

SCALE : 1/32" = 1'-0"



03 ELEVATION - TOWER 2, NORTHWEST

SCALE : 1/32" = 1'-0"



04 ELEVATION - TOWER 2, NORTHEAST

SCALE : 1/32" = 1'-0"

MATERIAL INDEX

ENVELOPE BUILDING FINISHES

CONC- 01	POLISHED CONCRETE - COLUMN
CONC- 02	POLISHED CONCRETE - COLOR 1
CONC- 03	POLISHED CONCRETE - COLOR 2
CONC- 04	COMPOSITE WOOD CLAD ON CONCRETE COLUMN
PC - 01	PRECAST CONCRETE PANEL - TYPE 1
PC - 02	PRECAST CONCRETE FRAME
PC - 03	PRECAST CONCRETE PANEL - TYPE 2
RAIL - 01	GLASS HANDRAIL (RESTAURANT)
RAIL - 02	METAL DECORATIVE HANDRAIL
PNL - 01	ACM PANELS - COLOR 1
PNL - 02	ACM PANELS - COLOR 2
CLG - 01	VERTICAL SLATS - WOOD TEXTURE
ALM - 01	PORCELAIN PLANKS - TYPE 1
ALM - 02	PORCELAIN PLANKS - TYPE 2
WT - 01	GLASS WATER WALL
SS - 01	SHADE SAIL
WW - 01	WINDOW WALL SYSTEM (TOWER)
STORE - 01	ALUMINUM STOREFRONT
CW - 01	COMPOSITE WOOD SLATS - COLOR 1
CW - 02	COMPOSITE WOOD SLATS - COLOR 2
CW - 03	COMPOSITE WOOD SLATS - COLOR 3
ST - 01	STONE VENEER - COLOR 1
ST - 02	STONE VENEER - COLOR 2
ST - 03	STONE VENEER - COLOR 3
FD - 01	FOLDING EXTERIOR DOOR
FD - 02	SLIDING GLASS PATIO DOOR
FD - 03	COMPOSITE WOOD VENEER DOOR

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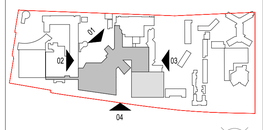

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A3.20

ELEVATIONS - TOWER 2
SCALE : 1/32" = 1'-0"

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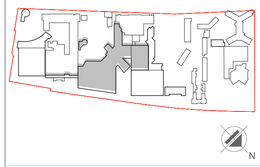

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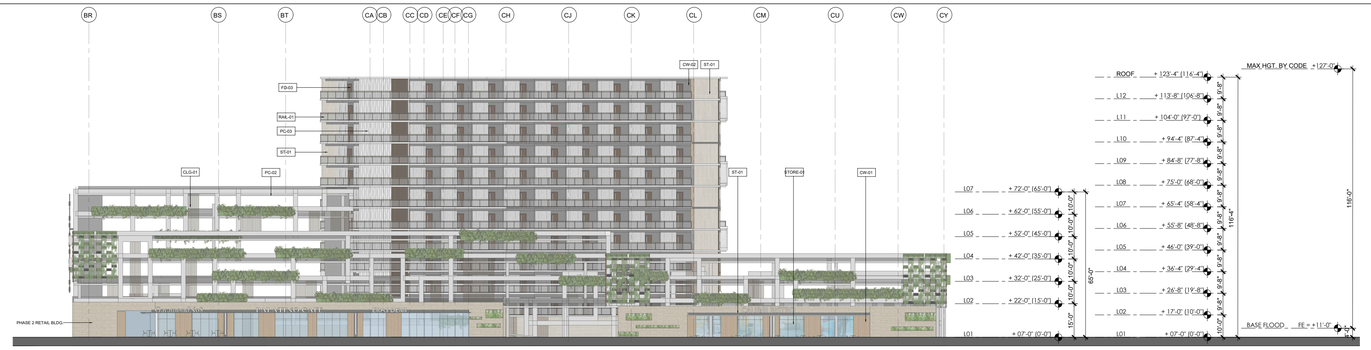
ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

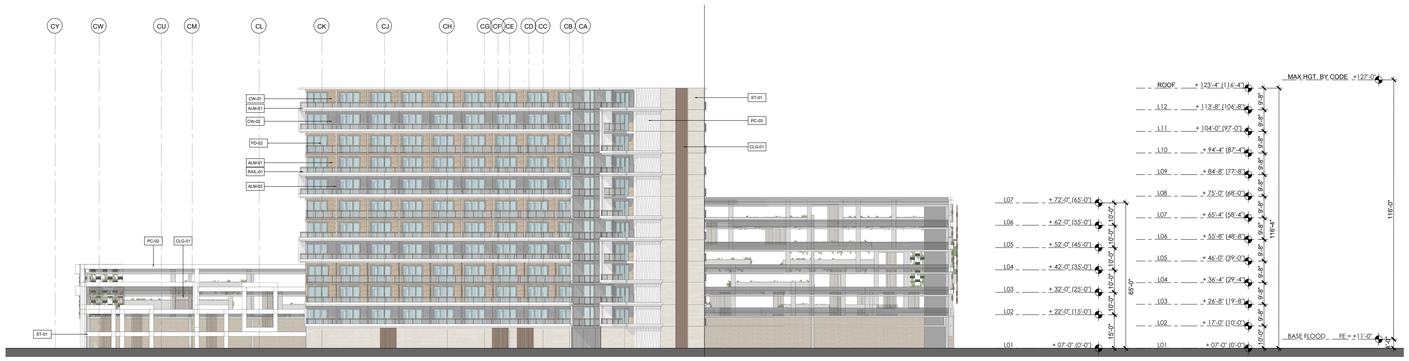
A3.21

PERSPECTIVE VIEWS - TOWER 2



01 ELEVATION - TOWER 3, NORTHEAST

SCALE : 1/32" = 1'-0"

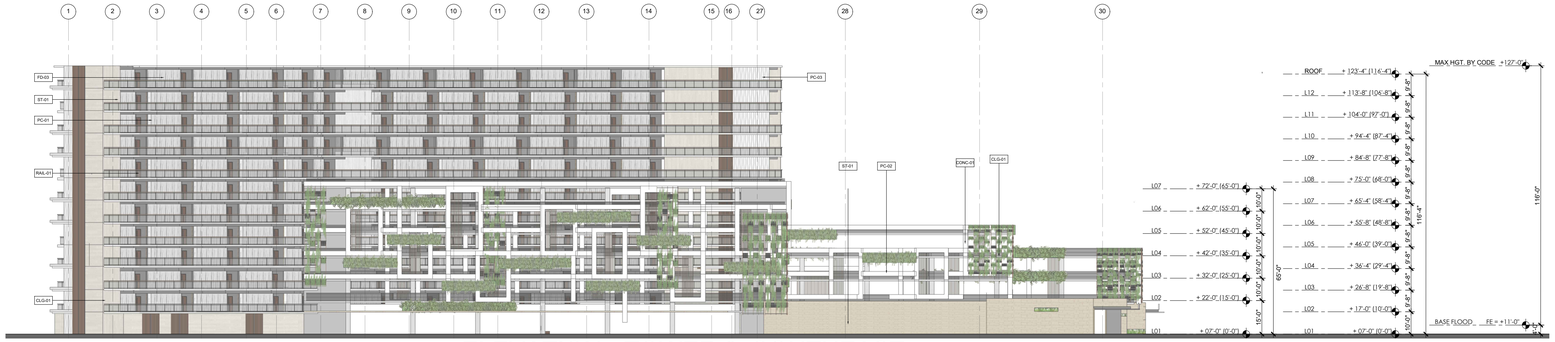


02 ELEVATION - TOWER 3, SOUTHWEST

SCALE : 1/32" = 1'-0"

03 ELEVATION - TOWER 3, NORTHWEST

SCALE : 1/32" = 1'-0"



04 ELEVATION - TOWER 3, SOUTHEAST

SCALE : 1/32" = 1'-0"

MATERIAL INDEX

ENVELOPE BUILDING FINISHES

CONC- 01	POLISHED CONCRETE - COLUMN
CONC- 02	POLISHED CONCRETE - COLOR 1
CONC- 03	POLISHED CONCRETE - COLOR 2
CONC- 04	COMPOSITE WOOD CLAD ON CONCRETE COLUMN
PC - 01	PRECAST CONCRETE PANEL - TYPE 1
PC - 02	PRECAST CONCRETE FRAME
PC - 03	PRECAST CONCRETE PANEL - TYPE 2
RAIL - 01	GLASS HANDRAIL (RESTAURANT)
RAIL - 02	METAL DECORATIVE HANDRAIL
PNL - 01	ACM PANELS - COLOR 1
PNL - 02	ACM PANELS - COLOR 2
CLG - 01	VERTICAL SLATS - WOOD TEXTURE
ALM - 01	PORCELAIN PLANKS - TYPE 1
ALM - 02	PORCELAIN PLANKS - TYPE 2
WT - 01	GLASS WATER WALL
SS - 01	SHADE SAIL
WW - 01	WINDOW WALL SYSTEM (TOWER)
STORE - 01	ALUMINUM STOREFRONT
CW - 01	COMPOSITE WOOD SLATS - COLOR 1
CW - 02	COMPOSITE WOOD SLATS - COLOR 2
CW - 03	COMPOSITE WOOD SLATS - COLOR 3
ST - 01	STONE VENEER - COLOR 1
ST - 02	STONE VENEER - COLOR 2
ST - 03	STONE VENEER - COLOR 3
FD - 01	FOLDING EXTERIOR DOOR
FD - 02	SLIDING GLASS PATIO DOOR
FD - 03	COMPOSITE WOOD VENEER DOOR

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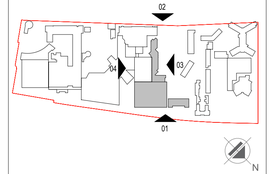
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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A3.30

ELEVATIONS - TOWER 3
SCALE : 1/32" = 1'-0"

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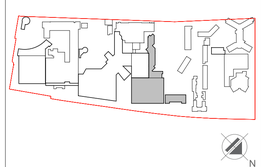
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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ISSUE DATE: 04-14-2023

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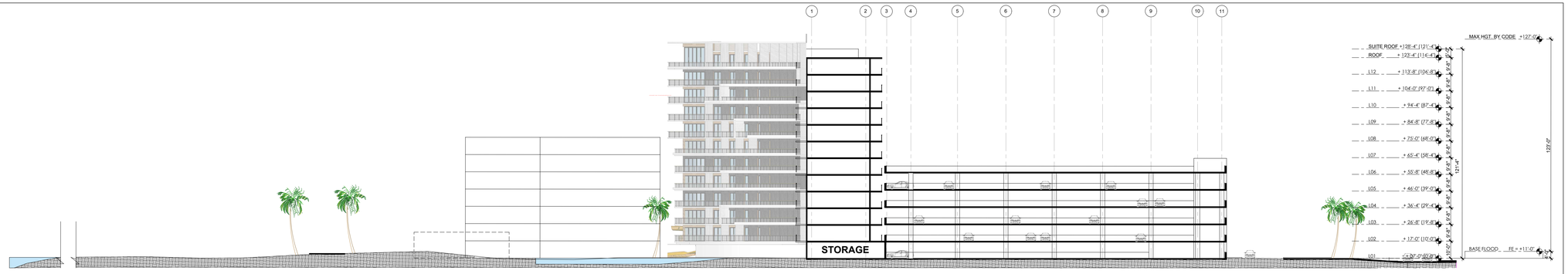
SHEET NO.

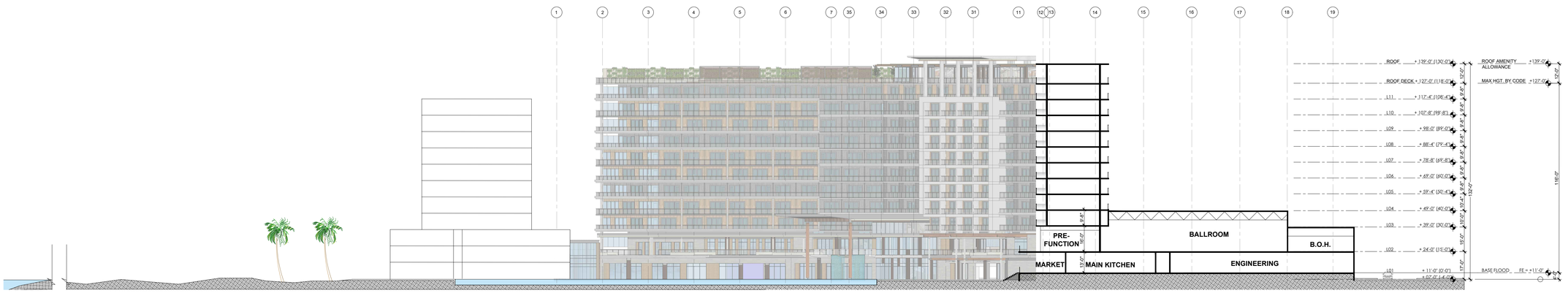
A3.31

PERSPECTIVE VIEWS - TOWER 3



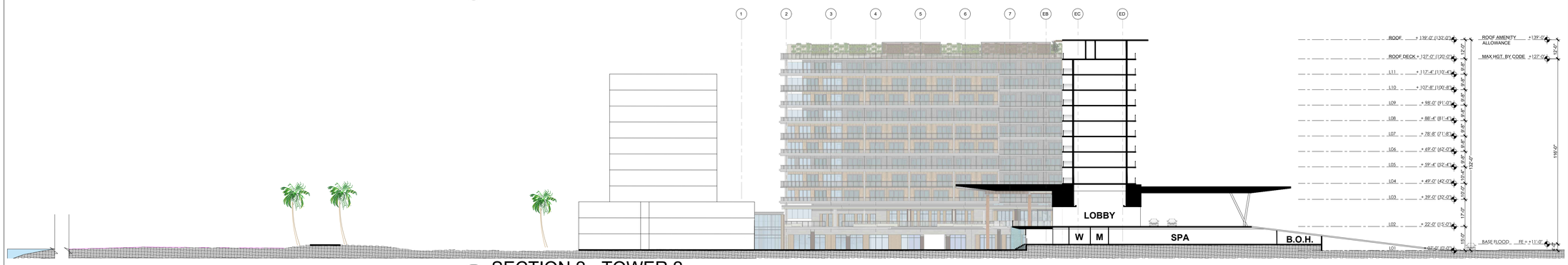
01 SECTION - TOWER 1

SCALE : 1/32" = 1'-0"



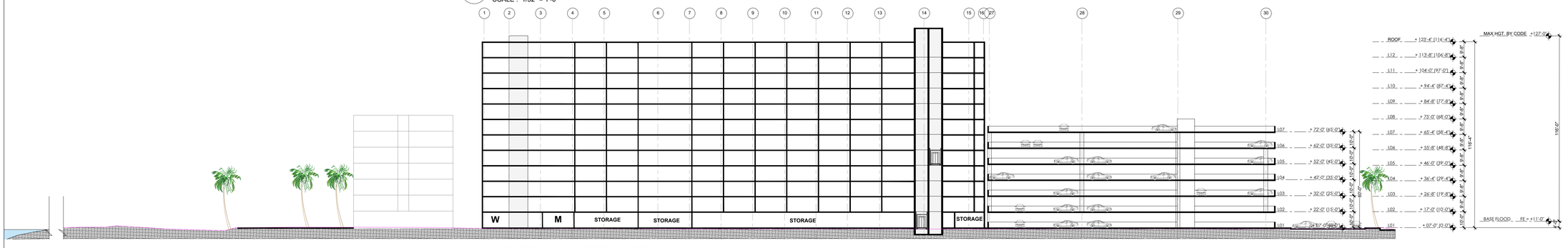
02 SECTION 1 - TOWER 2

SCALE : 1/32" = 1'-0"



03 SECTION 2 - TOWER 2

SCALE : 1/32" = 1'-0"



04 SECTION - TOWER 3

SCALE : 1/32" = 1'-0"

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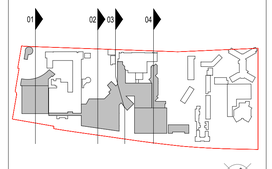
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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ISSUE DATE: 04-14-2023

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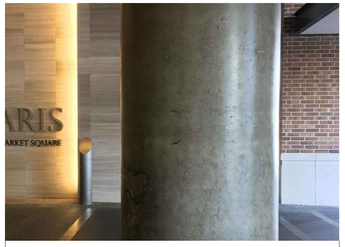
SHEET NO.

A4.10

SECTIONS - TOWERS 1, 2, & 3

SCALE : 1/32" = 1'-0"



CONC-01 POLISHED CONCRETE - COLUMN

CONC-02 POLISHED CONCRETE - COLOR 1

CONC-03 POLISHED CONCRETE - COLOR 2

CONC-04 COMPOSITE WOOD CLAD ON CONCRETE COLUMN

PC-01 PRECAST CONCRETE PANEL - TYPE 1

PC-02 PRECAST CONCRETE FRAME

PC-03 PRECAST CONCRETE PANEL - TYPE 2

RAIL-01 GLASS HANDRAIL

RAIL-02 METAL DECORATIVE HANDRAIL

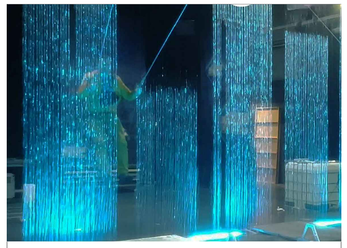
PNL-01 ACM PANELS - COLOR 1

PNL-02 ACM PANELS - COLOR 2

CLG-01 VERTICAL SLATS - WOOD LOOK

ALM-01 GUESTROOM DEMISING WALL - TYPE 1

ALM-02 GUESTROOM DEMISING WALL - TYPE 2



WT-01 GLASS WATER WALL

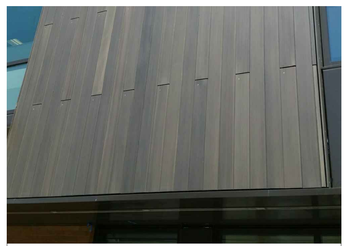
SS-01 SHADE SAIL

WW-01 WINDOW WALL SYSTEM

STORE-01 ALUMINUM STOREFRONT

CW-01 COMPOSITE WOOD SLATS - COLOR 1

CW-02 COMPOSITE WOOD SLATS - COLOR 2



CW-03 COMPOSITE WOOD SLATS - COLOR 3

ST-01 STONE VENEER - TYPE 1

ST-02 STONE VENEER - TYPE 2

ST-03 STONE VENEER - TYPE 3

FD-01 FOLDING EXTERIOR DOOR

FD-02 SLIDING GLASS PATIO DOOR

COMPOSITE WOOD VENEER DOOR

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP

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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

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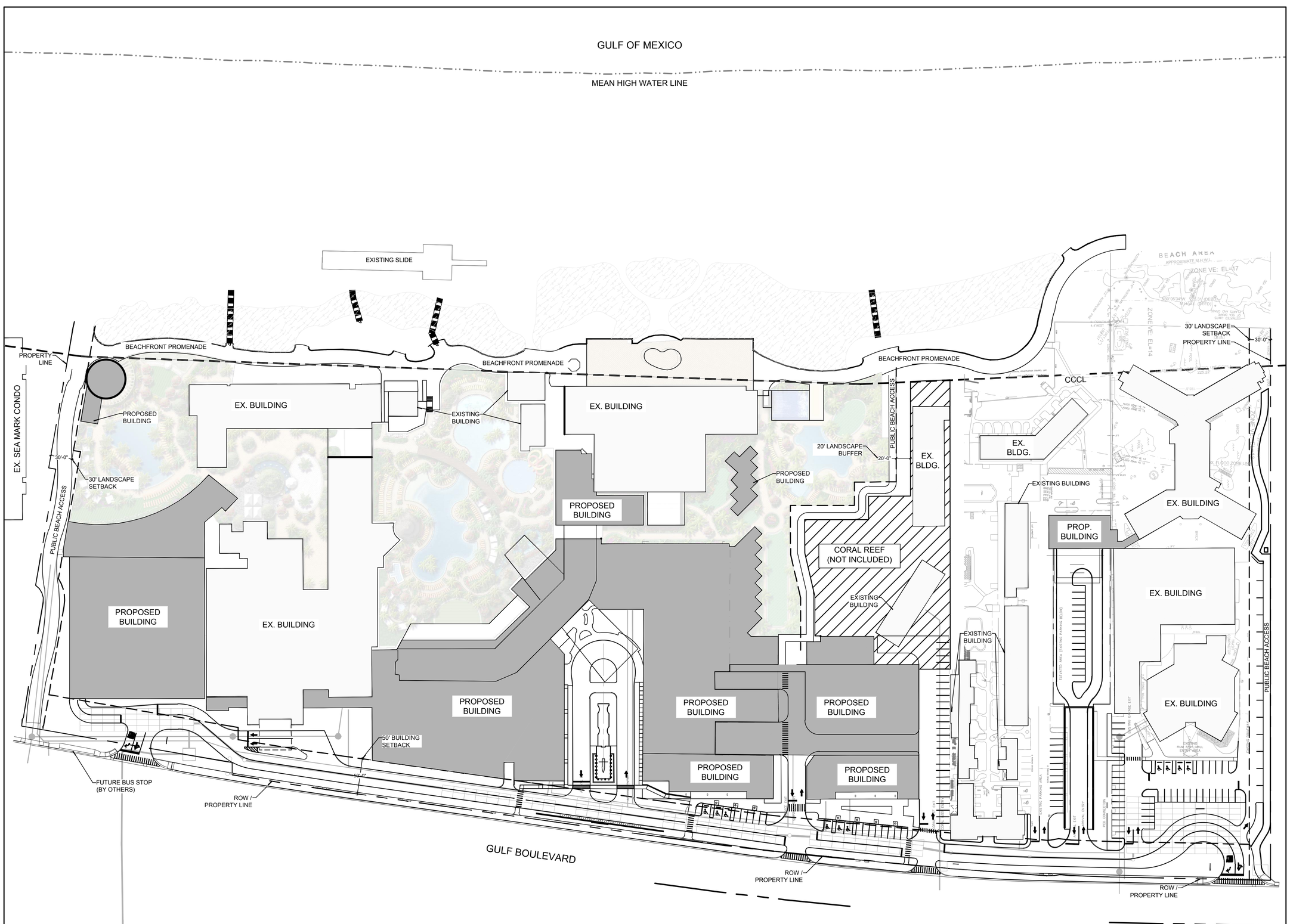
SHEET NO.

A5.10

MATERIALS



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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

0 30 60 120

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

OVERALL PLAN

SHEET NO.

LA.200

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-60'

PLANT SCHEDULE - GULF BOULEVARD FRONTAGE

CANOPY PALM — 52
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 3
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 50
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE
MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

GULF BLVD STREETSCAPE — 25,411 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - VEHICULAR USE AREAS

CANOPY TREE — 11
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

CANOPY PALM — 6
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 7
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

SCREENING SHRUB — 32
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
VIBURNUM OBOVATUM / WALTER'S VIBURNUM

VUA - INTERIOR LANDSCAPE — 4,706 SF
SHRUBS MIN 2' HT. AT PLANTING
ALLAMANDA CATHARTICA / GOLDEN TRUMPET
CHRYSOBALANUS ICACO / COCO PLUM
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS / BUTTONWOOD
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HELIANTHUS DEBILIS / DUNE SUNFLOWER
ILEX VOMITORIA / YAUPON HOLLY
LANTANA CAMARA / LANTANA
LANTANA INVOLUCRATA / WILD SAGE
LICANIA MICHAUXII / GOPHER APPLE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENTAS LANCEOLATA / STAR CLUSTER
PLUMBAGO CAPENSIS / CAPE PLUMBAGO
SCAEVOLA PLUMIERI / INKBERRY
SERENOA REPENS / SAW PALMETTO
STACHYTARPHETA JAMAICENSIS / BLUE PORTERWEED
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
VIBURNUM OBOVATUM / WALTER'S VIBURNUM
ZAMIA PUMILA / COONTIE CYCAD

RESORT PLANTING — 21,259 SF
SHRUBS MIN. 2' HT. AT PLANTING
ACALYPHA WILKESIANA / WILKES' COPPERLEAF
ALOCASIA ODORA 'CALIFORNIA' / CALIFORNIA ELEPHANT EAR
ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CODIAEUM VARIEGATUM / CROTON
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
CORDYLINE FRUTICOSA 'FLORICA' / FLORICA TI PLANT
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HEDYCHIUM CORONARIUM / WHITE GINGER
HELIANTHUS DEBILIS / DUNE SUNFLOWER
HELICONIA PSITTACORUM 'GOLDEN TORCH' / GOLDEN TORCH HELICONIA
HIBISCUS ROSA-SINENSIS 'LIPSTICK' / LIPSTICK CHINESE HIBISCUS
IXORA COCCINEA 'NORA GRANT' / NORA GRANT PINK IXORA
LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUSA X / BANANA
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PETREA VOLUBILIS / QUEEN'S WREATH
PHILODENDRON X 'XANADU' / XANADU PHILODENDRON
PSYCHOTRIA NERVOSA / WILD COFFEE
SCHEFFLERA ARBORICOLA 'TRINETTE' / TRINETTE VARIEGATED SCHEFFLERA
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - SOUTH BUFFERYARD

CANOPY TREE — 4
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

CANOPY PALM — 1
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 17
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 27
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE
MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

BUFFERYARD — 9,667 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - BEACH FRONT PROMENADE/DUNES

CANOPY PALM — 23
MIN. 12' OF CLEAR TRUNK AT PLANTING
COCOS NUCIFERA / COCONUT PALM
PHOENIX DACTYLIFERA / DATE PALM
ROYSTONEA ELATA / FLORIDA ROYAL PALM
SATAKENTIA LIUKUENSIS / SATAKE PALM

NATIVE PALM — 49
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

DUNE PLANTINGS — 88,057 SF
ARGUSIA GNAPHALODES / SEA ROSEMARY
CANAVALIA ROSEA / BEACH BEAN
COCCOLOBA UVIFERA / SEA GRAPE
GAILLARDIA ARISTATA / BLANKET FLOWER
HELIANTHUS DEBILIS / DUNE SUNFLOWER
HELIOTROPIUM GNAPHALODES / SEA LAVENDER
IPOMOEA IMPERATI / BEACH MORNING GLORY
LANTANA INVOLUCRATA / WILD SAGE
MUHLENBERGIA FILIPES / MUHLY
PANICUM AMARUM 'SOUTHPA' / BITTER PANICGRASS
SCAEVOLA PLUMIERI / INKBERRY
SCAEVOLA TACCADA / BEACH NAUPAKA
SERENOA REPENS / SAW PALMETTO
SPARTINA PATENS / SALT MEADOW CORD GRASS
SURIANA MARITIMA / BAY CEDAR
UNIOLA PANICULATA / SEA OATS

PLANT SCHEDULE - CENTRAL BUFFERYARD

NATIVE PALM — 20
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 19
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE
MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

BUFFERYARD — 7,728 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

PLANT SCHEDULE - NORTH BUFFERYARD

CANOPY TREE — 2
MIN. 12' HT. AND 3" DBH AT PLANTING
BUCIDA BUCERAS / GEOMETRY TREE
CONOCARPUS ERECTUS / BUTTONWOOD
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
JUNIPERUS SILICICOLA 'BRODIE' / SOUTHERN RED CEDAR
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY
TABEBUIA ARGENTEA / SILVER TRUMPET

NATIVE PALM — 17
MIN. 12' CLEAR TRUNK AT PLANTING
ROYSTONEA REGIA / ROYAL PALM
SABAL PALMETTO / CABBAGE PALMETTO

UNDER-STORY TREE — 1
MIN. 8' HT. AND 2" DBH AT PLANTING
BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA
CARYOTA MITIS / CLUMPING FISHTAIL PALM
CASSIA SURATTENSIS / GLOSSY SHOWER TREE
COCCOLOBA DIVERSIFOLIA / PIGEON PLUM
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
ILEX VOMITORIA / YAUPON HOLLY
JATROPHA HASTATA / JATROPHA TREE
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MYRICA CERIFERA / WAX MYRTLE
PERSEA BORBONIA / REDBAY
PTYCHOSPERMA MACARTHURII / MACARTHUR PALM
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE
ROYSTONEA REGIA / ROYAL PALM
TECOMA STANS ANGUSTATA / YELLOW BELLS
THRINAX RADIATA / FLORIDA THATCH PALM

SCREENING SHRUB — 54
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
VIBURNUM OBOVATUM / WALTER'S VIBURNUM

BUFFERYARD — 3,919 SF
SHRUBS MIN. 2' HT. AT PLANTING
CHRYSOBALANUS ICACO / COCO PLUM
CLUSIA GUTTIFERA / SMALL LEAF CLUSIA
COCCOLOBA UVIFERA / SEA GRAPE
CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD
CONRADINA CANESCENS / FALSE ROSEMARY
FEIJOA SELLOWIANA / PINEAPPLE GUAVA
FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG
GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
HELIANTHUS DEBILIS / DUNE SUNFLOWER
MALVAVISCUS ARBOREUS / GIANT TURK'S CAP
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS
PSYCHOTRIA NERVOSA / WILD COFFEE
SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO
UNIOLA PANICULATA / SEA OATS
ZAMIA FLORIDANA / COONTIE PALM

REQUIRED PLANTING CALCULATIONS:

STREET TREES FOR GULF BOULEVARD:

REQUIREMENT: 1 TREE PER 30 LF OF ROAD
1 TREE PER EVERY 180 SF OF LANDSCAPE IN BUFFER AREA THAT IS 10% OF TOTAL ROW WIDTH (10')

TOTAL LINEAR FEET: 1,776.86 LF

REQUIRED STREET TREES: 60 TREES (1,776.86 LF / 30 = 59.22)
PROVIDED STREET TREES: 60 TREES

REQUIRED LANDSCAPE TREES: 99 TREES (1 TREE EVERY 18'LF)
PROVIDED LANDSCAPE TREES: 105 TREES

PUBLIC WALKWAYS (GULF FRONT PROMENADE):

REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY
1 TREE PER EVERY 200 SF OF LANDSCAPE AREA

TOTAL LINEAR FEET: 1,599.68 LF
TOTAL LANDSCAPE AREA: N/A
*LANDSCAPE TO BE DESIGNED ALONG WITH AMENITY AREAS. WILL MEET TREE REQUIREMENTS WHEN DESIGNED.

REQUIRED WALKWAY TREES: 32 TREES PER SIDE (1,599.68 LF / 50 = 31.99)
PROVIDED WALKWAY TREES: EAST SIDE: 32 TREES
WEST SIDE: 22 TREES

PUBLIC WALKWAYS (SOUTH BUFFER WALKWAY):

REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY
1 TREE PER EVERY 200 SF OF LANDSCAPE AREA

TOTAL LINEAR FEET: 511.278 LF
TOTAL LANDSCAPE AREA: 12,284 SF

REQUIRED WALKWAY TREES: 11 TREES PER SIDE (511.27 LF / 50 = 10.22)
PROVIDED WALKWAY TREES: NORTH SIDE: 20 TREES
SOUTH SIDE: 20 TREES

REQUIRED LANDSCAPE TREES: 62 TREES (12,284 SF / 200 = 61.42)
PROVIDED LANDSCAPE TREES: 62 TREES

PUBLIC WALKWAYS (CENTRAL BUFFER WALKWAY):

REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY
1 TREE PER EVERY 200 SF OF LANDSCAPE AREA

TOTAL LINEAR FEET: 535.43 LF
TOTAL LANDSCAPE AREA: 12,284 SF

REQUIRED WALKWAY TREES: 11 TREES (535.43 LF / 50 = 10.70)
PROVIDED WALKWAY TREES: 39 TREES

REQUIRED LANDSCAPE TREES: 39 TREES (7,728 SF / 200 = 38.63)
PROVIDED LANDSCAPE TREES: 39 TREES

PUBLIC WALKWAYS (NORTH BUFFER WALKWAY):

REQUIREMENT: 1 TREE PER 50 LF OF WALKWAY
1 TREE PER EVERY 200 SF OF LANDSCAPE AREA

TOTAL LINEAR FEET: 654.73 LF
PLANTABLE LINEAR FEET: 265.87 LF (654.73 LF - 388.85 LF = 265.88 LF)
(388.85 LF COORDINATED IN EXISTING CONDITIONS NOT PLANTABLE AS SHOWN)
TOTAL LANDSCAPE AREA: 3,663 SF

REQUIRED WALKWAY TREES: 5 TREES (265.87 LF / 50 = 5.31)
PROVIDED WALKWAY TREES: 20 TREES

REQUIRED LANDSCAPE TREES: 20 TREES (3,919 SF / 200 = 19.59)
PROVIDED LANDSCAPE TREES: 20 TREES

NOTES:
1. ALL SHRUBS WILL BE MINIMUM 2' HEIGHT AT PLANTING
2. TOTAL LANDSCAPE AND PERVIOUS AREAS (LANDSCAPE AREAS, COMPACTED SHELL PATHWAYS) EQUAL +/- 4.02 ACRES (16% OF SITE)
   - (PERVIOUS AREA TAKEOFFS FOR AMENITY AREAS ARE ESTIMATED BASED UPON CURRENT CONCEPTUAL LAYOUT. FINAL PERMEABLE AREA QUANTITY MAY VARY AND WILL BE PROVIDED AT TIME OF FINAL CONSTRUCTION PLANS/FUTURE SUBMISSION TO MEET ALL ST. PETE BEACH CODE)

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

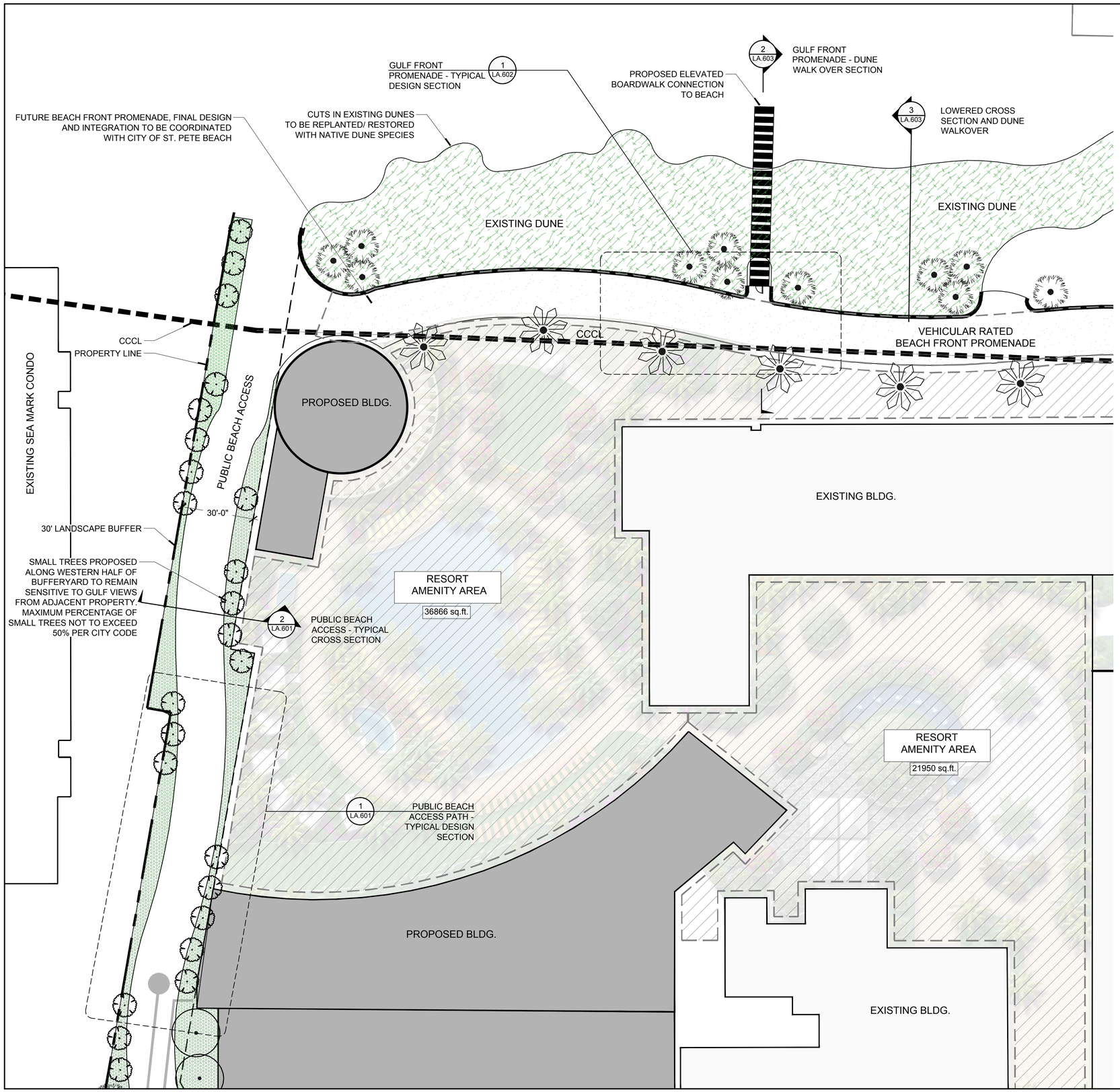
PLANTING SCHEDULE & NOTES

SHEET NO.

LA.200.1

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-60'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
1. LANDSCAPE WITHIN RESORT AMENITY AREAS TO BE PROVIDED AS PART OF FINAL CONSTRUCTION PLANS (SEPARATE SUBMISSION) TO MEET ALL CITY OF ST. PETE BEACH LAND DEVELOPMENT REQUIREMENTS.

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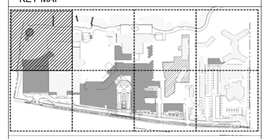
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

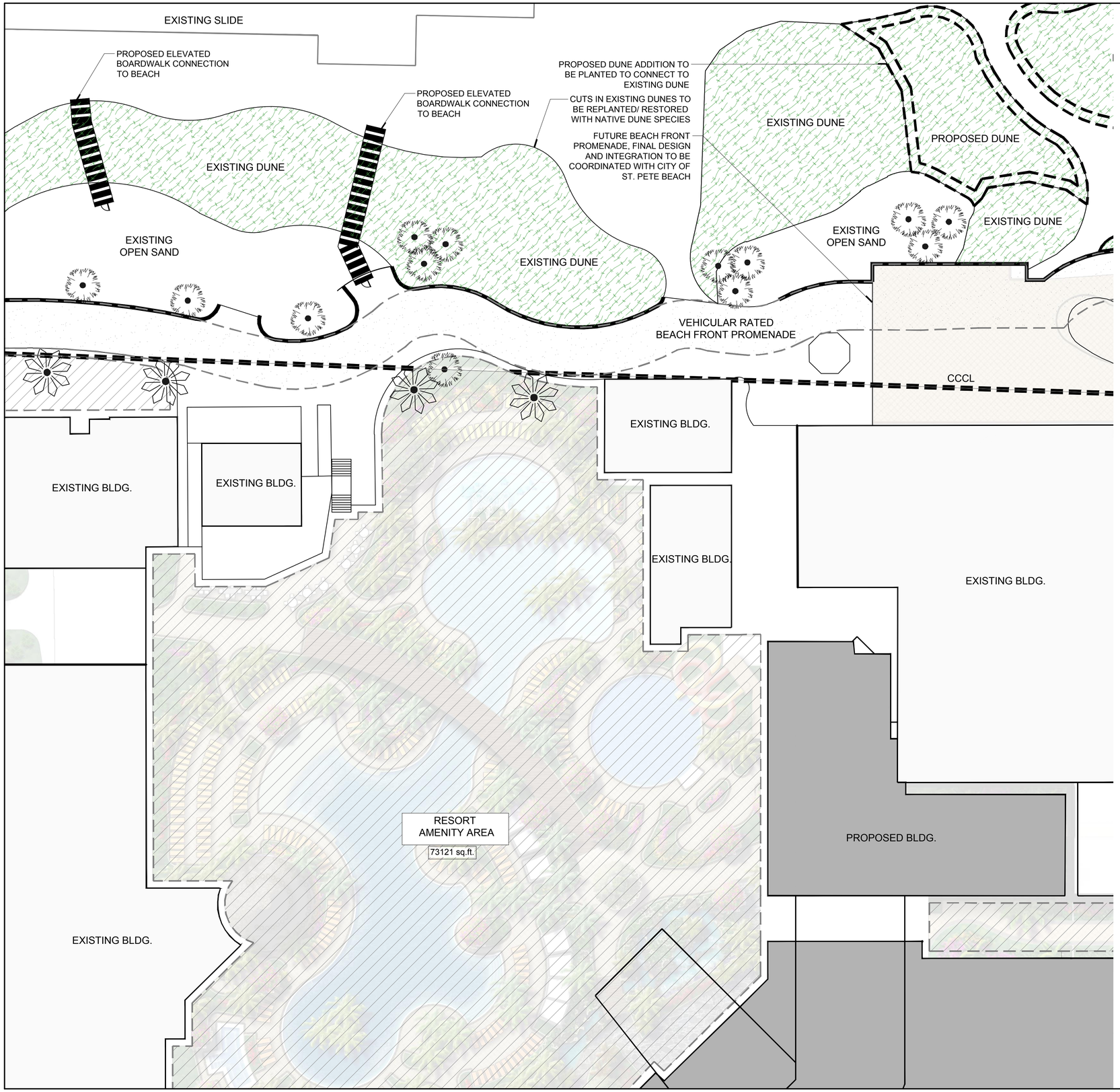
CODE PLANTING PLAN

SHEET NO.

LA.201

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
1. LANDSCAPE WITHIN RESORT AMENITY AREAS TO BE PROVIDED AS PART OF FINAL CONSTRUCTION PLANS (SEPARATE SUBMISSION) TO MEET ALL CITY OF ST. PETE BEACH LAND DEVELOPMENT REQUIREMENTS.

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

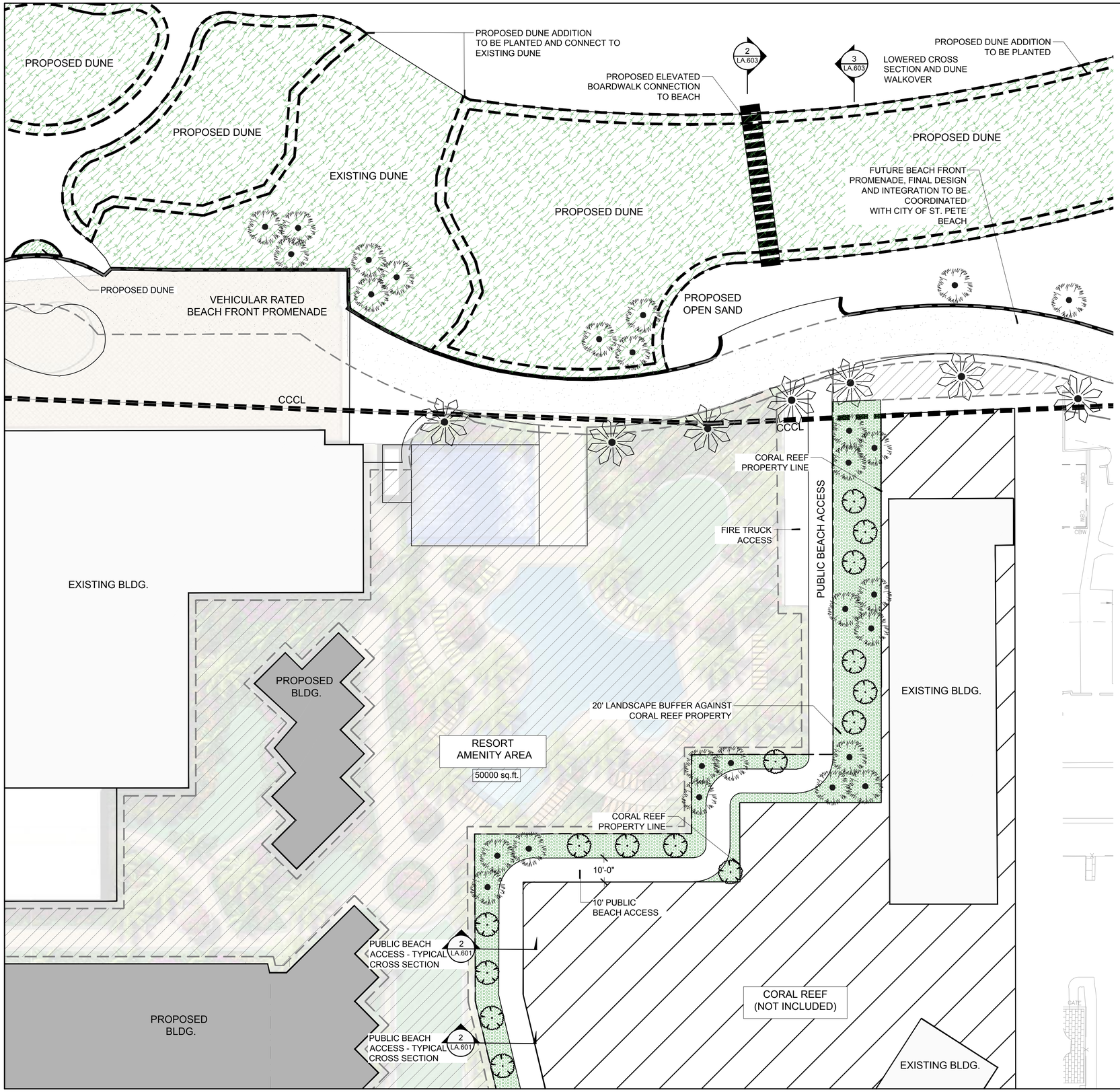
CODE PLANTING PLAN

SHEET NO.

LA.202

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

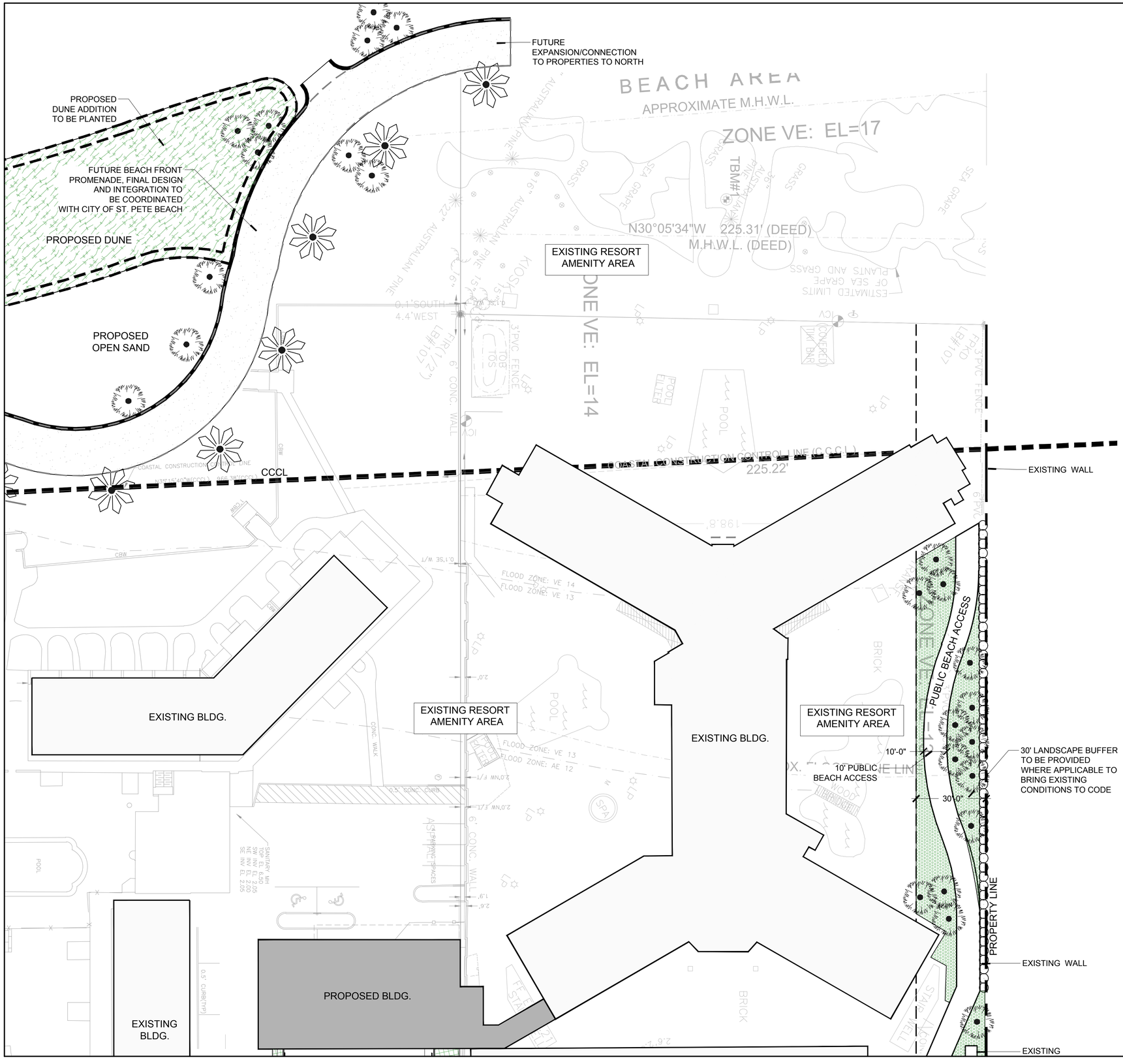
CODE PLANTING PLAN

SHEET NO.

LA.203

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:

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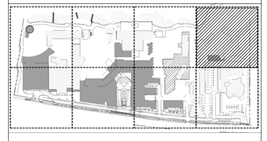
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



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REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

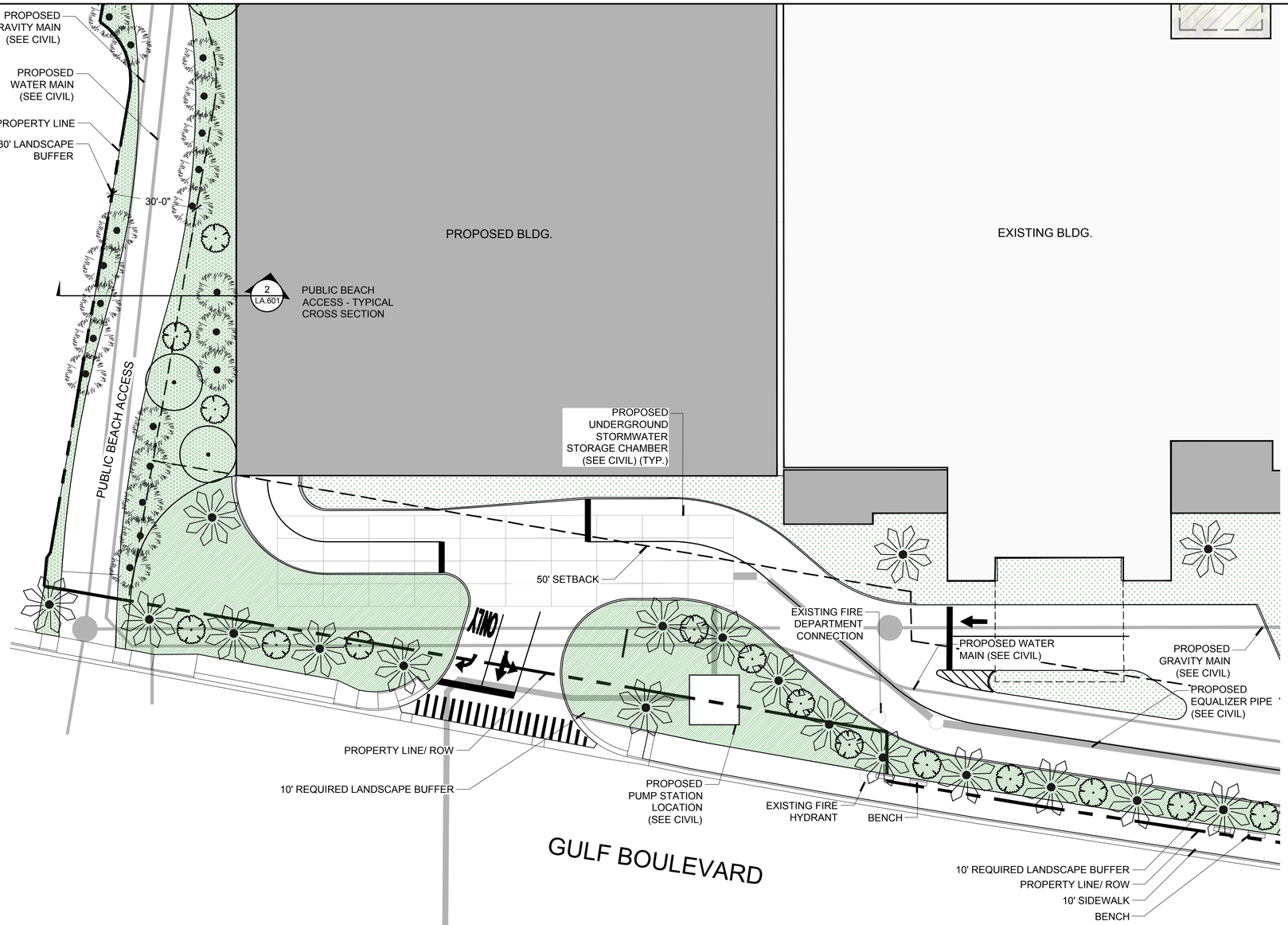
CODE PLANTING PLAN

SHEET NO.

LA.204

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

NOTES:
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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

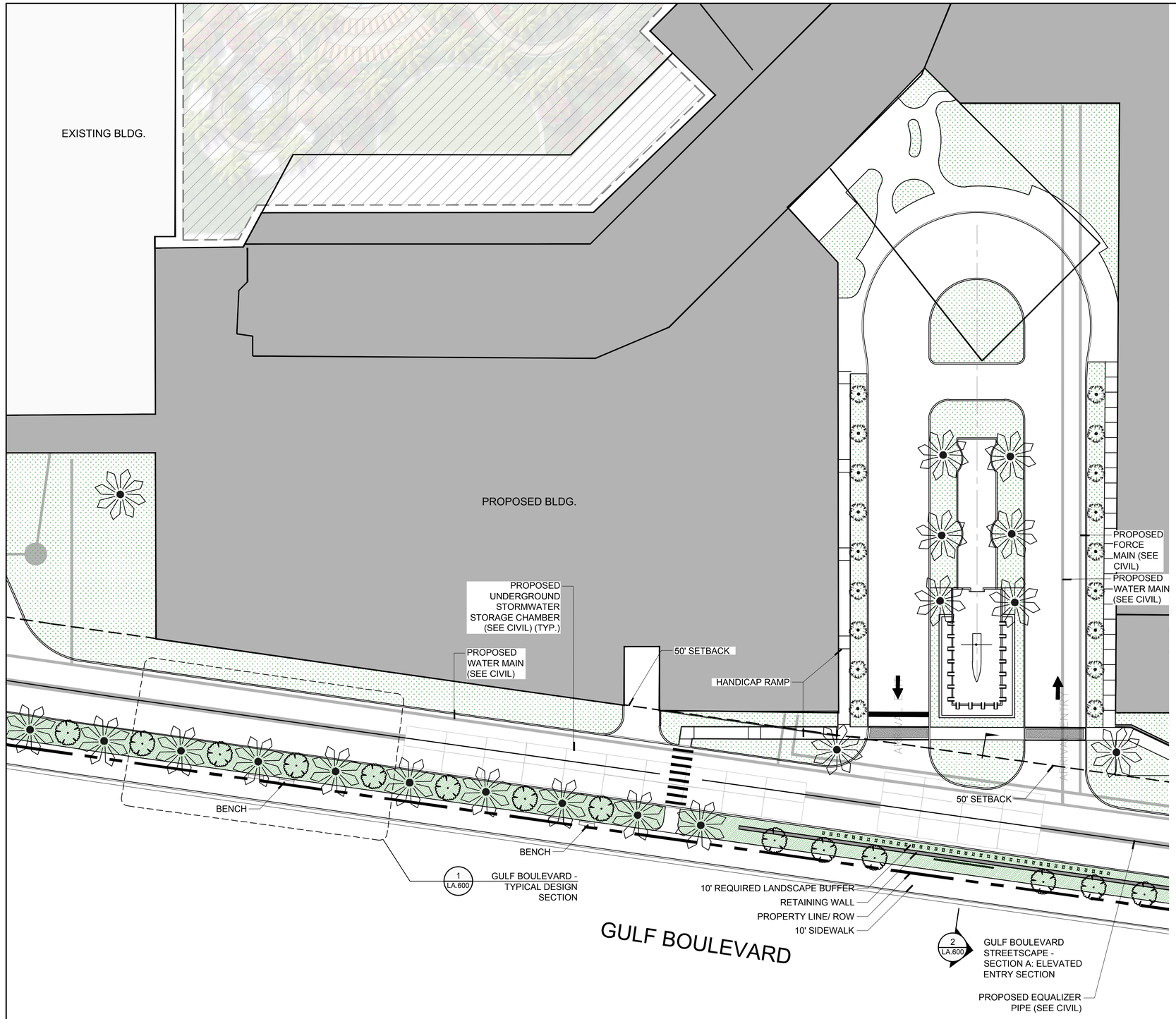
CODE PLANTING PLAN

SHEET NO.

LA.205

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

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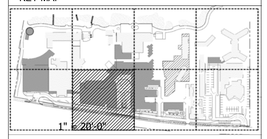
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

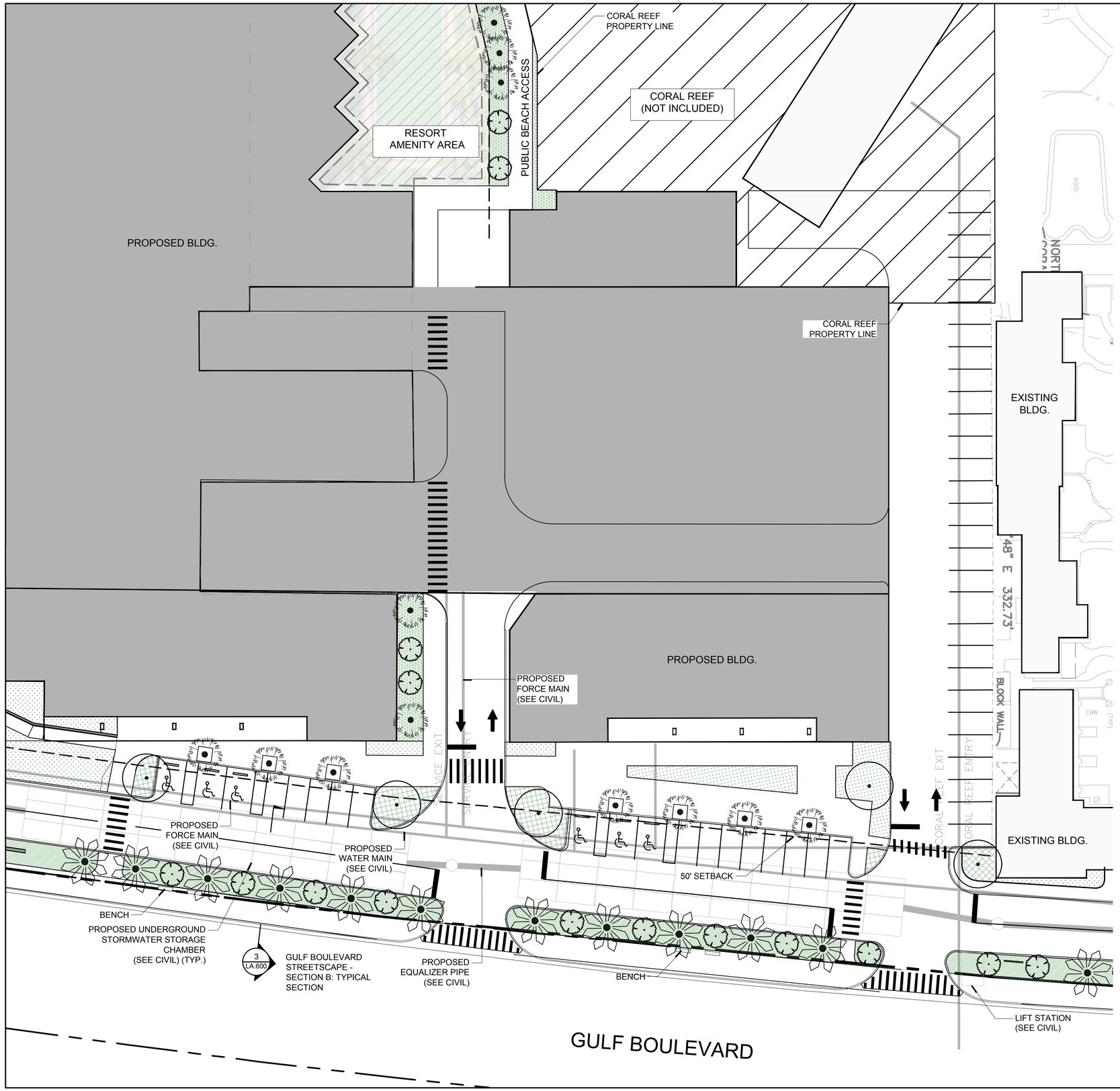
CODE PLANTING PLAN

SHEET NO.

LA.206

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
- RESORT PLANTING
- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

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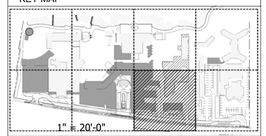
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

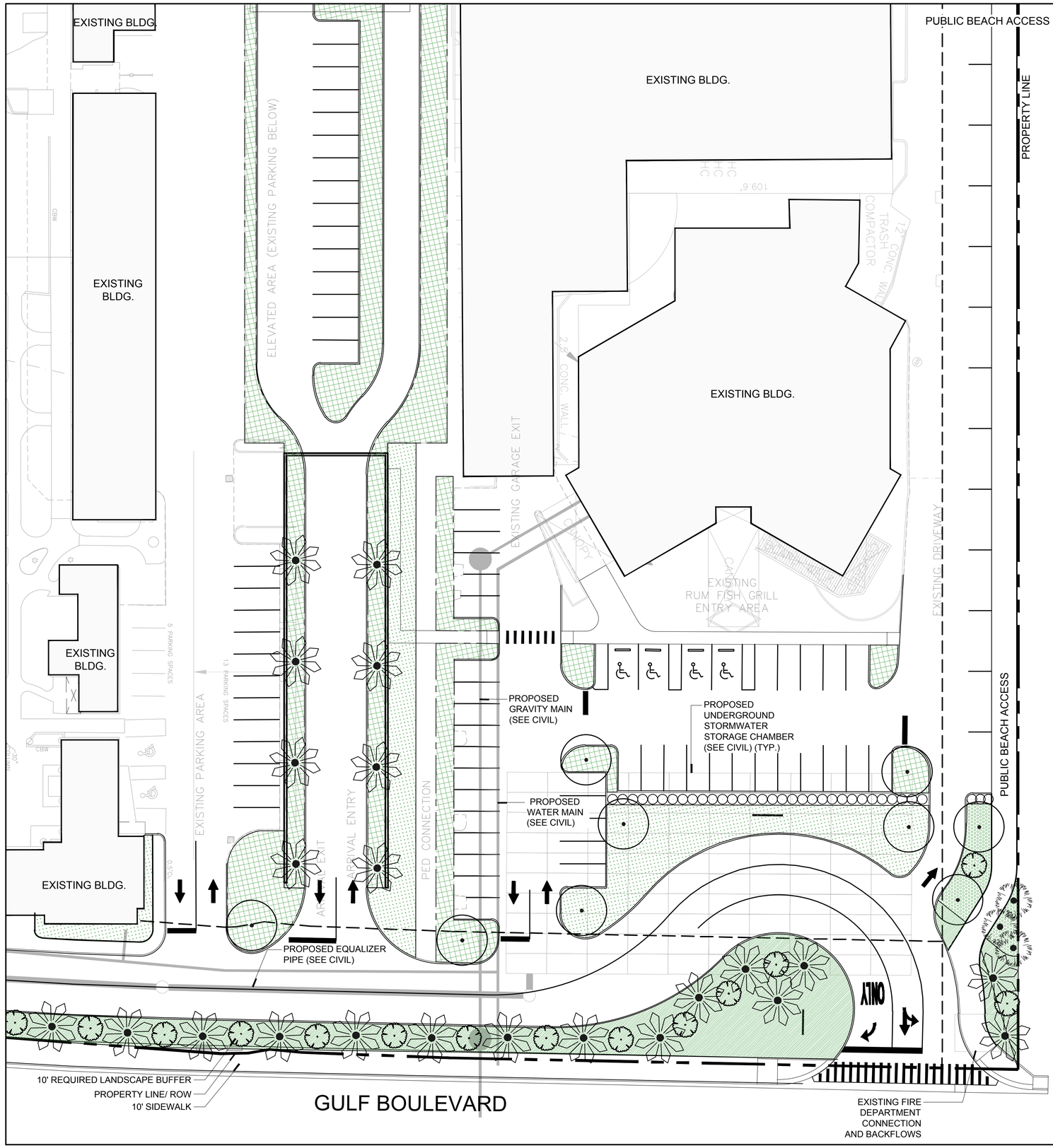
CODE PLANTING PLAN

SHEET NO.

LA.207

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



CONCEPT_PLANT_SCHEDULE

- CANOPY TREE
- CANOPY PALM
- NATIVE PALM
- UNDER-STORY TREE
- SCREENING SHRUB
- GULF BLVD STREETSCAPE
- DUNE PLANTINGS
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- BUFFERYARD
- VUA - INTERIOR LANDSCAPE

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

0 10 20 40

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

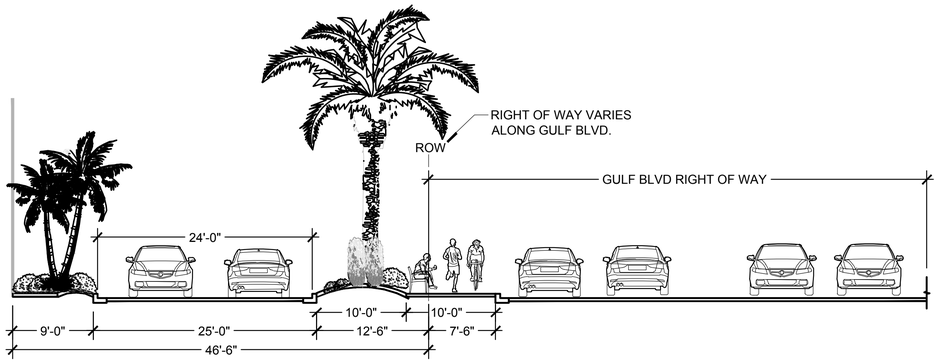
CODE PLANTING PLAN

SHEET NO.

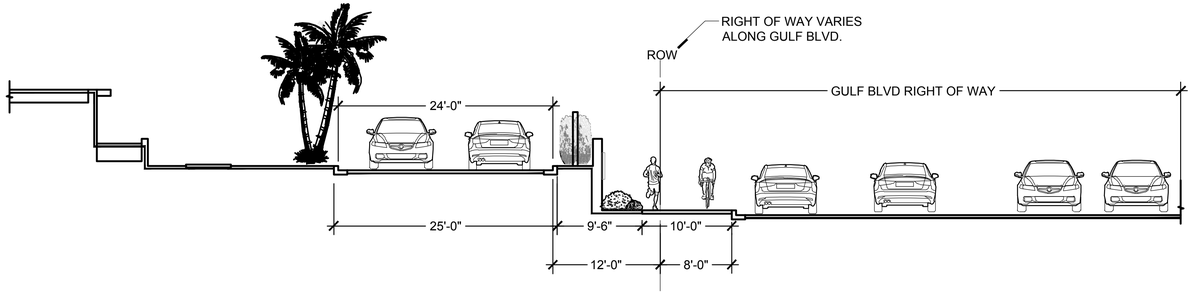
LA.208

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'

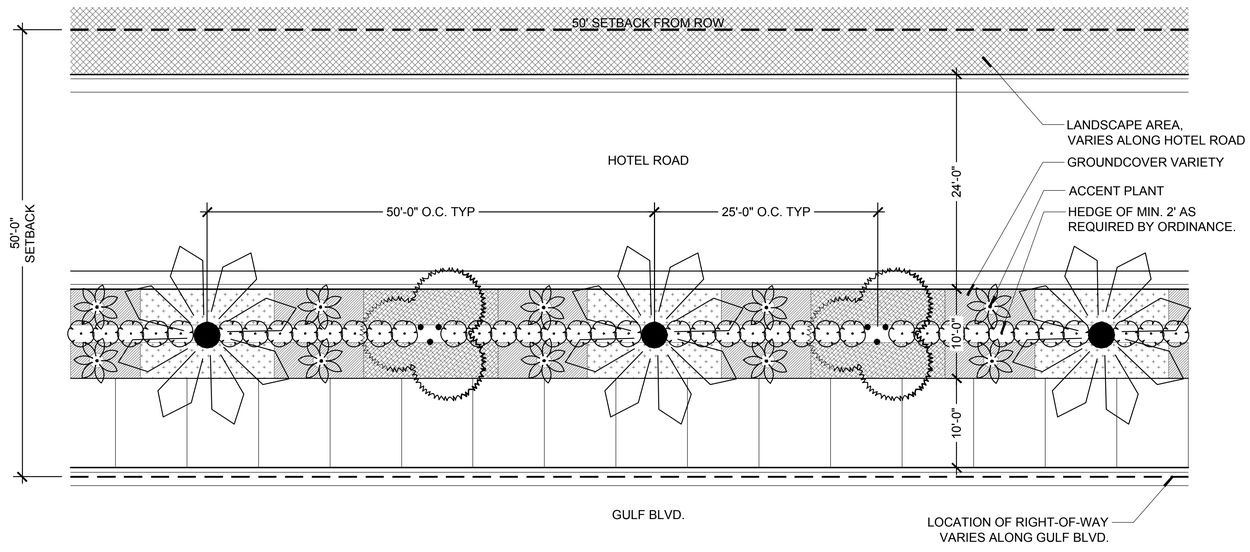


3 GULF BOULEVARD STREETSCAPE - SECTION B: TYPICAL SECTION
1/8" = 1'-0"



2 GULF BOULEVARD STREETSCAPE - SECTION A: ELEVATED ENTRY SECTION
1/8" = 1'-0"

4 GULF BOULEVARD BUFFER
1/4" = 1'-0"



1 GULF BOULEVARD - TYPICAL DESIGN SECTION
1/8" = 1'-0"

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5500 GULF BLVD
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PROJECT NO. 1114.20

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

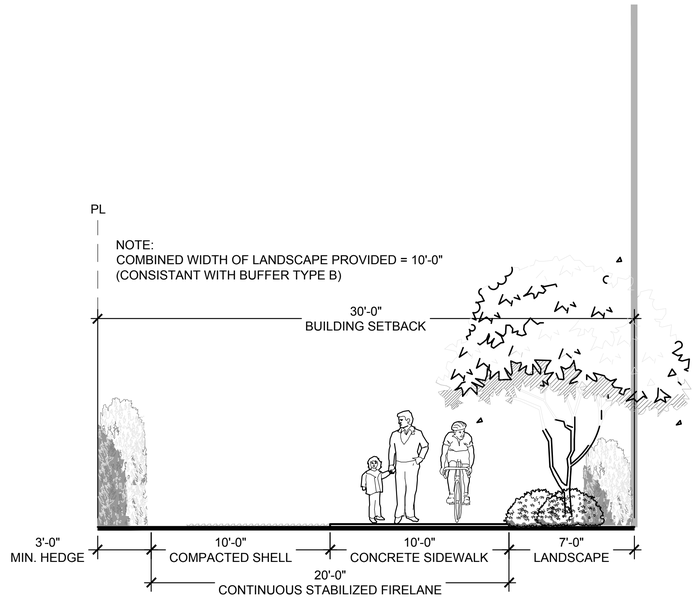
ISSUE DATE: 01-14-2022

SECTIONS AND ELEVATIONS

SHEET NO.

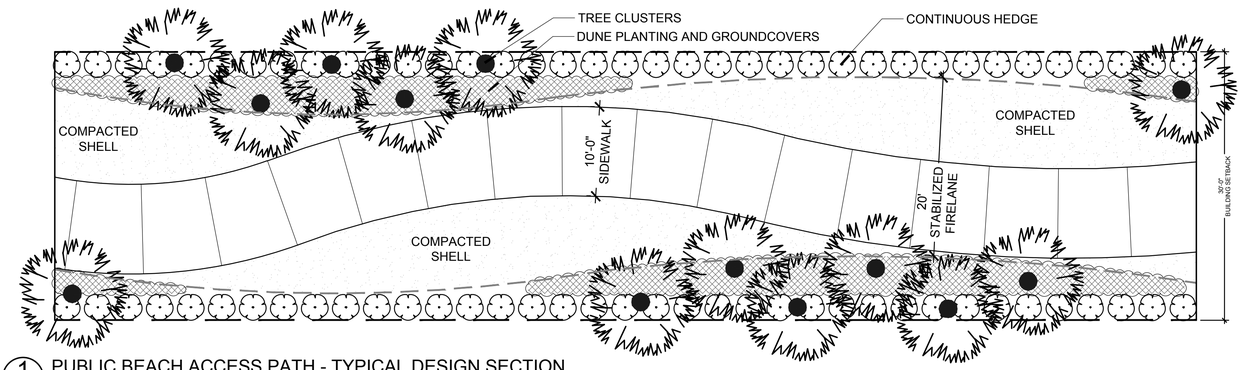
LA.600

FLOOR PLAN - TOWER 2, LEVEL 2
SCALE : 1"-60'



2 PUBLIC BEACH ACCESS - TYPICAL CROSS SECTION
1/4" = 1'-0"

3 BEACH ACCESS EXAMPLE
1/4" = 1'-0"



1 PUBLIC BEACH ACCESS PATH - TYPICAL DESIGN SECTION
1/8" = 1'-0"

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5500 GULF BLVD
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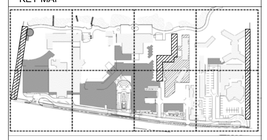
PROJECT NO. 1114.20

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

SECTIONS AND ELEVATIONS

SHEET NO.

LA.601

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'

CANOPY PALM

COCOS NUCIFERA `GREEN MALAYAN` / COCONUT PALM

PHOENIX DACTYLIFERA / DATE PALM

ROYSTONEA ELATA / FLORIDA ROYAL PALM

SATAKENTIA LIUKIUENSIS / SATAKE PALM

NATIVE PALM

ROYSTONEA REGIA / ROYAL PALM

SABAL PALMETTO / CABBAGE PALMETTO

UNDERSTORY TREE

BOUGAINVILLEA ARBOREA 'BARBARA KARST' / TREE BOUGAINVILLEA

CARYOTA MITIS / CLUMPING FISHTAIL PALM

CASSIA SURATTENSIS / GLOSSY SHOWER TREE

COCCOLOBA DIVERSIFOLIA / PIGEON PLUM

CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD

ILEX VOMITORIA / YAUPON HOLLY

JATROPHA HASTATA / JATROPHA TREE

JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER

LAGERSTROEMIA INDICA / CRAPE MYRTLE

LAGERSTROEMIA SPECIOSA / QUEEN'S CRAPE MYRTLE

MYRICA CERIFERA / WAX MYRTLE

PERSEA BORBONIA / REDBAY

PTYCHOSPERMA MACARTHURII / MACARTHUR PALM

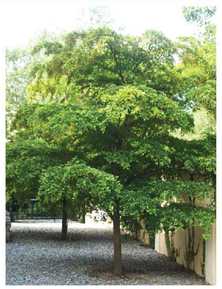
RAVENALA MADAGASCARIENSIS / TRAVELER'S TREE

ROYSTONEA REGIA / ROYAL PALM

TECOMA STANS ANGUSTATA / YELLOW BELLS

THRINAX RADIATA / FLORIDA THATCH PALM

CANOPY TREE



BUCIDA BUCERAS / GEOMETRY TREE

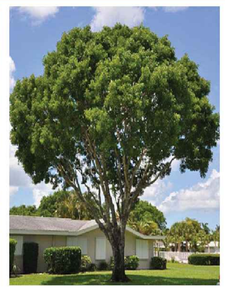
CONOCARPUS ERECTUS / BUTTONWOOD

CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD

JUNIPERUS SILICICOLA 'BRODIE' / SOUTHERN RED CEDAR

PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE

QUERCUS VIRGINIANA / SOUTHERN LIVE OAK



SWIETENIA MAHAGONI / WEST INDIAN MAHOGANY

TABEBUIA ARGENTEA / SILVER TRUMPET

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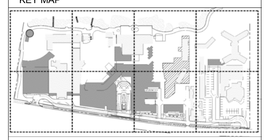
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

CODE PLANTING IMAGES

SHEET NO.

LA.700

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'

GULF BLVD STREETSCAPE

CHRYSOBALANUS ICACO / COCO PLUM

CLUSIA GUTTIFERA / SMALL LEAF CLUSIA

COCCOLOBA UVIFERA / SEA GRAPE

CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD

CONRADINA CANESCENS / FALSE ROSEMARY

FEIJOA SELLOWIANA / PINEAPPLE GUAVA

FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG

GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA

HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH

HELIANTHUS DEBILIS / DUNE SUNFLOWER

MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS

PSYCHOTRIA NERVOSA / WILD COFFEE

SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO

UNIOLA PANICULATA / SEA OATS

ZAMIA FLORIDANA / COONTIE PALM

VUA - INERIOR LANDSCAPE

ALLAMANDA CATHARTICA / GOLDEN TRUMPET

CHRYSOBALANUS ICACO / COCO PLUM

COCCOLOBA UVIFERA / SEA GRAPE

CONOCARPUS ERECTUS / BUTTONWOOD

GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA

HELIANTHUS DEBILIS / DUNE SUNFLOWER

ILEX VOMITORIA / YAUPON HOLLY

LANTANA CAMARA / LANTANA

LANTANA INVOLUCRATA / WILD SAGE

LICANIA MICHAUXII / GOPHER APPLE

MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

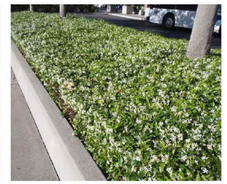
PENTAS LANCEOLATA / STAR CLUSTER

PLUMBAGO CAPENSIS / CAPE PLUMBAGO

SCAEVOLA PLUMIERI / INKBERRY

SERENOA REPENS / SAW PALMETTO

STACHYTARPHETA JAMAICENSIS / BLUE PORTERWEED


TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

VIBURNUM OBOVATUM / WALTER'S VIBURNUM

ZAMIA PUMILA / COONTIE PALM

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

CODE PLANTING IMAGES

SHEET NO.

LA.701

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'

BUFFERYARD

CHRYSOBALANUS ICACO / COCO PLUM

CLUSIA GUTTIFERA / SMALL LEAF CLUSIA

COCCOLOBA UVIFERA / SEA GRAPE

CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD

CONRADINA CANESCENS / FALSE ROSEMARY

FEIJOA SELLOWIANA / PINEAPPLE GUAVA

FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG

GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA

HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH

HELIANTHUS DEBILIS / DUNE SUNFLOWER

MALVAVISCUS ARBOREUS / GIANT TURK'S CAP

MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS

PSYCHOTRIA NERVOSA / WILD COFFEE

SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO

UNIOLA PANICULATA / SEA OATS

ZAMIA FLORIDANA / COONTIE PALM

DUNE PLANTINGS

ARGUSIA GNAPHALODES / SEA ROSEMARY

CANAVALIA ROSEA / BEACH BEAN

COCCOLOBA UVIFERA / SEA GRAPE

GAILLARDIA ARISTATA / BLANKET FLOWER

HELIANTHUS DEBILIS / DUNE SUNFLOWER

HELIOTROPIUM GNAPHALODES / SEA LAVENDER

IPOMOEA IMPERATI / BEACH MORNING GLORY

LANTANA INVOLUCRATA / WILD SAGE

MUHLENBERGIA FILIPES / MUHLY

PANICUM AMARUM 'SOUTHPA' / BITTER PANICGRASS

SCAEVOLA PLUMIERI / INKBERRY

SCAEVOLA TACCADA / BEACH NAUPAKA

SERENOA REPENS / SAW PALMETTO

SPARTINA PATENS / SALT MEADOW CORD GRASS

SURIANA MARITIMA / BAY CEDAR

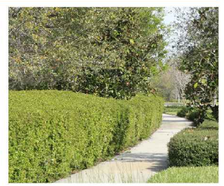
UNIOLA PANICULATA / SEA OATS

SCREENING SHRUB

CLUSIA GUTTIFERA / SMALL LEAF CLUSIA

COCCOLOBA UVIFERA / SEA GRAPE

FEIJOA SELLOWIANA / PINEAPPLE GUAVA


VIBURNUM OBOVATUM / WALTER'S VIBURNUM

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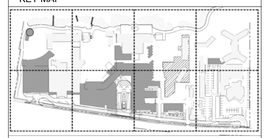
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

CODE PLANTING IMAGES

SHEET NO.

LA.702

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'

RESORT PLANTING

ACALYPHA WILKESIANA / WILKES' COPPERLEAF

ALOCASIA ODORA 'CALIFORNIA' / CALIFORNIA ELEPHANT EAR

ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN

CHRYSOBALANUS ICACO / COCO PLUM

CLUSIA GUTTIFERA / SMALL LEAF CLUSIA

COCCOLOBA UVIFERA / SEA GRAPE

CODIAEUM VARIEGATUM / CROTON

CONOCARPUS ERECTUS 'SERICEUS' / SILVER BUTTONWOOD

CONRADINA CANESCENS / FALSE ROSEMARY

CORDYLINE FRUTICOSA 'FLORICA' / FLORICA TI PLANT

FEIJOA SELLOWIANA / PINEAPPLE GUAVA

FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND FIG

GAILLARDIA PULCHELLA / ANNUAL GAILLARDIA

HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH

HEDYCHIUM CORONARIUM / WHITE GINGER

HELIANTHUS DEBILIS / DUNE SUNFLOWER

HELICONIA PSITTACORUM 'GOLDEN TORCH' / GOLDEN TORCH HELICONIA

HIBISCUS ROSA-SINENSIS 'LIPSTICK' / LIPSTICK CHINESE HIBISCUS

IXORA COCCINEA 'NORA GRANT' / NORA GRANT PINK IXORA

LIRIOPE MUSCARI 'EVERGREEN GIANT' / EVERGREEN GIANT LILYTURF

MALVAVISCUS ARBOREUS / GIANT TURK'S CAP

MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

MUSA X / BANANA

PENNISETUM SETACEUM 'ALBA' / WHITE FOUNTAIN GRASS

PETREA VOLUBILIS / QUEEN'S WREATH

PHILODENDRON X 'XANADU' / XANADU PHILODENDRON

PSYCHOTRIA NERVOSA / WILD COFFEE

SCHEFFLERA ARBORICOLA 'TRINETTE' / TRINETTE VARIEGATED SCHEFFLERA

SERENOA REPENS 'CINEREA' / SILVER SAW PALMETTO

UNIOLA PANICULATA / SEA OATS

ZAMIA FLORIDANA / COONTIE PALM

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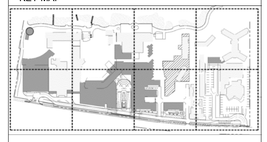
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. 1114.20

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 01-14-2022

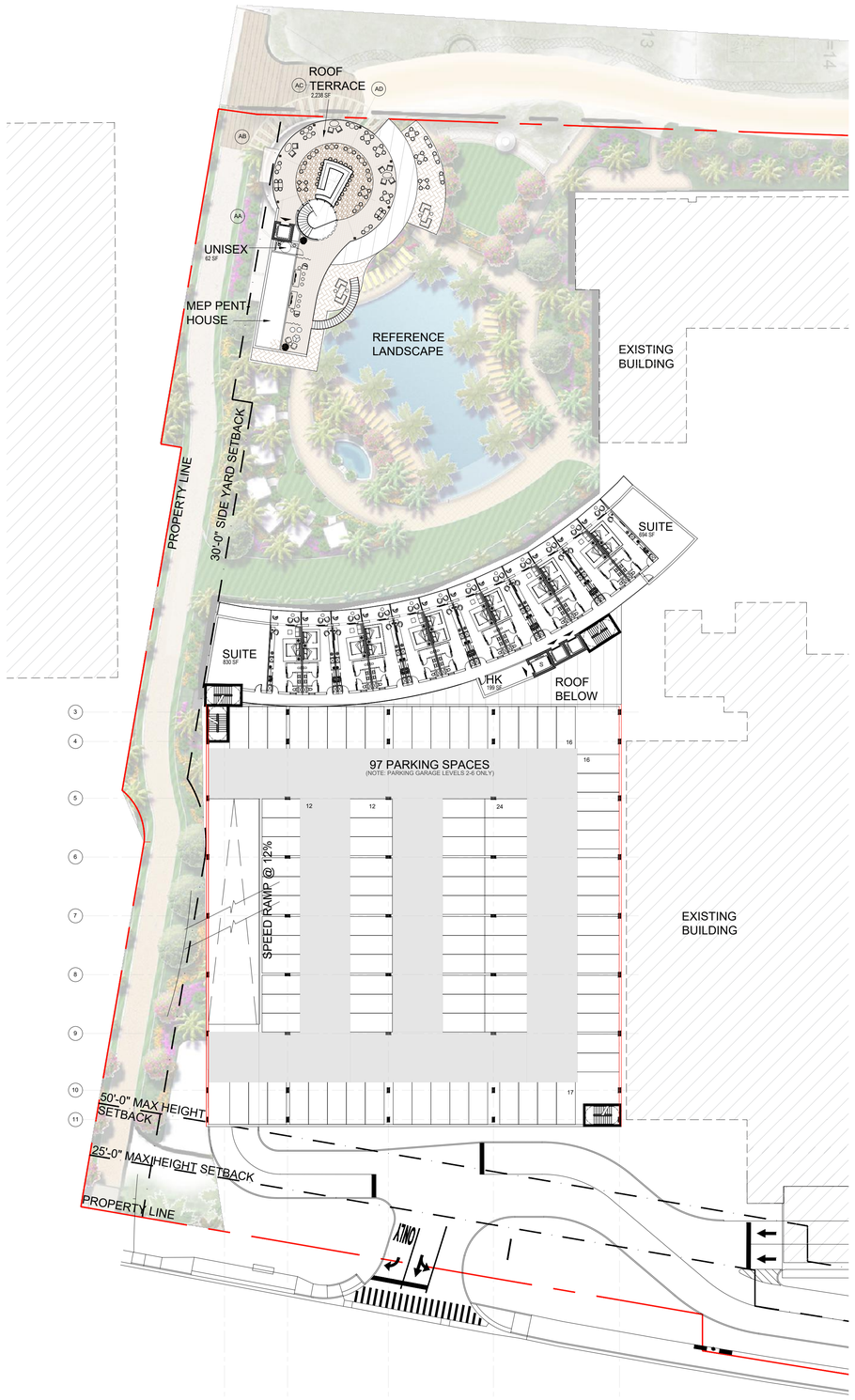
CODE PLANTING IMAGES

SHEET NO.

LA.703

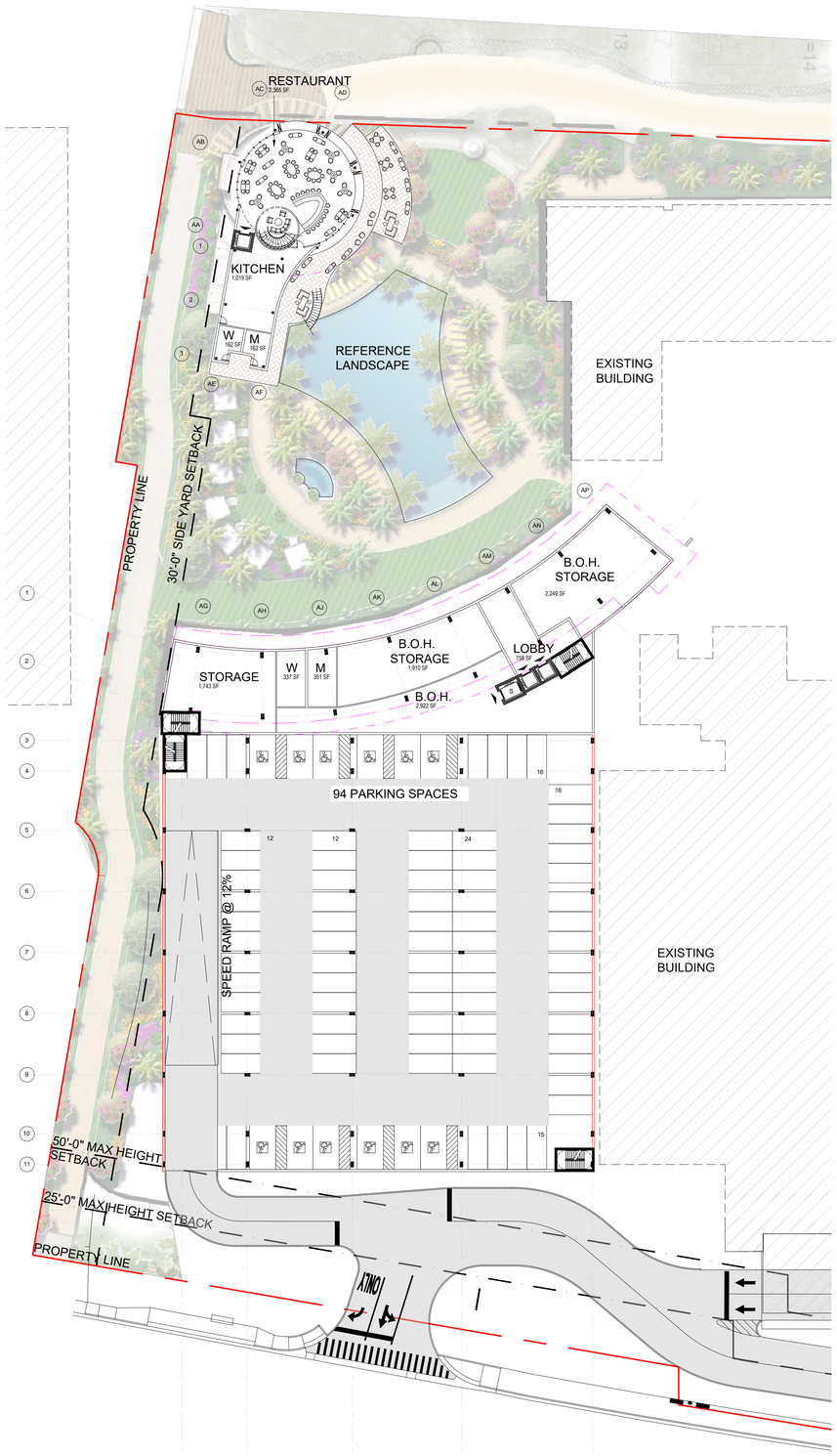
FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1"-20'



02 FLOOR PLAN - TOWER 1, LEVELS 2-7

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 1, LEVEL 1

SCALE : 1/32" = 1'-0"

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP

N

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

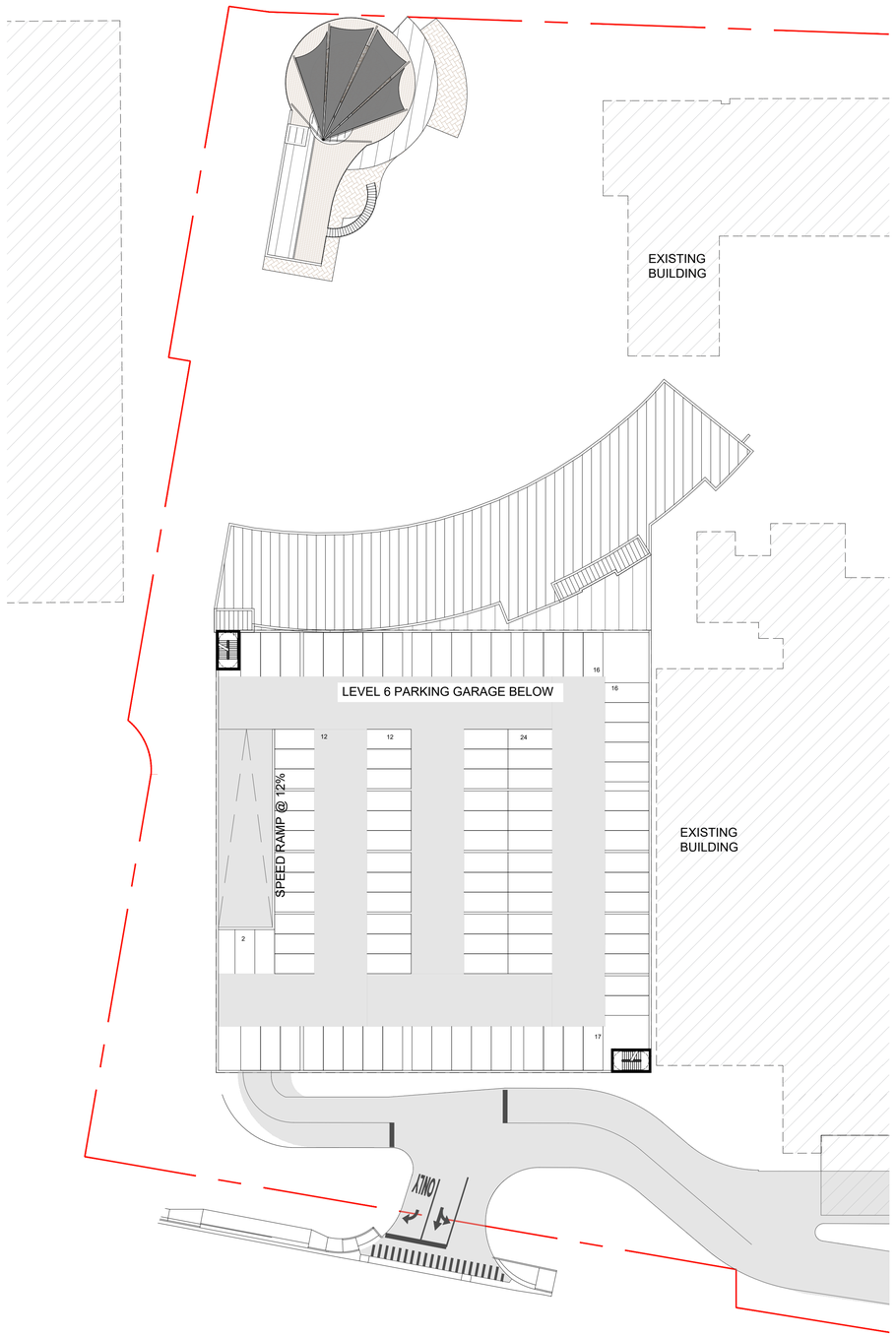
CONDITIONAL USE PERMIT

SHEET NO.

A2.10

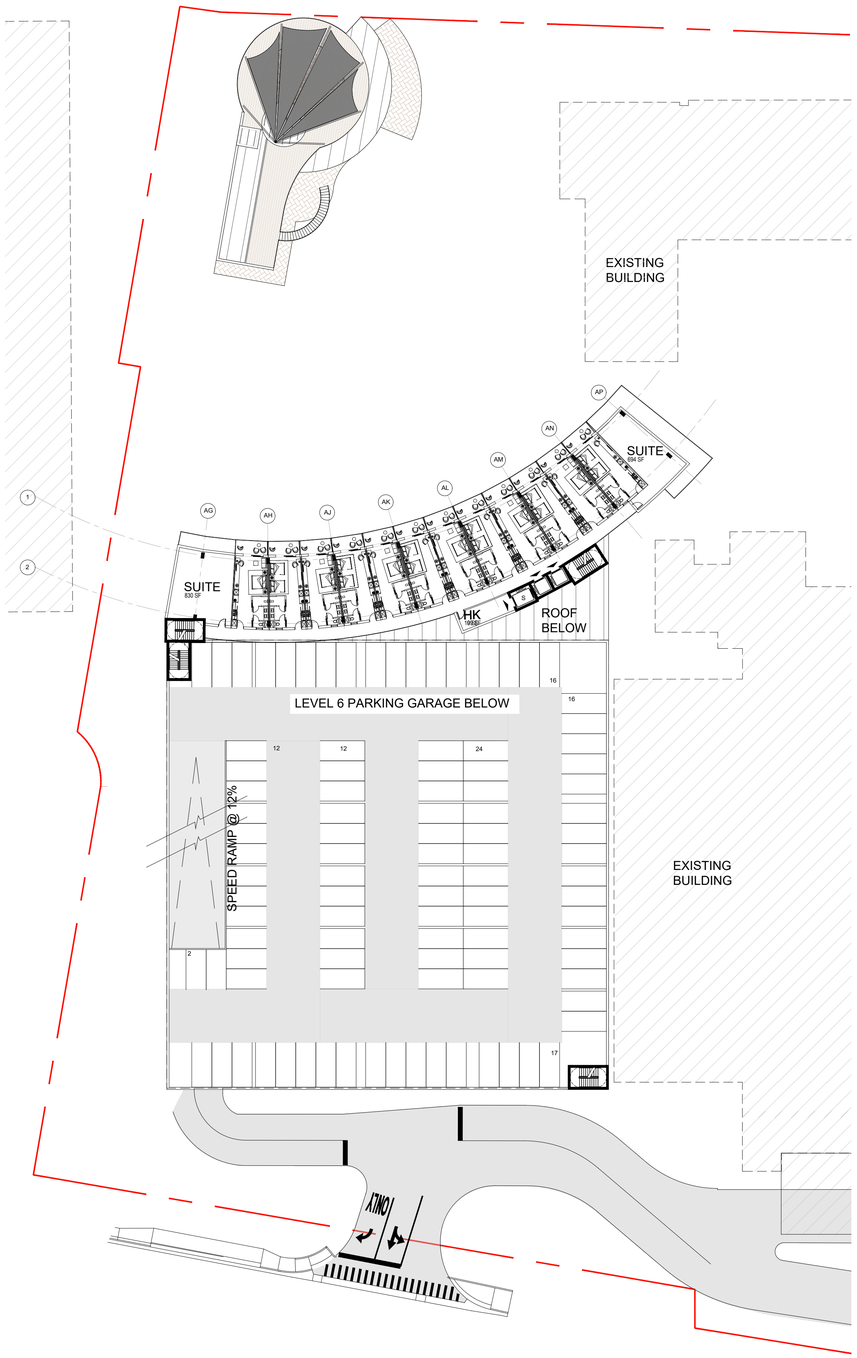
FLOOR PLAN - TOWER 1, LEVELS 1-7

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 1, ROOF

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 1, LEVELS 8-12

SCALE : 1/32" = 1'-0"

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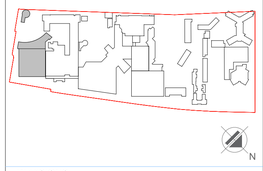
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

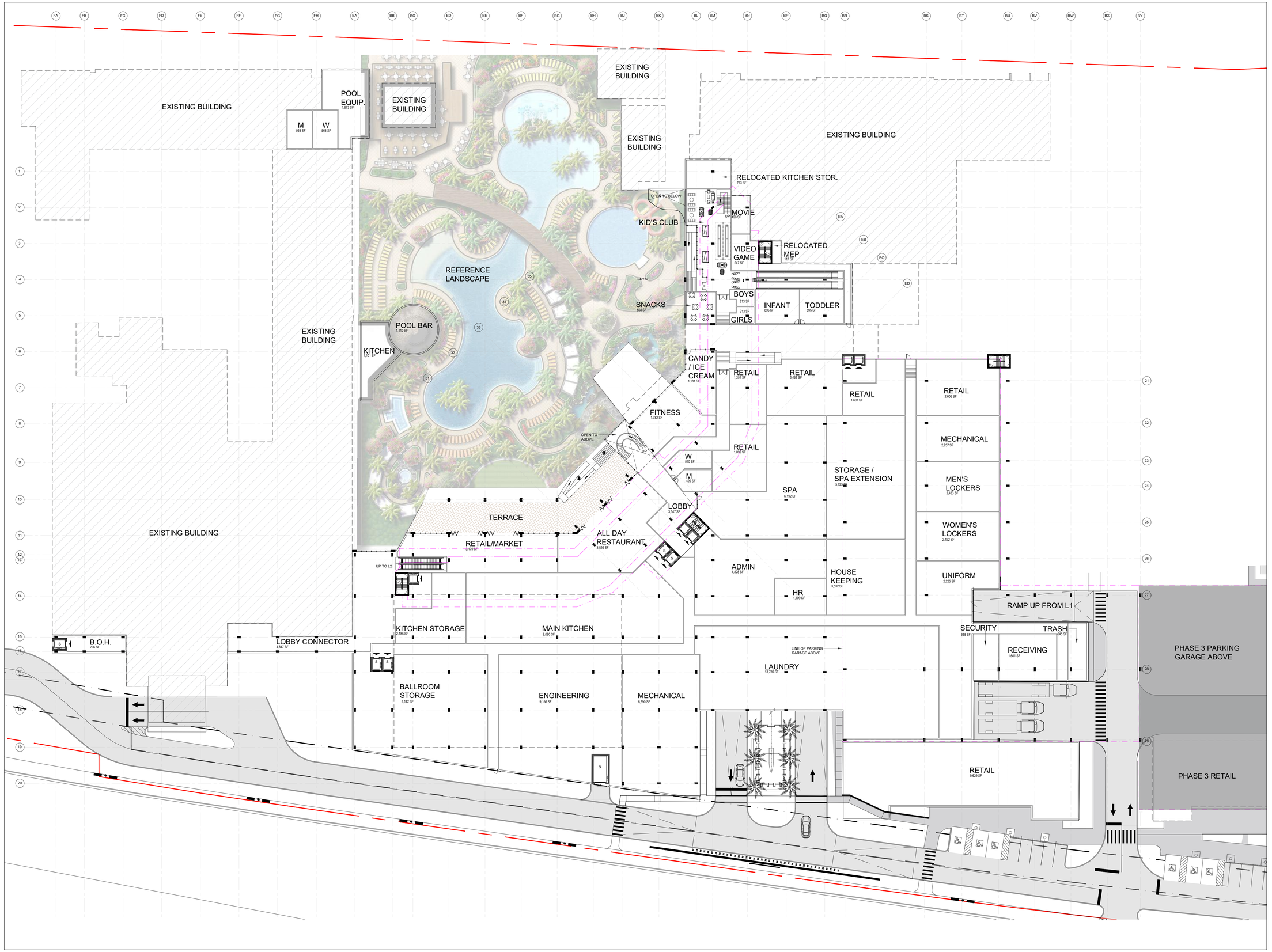
CONDITIONAL USE PERMIT

SHEET NO.

A2.11

FLOOR PLAN - TOWER 1, LEVELS 8-12, ROOF

SCALE : 1/32" = 1'-0"



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5500 GULF BLVD
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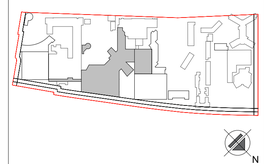
PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

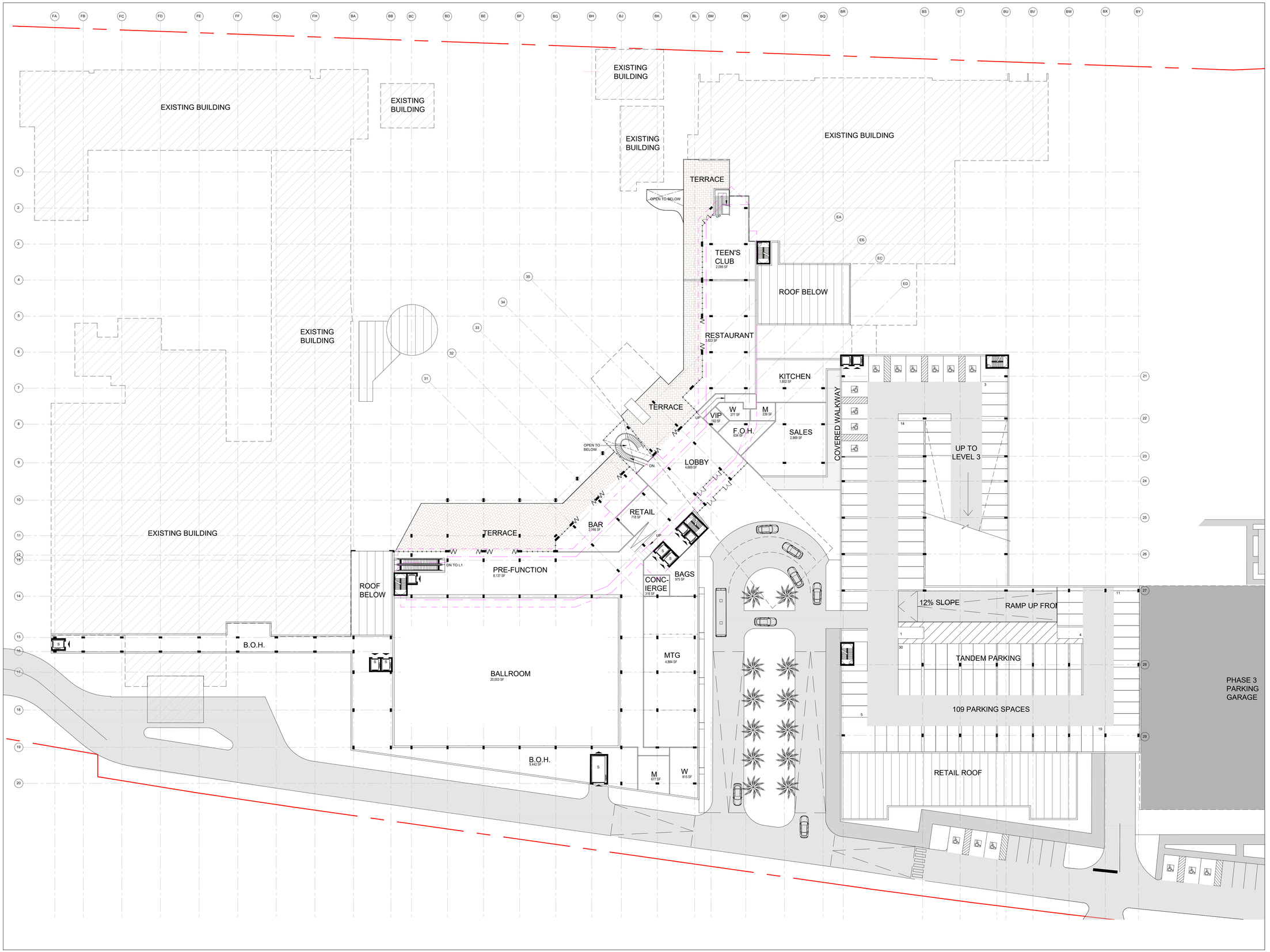
CONDITIONAL USE PERMIT

SHEET NO.

A2.20

FLOOR PLAN - TOWER 2, LEVEL 1

SCALE : 1/32" = 1'-0"



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5500 GULF BLVD
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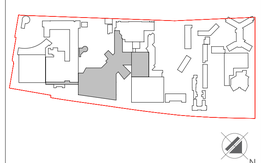
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

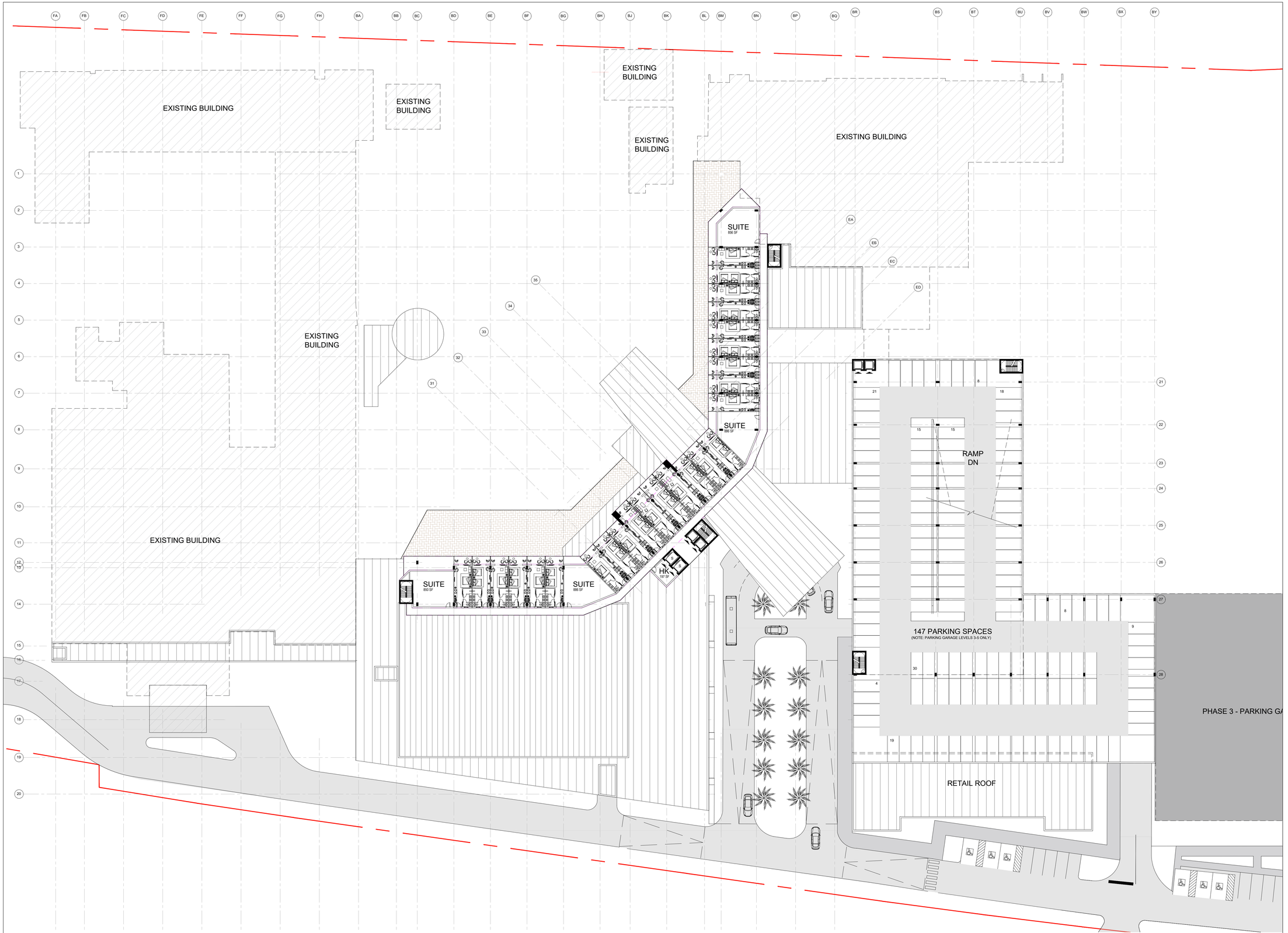
CONDITIONAL USE PERMIT

SHEET NO.

A2.21

FLOOR PLAN - TOWER 2, LEVEL 2

SCALE : 1/32" = 1'-0"



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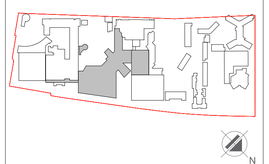
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

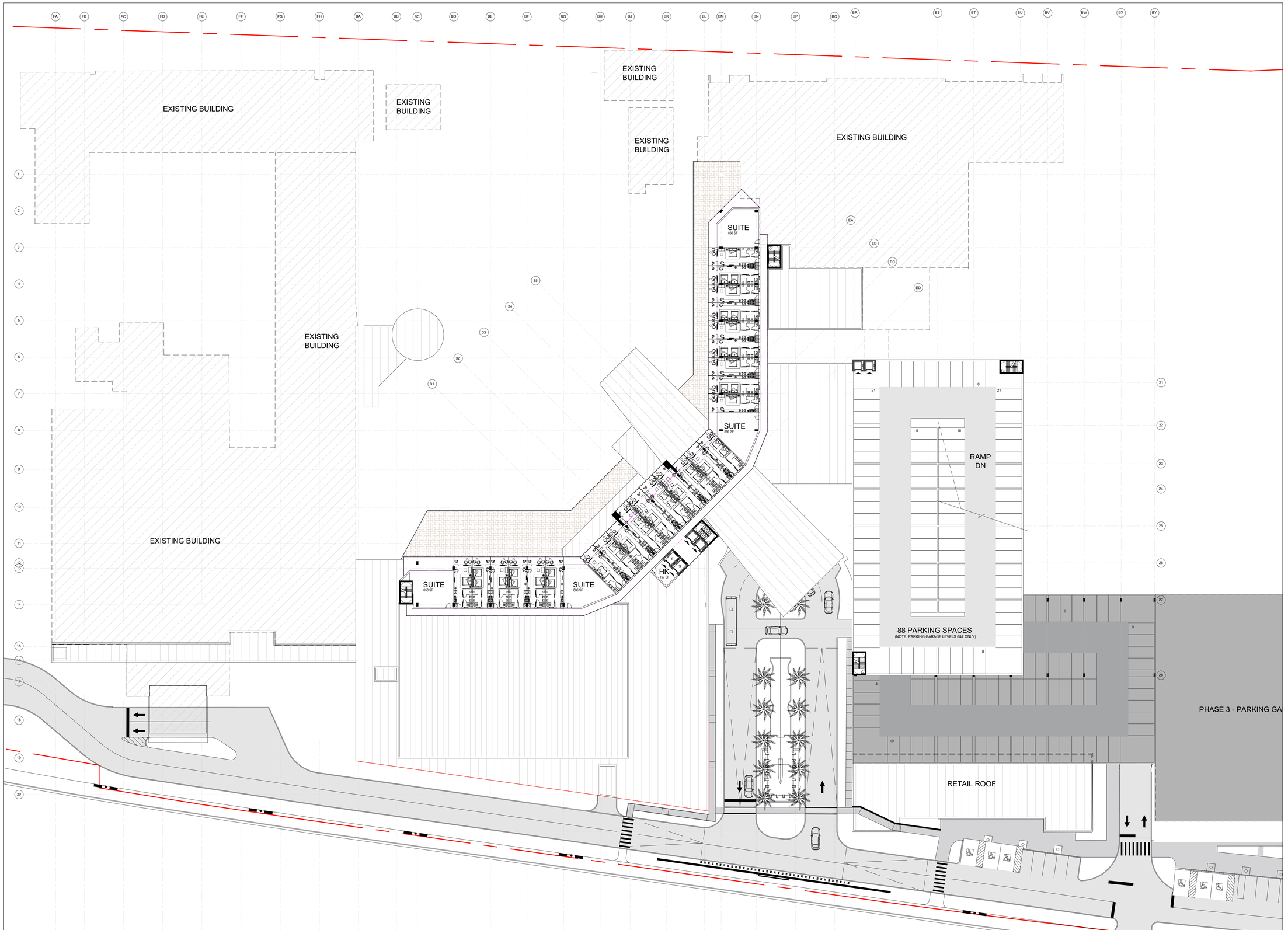
CONDITIONAL USE PERMIT

SHEET NO.

A2.22

FLOOR PLAN - TOWER 2, LEVELS 3-4

SCALE : 1/32" = 1'-0"



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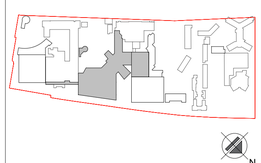
KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

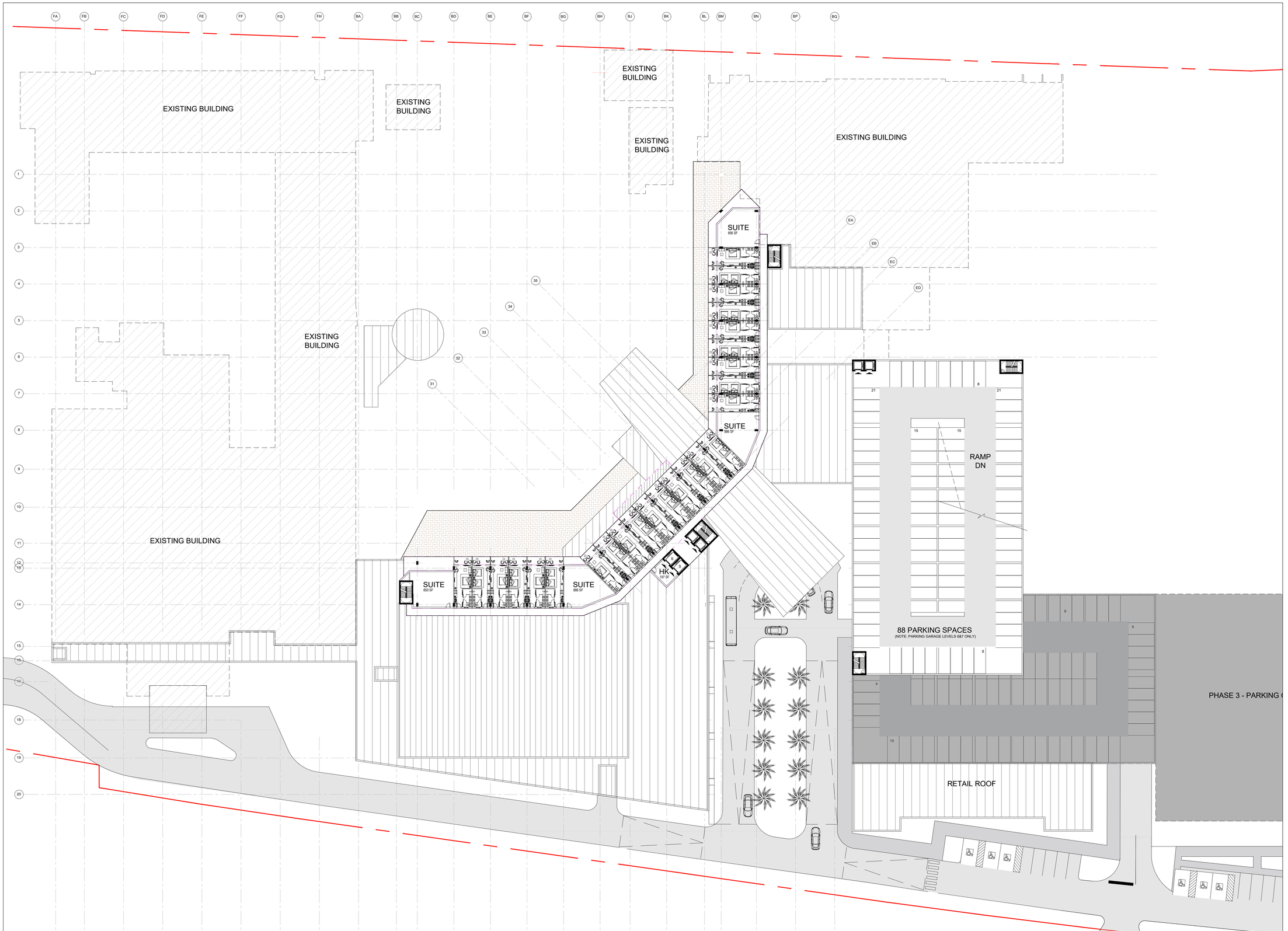
CONDITIONAL USE PERMIT

SHEET NO.

A2.23

FLOOR PLAN - TOWER 2, LEVELS 5-10

SCALE : 1/32" = 1'-0"



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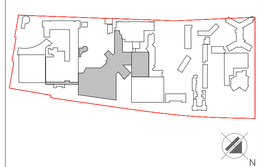
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

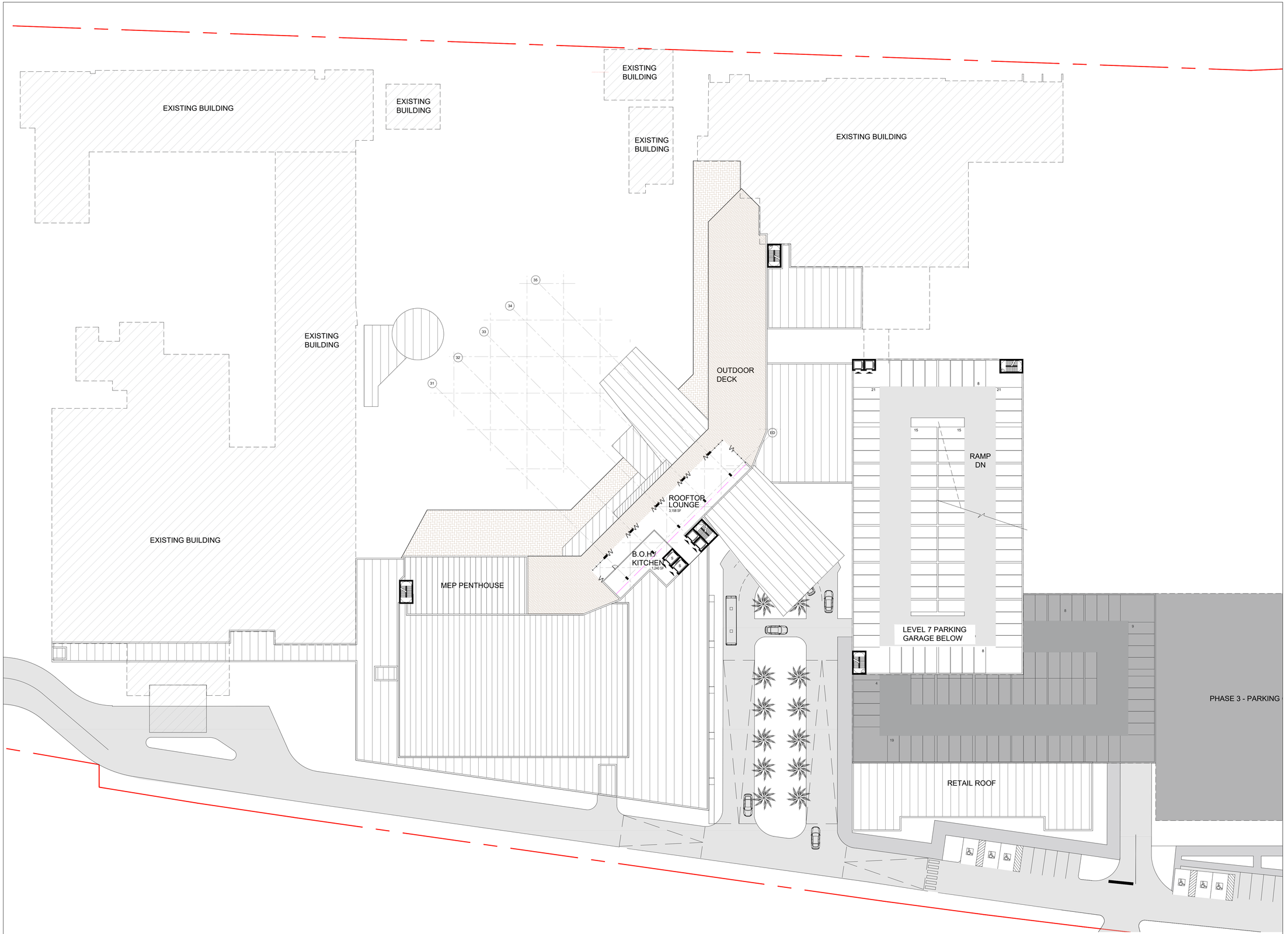
CONDITIONAL USE PERMIT

SHEET NO.

A2.24

FLOOR PLAN - TOWER 2, LEVEL 11

SCALE : 1/32" = 1'-0"



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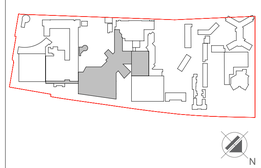
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

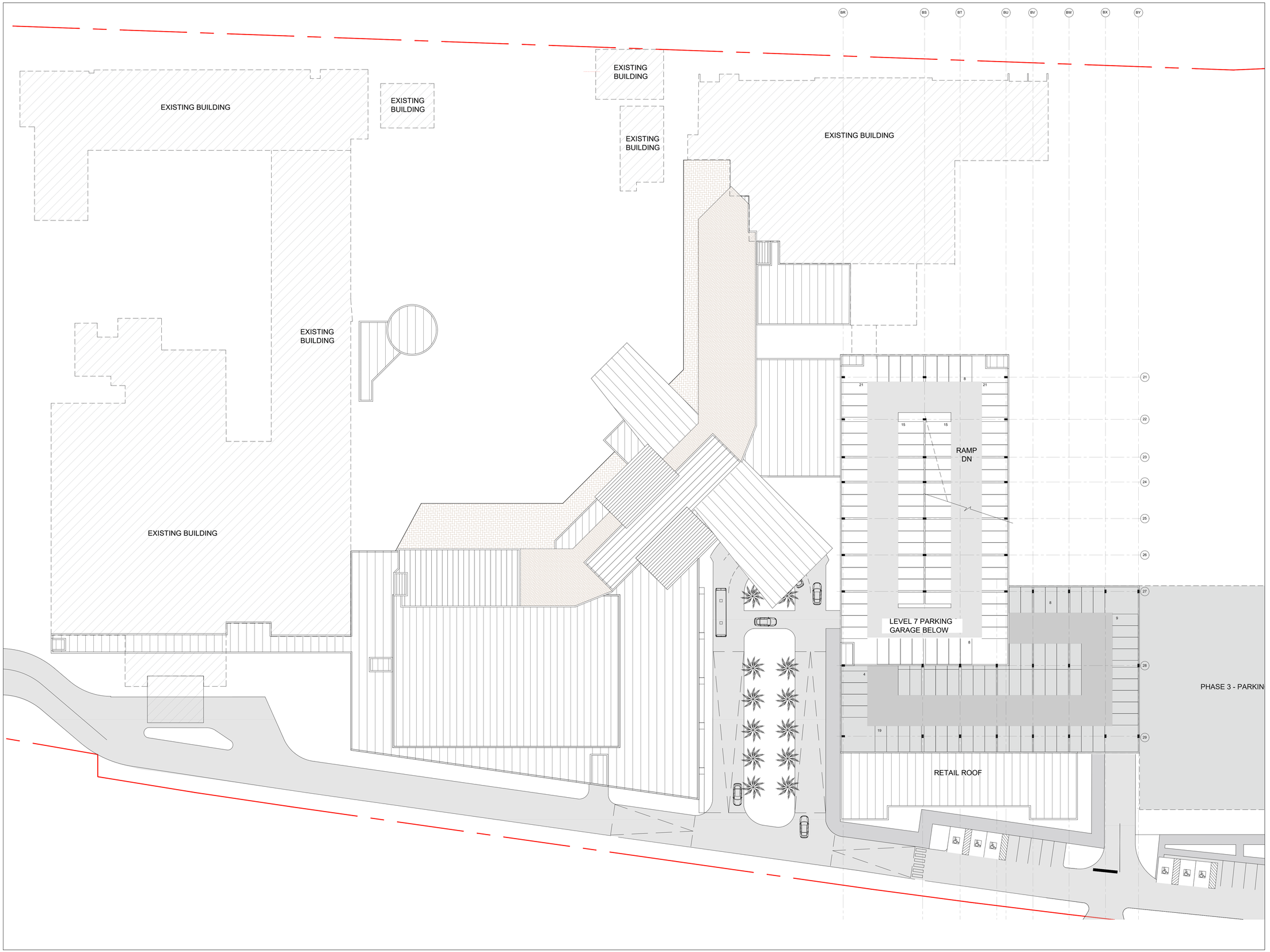
CONDITIONAL USE PERMIT

SHEET NO.

A2.25

FLOOR PLAN - TOWER 2, LEVEL 12

SCALE : 1/32" = 1'-0"



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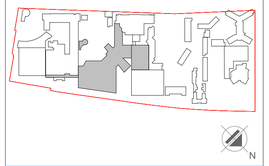
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

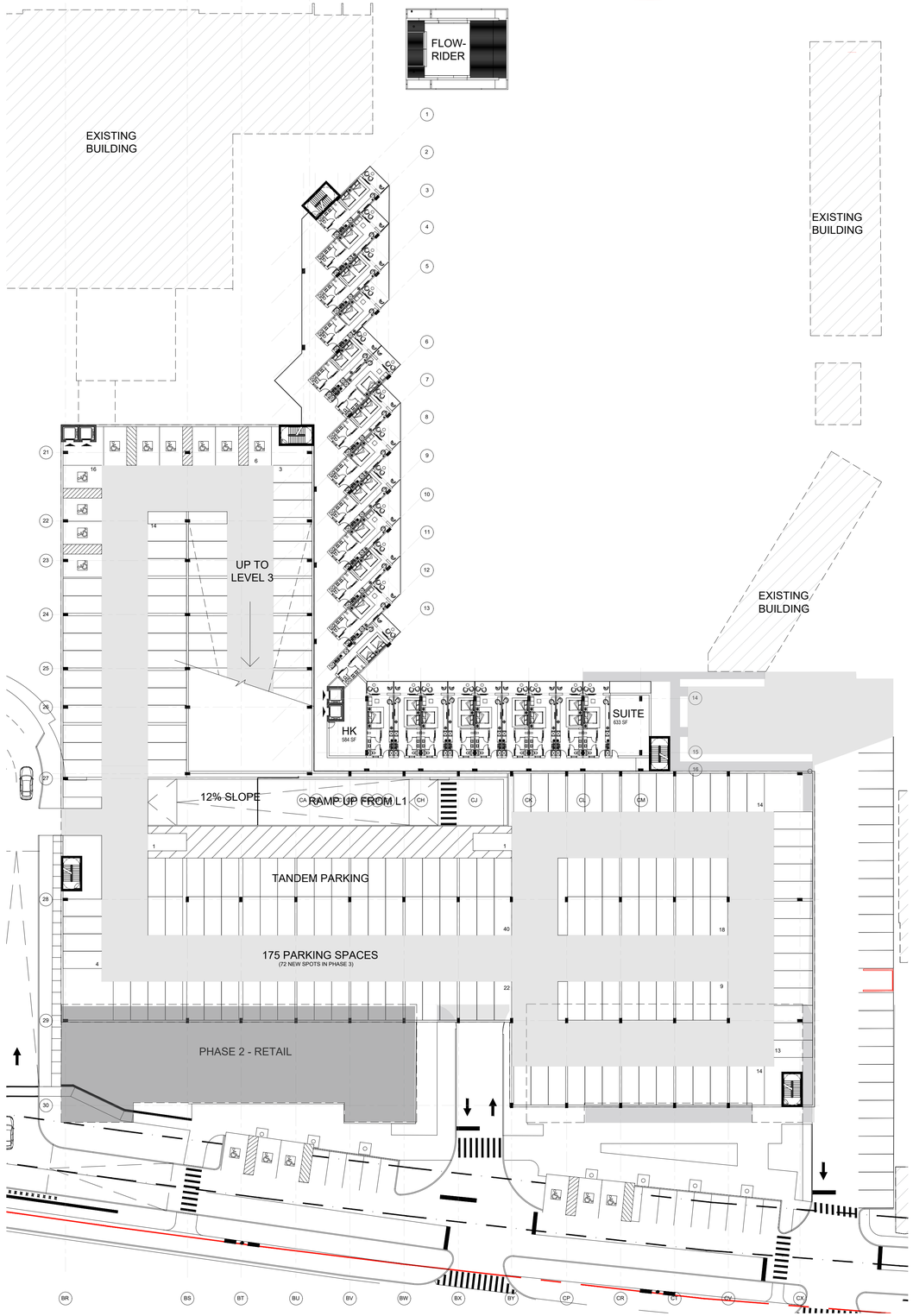
CONDITIONAL USE PERMIT

SHEET NO.

A2.26

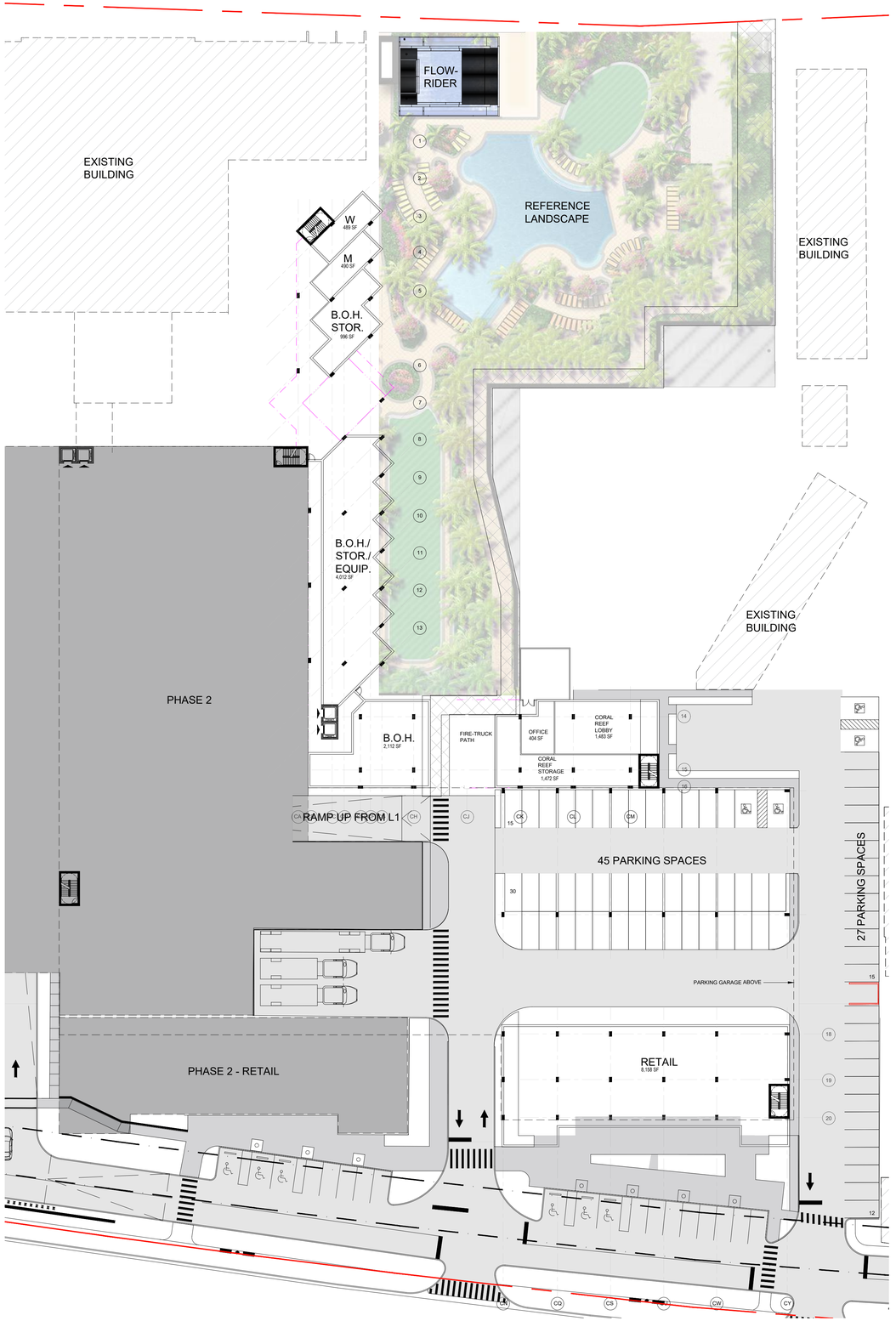
FLOOR PLAN - TOWER 2, ROOF

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 3, LEVEL 2

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVEL 1

SCALE : 1/32" = 1'-0"

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TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP

N

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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

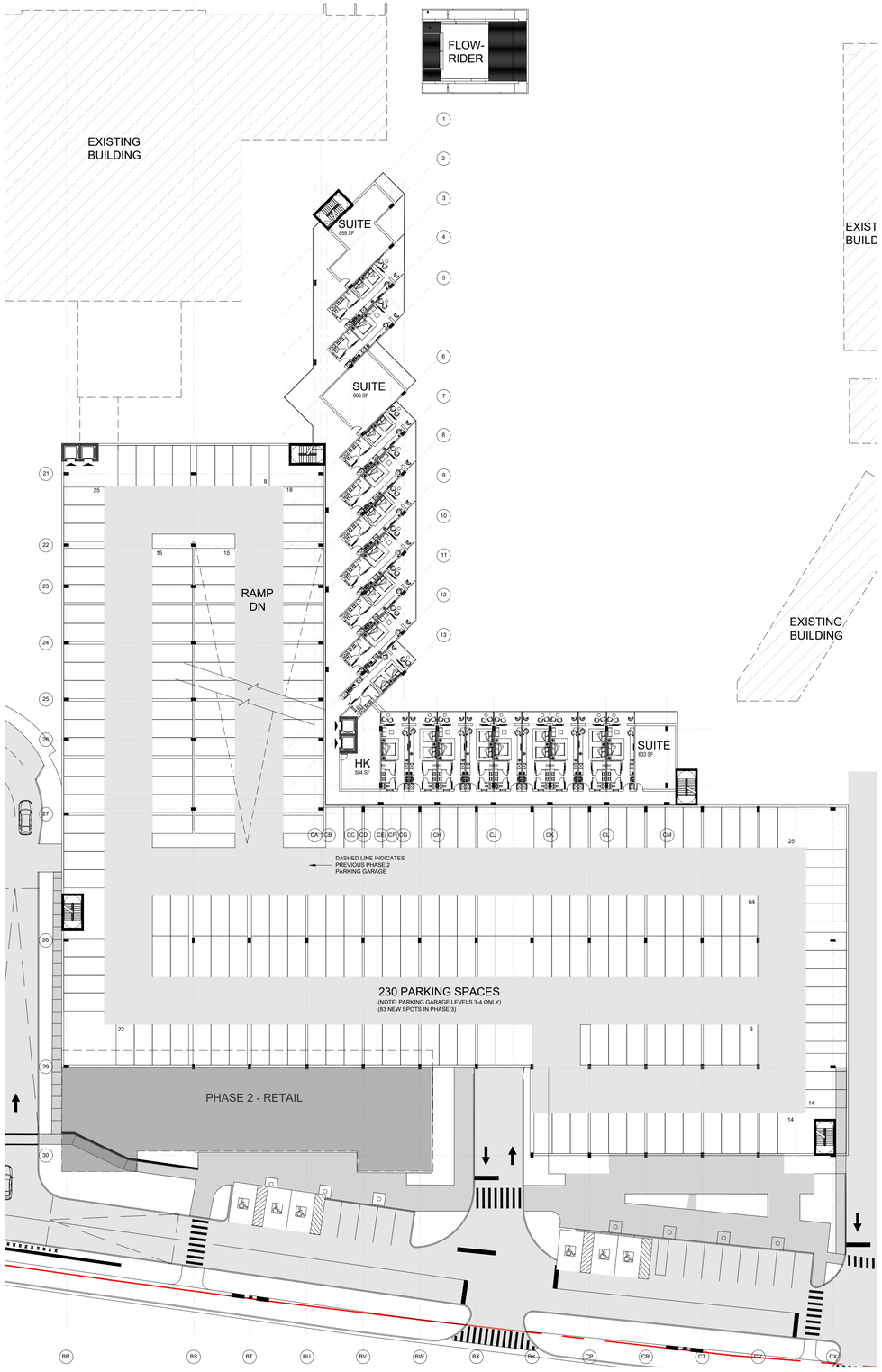
CONDITIONAL USE PERMIT

SHEET NO.

A2.30

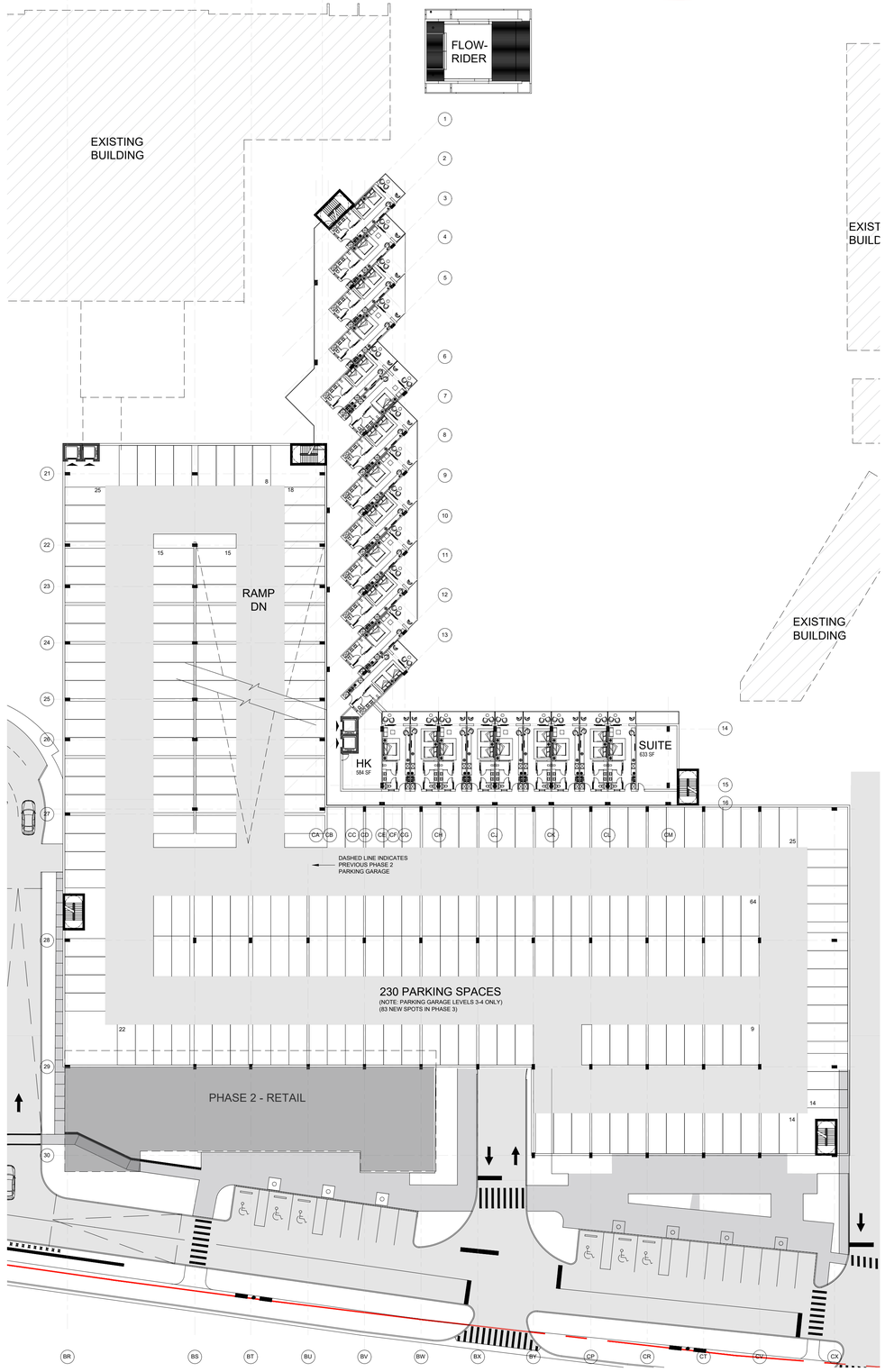
FLOOR PLAN - TOWER 3, LEVEL 1 & 2

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 3, LEVELS 4

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVEL 3

SCALE : 1/32" = 1'-0"

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5500 GULF BLVD
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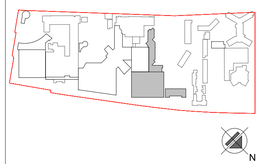
PROJECT NO. A10065

KEY MAP



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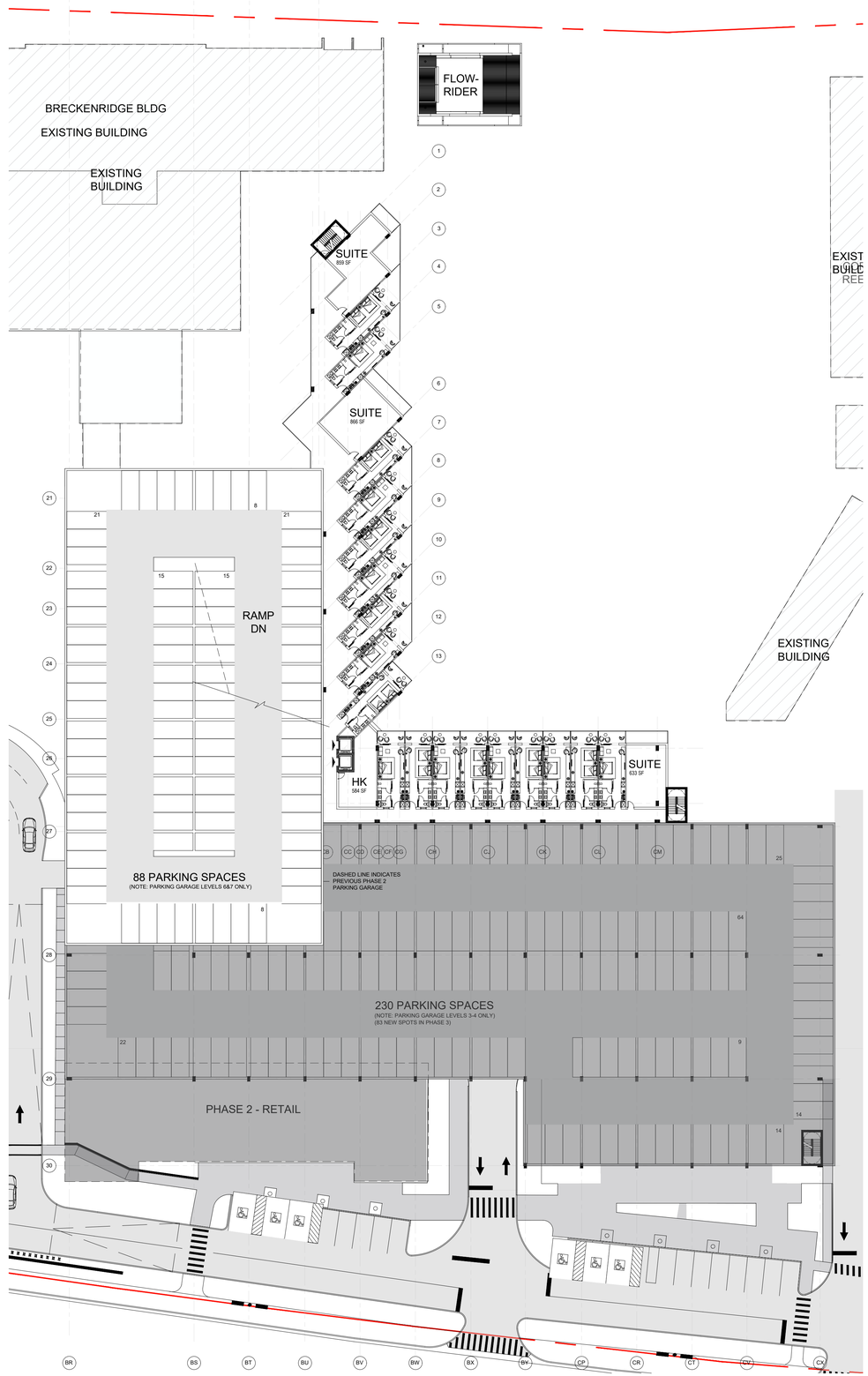
SHEET NO.

A2.31

FLOOR PLAN-TOWER 3, LEVEL 3,4

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVEL 6,7,9,10,12

SCALE : 1/32" = 1'-0"

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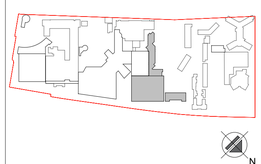
PROJECT NO. A10065

KEY MAP



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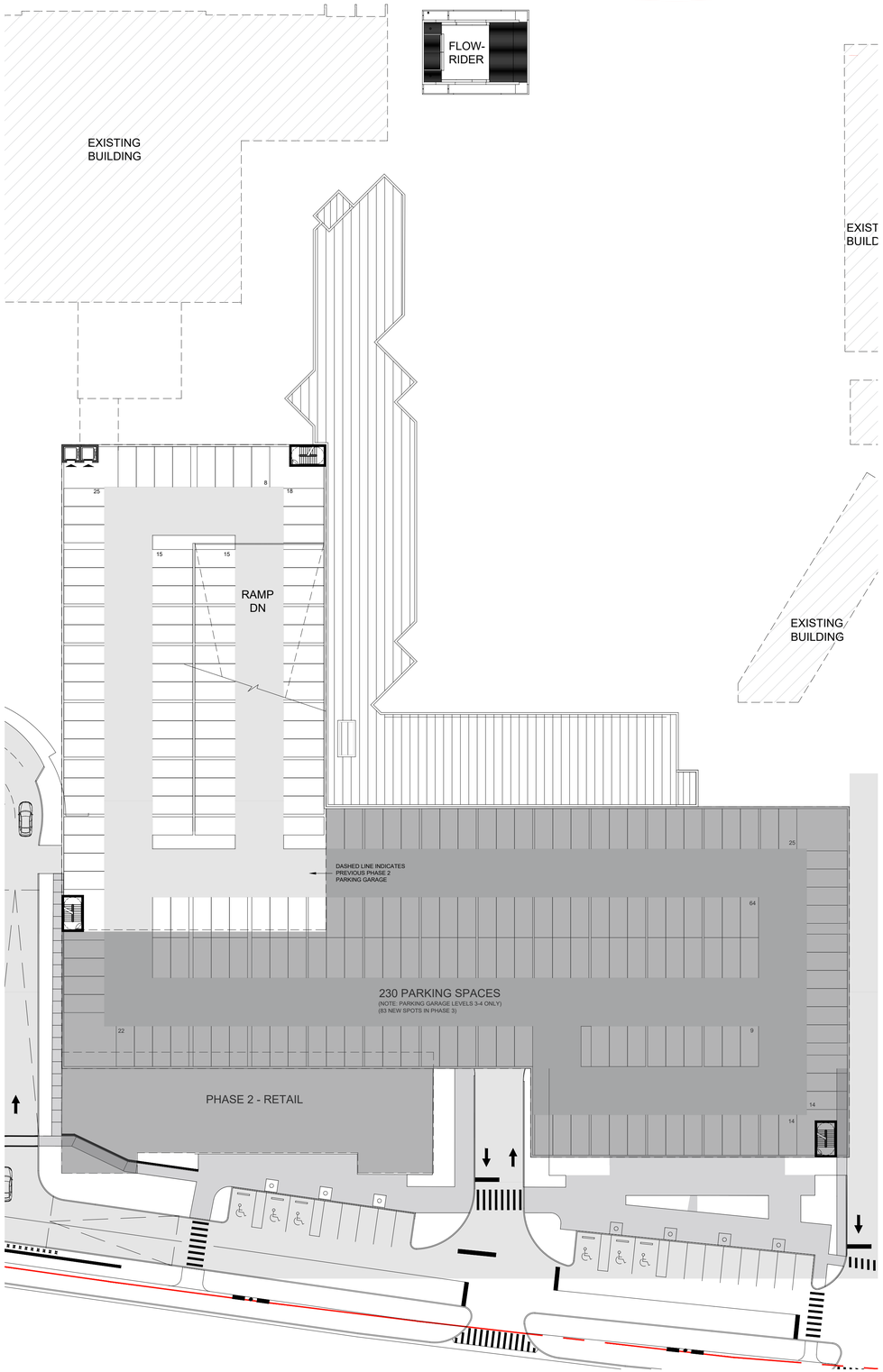
SHEET NO.

A2.32

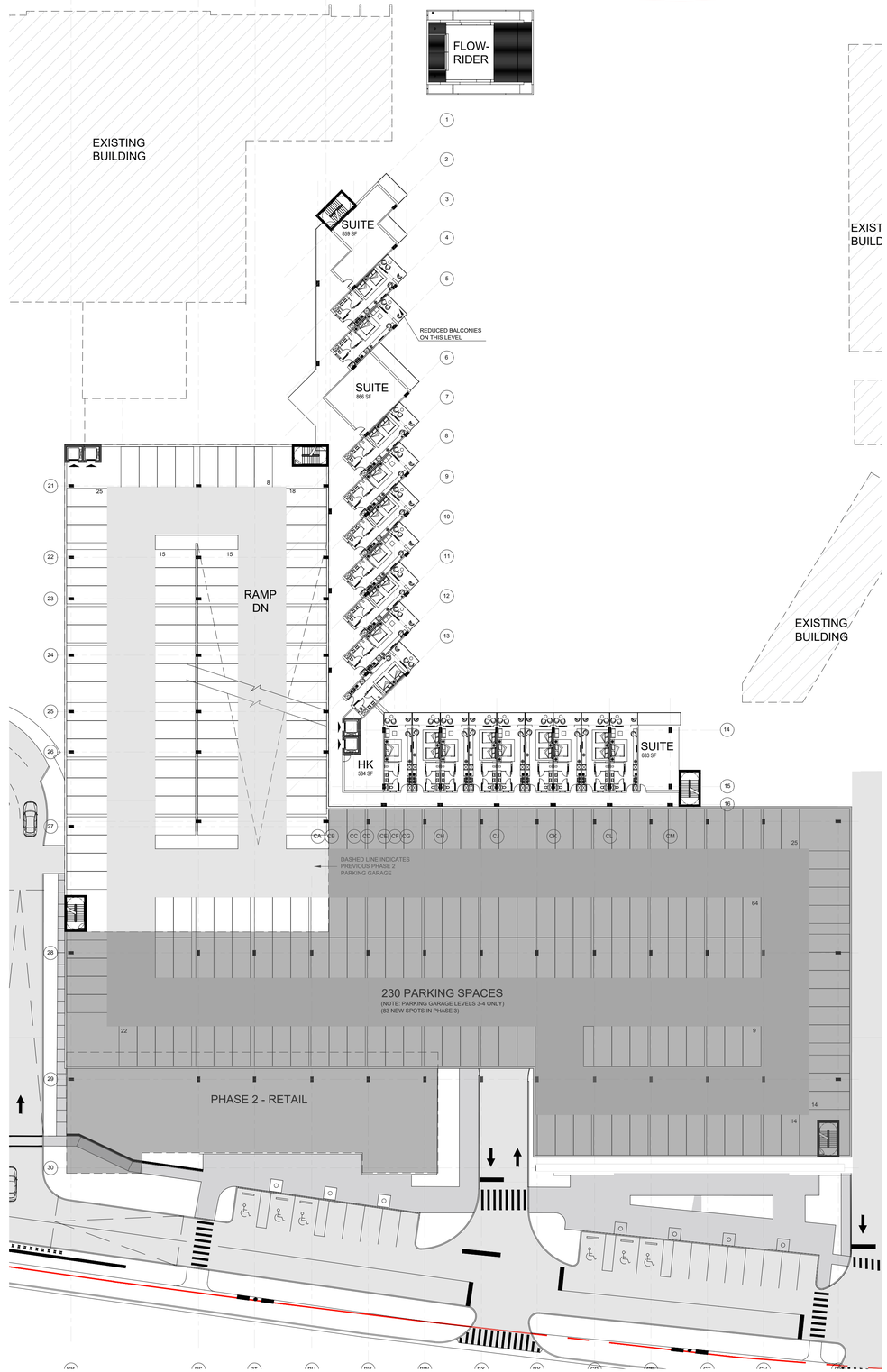
FLOOR PLAN-TOWER 3, LEVEL 6,7,9,10,12

SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - TOWER 3, ROOF

SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - TOWER 3, LEVELS 5,8,11

SCALE : 1/32" = 1'-0"

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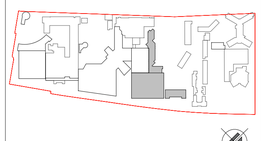
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



N

REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

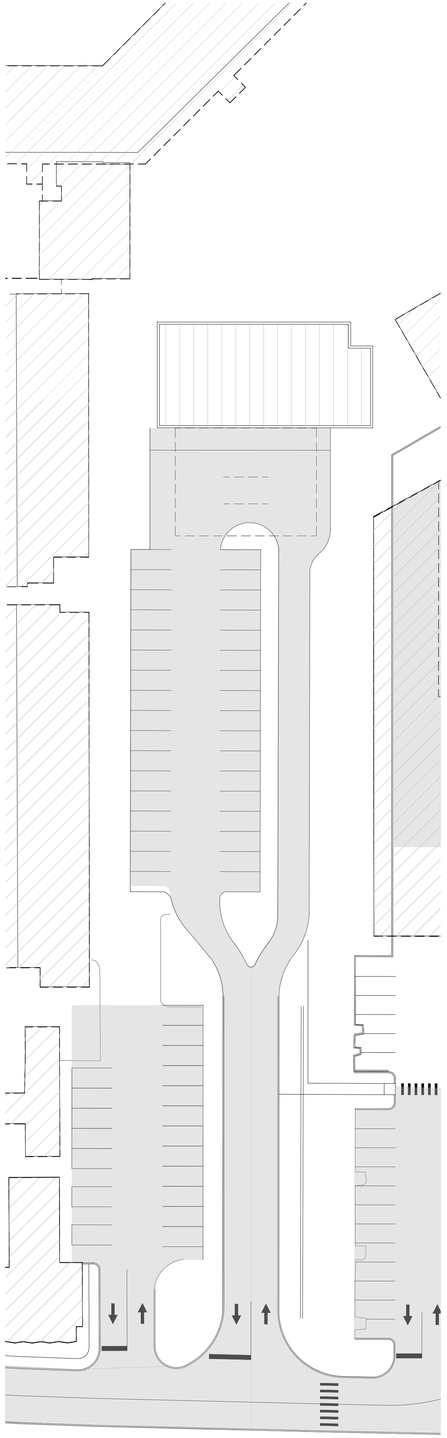
CONDITIONAL USE PERMIT

SHEET NO.

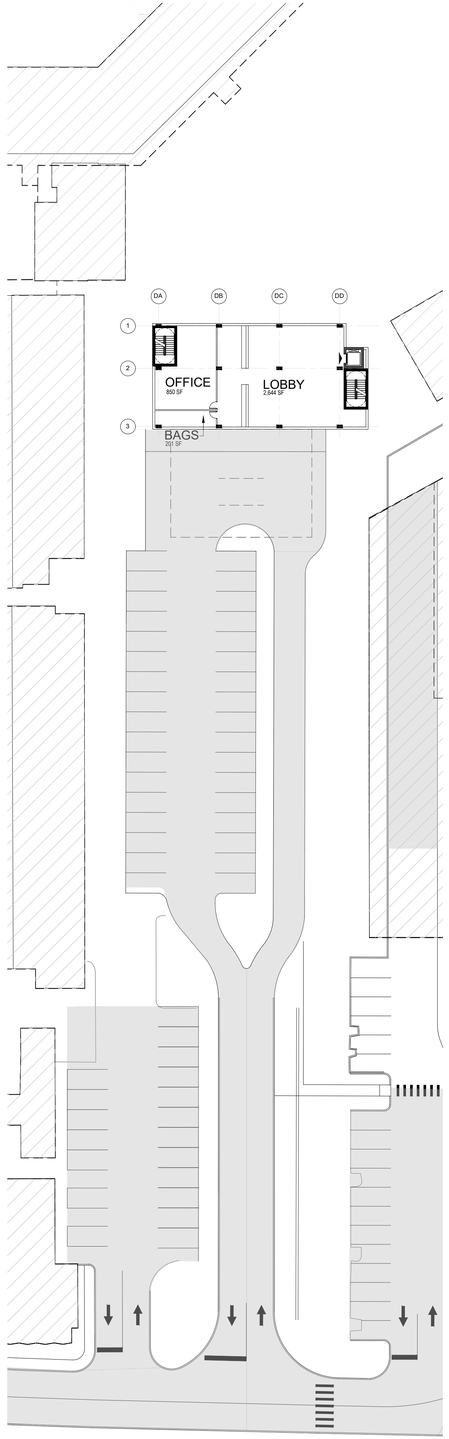
A2.33

FLOOR PLAN - TOWER 3, LEVELS 5,8,11, & ROOF

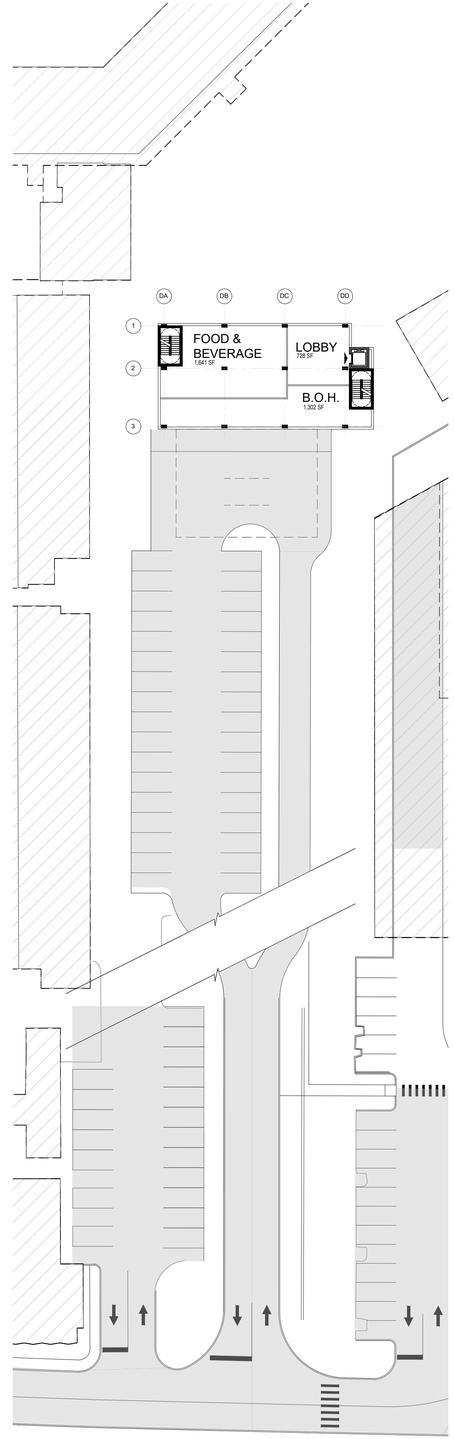
SCALE : 1/32" = 1'-0"



03 FLOOR PLAN - BUILDING 4, ROOF
SCALE : 1/32" = 1'-0"



02 FLOOR PLAN - BUILDING 4, LEVEL 2
SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - BUILDING 4, LEVEL 1
SCALE : 1/32" = 1'-0"

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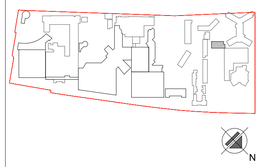
TRADEWINDS ISLAND GRAND RESORT

5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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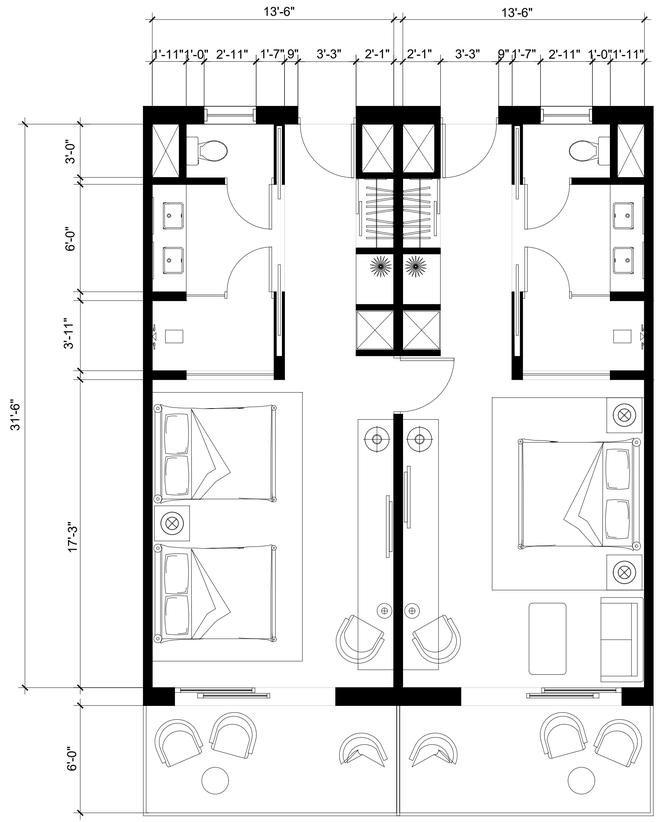
ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A2.40

FLOOR PLAN - BUILDING 4, LEVEL 1, 2, & ROOF
SCALE : 1/32" = 1'-0"



01 FLOOR PLAN - ENLARGED TYP. GUESTROOM

SCALE : 1/4" = 1'-0"

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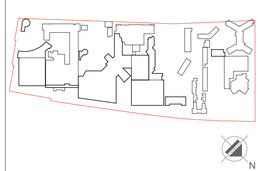
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



REVISIONS

NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A2.50

FLOOR PLAN - ENLARGED TYP. GUESTROOM
SCALE : 1/4" = 1'-0"

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5500 GULF BLVD
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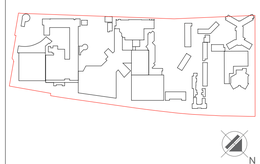
PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A0.01

RENDERING - VIEW 1

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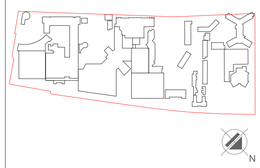
5500 GULF BLVD
ST. PETE BEACH, FL

PROJECT NO. A10065

KEY MAP



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NO.:	DESCRIPTION:	DATE:

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SHEET NO.

A0.02

RENDERING - VIEW 2

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PROJECT NO. A10065

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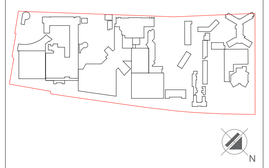

REVISIONS

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ISSUE DATE: 04-14-2023

CONDITIONAL USE PERMIT

SHEET NO.

A0.03

RENDERING - VIEW 3

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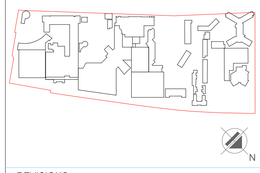
PROJECT NO. A10065

KEY MAP



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SHEET NO.

A0.04

RENDERING - VIEW 4

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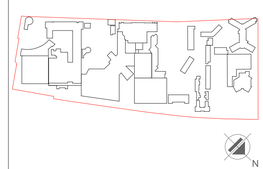
KEY MAP



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CONDITIONAL USE PERMIT

SHEET NO.

A0.05

RENDERING - VIEW 5

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
(CPB)	CONDOMINIUM PLAT BOOK 68, PAGES 17–27
CRW	CONCRETE RETAINING WALL
CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPB	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
D	DELTA (CENTRAL ANGLE)
DB	DEED BOOK
DIA.	DIAMETER
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY NO. NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT–OF–WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN–OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SQ. FT.	SQUARE FEET
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP.	TYPICAL
TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
Ⓑ	BOLLARD	○	IRON ROD (SET)
⊠	CABLE TV BOX	⊖	IRRIGATION CONTROL VALVE
Ⓒ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☒	CONCRETE LIGHT POLE	☼	LIGHT POLE
⊠	CONCRETE UTILITY POLE	Ⓝ	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	Ⓟ	PARKING SPACES
□DH	ELECTRIC VAULT/HAND HOLE	⁄	POWER/UTILITY WOOD POLE
□E	ELECTRIC METER	⊡	RECLAIMED WATER METER
△	ELECTRIC TRANSFORMER	⊠	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
⍜	FIRE HYDRANT	SSC	SANITARY SEWER CLEANOUT
⚑	FLAG POLE	⊸	SIGN
⚲	GAS MARKER POST	Ⓓ	STORM SEWER MANHOLE
Ⓖ	GAS METER	▯	TELEPHONE PEDESTAL
⊠	GAS VALVE	✤	TEMPORARY BENCHMARK
▤	GRATE INLET	⊟	TRAFFIC SIGNAL JUNCTION BOX
←	GUY WIRE ANCHOR	⊠	WATER METER
♿	HANDICAP PARKING SPACE	⊠	WATER VALVE
✪	IRON PIPE (FOUND)	×	X–CUT (FOUND)

DESCRIPTION:

TRADEWINDS (OR 20743, PG 436)

PARCEL 1 (FEE SIMPLE)

TRACT A:

LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 33, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TRACT B:

THAT CERTAIN TRACT OF LAND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD #699 (GULF BOULEVARD), THE NORTHERLY BOUNDARY OF SAID TRACT BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE), AS RECORDED IN PLAT OF ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 11, AND THE SOUTHERLY BOUNDARY OF SAID TRACT BEING THE NORTH LINE OF SAID LOT 2, BRIGHTWATERS BEACH HOTEL REPLAT, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PORTIONS OF PARCEL 1 ARE NOW KNOWN, DESIGNATED AND DESCRIBED AS FOLLOWS:

UNITS CU–1, CU–2226, CU–3226, CU–4226, CU–5226, CU–6226 AND CU–7226, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE I, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS, AND

UNITS CU–2, CU–3, CU–4, CU–2210, CU–2237, CU–2238, CU–2252, CU–3210, CU–3234, CU–3237, CU–3238, CU– 3252, CU–3257, CU–4210, CU–4220, CU–4234, CU–4237, CU–4238, CU–4248, CU–4252, CU–4257, CU–5210, CU–5234, CU–5237, CU–5238, CU–5248, CU–5252, CU–5257, CU–6210, CU–6220, CU–6234, CU–6237, CU–6238, CU–6249, CU–6252, CU–6257, CU–7210, CU–7220, CU–7234, CU–7237, CU–7238, CU–7248, CU–7252, CU–7257 AND CU–8248, JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, PHASE V, TOGETHER WITH THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF THE CONDOMINIUM, AND ANY LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNITS;

THE FOREGOING CONDOMINIUM UNITS ARE EACH A "CONDOMINIUM UNIT" AND COLLECTIVELY THE "COMMERCIAL UNITS," AS DEFINED IN AND IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

LESS AND EXCEPT FROM PARCEL 1:

ALL UNITS, OTHER THAN THE COMMERCIAL UNITS, WITHIN JACARANDA BEACH VILLAS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, AS AMENDED BY FIRST AMENDMENT, RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13984, PAGE 1879; SECOND AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 826; THIRD AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14405, PAGE 1725, AND FOURTH AMENDMENT, RECORDED IN OFFICIAL RECORDS BOOK 14541, PAGE 918, AND ALL AMENDMENTS THERETO, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL BEING A PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND A PART OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

PARCEL 2 (AMENITIES EASEMENT)

TOGETHER WITH NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF OWNERS OF COMMERCIAL UNITS DESCRIBED IN PARCEL 1 WITHIN JACARANDA BEACH VILLAS CONDOMINIUM AS CREATED BY AMENITIES AND FACILITIES ACCESS EASEMENT AGREEMENT AS RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2078, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 3 (BUILDING EASEMENT)

TOGETHER WITH NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENTS WITH COVENANTS TO SHARE COSTS FOR THE JACARANDA BUILDING, RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2130, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 4 (DECLARATION EASEMENTS)

TOGETHER WITH NON–EXCLUSIVE EASEMENT RIGHTS FOR THE BENEFIT OF OWNERS OF COMMERCIAL UNITS DESCRIBED IN PARCEL 1 WITHIN JACARANDA BEACH VILLAS CONDOMINIUM AS CREATED BY THE DECLARATION OF CONDOMINIUM OF JACARANDA BEACH VILLAS CONDOMINIUM, AS RECORDED NOVEMBER 5, 2004 IN OFFICIAL RECORDS BOOK 13930, PAGE 2178, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

CORAL REEF (OR 20743, PG 465)

PARCEL 1 (FEE SIMPLE)

TRACT A

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 242 FEET APART AT RIGHT ANGLES EXTENDING FROM THE WESTERLY RIGHT OF WAY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE MEAN HIGH WATER LINE OF GULF OF MEXICO, THE SOUTHEASTERN BOUNDARY OF WHICH BEING A LINE 18 FEET NORTHWESTERLY, MEASURED, AT RIGHT ANGLES, FROM THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE AND TEXAS AVENUE EXTENDED TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO, AS SAID AVENUE IS SHOWN UPON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION FIRST ADDITION AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SAID LAND INCLUDING ALL OF TRACT "A" OF "VON COURT'S REPLAT", ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 21, PAGE 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND A PART OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST; LESS AND EXCEPT RIGHT OF WAY FOR GULF BOULEVARD.

TRACT B

THE NORTHWESTERLY 15 FEET OF THE FOLLOWING: A TRACT OF LAND LYING BETWEEN PARALLEL LINES 18 FEET APART AT RIGHT ANGLES EXTENDING FROM THE WESTERLY RIGHT OF WAY BOUNDARY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE MEAN HIGH WATER LINE OF GULF OF MEXICO, THE SOUTHEASTERN BOUNDARY OF WHICH BEING THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE AND TEXAS AVENUE EXTENDED TO THE MEAN HIGH WATER LINE OF GULF OF MEXICO, AS SAID AVENUE IS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST AND IN SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT RIGHT OF WAY FOR GULF BOULEVARD.

LESS AND EXCEPT FROM PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 57°11'48" EAST FOR 70.00 FEET; THENCE SOUTH 69°41'32" EAST FOR 65.63 FEET; THENCE SOUTH 32°48'12" EAST FOR 22.06 FEET; THENCE SOUTH 57°11'48" WEST FOR 122.42 FEET; THENCE NORTH 34°55'27" WEST FOR 10.21 FEET; THENCE SOUTH 55°04'33" WEST FOR 21.18 FEET; THENCE SOUTH 34°55'27" EAST FOR 10.21 FEET; THENCE SOUTH 48°57'18" WEST FOR 76.02 FEET; THENCE SOUTH 38°48'04" EAST FOR 19.78 FEET; THENCE SOUTH 44°16'39" WEST FOR 3.59 FEET; THENCE NORTH 38°48'04" WEST FOR 17.00 FEET; THENCE SOUTH 57°11'48" WEST FOR 38.89 FEET; THENCE NORTH 32°48'12" WEST FOR 83.12 FEET; THENCE SOUTH 57°11'48" WEST FOR 39.78 FEET; THENCE NORTH 32°48'12" WEST FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) NORTH 57°13'15" EAST FOR 94.61 FEET; 2) THENCE NORTH 88°36'37" EAST FOR 99.92 FEET; 3) THENCE NORTH 57°11'48" EAST FOR 11.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM PARCEL 1:

CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I, AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM PARCEL 1:

CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II, AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2 (RECIPROCAL EASEMENTS)

TOGETHER WITH NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED JULY 22, 2014 IN OFFICIAL RECORDS BOOK 18469, PAGE 2578, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

PARCEL 3 (OUT PARCEL EASEMENT)

TOGETHER WITH NON–EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 RESERVED IN FEE SIMPLE DEED RECORDED APRIL 7, 1995 IN OFFICIAL RECORDS BOOK 8960, PAGE 1488, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERN MOST CORNER OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" AS RECORDED IN CONDOMINIUM PLAT BOOK 68, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 57°11'48" EAST FOR 70.00 FEET; THENCE SOUTH 69°41'32" EAST FOR 65.63 FEET; THENCE SOUTH 32°48'12" EAST FOR 22.06 FEET; THENCE SOUTH 57°11'48" WEST FOR 122.42 FEET; THENCE NORTH 34°55'27" WEST FOR 10.21 FEET; THENCE SOUTH 55°04'33" WEST FOR 21.18 FEET; THENCE SOUTH 34°55'27" EAST FOR 10.21 FEET; THENCE SOUTH 48°57'18" WEST FOR 76.02 FEET; THENCE SOUTH 38°48'04" EAST FOR 19.78 FEET; THENCE SOUTH 44°16'39" WEST FOR 3.59 FEET; THENCE NORTH 38°48'04" WEST FOR 17.00 FEET; THENCE SOUTH 57°11'48" WEST FOR 38.89 FEET; THENCE NORTH 32°48'12" WEST FOR 83.12 FEET; THENCE SOUTH 57°11'48" WEST FOR 39.78 FEET; THENCE NORTH 32°48'12" WEST FOR 58.80 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I" AS RECORDED IN CONDOMINIUM PLAT BOOK 66, PAGES 27 THROUGH 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, AND THE SOUTHEASTERLY BOUNDARY OF SAID "CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II" THE FOLLOWING THREE (3) COURSES: 1) NORTH 57°13'15" EAST FOR 94.61 FEET; 2) THENCE NORTH 88°36'37" EAST FOR 99.92 FEET; 3) THENCE NORTH 57°11'48" EAST FOR 11.42 FEET TO THE POINT OF BEGINNING.

ALDEN SUITES (OR 21466, PG 479)

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF TEXAS AVENUE, SAID MONUMENT BEING 1277.2 FEET DUE SOUTH OF GOVERNMENT CORNER OF RANGE 15 EAST AND RANGE 16 EAST, AND TOWNSHIP 31 SOUTH AND TOWNSHIP 32 SOUTH, RUN THENCE NORTH 56°53' EAST, ALONG THE SOUTH BOUNDARY OF TEXAS AVENUE TO ITS INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID WESTERLY RIGHT–OF–WAY LINE TO A POINT, SAID POINT BEING 260 FEET AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE OF SAID TEXAS AVENUE FOR A POINT OF BEGINNING; THENCE RUN SOUTH 56°53' WEST, PARALLEL TO THE SAID SOUTH LINE OF TEXAS AVENUE TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG THE WATERS OF THE GULF OF MEXICO TO A POINT 225 FEET AT RIGHT ANGLES FROM THE FIRST MENTIONED COURSE; THENCE NORTH 56°53' EAST AND PARALLEL TO THE FIRST MENTIONED COURSE TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE HIGHWAY NO. 233 TO THE POINT OF BEGINNING; SAID LAND LYING WHOLLY WITHIN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; LESS THAT PART LYING WITHIN 31 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15100, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1384, PAGE 282 (CLERK'S INSTRUMENT NO. 931529A), PINELLAS COUNTY RECORDS.

RUMFISH RESORT (SANDPIPER) (OR 20743, PG 472)

THAT PART OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

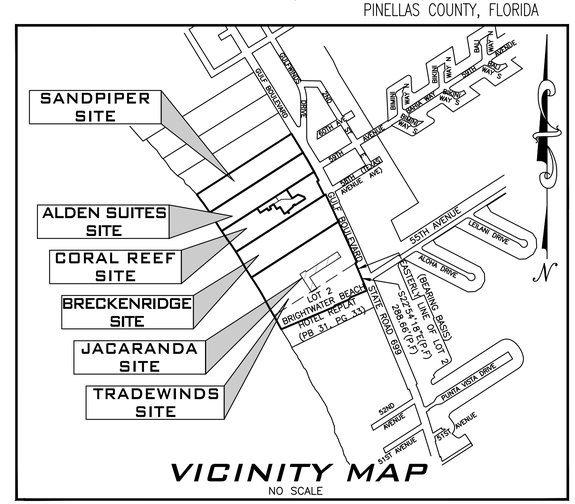
BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF TEXAS AVENUE, SAID MONUMENT BEING 1277.2 FEET DUE SOUTH OF THE GOVERNMENT CORNER OF RANGE 15 EAST AND RANGE 16 EAST, AND TOWNSHIP 31 SOUTH AND TOWNSHIP 32 SOUTH, RUNNING NORTH 56° 53'00" EAST, ALONG THE SOUTH BOUNDARY OF TEXAS AVENUE TO ITS INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO. 233; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID WESTERLY RIGHT–OF–WAY LINE TO A POINT, SAID POINT BEING 485 FEET AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE OF SAID TEXAS AVENUE, FOR A POINT OF BEGINNING; THENCE SOUTH 56° 53'00" WEST, PARALLEL TO THE SAID SOUTH LINE OF TEXAS AVENUE, TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG THE WATERS OF THE GULF OF MEXICO TO A POINT 225.00 FEET AT RIGHT ANGLES FROM THE FIRST MENTIONED COURSE; THENCE NORTH 56° 53'00" EAST AND PARALLEL TO THE FIRST MENTIONED COURSE TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF STATE HIGHWAY NO. 233 TO THE POINT OF BEGINNING.

BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF TEXAS AVENUE, SAID MONUMENT BEING 1277.2 FEET DUE SOUTH OF THE GOVERNMENT CORNER OF RANGE 15 EAST AND RANGE 16 EAST, AND TOWNSHIP 31 SOUTH AND TOWNSHIP 32 SOUTH, RUNNING THENCE NORTH 56° 53'00" EAST, ALONG THE SOUTH BOUNDARY OF TEXAS AVENUE TO ITS INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 233; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG SAID WESTERLY RIGHT–OF–WAY LINE TO A POINT, SAID POINT BEING 485 FEET AT RIGHT ANGLES FROM THE SOUTH BOUNDARY LINE OF TEXAS AVENUE, FOR A POINT OF BEGINNING; THENCE SOUTH 56° 53'00" WEST, 893.5 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER MARK OF THE GULF OF MEXICO; THENCE NORTH 30° 05'34" WEST, ALONG SAID MARK, 225.31 FEET, MORE OR LESS; THENCE NORTH 56° 53'00" EAST, 886.0 FEET, MORE OR LESS, TO THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO. 233 (GULF BOULEVARD); THENCE SOUTH 32° 00' EAST, 225.04 FEET ALONG SAID EASTERLY RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING.

SEE SHEET 2 FOR BRECKENRIDGE DESCRIPTION

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



VICINITY MAP
NO SCALE

SURVEYOR'S REPORT:

1. BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 2, BRIGHTWATER BEACH HOTEL REPLAT, BEING S22°54'18"E AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 33, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. (SEE VICINITY MAP)
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
4. RE–USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE–USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
5. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
6. THE SUBJECT PARCELS APPEAR TO BE IN FLOOD ZONES AE, ELEVATION 11 FEET & 10 FEET AND VE, ELEVATION 11 FEET, 12 FEET, 13 FEET AND 14 FEET, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0276H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 8/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFES) SHOWN REPRESENT ROUNDED WHOLE–FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
8. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS–OF–WAY AND OTHER MATTERS OF RECORD.
10. MEAN HIGH WATER ELEVATION OF 0.36 FEET (NAVD 88) WAS UTILIZED FOR THE MEAN HIGH WATER LINE LOCATION. ELEVATION WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN THE FORM OF A TIDAL WATER SURVEY PROCEDURAL APPROVAL LETTER, DATED 2/1/2022, ISSUED BY KEVIN MEARS, PSM.
11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT–OF–WAY MAP, SECTION 15100–2503, ROAD NO. 699, DATED 11–2–60 AND PROVIDED BY FDOT.
12. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE "PINELLAS COUNTY COASTAL CONSTRUCTION CONTROL LINE MAP OF RECORD", AS RECORDED IN BULKHEAD BOOK 2, PAGE 98, AND OFFICIAL RECORD BOOK 11760, PAGE 2687, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
13. OTHER THAN ENTITIES INCLUDED IN THE CERTIFICATION SHOWN, THIS SURVEY GIVES NO RIGHTS, BENEFITS, WARRANTIES, GUARANTIES, ETC. TO ANY OTHERS. THIRD PARTIES ASSUME ALL RISK ASSOCIATED WITH THE USE OF ELECTRONIC FILES.
14. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE ONLY.
15. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED ON THE DATE OF SURVEY.
16. NO EVIDENCE OF WETLAND DELINEATION WAS OBSERVED ON THE DATE OF SURVEY.
17. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 3/2/2022.
18. THIS SURVEY CONSISTS OF SIX (6) SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH ONE ANOTHER. THIS SURVEY IS NOT COMPLETE WITHOUT ALL SIX (6) SHEETS.
19. THIS SURVEY IS BASED ON U.S. FEET.
20. THE SUBJECT PARCEL CONTAINS 1,770,716 SQUARE FEET (40.65± ACRES) MORE OR LESS.
21. THE SUBJ

SEC. 1, TWP. 32 S., RNG. 15 E. & SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

DESCRIPTION:

BRECKENRIDGE (OR 20743, PG 443)

PARCEL 1 (FEE SIMPLE)

TRACT A

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 299.92 FEET APART AND LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WESTERLY BOUNDARY OF STATE ROAD 699 (FORMERLY STATE ROAD 233) (GULF BOULEVARD); THE SOUTHERLY BOUNDARY OF SAID STRIP OF LAND BEING 299.92 FEET AT RIGHT ANGLES SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF TEXAS AVENUE (58TH AVENUE) IN ST. PETERSBURG BEACH, FIRST ADDITION, AS SHOWN BY PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND THE NORTHERLY BOUNDARY OF SAID STRIP OF LAND BEING THE SOUTH LINE OF TEXAS AVENUE ON SAID PLAT.

TRACT B

A TRACT OF LAND LYING BETWEEN PARALLEL LINES 3 FEET APART AT RIGHT ANGLES, EXTENDING FROM THE WESTERLY RIGHT-OF-WAY BOUNDARY LINE OF FIFTH STREET (GULF BOULEVARD) TO THE WATERS OF THE GULF OF MEXICO, THE SOUTHEASTERLY BOUNDARY OF WHICH BEING THE SOUTHEASTERLY BOUNDARY OF TEXAS AVENUE, AND TEXAS AVENUE EXTENDED TO THE WATERS OF THE GULF OF MEXICO, AS SAID AVENUE IS SHOWN UPON THE PLAT OF ST. PETERSBURG BEACH, FIRST ADDITION, AS RECORDED IN PLAT BOOK 20, PAGE 11, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND WHICH HAS BEEN VACATED BY RESOLUTION RECORDED IN DEED BOOK 1489, PAGE 130, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LAND LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 15 EAST, AND SECTION 6, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 488, AND THEREAFTER SUBJECTED TO THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602 (THE "DECLARATION"), AS DEPICTED AND DESCRIBED ON EXHIBIT "A" TO THE DECLARATION AS FOLLOWS:

BRECKENRIDGE BEACH VILLAS CONDOMINIUM PHASE 1:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE SECOND FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SECOND FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE SECOND FLOOR OF THE BUILDING ("SECOND FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH SECOND FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE SECOND FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON EXHIBIT "B" ATTACHED TO THE DEED IN OFFICIAL RECORDS BOOK 17809, PAGE 488 ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE SECOND FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE SECOND FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE SECOND FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE SECOND FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 694, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 3, 2013 IN OFFICIAL RECORDS BOOK 18070, PAGE 699 (THE "FIRST AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FIRST AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 2:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE THIRD FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 57 DEGREES 18 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 32 DEGREES 41 MINUTES 50 SECONDS EAST, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.75 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE RUN SOUTH 32 DEGREES 44 MINUTES 15 SECONDS EAST, A DISTANCE OF 129.27 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 69.33 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.90 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 93.30 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 2.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 56.79 FEET; THENCE RUN SOUTH 57 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 33.17 FEET; THENCE RUN NORTH 57 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

THIRD FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE THIRD FLOOR OF THE BUILDING ("THIRD FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH THIRD FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE THIRD FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON EXHIBIT "B" ATTACHED TO THE DEED IN OFFICIAL RECORDS BOOK 18070, PAGE 694 ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE THIRD FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE THIRD FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE THIRD FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE THIRD FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 260, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 265 (THE "THIRD AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE THIRD AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 3:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FOURTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32°44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FOURTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE FOURTH FLOOR OF THE BUILDING ("FOURTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FOURTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FOURTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 667 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FOURTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FOURTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FOURTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FOURTH FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 260, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED FEBRUARY 9, 2015 IN OFFICIAL RECORDS BOOK 18672, PAGE 265 (THE "THIRD AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE THIRD AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 4:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE FIFTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32°44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

FIFTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE FIFTH FLOOR OF THE BUILDING ("FIFTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THEREIN, WHICH FIFTH FLOOR AIRSPACE HAS THE FOLLOWING BOUNDARIES:

PERIMETER BOUNDARIES:

THE IMAGINARY VERTICAL PLANES FORMED BY AND ADJACENT TO THE INTERIOR UNFINISHED SURFACES OF THE WALLS THAT BOUND THE FIFTH FLOOR AIRSPACE AS MORE PARTICULARLY DEPICTED ON PAGE 672 OF THE DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM, DATED DECEMBER 5, 2012, RECORDED ON DECEMBER 5, 2012 IN OFFICIAL RECORDS BOOK 17809, PAGE 602, ("PERIMETER BOUNDARIES").

LOWER BOUNDARY DESCRIPTION:

THE HIGHEST POINT OF THE UNFINISHED SURFACE OF THE FIFTH FLOOR SLAB OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARIES.

UPPER BOUNDARY DESCRIPTION:

THE LOWEST POINT OF THE UNFINISHED SURFACE OF THE FIFTH FLOOR CEILING OF THE BUILDING, EXTENDED TO AN INTERSECTION WITH THE PERIMETER BOUNDARY.

THE PROPERTY ALSO INCLUDES CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE FIFTH FLOOR AIRSPACE CONSISTING SOLELY OF THE FOLLOWING: FINISHED SURFACES OF THE INTERIOR WALLS, FLOORS AND CEILINGS; INTERIOR WINDOWS AND DOORS; AND NON-BEARING OR NON-SHEAR WALLS. HOWEVER, THE PROPERTY SHALL NOT INCLUDE (A) THE "BUILDING COMMON AREAS AND SYSTEMS," AS DEFINED IN THAT CERTAIN RECIPROCAL EASEMENT WITH COVENANTS TO SHARE COSTS FOR THE BRECKENRIDGE BUILDING RECORDED IN OFFICIAL RECORDS BOOK 17809, PAGE 293, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND (B) THE LOAD-BEARING OR SHEAR WALLS LOCATED WITHIN THE BUILDING, WHICH ARE INCLUDED IN THE DEFINITION OF "BUILDING COMMON AREAS AND SYSTEMS," ALL OF WHICH ARE EXPRESSLY EXCLUDED FROM THE FIFTH FLOOR AIRSPACE.

ALSO LESS AND EXCEPT THEREFROM THAT CERTAIN PORTION CONVEYED TO BRECKENRIDGE DEVELOPMENT, INC., A FLORIDA CORPORATION BY SPECIAL WARRANTY DEED, RECORDED JULY 7, 2015 IN OFFICIAL RECORDS BOOK 18840, PAGE 2594, AND THEREAFTER SUBJECTED TO THE DECLARATION BY THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BRECKENRIDGE BEACH VILLAS CONDOMINIUM RECORDED JULY 7, 2015 IN OFFICIAL RECORDS BOOK 18840, PAGE 2599 (THE "FOURTH AMENDMENT"), AS DEPICTED AND DESCRIBED IN EXHIBIT "A" TO THE FOURTH AMENDMENT AS FOLLOWS:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 5:

THAT CERTAIN AIRSPACE AND CERTAIN NON-EXCLUDED INFRASTRUCTURE CONTAINED WITHIN THE SIXTH FLOOR OF A BUILDING (THE "BUILDING") MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING FOOTPRINT DESCRIPTION:

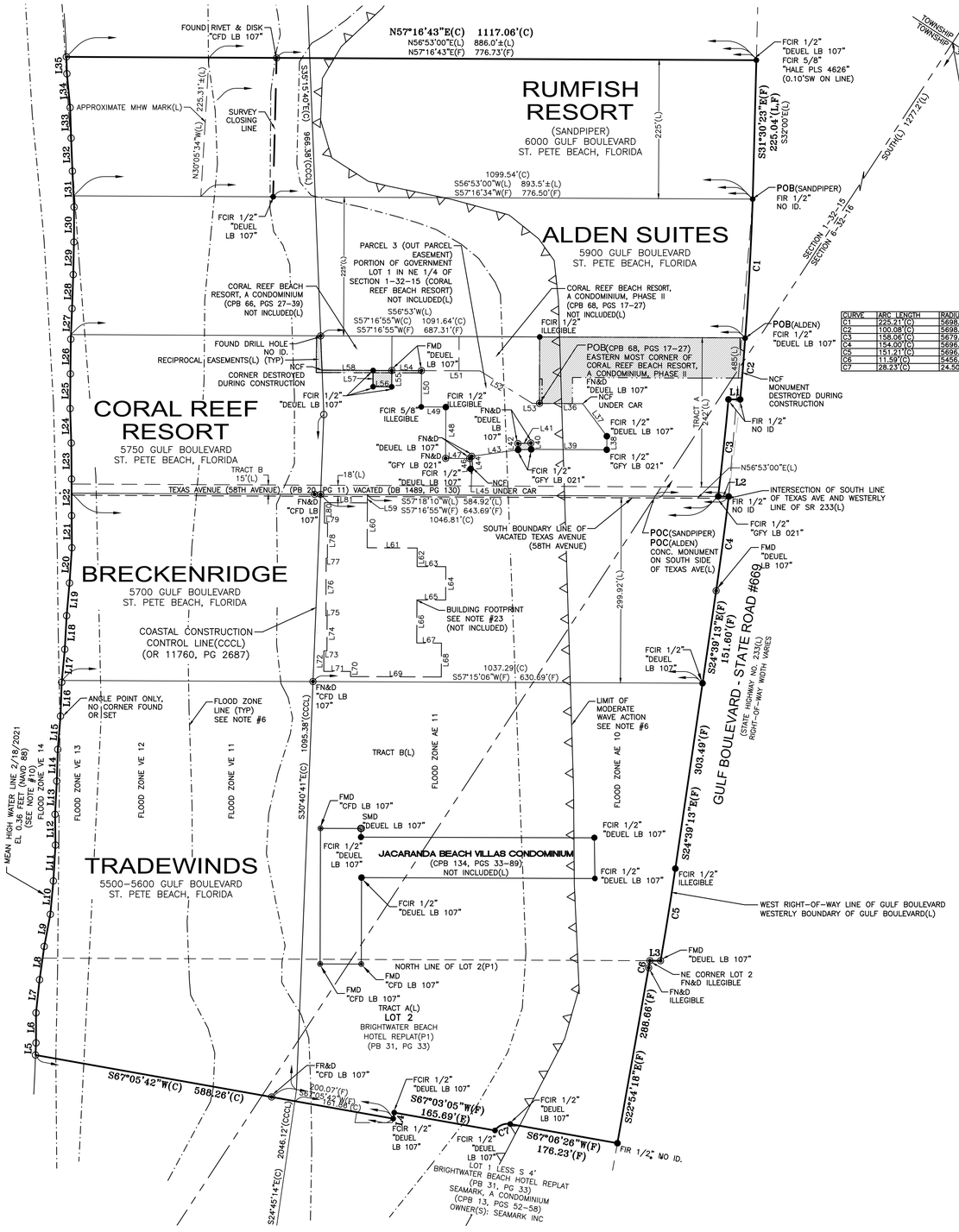
THE BUILDING IS LOCATED ON A PARCEL OF LAND BEING A PORTION OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID LANDS BEING THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ST. PETERSBURG BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 20, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND A LINE LYING 299.92 FEET SOUTH OF, AND PARALLEL WITH, THE SOUTH LINE OF TEXAS AVENUE, TOGETHER WITH THE SOUTH 3.00 FEET OF SAID TEXAS AVENUE, SAID LANDS LYING BETWEEN THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699), AND WHICH PARCEL OF LAND CONTAINS THE BUILDING HAVING A FOOTPRINT LEGALLY DESCRIBED AS FOLLOWS (THE "BUILDING FOOTPRINT"):

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD 699) WITH THE NORTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 13930, PAGE 1951 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S57°18'10"W ALONG SAID NORTH LINE OF PROPERTY, A DISTANCE OF 584.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S32°41'50"E, A DISTANCE OF 13.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S32°44'15"E, A DISTANCE OF 114.31 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 29.75 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 17.00 FEET; THENCE RUN S32°44'15"E, A DISTANCE OF 129.27 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 69.33 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 93.30 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 2.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 56.79 FEET; THENCE RUN S57°15'45"W, A DISTANCE OF 5.00 FEET; THENCE RUN N32°44'15"W, A DISTANCE OF 33.17 FEET; THENCE RUN N57°15'45"E, A DISTANCE OF 69.33 FEET TO THE POINT OF BEGINNING.

SIXTH FLOOR AIRSPACE DESCRIPTION:

THE "PROPERTY" CONSISTS OF CERTAIN AIRSPACE WITHIN THE SIXTH FLOOR OF THE BUILDING ("SIXTH FLOOR AIRSPACE") AND CERTAIN INTERIOR INFRASTRUCTURE IMPROVEMENTS THERE

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	S57°13'25"W(F)	19.00'(F)
L2	N57°16'55"E(F)	17.04'(F)
L3	S57°17'14"W(F)	17.28'(F)
L4	S23°10'55"E(F)	9.90'(F)
L5	N39°40'29"W(C)	19.62'(C)
L6	N32°56'39"W(C)	48.77'(C)
L7	N28°55'15"W(C)	53.92'(C)
L8	N29°01'16"W(C)	54.42'(C)
L9	N22°14'44"W(C)	53.08'(C)
L10	N27°51'29"W(C)	54.21'(C)
L11	N29°37'57"W(C)	58.22'(C)
L12	N33°46'03"W(C)	49.79'(C)
L13	N29°58'44"W(C)	53.92'(C)
L14	N31°13'30"W(C)	51.30'(C)
L15	N28°18'16"W(C)	54.19'(C)
L16	N31°00'27"W(C)	54.90'(C)
L17	N27°38'54"W(C)	53.49'(C)
L18	N29°49'00"W(C)	54.60'(C)
L19	N27°58'34"W(C)	53.16'(C)
L20	N29°11'20"W(C)	57.31'(C)
L21	N33°24'29"W(C)	51.99'(C)
L22	N33°07'24"W(C)	59.28'(C)
L23	N33°27'37"W(C)	58.39'(C)
L24	N34°55'17"W(C)	55.77'(C)
L25	N32°32'20"W(C)	56.26'(C)
L26	N32°21'34"W(C)	56.24'(C)
L27	N29°37'13"W(C)	49.63'(C)
L28	N31°04'18"W(C)	55.11'(C)
L29	N31°09'22"W(C)	52.79'(C)
L30	N32°46'37"W(C)	56.67'(C)
L31	N35°42'41"W(C)	58.24'(C)
L32	N35°15'46"W(C)	53.47'(C)
L33	N34°45'11"W(C)	49.58'(C)
L34	N38°27'25"W(C)	55.21'(C)
L35	N34°51'24"W(C)	27.50'(C)
L36	N57°16'20"E(C) N57°11'48"E(L)	70.00'(L,C)
L37	S69°37'00"E(C) S69°41'37"E(L)	65.63'(L,C)
L38	S32°43'40"E(C) S32°48'12"E(L)	22.06'(L,F)
L39	S57°18'40"W(F) S57°11'48"W(L)	122.38'(F) 122.42'(L)
L40	N35°10'30"W(C) N34°55'27"W(L)	10.18'(F) 10.21'(L)
L41	S55°09'05"W(F) S55°04'33"W(L)	21.18'(L,F)
L42	S34°55'55"E(F) S34°55'27"E(L)	10.21'(L,F)
L43	S48°59'53"W(F) S48°57'18"W(L)	75.88'(F)76.02'(L)
L44	S37°57'50"E(C) S38°48'04"E(L)	19.70'(C) 19.78'(L)
L45	S42°58'57"W(C) S44°16'39"W(L)	3.47'(C) 3.59'(L)
L46	N38°45'38"W(F) N38°48'04"W(F)	17.05'(F) 17.00'(L)
L47	S57°14'04"W(F) S57°11'48"W(L)	38.93'(F) 38.89'(L)
L48	S32°41'22"W(C) S32°48'12"W(L)	83.12'(C) 83.12'(L)
L49	S57°21'38"W(F) S57°11'48"W(L)	39.77'(F) 39.78'(L)
L50	N32°43'25"W(F) N32°48'12"W(L)	58.76'(F) 58.08'(L)
L51	N57°13'01"E(C) N57°13'15"E(L)	84.61'(L,C)
L52	N88°48'01"E(C) N88°36'37"E(L)	100.00'(C) 99.92'(L)
L53	N57°16'20"E(C) N57°11'48"E(L)	11.42'(L,C)
L54	S57°15'01"W(F)	47.99'(F)
L55	S32°41'09"E(F)	26.40'(F)
L56	S57°14'38"W(F)	30.22'(F)
L57	N32°49'03"W(F)	26.29'(F)
L58	S57°20'14"W(C)	82.66'(C)
L59	S32°41'50"E	13.21'
L60	S32°44'15"E	72.80'
L61	N57°15'45"E	81.00'
L62	S32°44'15"E	30.00'
L63	N57°15'45"E	46.50'
L64	S32°44'15"E	54.00'
L65	S57°15'45"W	46.50'
L66	S32°44'15"E	69.82'
L67	N57°15'45"E	40.00'
L68	S32°44'15"E	54.90'
L69	S57°15'45"W	146.90'
L70	N32°44'15"W	8.24'
L71	S57°15'45"W	43.43'
L72	N32°44'15"W	33.17'
L73	N57°15'45"E	5.00'
L74	N32°44'15"W	56.90'
L75	S57°15'45"W	2.00'
L76	N32°44'15"W	93.30'
L77	N57°15'45"E	2.00'
L78	N32°44'15"W	56.79'
L79	S57°15'45"W	5.00'
L80	N32°44'15"W	33.17'
L81	N57°15'45"E	69.33'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.21'(C)	5698.65'(C)	02°15'52"(C)	S29°55'13"E(F)	225.20'(F)
C2	100.08'(C)	5698.39'(C)	01°00'23"(C)	S28°17'06"E(F)	100.08'(F)
C3	158.06'(C)	5679.65'(C)	01°35'40"(C)	S26°58'05"E(F)	158.05'(F)
C4	154.00'(C)	5696.58'(C)	01°32'56"(C)	S25°24'57"E(F)	153.99'(F)
C5	151.21'(C)	5696.58'(C)	01°31'15"(C)	S23°54'22"E(F)	151.21'(F)
C6	11.59'(C)	5456.60'(C)	00°07'18"(C)	S22°58'01"E(F)	11.59'(F)
C7	28.23'(C)	24.50'(C)	66°00'50"(C)	S34°03'37"W(F)	26.69'(F)

LEGEND

A/C	AIR CONDITIONER	MHWM	MEAN HIGH WATER MARK
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE	NCF	NO CORNER FOUND OR SET
		NGS	NATIONAL GEODETIC SURVEY
BFPD	BACK FLOW PREVENTION DEVICE	NO.	NUMBER
B/T	BUILDING TIE	OH	OVERHEAD WIRES
(C)	CALCULATED	OR	OFFICIAL RECORD BOOK
CB	CATCH BASIN	(P1)	PLAT BOOK 31, PAGE 33
CBW	CONCRETE BLOCK WALL	(P2)	PLAT BOOK 21, PAGE 68
CCCL	COASTAL CONSTRUCTION CONTROL LINE	PB	PLAT BOOK
		(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
(CPB)	CONDOMINIUM PLAT BOOK	PG	PAGE/PAGES
(CPB1)	CONDOMINIUM PLAT BOOK 134, PAGES 33-93)	PID#	PERMANENT IDENTIFIER NUMBER
CRW	CONCRETE RETAINING WALL	PLS	PROFESSIONAL LAND SURVEYOR
CI	CURB INLET	POB	POINT OF BEGINNING
℄	CENTERLINE	POC	POINT OF COMMENCEMENT
CLF	CHAIN LINK FENCE	PRM	PERMANENT REFERENCE MONUMENT
CONC.	CONCRETE	PSM	PROFESSIONAL SURVEYOR & MAPPER
CPB	CONDOMINIUM PLAT BOOK		
C/T	CURB TIE	PVC	POLY VINYL CHLORIDE PIPE
CRW	CONCRETE RETAINING WALL	PVCF	POLY VINYL CHLORIDE FENCE
D	DELTA (CENTRAL ANGLE)	P/T	PAVEMENT TIE
DB	DEED BOOK	R	RADIUS
DIA.	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION	RNG.	RANGE
		R/T	ROOF TIE
		R/W	RIGHT-OF-WAY
		SEC.	SECTION
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EL	ELEVATION	SAN.	SANITARY
(CPB)	FIELD	SCIR	SET CAPPED IRON ROD
FB	FIELD BOOK	SCO	SANITARY CLEAN-OUT
FCIR	FOUND CAPPED IRON ROD	SMD	SET "MAG" NAIL AND DISK
FCM	FOUND CONCRETE MONUMENT	SN&D	SET NAIL AND DISK
FIP	FOUND IRON PIPE	SQ. FT.	SQUARE FEET
FIR	FOUND IRON ROD	SW/T	SIDEWALK TIE
FN&D	FOUND NAIL AND DISK	TBM	TEMPORARY BENCHMARK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)	TOB	TOP OF BANK
		TOS	TOE OF SLOPE
FR&D	FOUND RIVET AND DISK	TYP	TYPICAL
F/T	FENCE TIE	TWP.	TOWNSHIP
GI	GRATE INLET	VERT.	VERTICAL
HC	HANDICAP PARKING SPACE	VZ	VERIZON
ID.	IDENTIFICATION	WF	WOOD FENCE
L#	LINE - SEE LINE TABLE	WRW	WOOD RETAINING WALL
(L)	LEGAL DESCRIPTION	W/T	WALL TIE
LB	LICENSED BUSINESS		
LP	LIQUID PROPANE		
MHWL	MEAN HIGH WATER LINE		

SYMBOL LEGEND			
	BACK FLOW PREVENTION DEVICE		IRON ROD (FOUND)
	BOLLARD		IRON ROD (SET)
	CABLE TV BOX		IRRIGATION CONTROL VALVE
	CLEANOUT		METAL LIGHT POLE
	CONCRETE LIGHT POLE		LIGHT POLE
	CONCRETE UTILITY POLE		NAIL AND DISK (SET)
	CROSS WALK POLE		NAIL & DISK (FOUND)
	ELECTRIC BOX		PARKING SPACES
	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
	ELECTRIC METER		RECLAIMED WATER METER
	ELECTRIC TRANSFORMER		RECLAIMED WATER VALVE
	FIRE DEPARTMENT CONNECTION		SANITARY MANHOLE
	FIRE HYDRANT		SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST		STORM SEWER MANHOLE
	GAS METER		TELEPHONE PEDESTAL
	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET		TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR		WATER METER
	HANDICAP PARKING SPACE		WATER VALVE
	IRON PIPE (FOUND)		X-CUT (FOUND)

Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:12:44 -04'00'

ALBERT P. CARRIER, JUNIOR TURNER, PROFESSIONAL SURVEYOR AND MAPPER, 6488, STATE OF FLORIDA

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY SURVEY
5500-6000 GULF BOULEVARD
ST. PETE BEACH
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
NUNZIO MARC DESANTIS ARCHITECTS
1617 HI LINE DRIVE, SUITE 190
DALLAS, TX 75207

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

WORK ORDER NO.	2012-7
FIELD DATE: 2/26/2022	
DRAWN BY: TBM	FB: 253 PG: 02
SCALE:	1" = 100'
SHEET NO.	3 OF 6

May 10, 2023 - 7:59am I:\OD Projects\Projects\2012\2012-7-17\ADD\2012-7-B-TRADEWINDS All Properties.dwg

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
(CPB)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27
CRW	CONCRETE RETAINING WALL
CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPB	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
D	DELTA (CENTRAL ANGLE)
DB	DEED BOOK
DIA.	DIAMETER
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY NO.
NUMBER	
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SQ. FT.	SQUARE FEET
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

CONCRETE

BRICK

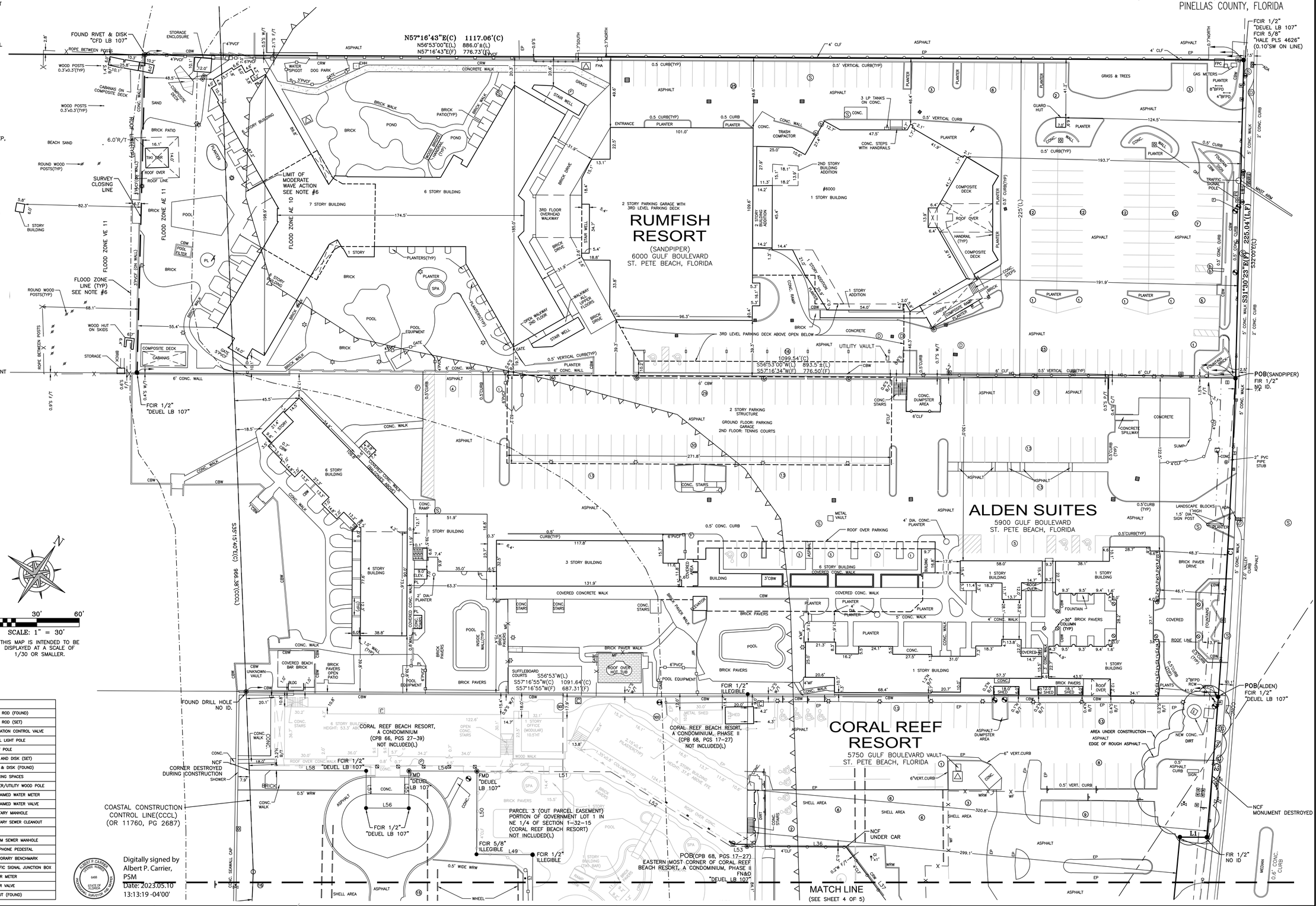
0' 30' 60'

SCALE: 1" = 30'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
Ⓑ	BOLLARD	○	IRON ROD (SET)
Ⓒ	CABLE TV BOX	Ⓘ	IRRIGATION CONTROL VALVE
Ⓒ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☒	CONCRETE LIGHT POLE	☆	LIGHT POLE
☒	CONCRETE UTILITY POLE	Ⓝ	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	Ⓟ	PARKING SPACES
DH	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
E	ELECTRIC METER	Ⓡ	RECLAIMED WATER METER
△	ELECTRIC TRANSFORMER	Ⓡ	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
	FIRE HYDRANT	SCO	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST	Ⓓ	STORM SEWER MANHOLE
Ⓖ	GAS METER		TELEPHONE PEDESTAL
GAS	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET		TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR	Ⓦ	WATER METER
	HANDICAP PARKING SPACE	Ⓦ	WATER VALVE
	IRON PIPE (FOUND)	×	X-CUT (FOUND)



Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:13:19 -04'00'

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY SURVEY
5500-6000 GULF BOULEVARD
ST. PETE BEACH
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
NUNZIO MARC DESANTIS ARCHITECTS
1617 HI LINE DRIVE, SUITE 190
DALLAS, TX 75207

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

WORK ORDER NO.	2012-7
FIELD DATE:	2/26/2022
DRAWN BY: TBM	FB: 253 PG: 02
SCALE:	1" = 30'
SHEET NO.	4 OF 6

May 10, 2023 - 7:59am I:\OD Projects\Projects\2012\2012-7-17\ACAD\2012-7-B-TRADEWINDS All Properties.dwg

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
(CPB)	CONDOMINIUM PLAT BOOK 68, PAGES 17–27
CRW	CONCRETE RETAINING WALL
CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPB	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
D	DELTA (CENTRAL ANGLE)
DB	DEED BOOK
DIA.	DIAMETER
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT–OF–WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN–OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SQ. FT.	SQUARE FEET
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

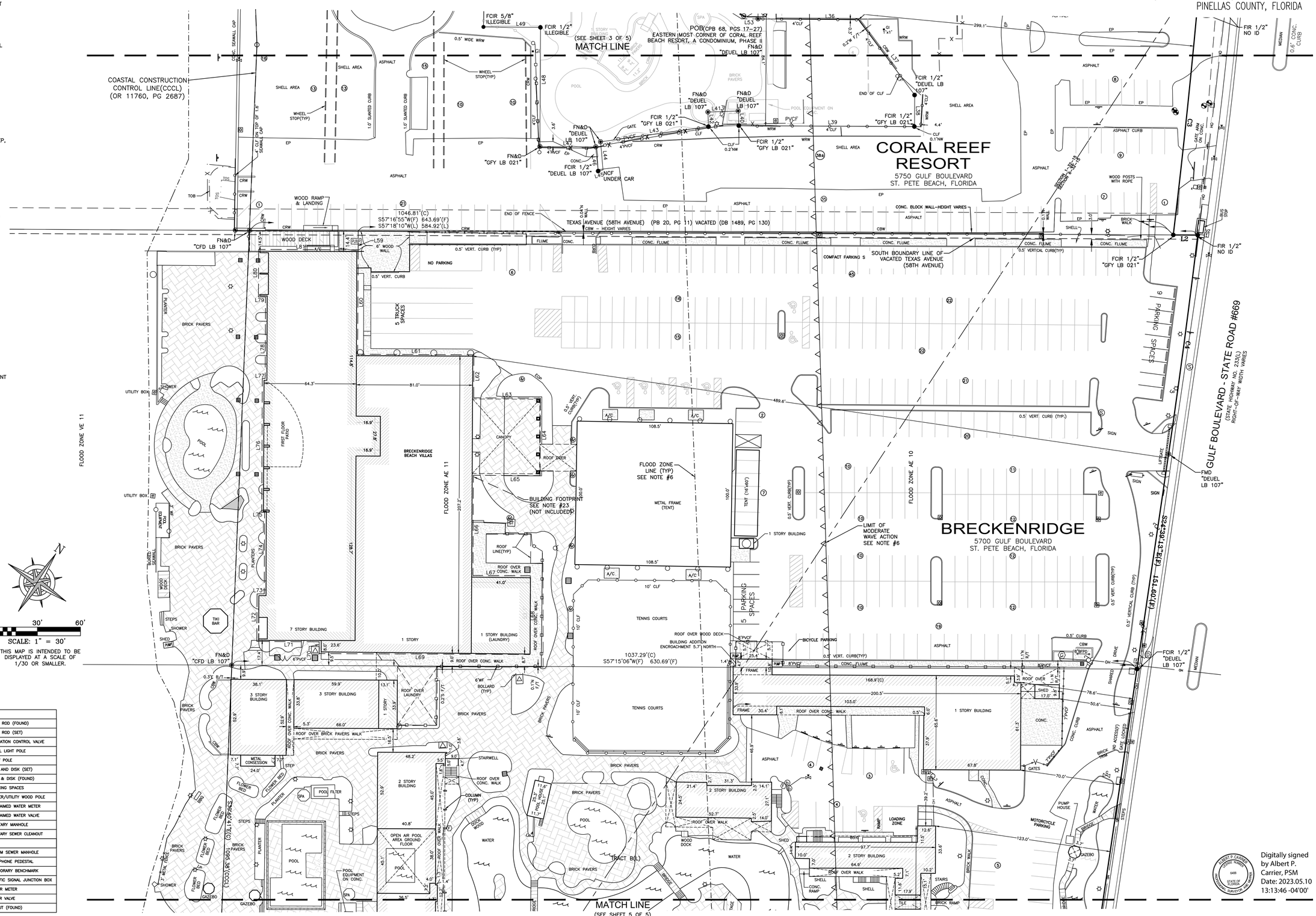
CONCRETE
BRICK

0' 30' 60'
SCALE: 1" = 30'

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
Ⓑ	BOLLARD	○	IRON ROD (SET)
Ⓒ	CABLE TV BOX	⍟	IRRIGATION CONTROL VALVE
Ⓒ	CLEANOUT	Ⓜ	METAL LIGHT POLE
☒	CONCRETE LIGHT POLE	☆	LIGHT POLE
☒	CONCRETE UTILITY POLE	Ⓝ	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
⊞	ELECTRIC BOX	Ⓟ	PARKING SPACES
E/H	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
E	ELECTRIC METER	Ⓡ	RECLAIMED WATER METER
⍓	ELECTRIC TRANSFORMER	Ⓡ	RECLAIMED WATER VALVE
Ⓕ	FIRE DEPARTMENT CONNECTION	Ⓢ	SANITARY MANHOLE
	FIRE HYDRANT	SCO	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST	Ⓓ	STORM SEWER MANHOLE
Ⓖ	GAS METER		TELEPHONE PEDESTAL
	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET		TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR		WATER METER
	HANDICAP PARKING SPACE		WATER VALVE
	IRON PIPE (FOUND)	X	X–CUT (FOUND)


CORAL REEF RESORT
5750 GULF BOULEVARD
ST. PETE BEACH, FLORIDA
BRECKENRIDGE
5700 GULF BOULEVARD
ST. PETE BEACH, FLORIDA
GULF BOULEVARD - STATE ROAD #669
(STATE HIGHWAY NO. 233(L))
RIGHT–OF–WAY WIDTH VARIES
COASTAL CONSTRUCTION CONTROL LINE(CCCL) (OR 11760, PG 2687)
MATCH LINE
(SEE SHEET 3 OF 5)
MATCH LINE
(SEE SHEET 5 OF 5)
POB(CPB 68, PGS 17–27)
EASTERN MOST CORNER OF CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II
FN&D "DEUEL LB 107"
TEXAS AVENUE (58TH AVENUE) (PB 20, PG 11) VACATED (DB 1489, PG 130)
SOUTH BOUNDARY LINE OF VACATED TEXAS AVENUE (58TH AVENUE)
1046.81'(C) S57°16'55"W(F) 643.69'(F) S57°18'10"W(L) 584.92'(L)
1037.29'(C) S57°15'06"W(F) 630.69'(F)
S24°20'13"E(C) 1514.60'(C)
FLOOD ZONE VE 11
FLOOD ZONE AE 11
FLOOD ZONE AE 10
FLOOD ZONE LINE (TYP) SEE NOTE #6
BUILDING FOOTPRINT SEE NOTE #23 (NOT INCLUDED)
LIMIT OF MODERATE WAVE ACTION SEE NOTE #6
TRACT B(L)
BRECKENRIDGE BEACH VILLAS
FN&D "CFD LB 107"
FN&D "GFY LB 021"
FN&D "DEUEL LB 107"
FCIR 1/2" "GFY LB 021"
FCIR 1/2" "DEUEL LB 107"
FCIR 5/8" ILLEGIBLE
FCIR 1/2" ILLEGIBLE
FCIR 1/2" NO ID
FMD "DEUEL LB 107"
NCF UNDER CAR
CONCRETE BLOCK WALL–HEIGHT VARIES
WOOD RAMP & LANDING
WOOD DECK
WOOD POSTS WITH ROPE
BRICK WALK
SECTION 2 SECURITY GATE
GATE ARM ON CONC.
BUS STOP
SHARED DRIVE
MEDIAN
0.6' CONC. CURB
0.5' VERT. CURB (TYP)
0.5' VERT. CURB
0.5' VERTICAL CURB(TYP)
CONC. FLUME
5 TRUCK SPACES
15 PARKING SPACES
COMPACT PARKING
NO PARKING
TENNIS COURTS
POOL
SPA
POOL EQUIPMENT ON CONC.
OPEN AIR POOL AREA GROUND FLOOR
POOL EQUIPMENT ON CONC.
METAL FRAME (TENT)
TENT (15'x60')
1 STORY BUILDING
2 STORY BUILDING
3 STORY BUILDING
7 STORY BUILDING
1 STORY BUILDING (LAUNDRY)
ROOF OVER LAUNDRY
ROOF OVER WOOD DECK
BUILDING ADDITION ENCROACHMENT 5.7' NORTH
ROOF OVER CONC. WALK
ROOF OVER BRICK PAVERS WALK
ROOF OVER
ROOF LINE(TYP)
BICYCLE PARKING
LOADING ZONE
MOTORCYCLE PARKING
PUMP HOUSE
GAZEBO
TIKI BAR
SHOWER
METAL CONSESSION
STAIRWELL
COLUMN (TYP)
DOCK WOOD
WOOD DOCK
BRICK PAVERS
ASPHALT
CONC.
SHELL AREA
SIGN
GATES
TILE
BRICK RAMP
CONC. RAMP
CONC. CURB
ASPHALT CURB
UTILITY BOX
SEWER
PLANTER
FLOWER BED
PLANTERS
STEPS
SHED
PUMP
WATER
BRIDGE
BBQ
GRILL
TOB
TOS
CRW
EP
CLF
WRW
PVCF
FLUME
A/C
PARKING
SPACES
SIGN
SIGN
SIGN

SEC. 1, TWP. 32 S., RNG. 15 E. &
SEC. 6, TWP. 32 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
(C)	CALCULATED
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CCCL	COASTAL CONSTRUCTION CONTROL LINE
(CPB)	CONDOMINIUM PLAT BOOK 68, PAGES 17-27
CRW	CONCRETE RETAINING WALL
CI	CURB INLET
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPB	CONDOMINIUM PLAT BOOK
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
D	DELTA (CENTRAL ANGLE)
DB	DEED BOOK
DIA.	DIAMETER
DNR	DEPARTMENT OF NATURAL RESOURCES (NOW KNOWN AS DEP, DEPARTMENT OF ENVIRONMENTAL PROTECTION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)
FR&D	FOUND RIVET AND DISK
F/T	FENCE TIE
GI	GRATE INLET
HC	HANDICAP PARKING SPACE
ID.	IDENTIFICATION
L#	LINE – SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
LP	LIQUID PROPANE
MHWL	MEAN HIGH WATER LINE
MHWM	MEAN HIGH WATER MARK
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P1)	PLAT BOOK 31, PAGE 33
(P2)	PLAT BOOK 21, PAGE 68
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/T	ROOF TIE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SF	SQUARE FEET
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SQ. FT.	SQUARE FEET
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VERT.	VERTICAL
VZ	VERIZON
WF	WOOD FENCE
WRW	WOOD RETAINING WALL
W/T	WALL TIE

CONCRETE
BRICK

0' 30' 60'
SCALE: 1" = 30'
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

SYMBOL LEGEND

⟷	BACK FLOW PREVENTION DEVICE	●	IRON ROD (FOUND)
(b)	BOLLARD	○	IRON ROD (SET)
CATV	CABLE TV BOX	IRR	IRRIGATION CONTROL VALVE
CO	CLEANOUT	M	METAL LIGHT POLE
CP	CONCRETE LIGHT POLE	☼	LIGHT POLE
CP	CONCRETE UTILITY POLE	◎	NAIL AND DISK (SET)
⊖	CROSS WALK POLE	◉	NAIL & DISK (FOUND)
E	ELECTRIC BOX	(P)	PARKING SPACES
E/H	ELECTRIC VAULT/HAND HOLE		POWER/UTILITY WOOD POLE
E	ELECTRIC METER	RW	RECLAIMED WATER METER
△	ELECTRIC TRANSFORMER	RW	RECLAIMED WATER VALVE
(FD)	FIRE DEPARTMENT CONNECTION	(S)	SANITARY MANHOLE
	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
	FLAG POLE		SIGN
	GAS MARKER POST	(D)	STORM SEWER MANHOLE
G	GAS METER		TELEPHONE PEDESTAL
	GAS VALVE		TEMPORARY BENCHMARK
	GRATE INLET	TS	TRAFFIC SIGNAL JUNCTION BOX
	GUY WIRE ANCHOR	W	WATER METER
	HANDICAP PARKING SPACE		WATER VALVE
	IRON PIPE (FOUND)	X	X-CUT (FOUND)

(SEE SHEET 4 OF 5)
MATCH LINE

JACARANDA BEACH VILLAS CONDOMINIUM
(CPB 134, PGS 33-89)
NOT INCLUDED(L)

TRADEWINDS
5500-5600 GULF BOULEVARD
ST. PETE BEACH, FLORIDA

TRACT A(L)
LOT 2
BRIGHTWATER BEACH HOTEL REPLAT(P1)
(PB 31, PG 33)

GULF BOULEVARD - STATE ROAD #699
(STATE HIGHWAY NO. 233(L))
RIGHT-OF-WAY WIDTH VARIES

WEST RIGHT-OF-WAY LINE OF GULF BOULEVARD
WESTERLY BOUNDARY OF GULF BOULEVARD(L)

FLOOD ZONE VE 11
FLOOD ZONE AE 11
FLOOD ZONE AE 10
FLOOD ZONE LINE (TYP) SEE NOTE #6
LIMIT OF MODERATE WAVE ACTION SEE NOTE #6

BEACH SAND

S30°40'41"E(C) 1095.38'(CCCL)
S24°45'14"E(C) 2046.12'(CCCL)
S24°39'13"E(F) 303.49'(F)
S22°54'18"E(F) 286.66'(F)

S67°05'42"W(C) 588.26'(C)
S67°05'42"W(F) 161.66'(C)
200.07'(C)
S67°03'05"W(F) 165.69'(F)
S67°06'26"W(F) 176.23'(F)

NORTH LINE OF LOT 2(P1)
NE CORNER LOT 2 FN&D ILLEGIBLE
FCIR 1/2" ILLEGIBLE
FIR 1/2" NO ID.
FMD "DEUEL LB 107"
FMD "CFD LB 107"
FCIR 1/2" "DEUEL LB 107"
FR&D "CFD LB 107"
SMD "DEUEL LB 107"
SECTION 1-32-15
SECTION 6-32-16

ALBERT P. CARRIER
LICENSE NUMBER
6488
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Albert P. Carrier, PSM
Date: 2023.05.10 13:14:15 -04'00'

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

BOUNDARY SURVEY
5500-6000 GULF BOULEVARD
ST. PETE BEACH
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
NUNZIO MARC DESANTIS ARCHITECTS
1617 HI LINE DRIVE, SUITE 190
DALLAS, TX 75207

I, ALBERT P. CARRIER, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

WORK ORDER NO.	2012-7
FIELD DATE: 2/26/2022	
DRAWN BY: TBM	FB: 253 PG: 02
SCALE:	1" = 30'
SHEET NO.	6 OF 6

May 10, 2023 - 7:59am I:\CAD Projects\Projects\2012\2012-7-1\CADD\2012-7-8-TRADEWINDS All Properties.dwg

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

JeB I understand that the City will not accept or process an incomplete application.

JeB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

JeB On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

JeB I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

JeB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

JeB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

Jeb 4/24/23

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

~~Applicant~~, Agent, S. Elise Batsel, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

~~Applicant~~ **Agent (must fill out agent authorization form):**

Name(print): S. Elise Batsel, Esq. c/o Stearns Weaver Miller

Address: 401 East Jackson Street., Suite 2100, Tampa, Florida 33602

[signature] 4.24.23

Signature *Date*

STATE OF FLORIDA)
) SS:
~~HILLSBOROUGH~~ COUNTY)

The foregoing instrument was acknowledged before me this 24th day of April 20 23 by S. Elise Batsel, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: 6/20/2024

SUZANNE J. WALKER
Commission # HH 002037
Expires June 20, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY:
Print Name: Suzanne J. Walker
Notary Public, State of Florida
(Notarial Seal)

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 5500-5600 Gulf Blvd. IG LLC, a Delaware limited liability company
(print name of property owner)

hereby authorize S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller
(print name of agent)

to represent me/us in an application for Conditional Use Application
(type of application: variance, conditional use, zoning, etc.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 day of April 2023 by Joseph Smith who is personally known _____ or produced _____ as identification.

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 (Date)

My Commission Expires May 08, 2023

ATTACHMENT TO OWNER'S AUTHORIZATION FOR AGENT

PARCEL ID: 06-32-16-00000-230-0300

5500-5600 GULF BLVD. IG LLC, a
Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 5500-5600 GULF BLVD. IG LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG 332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 5700 Gulf Blvd. BR LLC, a Delaware limited liability company
(print name of property owner)

hereby authorize S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller
(print name of agent)

to represent me/us in an application for Conditional Use Application
(type of application: variance, conditional use, zoning, etc.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 day of April 2023 by Joseph Smith who is personally known _____ or produced _____ as identification.

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature)

04-24-2023
(Date)

My Commission Expires May 08, 2023

PARCEL ID: 06-32-16-00000-230-0200

5700 GULF BLVD. BR LLC, a Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 5700 GULF BLVD. BR LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 5750 Gulf Blvd. CR LLC, a Delaware limited liability company
(print name of property owner)

hereby authorize S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller
(print name of agent)

to represent me/us in an application for Conditional Use Application
(type of application: variance, conditional use, zoning, etc.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 **day of** April **2023 by** Joseph Smith **who is personally known** ✓ **or produced** _____ **as identification.**

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 132390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 **(Date)**

My Commission Expires May 08, 2023

PARCEL ID: 06-32-16-00000-230-0600
01-32-15-00000-110-0500

5750 GULF BLVD. CR LLC, a Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 5750 GULF BLVD. CR LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG 332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE 6000 Gulf Blvd. SP LLC, a Delaware limited liability company
(print name of property owner)

hereby authorize S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller
(print name of agent)

to represent me/us in an application for Conditional Use Application
(type of application: variance, conditional use, zoning, etc.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 24 **day of** April **20**23 **by** Joseph Smith **who is personally known** _____ **or produced** _____ **as identification.**

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

(Notary Signature) 04-24-2023 **(Date)**

My Commission Expires May 08, 2023

PARCEL ID: 01-32-15-00000-110-0400

6000 GULF BLVD. SP LLC, a Delaware limited liability company

By: Gulf Blvd Entity Manager, LLC, a Delaware limited liability company
Its: Manager

By: _____
JOSEPH SMITH
Its: Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 24 day of April, 2023, by JOSEPH SMITH, as Manager of Gulf Blvd Entity Manager, LLC, a Delaware limited liability company, the Manager of 6000 GULF BLVD. SP LLC, a Delaware limited liability company, on behalf of said entities, [✓] who is personally known to me, or [___] who has produced the following identification: _____ (check one).

_____
Name: Scarlet Perretti (print)
NOTARY PUBLIC
Commission No.: GG 332390
Commission Expiration Date: May 08, 2023

SCARLET PERRETTI
Notary Public - State of Florida
Commission # GG 332390
My Comm. Expires May 8, 2023
Bonded through National Notary Assn.

Owner's Authorization for Agent

I/WE Reef Resort Condominium Association, Inc., a Florida not for profit corporation
(print name of property owner)

hereby authorize S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller
(print name of agent)

to represent me/us in an application for Conditional Use Application
(type of application: variance, conditional use, zoning, etc.)

See Attachment to Owner's Authorization for Agent

Signature of Owner

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this _____day of _____ 20__, by ____ _____who is personally known _____or produced _____as identification.

(Notary Signature) **(Date)**

My Commission Expires _____

PARCEL ID: 01-32-15-00000-110-0610
01-32-15-18142-000-0000
01-32-15-18142-000-0001

REEF RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation

By: Joseph H Morgan
Print Name: JOSEPH H. MORGAN
Its: HOA PRESIDENT

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 26th day of May, 2023, by Joseph H. Morgan, as HOA President of REEF RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of said entity, [___] who is personally known to me, or [✓] who has produced the following identification: FL. Drivers License (check one).

Dianna L. Bichard
Name: Dianna L. Bichard (print)
NOTARY PUBLIC
Commission No.: _____
Commission Expiration Date: _____

DIANNA L. BICHARD
MY COMMISSION # GG 330925
EXPIRES: July 8, 2023
Bonded Thru Notary Public Underwriters

#11556291 v1

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0400

Owner Name
PNC BANK NA TRE
HUGHES, BRYAN E TRE
HUGHES, RUSSELL C TESTAMENTARY TRUST
PNC BANK NA TRE
HUGHES, RUSSELL III TRE
HUGHES, RUSSELL C TESTAMENTARY TRUST
PNC BANK NA TRE
SEABER, KATHRYN G TRE
HUGHES, RUSSELL C TESTAMENTARY TRUST
HUGHES, KEVIN DALE

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
6000 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
FROM PNT ON SW R/W OF GULF BLVD & S'LY LINE OF 58TH AVE (AKA TEXAS AVE) TH NW'LY 485FT ALG SW'LY R/W OF GULF BLVD TO PNT 485FT AT RIGHT ANGLES TO S'LY

Current Tax District
ST PETE BEACH (SPB)

Year Built
1970 | 1970 | 1983 | 1983

Heated SF	Gross SF	Living Units	Buildings
181,850	209,606	0	4

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0472		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$44,250,000	$36,968,525	$36,968,525	$44,250,000	$36,968,525

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$43,000,000	$30,552,500	$30,552,500	$43,000,000	$30,552,500
2019	N	$36,700,000	$27,775,000	$27,775,000	$36,700,000	$27,775,000
2018	N	$25,250,000	$25,250,000	$25,250,000	$25,250,000	$25,250,000
2017	N	$23,900,000	$23,900,000	$23,900,000	$23,900,000	$23,900,000
2016	N	$23,400,000	$22,683,154	$22,683,154	$23,400,000	$22,683,154

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$100	U	I	RIA SANDPIPER INC	6000 GULF BLVD SP LLC	20743/0472
28-Dec-2006	$100	U	I	PNC BANK N A TR	HUGHES, BRYAN E TRUST	15555/0057
05-Nov-2004	$0	U	I	RESORT INNS OF AMER INC	RIA-SANDPIPER INC	13930/1954
12-Nov-2003	$100	U	I	HUGHES R CLINTON JR TR	HUGHES, KEVIN D	13205/1264
30-Sep-1986	$425,000	U				06312/1529

2022 Land Information

Land Area: 4.3718 acres | 190,436 sf	Frontage and/or View: Gulf of Mexico	Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	225x730	$125	164,250	SF	1.0000	$20,531,250
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.6900	AC	1.0000	$31,050

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	7
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1970
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Split
Fixtures	393
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	72,051	72,051
Open Porch (OPF)	0	19,656
Total Area SF	**72,051**	**91,707**

2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Blt Up Metal/Gypsum
Year Built	1970
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	17
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	15,149	15,149
Open Porch (OPF)	0	250
Total Area SF	**15,149**	**15,399**

2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	7
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1983
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	90
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Upper Story (USB)	31,775	31,775
Base (BAS)	6,355	6,355
Utility (UTF)	3,240	3,240
Open Porch (OPF)	0	7,850
Total Area SF	**41,370**	**49,220**

2022 Building 4 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Block
Unit Stories	3
Roof Frame	Wood Frame/Truss
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1983
Building Type	Parking Garage
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	None
Cooling	None
Fixtures	0
Effective Age	14

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	53,280	53,280
Total Area SF	**53,280**	**53,280**

2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	85,000.0	$340,000	$340,000	0
ELEV PASS	$55,000.00	3.0	$165,000	$66,000	1970
ELEV STOP	$9,000.00	21.0	$189,000	$75,600	1970
FENCE	$18.00	849.0	$15,282	$6,113	1970
FIRESPRINK	$4.00	181,850.0	$727,400	$436,440	1983
GAZEBO	$120.00	625.0	$75,000	$57,750	2014
LOAD DOCK	$22.00	33.0	$726	$726	1970
PATIO/DECK	$27.00	3,500.0	$94,500	$37,800	1970
PATIO/DECK	$39.00	1,675.0	$65,325	$50,300	2014
PATIO/DECK	$39.00	1,000.0	$39,000	$20,280	2004
POOL	$85,000.00	2	$170,000	$110,500	1970
SPA/JAC/HT	$28,000.00	1	$28,000	$18,200	1970

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2201255	GAZEBO	06/13/2022	$18,000
2101962	MISCELLANEOUS	09/21/2021	$0
2101396	ROOF	06/29/2021	$21,000
1901922		11/12/2019	$1,284
BLD18-00157	POOL	02/09/2018	$13,000
BLD17-01602	WINDOWS/DOORS	01/05/2018	$800,000
20160143		02/05/2016	$8,000
20150756		05/21/2015	$4,725
20140301	FIRESPRINK	03/20/2014	$30,000
20140027	ADDITION/REMODEL/RENOVATION	01/30/2014	$0

I#: 2019341621 BK: 20743 PG: 472, 10/23/2019 at 11:58 AM, RECORDING 3 PAGES
$27.00 D DOC STAMP COLLECTION $0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER
PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID No.: 01-32-15-00000-110-0400

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "**Deed**") is made and entered into as of this 17 day of October, 2019, by RIA-SANDPIPER, INC., a Florida corporation, having an address of 6000 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 6000 Gulf Blvd. SP LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

> Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, any and all interest, if any, held by Grantor in and to the improvements located on, appurtenant rights, easements and privileges relating or belonging to or arising from all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments, appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the use, benefit and behalf of Grantee forever.

[signature and acknowledgement to follow]

NOTE TO RECORDER: The transfer represented by this deed is the transfer of improvements located upon real property that is subject to a ground lease being assigned by Grantor to Grantee on even date here with. Florida documentary stamp tax due on this Deed is being paid upon the recording in the public records of Pinellas County, Florida of an Assignment and Assumption of Ground Lease (the "**Assignment**") of even date herewith as set forth with more particularity in the Assignment. Based on the foregoing, no additional taxes are due hereon.
601128302.6\1014413\000012

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DEAN FORTUNE

GRANTOR:

RIA-SANDPIPER, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Sandpiper, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Quitclaim Deed (*Sandpiper*)]

EXHIBIT "A"

The Property

Leasehold Estate created by that certain Amended and Restated Indenture of Lease dated December 21, 2018 as evidenced by and together with the Amended and Restated Memorandum of Lease between PNC Bank, N.A. and Bryan E. Hughes, as Co-Trustees under the will of Russell C. Hughes, dated September 13, 1968, appointed Will R. Clinton Hughes, Jr. dated May 16, 1990, codicil dated November 9, 1998 f/b/o Bryan Hughes, PNC Bank, N.A. and Russell Hughes, III, as Co-Trustees under the will of Russell C. Hughes, dated September 13, 1968, appointed Will R. Clinton Hughes, Jr. dated May 16, 1990, codicil dated November 9, 1998, f/b/o Russell C. Hughes III, PNC Bank, N.A. and Kathryn G. Seaber, as Co-Trustees under the will of Russell C. Hughes, dated September 13, 1968, appointed Will R. Clinton Hughes, Jr. dated May 16, 1990, codicil dated November 9, 1998 f/b/o Kathryn G. Seaber and Kevin Dale Hughes, (collectively, "Landlord"), and RIA-Sandpiper, Inc., a Florida corporation, ("Tenant"), recorded December 27, 2018 in Official Records Book 20378, Page 2511, Public Records of Pinellas County, Florida, demising the following described property:

That part of Government Lot 1, in Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, described as follows:

Beginning at a concrete monument on the South side of Texas Avenue, said monument being 1277.2 feet due South of the Government corner of Range 15 East and Range 16 East, and Township 31 South and Township 32 South, running North 56 degrees 53 minutes 00 seconds East, along the South boundary of Texas Avenue to its intersection with the Westerly right-of-way line of State Road 233; thence in a Northwesterly direction and along said Westerly right-of-way line to a point, said point being 485 feet at right angles from the South boundary line of said Texas Avenue, for a Point of Beginning; thence South 56 degrees 53 minutes 00 seconds West, parallel to the said South line of Texas Avenue, to the Waters of the Gulf of Mexico; thence Northwesterly along the waters of the Gulf of Mexico to a point 225.00 feet at right angles from the first mentioned course; thence North 56 degrees 53 minutes 00 seconds East and parallel to the first mentioned course to an intersection with the Westerly right-of-way line of State Highway No. 233; thence Southeasterly along the Westerly line of State Highway No. 233 to the Point of Beginning.

Being also described as follows:

Beginning at a concrete monument on the South side of Texas Avenue, said monument being 1277.2 feet due South of the Government corner of Range 15 East and Range 16 East, and Township 31 South and Township 32 South, running thence North 56 degrees 53 minutes 00 seconds East, along the South boundary of Texas Avenue to its intersection with the Westerly right-of-way line of State Highway No. 233; thence in a Northwesterly direction and along said Westerly right-of-way line to a point, said point being 485 feet at right angles from the South boundary line of Texas Avenue, for a Point of Beginning; thence South 56 degrees 53 minutes 00 seconds West, 893.5 feet, more or less, to the approximate mean high water mark of the Gulf of Mexico; thence North 30 degrees 05 minutes 34 seconds West, along said Mark, 225.31 feet, more or less; thence North 56 degrees 53 minutes 00 seconds East, 886.0 feet, more or less, to the Westerly right-of-way line of State Road No. 233 (Gulf Boulevard); thence South 32 degrees 00 minutes East, 225.04 feet along said Westerly right-of-way line to the Point of Beginning.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0500

Owner Name
5750 GULF BLVD CR LLC

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
5900 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
1825 MAIN ST
WESTON, FL 33326-3683

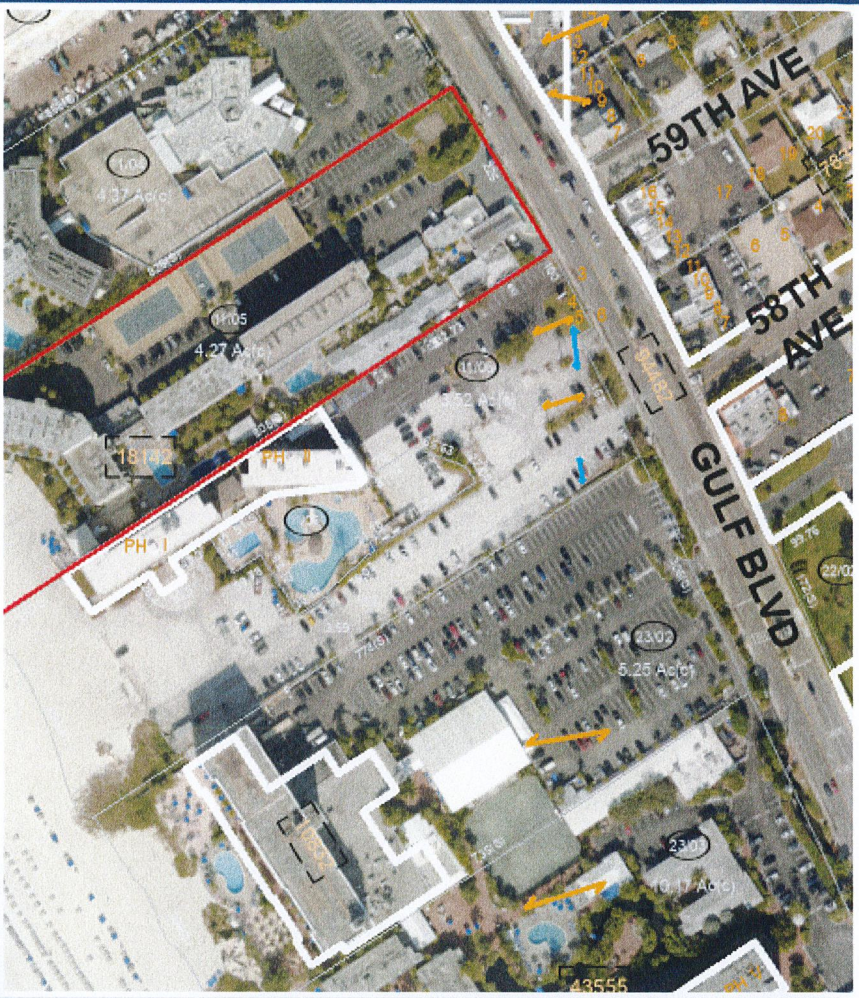
Legal Description
NW'LY 225 FT OF SE'LY 485 FT OF GOVT LOT 1 LYING W OF GULF BLVD TO WATERS OF THE GULF OF MEXICO FURTHER DESC FROM INTERSECTION OF TWNS 31 & 32 AND W'L

Current Tax District
ST PETE BEACH (SPB)

Year Built
1950 | 1950 | 1948 | 1948 | 1948 | 1948 | 1965 | 1967 | 1972 | 1972 | 1982 | 1985 | 1990

Heated SF	Gross SF	Living Units	Buildings
112,108	128,255	144	13

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
21466/0479		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$28,475,000	$28,475,000	$28,475,000	$28,475,000	$28,475,000

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$18,900,000	$14,809,333	$14,809,333	$18,900,000	$14,809,333
2019	N	$18,750,000	$13,463,030	$13,463,030	$18,750,000	$13,463,030
2018	N	$15,100,000	$12,145,375	$12,145,375	$15,100,000	$12,145,375
2017	N	$13,000,000	$11,041,250	$11,041,250	$13,000,000	$11,041,250
2016	N	$10,750,000	$10,037,500	$10,037,500	$10,750,000	$10,037,500

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Mar-2021	$33,500,000	Q	I	ALDEN ENTERPRISES INC	5750 GULF BLVD CR LLC	21466/0479
31-Dec-1971	$165,000	Q			ALDEN ENTERPRISES INC	03625/0835

2022 Land Information

Land Area: 4.2709 acres | 186,040 sf	Frontage and/or View: Gulf of Mexico	Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	225x715	$125	160,875	SF	1.0000	$20,109,375
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.6200	AC	1.0000	$27,900

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Wood/Block Above Ground Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	4
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1950
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	12
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,157	1,157
Open Porch (OPF)	0	185
Utility (UTF)	0	119
Total Area SF	**1,157**	**1,461**

2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1950
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	12
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,157	1,157
Open Porch (OPF)	0	185
Utility (UTF)	0	119
Total Area SF	**1,157**	**1,461**

2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,091	1,091
Open Porch (OPF)	0	133
Total Area SF	**1,091**	**1,224**

2022 Building 4 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Metal Shingle
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,091	1,091
Open Porch (OPF)	0	133
Total Area SF	**1,091**	**1,224**

2022 Building 5 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Living Units	0
Roof Frame	Flat Shed
Roof Cover	Roll Composition
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	3
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,091	1,091
Open Porch (OPF)	0	133
Total Area SF	**1,091**	**1,224**

2022 Building 6 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	0
Roof Frame	Flat Shed
Roof Cover	Roll Composition
Year Built	1948
Building Type	Motels Res Const
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	8
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,993	1,993
Open Porch (OPF)	0	117
Total Area SF	**1,993**	**2,110**

2022 Building 7 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	3
Roof Frame	Flat
Living Units	27
Roof Cover	Built Up/Composition
Year Built	1965
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	81
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	11,682	11,682
Utility (UTF)	170	170
Open Porch (OPF)	0	4,107
Total Area SF	**11,852**	**15,959**

2022 Building 8 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	4
Roof Frame	Reinforced Concrete
Living Units	20
Roof Cover	Built Up/Composition
Year Built	1967
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	60
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	8,976	8,976
Utility Unfinished (UTU)	252	252
Open Porch (OPF)	0	4,616
Total Area SF	**9,228**	**13,844**

2022 Building 9 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Block
Unit Stories	6
Roof Frame	Reinforced Concrete
Living Units	42
Roof Cover	Built Up/Composition
Year Built	1972
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	102
Effective Age	34
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Upper Story (USB)	16,845	16,845
Base (BAS)	3,369	3,369
Utility (UTF)	206	206
Open Porch (OPF)	0	6,300
Total Area SF	**20,420**	**26,720**

2022 Building 10 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1972
Building Type	Warehouses
Quality	Average
Floor Finish	Vinyl Asb Tile
Interior Finish	Masonry
Cooling	None
Fixtures	3
Effective Age	39
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,692	1,692
Total Area SF	**1,692**	**1,692**

2022 Building 11 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Metal Shingle
Year Built	1982
Building Type	Warehouses
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	Ceiling Fin Only (Avg)
Cooling	None
Fixtures	2
Effective Age	41
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	496	496
Total Area SF	**496**	**496**

2022 Building 12 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	6
Roof Frame	Reinforced Concrete
Living Units	45
Roof Cover	Built Up/Composition
Year Built	1985
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	144
Effective Age	38
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	43,200	43,200
Total Area SF	**43,200**	**43,200**

2022 Building 13 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Op Pkg Gar
Year Built	1990
Building Type	Parking Garage
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	None
Cooling	None
Fixtures	0
Effective Age	33
Additional Information	
Site Address	5900 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	17,640	17,640
Total Area SF	**17,640**	**17,640**

2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	20,000.0	$80,000	$80,000	0
CANOPY	$29.00	936.0	$27,144	$10,858	1975
CANOPY	$29.00	480.0	$13,920	$5,568	1975
CONC PAVE	$12.00	3,774.0	$45,288	$45,288	0
ELEV PASS	$55,000.00	1	$55,000	$22,000	1975
ELEV PASS	$55,000.00	1	$55,000	$22,000	1985
ELEV PASS	$55,000.00	1	$55,000	$22,000	1972
ELEV STOP	$9,000.00	4.0	$36,000	$14,400	1975
ELEV STOP	$9,000.00	6.0	$54,000	$21,600	1972
ELEV STOP	$9,000.00	6.0	$54,000	$21,600	1985
FENCE	$16.00	40.0	$640	$256	1975
FENCE	$19.00	660.0	$12,540	$5,016	1975
FENCE	$31.00	728.0	$22,568	$9,027	1975
KIOSK	$222.00	875.0	$194,250	$77,700	1998
PATIO/DECK	$27.00	200.0	$5,400	$4,158	2014
POOL	$85,000.00	2	$170,000	$68,000	1975
SHUFBDCT	$8,000.00	2	$16,000	$16,000	1950
SPA/JAC/HT	$28,000.00	1	$28,000	$20,720	2013
TENNISCT	$40,000.00	2	$80,000	$32,000	1975

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2201779	FIRESPRINK	08/18/2022	$17,339
2201364	FENCE	06/27/2022	$47,250
2200731	FIRESPRINK	04/01/2022	$362,586
2200627	FIRESPRINK	03/21/2022	$64,994
2102123	CONC PAVE/DRIVEWAY	10/18/2021	$900,000
2102052	ROOF	10/05/2021	$1,043,750
2001596	FENCE	08/12/2020	$2,726
2000111	FIRESPRINK	01/17/2020	$1,230
BLD18-02203	MISCELLANEOUS	01/03/2019	$9,015
BLD18-01929	MISCELLANEOUS	12/11/2018	$36,000

I#: 2021107117 BK: 21466 PG: 479, 04/02/2021 at 08:47 AM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $234500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU17

PREPARED BY AND RETURN TO:

Bryan Cave Leighton Paisner LLP
1290 Avenue of the Americas
New York, New York 10104
Attn: Matthew Cudrin, Esq.
E-mail: matthew.cudrin@bclplaw.com

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made and entered into as of this 30 day of March, 2021, by Alden Enterprises, Inc., a Florida Corporation, having an address of 729 Santa Maria Drive, Tierra Verde, Florida 33715 ("Grantor"), to 5750 Gulf Blvd. CR LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 1825 Main Street, Weston, Florida 33326 ("Grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions") (provided this reference shall not preserve or re-impose same), 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 will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions.**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Mariella B. Stevens

Print Name: JOSEPH A. DIVITO

GRANTOR:

Alden Enterprises, Inc., a
Florida corporation

By:
Name: Robert G. Renfrow
Title: President

STATE OF FLORIDA

COUNTY PINELLAS

The foregoing instrument was acknowledged before me this 28 day of March, 2021, by Robert G. Renfrow, as President of Alden Enterprises, Inc, a Florida corporation, on behalf of said corporation. He was physically present and ☒ is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

My Commission

JOSEPH A. DIVITO
Commission # GG 962437
Expires June 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: JOSEPH A. DIVITO

EXHIBIT A

LEGAL DESCRIPTION OF LAND

Beginning at a concrete monument on the South side of Texas Avenue, said monument being 1277.2 feet due South of Government corner of Range 15 and Range 16 East, and Township 31 South and Township 32 South, run thence North 56°53' East, along the South boundary of Texas Avenue to its intersection with the Westerly right-of-way line of State Highway No. 233; thence in a Northwesterly direction and along said Westerly right-of-way line to a point, said point being 260 feet at right angles from the South boundary line of said Texas Avenue for a POINT OF BEGINNING; Thence run South 56°53' West, parallel to the said South line of Texas Avenue to the waters of the Gulf of Mexico; thence Northwesterly along the waters of the Gulf of Mexico to a point 225 feet at right angles from the first mentioned course; thence North 56°53' East and parallel to the first mentioned course to an intersection with the Westerly right-of-way line of State Highway No. 233; thence Southeasterly along the Westerly line of State Highway No. 233 to the POINT OF BEGINNING. Said land lying wholly within Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida; LESS that part lying within 31 feet of the survey line of State Road No. 699, Section 15100, as described in Official Records Book 1384, Page 282 (Clerk's Instrument No. 931529A), Pinellas County Records.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenant Running with the Land recorded January 9, 1984 in Official Records Book 5678, Page 201.

2. Utility Easement in favor of the City of St. Petersburg Beach recorded April 14, 1993 in Official Records Book 8238, Page 216.

3. Perpetual Beach Storm Damage Reduction Easement in favor of Pinellas County recorded October 25, 2004 in Official Records Book 13902, Page 2114.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0600

Owner Name
5750 GULF BLVD CR LLC

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
5750 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
THAT PART OF GOVT LOT 1 IN NE 1/4 OF SEC 1-32-15 INCL NW'LY 57FT OF VAC TEXAS AVE ALL LYING BETWEEN PARALLEL LINES 257FT APART AT RT ANGLES, BOUNDED O

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0465		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$7,446,410	$6,843,942	$6,843,942	$7,446,410	$6,843,942

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$5,664,873	$5,664,873	$5,664,873	$5,664,873	$5,664,873
2019	N	$5,664,873	$5,664,873	$5,664,873	$5,664,873	$5,664,873
2018	N	$5,158,285	$5,158,285	$5,158,285	$5,158,285	$5,158,285
2017	N	$5,158,285	$5,138,409	$5,138,409	$5,158,285	$5,138,409
2016	N	$5,136,206	$4,671,281	$4,671,281	$5,136,206	$4,671,281

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$6,500,000	U	V	RIA CORAL REEF INC	5750 GULF BLVD CR LLC	20743/0465
18-Dec-2014	$9,500,000	U	I	5800 GULF HOLDINGS LLC	RIA CORAL REEF INC	18624/0464
08-Feb-2013	$100	U	I	HANSON THOMAS O	5800 GULF HOLDINGS LLC	18032/2159
08-Feb-2013	$0	U	I	HANSON THOMAS O	5800 GULF HOLDINGS LLC	17887/1787
24-Nov-2004	$7,300,000	Q	I	BARRETT FAMILY PTR III LTD	CORAL REEF PARTNERS LLC	13963/1419

2022 Land Information

Land Area: 3.5201 acres | 153,336 sf | Frontage and/or View: Gulf of Mexico | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$125	39,732	SF	1.0000	$4,966,550
Vacant Commercial	0x0	$45	80,490	SF	1.0000	$3,622,032
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.8200	AC	1.0000	$36,900

2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	45,000.0	$180,000	$180,000	0

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
20110982	DEMOLITION	08/29/2011	$20,000
20070180	MISCELLANEOUS	03/14/2007	$100,000
20051561	DEMOLITION	11/21/2005	$25,000
17342	DEMOLITION	08/13/1998	$34,220
014797	ROOF	05/08/1997	$1,290

I#: 2019341620 BK: 20743 PG: 465, 10/23/2019 at 11:58 AM, RECORDING 7 PAGES $61.00 D DOC STAMP COLLECTION $45500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID No.: 01-32-15-00000-110-0600

NOTE TO RECORDER: The transfer of the Property evidenced by this Deed is a transfer of real property by Grantor to the Grantee. The total consideration paid by Grantee to Grantor for the Property is $6,500,000.00 (the **"Purchase Price"**). A transfer by deed results in documentary stamp tax under Section 201.02, Florida Statutes, of seventy cents ($0.70) per one hundred dollars, or portion thereof, of the total purchase price. In this case, the documentary stamp tax will be imposed on deed based on the amount of the Purchase Price. Based on the foregoing, documentary stamp tax under Chapter 201, *Florida Statutes*, in the amount of **$45,500.00** has been paid upon the recording of this Deed [($6,500,000.00 x $.0070) = $45,500.00].

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made and entered into as of this 17 day of October, 2019, by RIA-CORAL REEF, INC., a Florida corporation, having an address of 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 5750 GULF BLVD. CR LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

> Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**") (provided this reference shall not preserve or re-impose same), 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 will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DEAN FORTUNE

GRANTOR:

RIA-CORAL REEF, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Coral Reef, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Special Warranty Deed (*Coral Reef*)]

EXHIBIT "A"

The Property

PARCEL 1 (Fee Simple)

Tract A

A tract of land lying between parallel lines 242 feet apart at right angles extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured, at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida; said land including all of Tract "A" of "Von Court's Replat", according to the plat recorded in Plat Book 21, Page 68, Public Records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East; less and except right of way for Gulf Boulevard.

Tract B

The Northwesterly 15 feet of the following: A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right of way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida, said lands lying in Section 1, Township 32 South, Range 15 East and in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida; less and except right of way for Gulf Boulevard.

LESS AND EXCEPT FROM PARCEL 1:

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows: Begin at the Eastern most corner of "Coral Reef Beach Resort, a Condominium, Phase II" as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence North 57°11'48" East for 70.00 feet; thence South 69°41'32" East for 65.63 feet; thence South 32°48'12" East for 22.06 feet; thence South 57°11'48" West for 122.42 feet; thence North 34°55'27" West for 10.21 feet; thence South 55°04'33" West for 21.18 feet; thence South 34°55'27" East for 10.21 feet; thence South 48°57'18" West for 76.02 feet; thence South 38°48'04" East for 19.78 feet; thence south 44°16'39" West for 3.59 feet; thence North 38°48'04" West for 17.00 feet; thence South 57°11'48" West for 38.89 feet; thence North 32°48'12" West for 83.12 feet; thence South 57°11'48" West for 39.78 feet; thence North 32°48'12" West for 58.80 feet to a point on the Southeasterly boundary of "Coral Reef Beach Resort, a Condominium, Phase I" as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said "Coral Reef Beach Resort, a Condominium, Phase II" the following three (3) courses: 1) North 57°13'15" East for 94.61 feet; 2) thence North 88°36'37" East for 99.92 feet; 3) thence North 57°11'48" East for 11.42 feet to the Point of Beginning.

ALSO LESS AND EXCEPT FROM PARCEL 1:

CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE I, as recorded in Condominium Plat Book 66, Pages 27 through 39, Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT FROM PARCEL 1:

CORAL REEF BEACH RESORT, A CONDOMINIUM, PHASE II, as recorded in Condominium Plat Book 68, Pages 17 through 27, Public Records of Pinellas County, Florida.

PARCEL 2 (Reciprocal Easements)

TOGETHER WITH non-exclusive easements for the benefit of Parcel 1 as created by Declaration of Reciprocal Easements, Restrictions and Covenants recorded July 22, 2014 in Official Records Book 18469, Page 2578, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 3 (Out Parcel Easement)

TOGETHER WITH non-exclusive easement for the benefit of Parcel 1 reserved in Fee Simple Deed recorded April 7, 1995 in Official Records Book 8960, Page 1488, Public Records of Pinellas County, Florida, over the following described property:

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

Begin at the Eastern most corner of "Coral Reef Beach Resort, a Condominium, Phase II" as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence North 57°11'48" East for 70.00 feet; thence South 69°41'32" East for 65.63 feet; thence South 32°48'12" East for 22.06 feet; thence South 57°11'48" West for 122.42 feet; thence North 34°55'27" West for 10.21 feet; thence South 55°04'33" West for 21.18 feet; thence South 34°55'27" East for 10.21 feet; thence South 48°57'18" West for 76.02 feet; thence South 38°48'04" East for 19.78 feet; thence South 44°16'39" West for 3.59 feet; thence North 38°48'04" West for 17.00 feet; thence South 57°11'48" West for 38.89 feet; thence North 32°48'12" West for 83.12 feet; thence South 57°11'48" West for 39.78 feet; thence North 32°48'12" West for 58.80 feet to a point on the Southeasterly boundary of "Coral Reef Beach Resort, a Condominium, Phase I" as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said "Coral Reef Beach Resort, a Condominium, Phase II" the following three (3) courses: 1) North 57°13'15" East for 94.61 feet; 2) thence North 88°36'37" East for 99.92 feet; 3) thence North 57°11'48" East for 11.42 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

2. Easement in favor of Florida Power Corporation, a Florida corporation, recorded August 20, 1963 in Official Records Book 1749, Page 37, Public Records of Pinellas County, Florida.

3. Declaration of Condominium of Coral Reef Beach Resort, a Condominium, and the exhibits and attachments thereto, recorded January 18, 1983 in Official Records Book 5460, Page 671, as affected by the Affidavit Confirming Error on Recorded Condominium Plat, recorded April 19, 1983 in Official Records Book 5510, Page 1383 and as affected by the Scrivener's Error Affidavit recorded April 19, 1983 in Official Records Book 5510, Page 1385 and together with the Phase II Amendment recorded April 19, 1983 in Official Records Book 5510, Page 1391 and together with the Addendum to Declaration of Condominium recorded July 1, 1983 in Official Records Book 5557, Page 507 and together with Resolution Amending Declaration of Condominium recorded April 29, 1986 in Official Records Book 6215, Page 1717 and together with the Certificate of Amendment recorded November 16, 1988 in Official Records Book 6877, Page 1803 and together with the Certificate of Amendment recorded June 6, 1990 in Official Records Book 7295, Page 1003 and together with the Certificate of Amendment recorded April 18, 1995 in Official Records Book 8967, Page 1347 and together with the Amendment to Declaration recorded June 28, 1995 in Official Records Book 9034, Page 186 and together with the Certificate of Amendment to By-Laws recorded March 27, 1996 in Official Records Book 9291, Page 740, all of the Public Records of Pinellas County, Florida, as may be further amended, together with the drawings, graphics and surveys pertaining to said Condominium, recorded in Condominium Plat Book 66, Page 27, Public Records of Pinellas County, Florida. (Affects Parcels 2 and 3 only)

4. Terms and conditions of Chapter 161, Florida Statutes, and the restrictions on the use of the property as the result thereof as such Coastal Construction Control Lines and Bulkhead Lines now or hereafter proposed or defined, including but not limited to restrictions, if any, on the Insured's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line, recorded January 2, 2002 at Official Records Book 11760, Page 2687, Public Records of Pinellas County, Florida.

5. Perpetual Beach Storm Damage Reduction Easement in favor of Pinellas County, a political subdivision of the State of Florida, recorded October 25, 2004 in Official Records Book 13902, Page 2118, Public Records of Pinellas County, Florida.

6. Declaration of Reciprocal Easements, Restrictions and Covenants, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge and costs, by Reef Resort Condominium Association, Inc., a Florida not for profit corporation, and 5800 Gulf Holdings LLC, a Delaware limited liability company, recorded July 22, 2014 in Official Records Book 18469, Page 2578 and together with the Assignment and Assumption of Declaration of Reciprocal Easements, Restrictions and Covenants recorded December 19, 2014 in Official Records Book 18624, Page 506, all of the Public Records of Pinellas County, Florida.

7. Easement in favor of Duke Energy Florida, Inc. d/b/a Duke Energy, a Florida corporation, recorded June 19, 2015 in Official Records Book 18821, Page 1908, Public Records of Pinellas County, Florida.

8. Covenant Running with the Land in Lieu of Unity of Title recorded May 2, 2017 in Official Records Book 19612, Page 1158, Public Records of Pinellas County, Florida.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

01-32-15-00000-110-0610

Owner Name
REEF RESORT CONDO ASSN INC

Property Use
0904 Condo Common Area Assn Own - open/green space

Site Address
GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O J B MANAGEMENT INC
300 S DUNCAN AVE STE 300
CLEARWATER, FL 33755-6413

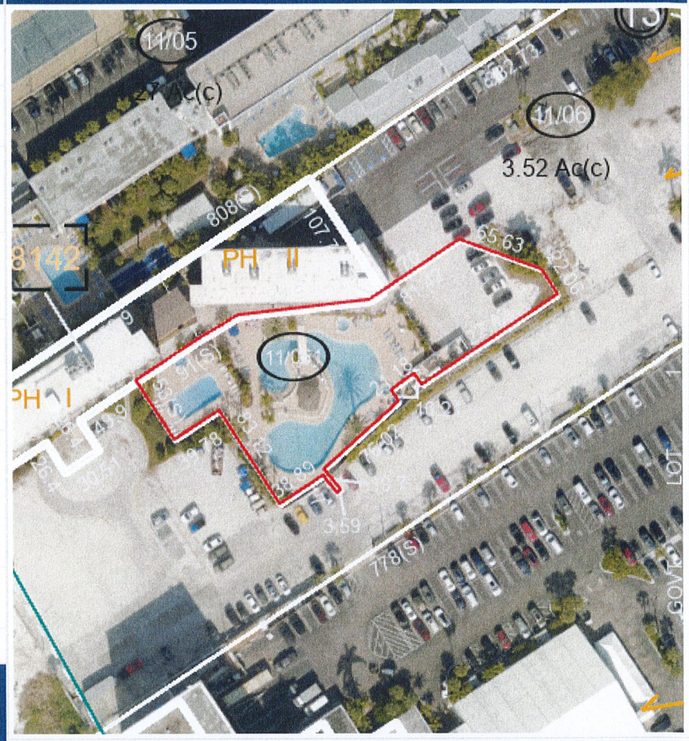
Legal Description
PT OF GOVT LOT 1 DESC FROM NE SEC COR TH S 967.19FT TH S57DW 355.86FT TH S33DE 107.73FT FOR POB TH N57DE 70FT TH S70DE 65.63FT TH S33DE 22.06FT TH S57

Current Tax District
ST PETE BEACH (SPB)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
08960/1488		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$0	$0	$0	$0	$0

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$0	$0	$0	$0	$0
2019	N	$0	$0	$0	$0	$0
2018	N	$0	$0	$0	$0	$0
2017	N	$0	$0	$0	$0	$0
2016	N	$0	$0	$0	$0	$0

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Apr-1995	$366,000	U	I	BARRETT FAMILY PTRSHP 3	REEF RESORT CONDO ASSN INC	08960/1488

2022 Land Information

Land Area: 0.5924 acres | 25,805 sf | Frontage and/or View: None | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	$125	26,796	SF	1.0000	$3,349,500

2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$13.00	7,200.0	$93,600	$43,056	1982
POOL	$420,000.00	2	$840,000	$386,400	1982
POOL	$85,000.00	1	$85,000	$39,100	1988
SPA/JAC/HT	$18,000.00	1	$18,000	$8,280	1988
SPA/JAC/HT	$18,000.00	2	$36,000	$16,560	1982

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLD19-00339	ADDITION/REMODEL/RENOVATION	03/05/2019	$7,288
20150017	BOAT LIFT/DAVIT	01/06/2015	$9,369

28.50
2562.00
6+1
7.00
2598.50

Prepared by and return to:

David G. Mulock
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
P. O. Box 2861
St. Petersburg, Florida 33731

PINELLAS COUNTY FLA.
OFF.REC.BK 8960 PG 1488

INST # 95-082535
APR 7, 1995 7:31PM

FEE SIMPLE DEED

THIS INDENTURE, made this 8th day of March, 1995 between **BARRETT FAMILY PARTNERSHIP, III** of the County of Pinellas, State of Florida, party of the first part, and **REEF RESORT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit,** of the County of Pinellas, State of Florida, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), to him 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 the said party of the second part all that certain parcel of land lying and being in the County of Pinellas, and State of Florida, more particularly described as follows:

EXHIBIT "A" (Legal Description)
EXHIBIT "B" (Sketch)

ATTACHED HERETO AND MADE A PART HEREOF

Documentary Tax Pd. $ 2562.00
Intangible Tax Pd. $
Ken Burke, Clerk, Pinellas County
By: Deputy Clerk

Subject to: (1) outstanding ad valorem real property taxes; (2) easements and restrictions of record; (3) rights and obligations created by the Declaration of Condominium of Coral Reef Beach Resort, a Condominium, recorded in Official Records Book 5460, page 671, public records of Pinellas County, Florida, as amended; and (4) a perpetual non-exclusive easement reserved by the Grantor and its successors and assigns for ingress to, egress from and the use

S#58718.1

and enjoyment of the property described on Exhibit "A", which easement shall run with the land described on Exhibit "C".

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. By acceptance of this conveyance, the party of the second part consents to its continued payment of its proportionate share of real estate taxes, insurance, and other costs of operating and maintaining the real property described on Exhibit "A" as a common expense of Coral Reef Beach Resort, a Condominium.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

Witness signature

JOANNE M. FREEMAN
Printed witness signature

Witness signature

EILEEN SCHULZ
Printed witness signature

BARRETT FAMILY PARTNERSHIP, III

BY: _____ Pres
His Agent

STATE OF FLORIDA

COUNTY OF PINELLAS

I hereby certify that on this 8th day of March, 1995, before me, an officer duly authorized in the state aforesaid and the county aforesaid to take acknowledgments, personally appeared, Joseph T. Lettelleir, the Agent of BARRETT FAMILY PARTNERSHIP, III, who is personally known to me or has produced _____ as identification.

(SEAL)

Constance R Nolet
Notary signature
My Commission expires: 8/26/97

NOTARY PUBLIC STATE OF FLORIDA
CONSTANCE R. NOLET
My Comm Exp. 8/26/97
Bonded By Service Ins
No. CC311303
[X] Personally Known [ ] Other I.D.

S#58718.1

PINELLAS COUNTY FLA.
OFF.REC.BK 8960 PG 1490

299 Ninth Street North
P.O. Box 683
St. Petersburg, Florida 33731-0683
(813) 822-4317 FAX (813) 822-2919

Since 1919

George F. Young, Inc.

A Subsidiary of George F. Young of Florida, Inc.

1919 75th Anniversary 1994

ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING

LEGAL DESCRIPTION

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

BEGIN at the Easterly-most corner of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence N.57°11'48"E., for 70.00 feet; thence S.69°41'32"E., for 65.63 feet; thence S.32°48'12"E., for 22.06 feet; thence S.57°11'48"W., for 122.42 feet; thence N.34°55'27"W., for 10.21 feet; thence S.55°04'33"W., for 21.18 feet; thence S.34°55'27"E. for 10.21 feet; thence S.48°57'18"W., for 76.02 feet; thence S.38°48'04"E. for 19.78 feet; thence S.44°16'39"W., for 3.59 feet; thence N.38°48'04"W., for 17.00 feet; thence S.57°11'48"W., for 38.89 feet; thence N.32°48'12"W., for 83.12 feet; thence S.57°11'48"W., for 39.78 feet; thence N.32°48'12"W., for 58.80 feet to a point on the Southeasterly boundary of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase I, as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, the following three (3) courses: 1) N.57°13'15"E., for 94.61 feet; 2) thence N.88°36'37"E., for 99.92 feet; 3) thence N.57°11'48"E., for 11.42 feet to the POINT OF BEGINNING.

Containing 26,796 square feet, more or less.

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH HEREON MEET THE MINIMUM REQUIREMENTS OF CHAPTER 61G17-06, FLORIDA ADMINISTRATIVE CODE. NOT VALID UNLESS SIGNED AND EMBOSSED WITH SEAL.

PREPARED FOR: JOE LETTELLEIR
PREPARED BY: GEORGE F. YOUNG, INC.
PROJECT NO. 94-13-0769-02
DATE: FEBRUARY 8, 1995

Joel K. Richardt
FLORIDA SURVEYOR'S REGISTRATION NO. 4941

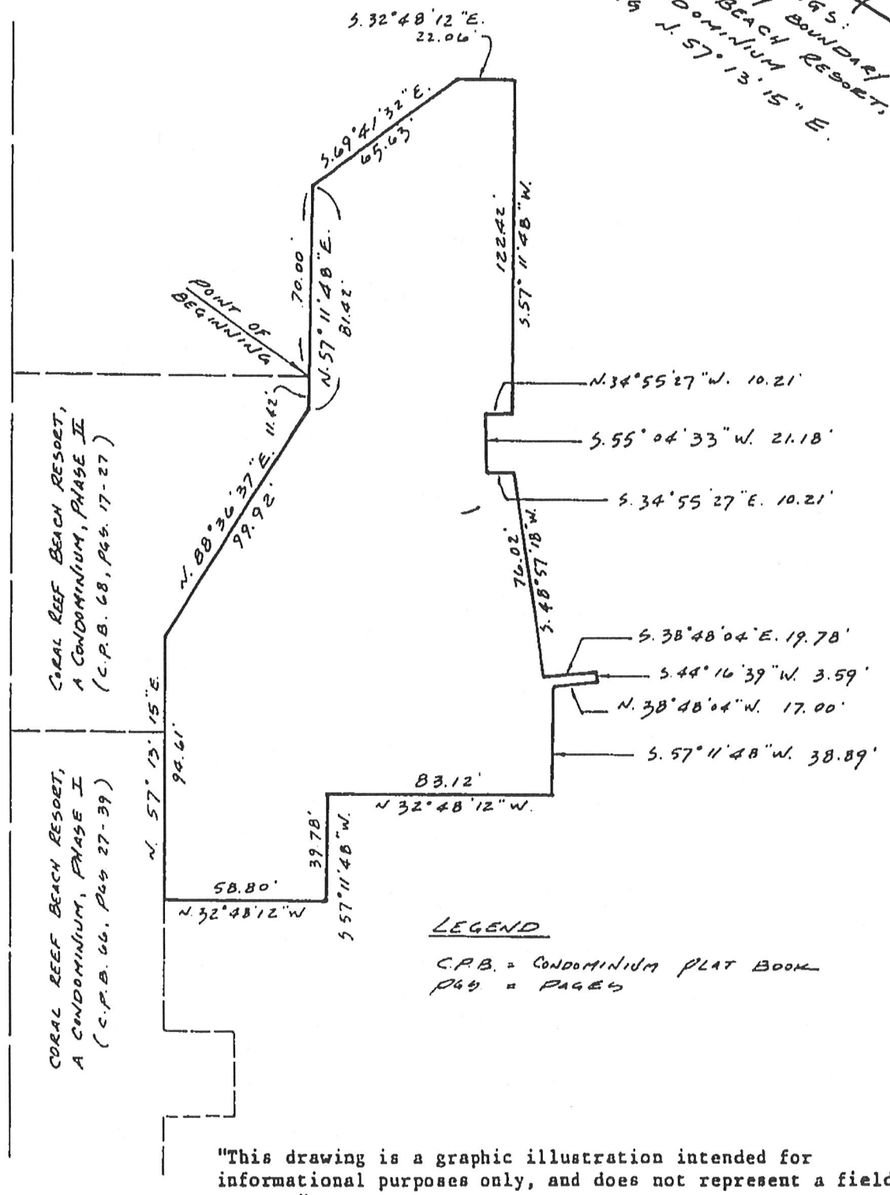
EXHIBIT "A"

PINELLAS COUNTY FLA.
OFF.REC.BK 8960 PG 1491

SKETCH OF LEGAL DESCRIPTION

SCALE 1"= 50'

BASIS OF BEARINGS: SOUTHEASTERLY BOUNDARY OF CORAL REEF BEACH CONDOMINIUM RESORT, A CONDOMINIUM BEING N. 57° 13' 15" E.



LEGEND

C.P.B. = CONDOMINIUM PLAT BOOK
PGS = PAGES

"This drawing is a graphic illustration intended for informational purposes only, and does not represent a field survey."

EXHIBIT "B"

SHEET 2 of 2

LEGAL DESCRIPTION

PARCEL A:

A tract of land lying between parallel lines 242 feet apart at right angles, extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of the Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said Avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said land including all of Tract "A" of Von Court's Replat, according to the plat recorded in Plat Book 21, page 68, Public Records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East, Pinellas County, Florida; Less and except right-of-way for Gulf Boulevard.

AND

The Northwesterly 15 feet of the following:

A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right-of-way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said lands lying in Section 1, Township 32 South, Range 15 East, and in Section 6, Township 32 South, Range 16 East, Pinellas County, Florida; Less and except right-of-way for Gulf Boulevard.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS SUBMITTED TO CONDOMINIUM AS PHASES I AND II, CORAL REEF BEACH RESORT, A CONDOMINIUM:

PARCEL I:

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line, South 57°11'48" West 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 463.34 feet for a Point of Beginning; thence leaving said Northerly boundary line South 32°51'27" East, 55.63 feet; thence South 57°13'15" West, 108.74 feet; thence South 32°45'41" East, 26.40 feet; thence South 57°10'06" West, 30.51 feet; thence North 32°53'35" West, 26.48 feet; thence South 57°15'42" West, 82.72 feet to a point on the State of Florida Coastal Construction Control Line; thence along said line North 35°16'08" West, 55.48 feet to a point on the aforementioned Northerly boundary; thence leaving said Coastal Construction Control Line along said Northerly boundary North 57°11'48" East, 224.36 feet to the Point of Beginning.

AND

PARCEL II

EXHIBIT "C"
Page 1 of 2

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East, as a point of reference; thence along the East line of said Section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 332.73 feet for a Point of Beginning; thence leaving said Northerly boundary South 32°48'12" East, 107.73 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.06 feet; thence North 32°51'27" West, 55.63 feet to a point on the aforementioned Northerly boundary; thence along said Northerly boundary North 57°11'48" East, 130.61 feet to the Point of Beginning.

And Less:

A parcel of land being a portion of Government Lot 1, Section 1, Township 32 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

BEGIN at the Easterly-most corner of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, as recorded in Condominium Plat Book 68, Pages 17 through 27, of the Public Records of Pinellas County, Florida; thence N.57°11'48"E., for 70.00 feet; thence S.69°41'32"E., for 65.63 feet; thence S.32°48'12"E., for 22.06 feet; thence S.57°11'48"W., for 122.42 feet; thence N.34°55'27"W., for 10.21 feet; thence S.55°04'33"W., for 21.18 feet; thence S.34°55'27"E. for 10.21 feet; thence S.48°57'18"W., for 76.02 feet; thence S.38°48'04"E. for 19.78 feet; thence S.44°16'39"W., for 3.59 feet; thence N.38°48'04"W., for 17.00 feet; thence S.57°11'48"W., for 38.89 feet; thence N.32°48'12"W., for 83.12 feet; thence S.57°11'48"W., for 39.78 feet; thence N.32°48'12"W., for 58.80 feet to a point on the Southeasterly boundary of CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase I, as recorded in Condominium Plat Book 66, Pages 27 through 39, of the Public Records of Pinellas County, Florida; thence along said Southeasterly boundary, and the Southeasterly boundary of said CORAL REEF BEACH RESORT, A CONDOMINIUM, Phase II, the following three (3) courses: 1) N.57°13'15"E., for 94.61 feet; 2) thence N.88°36'37"E., for 99.92 feet; 3) thence N.57°11'48"E., for 11.42 feet to the POINT OF BEGINNING.

Containing 26,796 square feet, more or less.

Parcel Summary (as of 04-Apr-2023)

Parcel Number

01-32-15-18142-000-0000

Owner Name
REEF RESORT CONDO ASSN

Property Use
0443 Timeshare

Site Address
5800 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
5800 GULF BLVD
ST PETE BEACH, FL 33706-2243

Legal Description
CORAL REEF BEACH RESORT CONDO BLDG 1, UNITS 101 THRU 108, 201 THRU 208, 301 THRU 308, 401 THRU 408, 501 THRU 508, 601 THRU 608 & BLDG 2, UNITS 109 THR

Current Tax District
ST PETE BEACH (SPB)

Year Built
1982 | 1982 | 1999

Living SF	Gross SF	Living Units	Buildings
44,371	58,187	64	3

Parcel Map

Exemptions

Year	Homestead	Use %	Status
No Exemptions found.			

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
08883/2374		121030280062	A	Current FEMA Maps	Check for EC	66/27

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$8,000,000	$7,201,395	$7,201,395	$8,000,000	$7,201,395

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	N	$6,536,560	$4,918,650	$4,918,650	$6,536,560	$4,918,650
2017	N	$6,696,960	$4,471,500	$4,471,500	$6,696,960	$4,471,500
2016	N	$4,065,000	$4,065,000	$4,065,000	$4,065,000	$4,065,000
2015	N	$6,112,160	$4,591,950	$4,591,950	$6,112,160	$4,591,950
2014	N	$4,174,500	$4,174,500	$4,174,500	$4,174,500	$4,174,500

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
05-Jan-1995	$0	UM	I	CORAL REEF RESORT INC	BARRETT FAMILY PTNSHP III	08883/2374
01-Dec-1994	$10,000	UM	I	CORAL REEF RESORT INC	BARRETT FAMILY PTSHP 3 LTD	08854/1291

2022 Land Information

Land Area: 0.0000 acres | 0 sf | Frontage and/or View: None | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Condominium	0x0	$175	23,306	SF	1.0000	$4,078,550

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab Above Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	6
Roof Frame	Flat
Living Units	64
Roof Cover	Built Up/Composition
Year Built	1982
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	144
Additional Information	
Site Address	5800 GULF BLVD

Sub Area	Living Area SF	Gross Area SF
Upper Story (USB)	24,495	24,495
Base (BAS)	4,899	4,899
Open Porch (OPF)	0	9,630
Total Area SF	**29,394**	**39,024**

2022 Building 2 Structural Elements and Sub Area Information

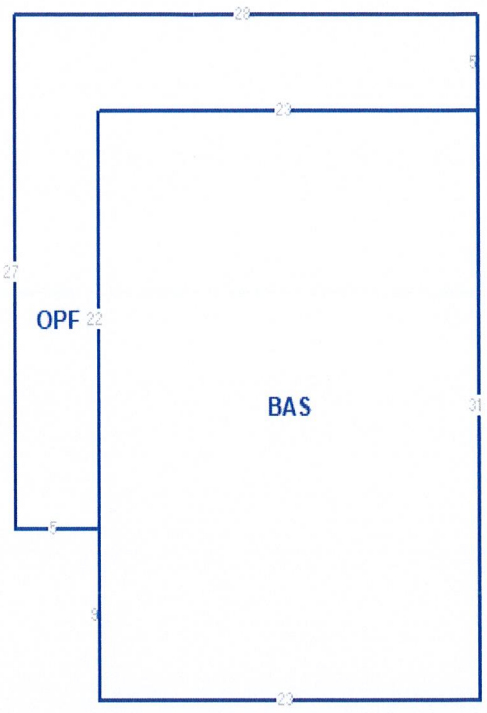
Structural Elements	
Foundation	Special Footing
Floor System	Slab Above Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	4
Roof Frame	Flat
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1982
Building Type	Hi-Rise Apartments > 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	84
Additional Information	
Site Address	5800 GULF BLVD

Sub Area	Living Area SF	Gross Area SF
Upper Story (USB)	10,698	10,698
Base (BAS)	3,566	3,566
Open Porch (OPF)	0	3,936
Total Area SF	**14,264**	**18,200**

2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Wood
Exterior Walls	Frame Metal
Unit Stories	1
Living Units	0
Roof Frame	Flat Shed
Roof Cover	Composition Shingle
Year Built	1999
Building Type	Manufactured Homes
Quality	Average
Floor Finish	Carpet/Vinyl/Asphalt/S
Interior Finish	Drywall/Plaster/Panel
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	2

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	713	713
Open Porch (OPF)	0	250
Total Area SF	**713**	**963**



2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV PASS	$55,000.00	1	$55,000	$22,000	1982
ELEV STOP	$9,000.00	2	$18,000	$7,200	1982

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
1901215	WINDOWS/DOORS	07/19/2019	$20,000
BLD18-01786	MISCELLANEOUS	10/02/2018	$23,472
BLD18-01779	MISCELLANEOUS	09/26/2018	$4,000
BLD18-01516	MISCELLANEOUS	09/18/2018	$60,000
BLD18-01622	MISCELLANEOUS	09/13/2018	$63,821
BLD18-01551	HEAT/AIR	08/24/2018	$4,500
BLD18-01263	MISCELLANEOUS	07/24/2018	$122,491
BLD17-00994	MISCELLANEOUS	09/19/2017	$8,815
BLD17-00677	ASPHALT	07/21/2017	$184,534
20151641	MISCELLANEOUS	11/20/2015	$6,186

INST # 95-002491
JAN 5, 1995 9:05AM

01
No Recording Fee -0-
41 Doc Stamps $ -0-

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

BARRETT FAMILY PARTNERSHIP III, LTD., a Florida limited partnership, and its general partner, JOHN P. BARRETT, JR., as trustee of the John P. Barrett, Jr. Living Trust,

Plaintiffs,

vs.

CORAL REEF RESORT, INC., et al,

Defendants.
_____/

Documentary Tax Pd. $ -0-
$ -0- Intangible Tax Pd.
Karleen F. DeBlaker, Clerk, Pinellas County
By _____ Deputy Clerk

No. 92-2962-MF-7

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2374

AMENDED CERTIFICATE OF TITLE AS TO COUNTS II AND V

The undersigned clerk of the court certifies that she executed and filed a certificate of sale in this action on November 14, 1994, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

See Exhibits A, B and C attached

was sold to Barrett Family Partnership III, LTD., a Florida limited partnership, c/o JB Management Company, 300 South Duncan Avenue, Suite 300, Clearwater, FL 34615.

WITNESS my hand and the seal of the court on the 28th day of December, 1994.

Prepared by:
David G. Mulock of
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
Post Office Box 2861
St. Petersburg, FL 33731

KARLEEN F. DeBLAKER
CLERK OF THE CIRCUIT COURT

By Elizabeth Lee
Deputy Clerk

T#320792.2

RETURN TO CIVIL COURT RECORDS

14

Copy furnished to:

Russell S. Simonetta, Esq.
360 Central Avenue
Suite 1490
St. Petersburg, FL 33701

Stephen Wein, Esquire
P. O. Box 41100
St. Petersburg, FL 33743

David G. Mulock, Esq.
P. O. Box 2861
St. Petersburg, FL 33731

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2375

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2376

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1293

EXHIBIT A

A tract of land lying between parallel lines 242 feet apart at right angles, extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said Avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said land including all ot Tract "A" of Von Court's Replat, according to plat recorded in Plat Book 21, page 68, Public records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East; Less and Except right of way for Gulf Boulevard.

AND

The Northwesterly 15 feet of the following:

A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right of way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern Boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida; said lands lying in Section 1, Township 32 South, Range 15 East, and in Section 6, Township 32 South, Range 16 East, Pinellas County Florida; Less and Except right of way for Gulf Boulevard.

Less and Except the following two parcels:

PARCEL I

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section South $00^{0}18'46"$ West 967.19 feet; thence leaving said line South $57^{0}11'48"$ West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South $57^{0}11'48"$ West, along the Northerly line of said boundary 463.34 feet for a Point of Beginning; thence leaving said Northerly boundary line South $32^{0}51'27"$ East, 55.63 feet; thence South $57^{0}13'15"$ West, 108.74 feet; thence South $32^{0}45'41"$ East 26.40 feet; thence South $57^{0}10'06"$ West 30.51 feet; thence North $32^{0}53'35"$ West, 26.48 feet; thence South $57^{0}15'42"$ West, 82.72 feet to a point on the state of Florida coastal construction control lines; thence along said line North $35^{0}16'08"$ West, 55.43 feet to a point on the aforementioned

Northerly boundary; thence leaving said coastal construction control line along said Northerly boundary North 57°11'48" East, 224.36 feet to the Point of Beginning.

PARCEL II

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescirbed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 332.73 feet for a point of beginning; thence leaving said Northerly boundary South 32°48'12" East, 107.73 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the aforementioned Northerly boundary; thence along said Northerly boundary North 57°11'48" East, 130.61 (134.61) feet to the point of Beginning.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2377

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1294

AND

APARTMENT NO. 101

Unit Week No. 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 102

Unit Week No. 1, 2, 3, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 103

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 12, 17, 21, 24, 25, 26, 27, 28, 33, 34, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 104

Unit Week No. 1, 2, 3, 6, 7, 8, 9, 10, 13, 14, 15, 16 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 105

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 37, 40, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 106

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 107

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 12, 14, 15, 16, 17, 18, 19, 20, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 108

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, 15, 16, 17, 22, 24, 25, 27, 28, 29, 30, 33, 34, 38, 41, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 109

Unit Week No. 1, 2, 5, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 110

Unit Week No. 1, 2, 3, 4, 7, 9, 13, 16, 17, 18, 19, 20, 22, 25, 29, 30, 35, 37, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1295

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2378

APARTMENT NO. 111

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 28, 32, 33, 35, 37, 38, 44, 46, 47, 48, 51, 52.

APARTMENT NO. 112

Unit Week No. 1, 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24,. 25, 26, 29, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 201

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 18, 21, 22, 24, 25, 26, 27, 28, 31, 32, 33, 37, 40, 43, 44, 45,. 46, 47, 48, 49, 51, 52.

APARTMENT NO. 202

Unit Week No. 1, 5, 17, 18, 19, 20, 22, 24, 25, 26, 28, 31, 32, 33, 38, 42, 43, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 203

Unit Week No. 1, 8, 13, 15, 17, 20, 28, 30, 32, 48, 49, 51, 52.

APARTMENT NO. 204

Unit Week No. 1, 2, 8, 9, 15, 18, 19, 20, 29, 45, 46, 47, 48, 49.

APARTMENT NO. 205

Unit Week No. 2, 7, 8, 13, 14, 15, 17, 18, 19, 26, 27, 33, 43, 46, 47, 51, 52.

APARTMENT NO. 206

Unit Week No. 7, 8, 9, 10, 15, 16, 20, 21, 26, 47, 49, 51, 52.

APARTMENT NO. 207

Unit Week No. 3, 5, 7, 11, 13, 15, 16, 17, 20, 22, 27, 34, 35, 51.

APARTMENT NO. 208

Unit Week No. 26, 47, 51.

APARTMENT NO. 209

Unit Week No. 2, 5, 7, 8, 9, 10, 11, 12, 15, 16, 17, 20, 21, 23, 24, 25, 30, 31, 32, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 210

Unit Week No. 3, 8, 9, 17, 46, 48, 49, 51, 52.

APARTMENT NO. 211

Unit Week No. 1, 2, 3, 4, 8, 9, 16, 17, 33, 37, 39, 47, 48, 49, 51.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2379

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 1296

APARTMENT NO. 212

Unit Week No. 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 31, 33, 36, 39, 40, 41, 42, 44, 45, 48, 49, 51, 52.

APARTMENT NO. 301

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 33, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 302

Unit Week No. 1, 2, 3, 7, 18, 19, 20, 21, 22.. 26, 27, 28, 31, 32, 33, 39, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 303

Unit Week No. 1, 2, 7, 13, 17, 49, 50.

APARTMENT NO. 304

Unit Week No. 1, 2, 13, 17, 26, 27, 28, 30, 32, 33, 40, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 305

Unit Week No. 1, 2, 7, 8, 9, 10, 12, 13, 15, 16, 17, 27, 32, 46, 48, 49, 51, 52.

APARTMENT NO. 306

Unit Week No. 7, 8, 9, 12, 16, 17, 18, 19, 22, 25, 26, 30, 31, 45, 47, 51, 52.

APARTMENT NO. 307

Unit Week No. 8, 9, 10, 11, 16, 17, 18, 19, 22, 27, 45, 47, 51.

APARTMENT NO. 308

Unit Week No. 15, 16, 17, 19, 22, 27, 31, 51.

APARTMENT NO. 309

Unit Week No. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 33, 34, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 310

Unit Week No. 1, 7, 8, 9, 16, 17, 18, 19, 20, 40, 49, 51.

APARTMENT NO. 311

Unit Week No. 1, 2, 3, 7, 8, 9, 14, 15, 16, 17, 19, 36, 46, 48, 51.

APARTMENT NO. 312

Unit Week No. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 36, 41, 42, 43, 46, 48, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2380

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1297

APARTMENT NO. 401

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 402

Unit Week No. 1, 2, 3, 7, 9, 10, 11, 14, 15, 19, 20, 22, 27, 30, 38, 40, 41, 43, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 403

Unit Week No. 2, 3, 8, 11, 17, 25, 26, 48, 49, 51, 52.

APARTMENT NO. 404

Unit Week No. 1, 2, 3, 7, 8, 9, 11, 12, 13, 15, 16, 17, 19, 22, 23, 25, 28, 29, 30, 31, 32, 33, 42, 43, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 405

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 30, 31, 32, 33, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 406

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 25, 26, 27, 30, 31, 32, 42, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 407

Unit Week No. 5, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 22, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 408

Unit Week No. 5, 7, 8, 9, 10, 12, 15, 16, 17, 18, 19, 22, 26, 27, 31, 42, 46, 47, 48, 49, 51.

APARTMENT NO. 409

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 38, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 410

Unit Week No. 2, 3, 7, 8, 17, 18, 49.

APARTMENT NO. 411

Unit Week No. 1, 2, 3, 16, 17, 18, 19, 20, 31.

APARTMENT NO. 412

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 29, 31, 33, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2381

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1298

APARTMENT NO. 501

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28,, 29, 30, 31, 32, 33, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 502

Unit Week No. 1, 2, 11, 18, 19, 21, 24, 25, 27, 30, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, 47, 48, 49.

APARTMENT NO. 503

Unit Week No. 1, 2, 3, 7, 8, 10, 13, 24, 25, 32, 42, 48, 51.

APARTMENT NO. 504

Unit Week No. 1, 2, 7,8, 9, 10, 15, 16, 17, 20, 24, 25, 27, 28, 29, 30, 32, 34, 35, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 505

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 25, 26, 28, 29, 32, 34, 35, 43, 44, 45, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 506

Unit Week No. 1, 2, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 30, 32, 33, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 507

Unit Week No. 1, 2, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 24, 25, 30, 32, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 508

Unit Week No. 1, 2, 7, 8, 9, 12, 13, 14, 15, 16, 17, 22, 25, 26,, 27, 30, 31, 33, 47, 48, 49, 51, 52.

APARTMENT NO. 601

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 18, 19, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 602

Unit Week No. 4, 7, 8, 11, 19, 21, 22, 23, 25, 26, 27, 30, 31, 32, 33, 40, 41, 42, 47, 48, 49, 51.

APARTMENT NO. 603

Unit Week No. 1, 2, 3, 7, 33.

APARTMENT NO. 604

Unit Week No. 1, 2, 3, 7, 16, 17, 24, 27, 32, 33, 51.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1299

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2382

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2383

APARTMENT NO. 605

Unit Week No. 1, 2, 3, 7, 8, 9, 12, 14, 15, 16, 17, 27, 28, 29, 30, 31, 32, 35, 45, 48, 49, 51, 52.

APARTMENT NO. 606

Unit Week No. 1, 2, 3, 4, 7, 11, 15, 16, 17, 24, 26, 27, 28, 32, 34, 35, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 607

Unit Week No. 1, 2, 7, 9, 10, 15, 16, 17, 26, 27, 28, 29, 30, 31, 32, 33, 51.

APARTMENT NO. 608

Unit Week No. 2, 3, 5, 7, 8, 16, 17, 24, 25, 26, 32.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1300

Coral Reef Beach Resort, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in Official Records Book 5460, Page 671, and amended in Official Records Book 5510, Page 1391 and Official Records Book 5557, Page 507, and Official Records Book 6215, Page 1717, and as recorded in Condominium Plat Book 66, Page 27, and amended in Condominium Plat Book 68, Page 17, and Condominium Plat Book 69, Page 97, of the Public Records of Pinellas County, Florida.

Together with two Easements for ingress and egress and parking, being more particularly described as follows:

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a Point of beginning; thence along the Easterly line of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said line by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to the corner of a building, thence along the outer surface of a building by the following two courses: (1) Continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving the surface of said building, continue South 57°11'48" West, 4.03 feet; thence North 32°48'12" West, 67.80 feet to a point on the Northerly line of the aforementioned boundary; thence along said Northerly boundary North 57°11'48" East, 332.73 feet to the Point of Beginning.

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a point of beginning; thence along the Easterly boundary of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest, radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said Easterly boundary by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to a corner of a building; thence along the outer surface of a building by the following two (2) courses: (1) continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving said building surface, continue South 57°11'48" West, 4.03 feet to a point hereinafter referred to as Point "B" for convenience; thence South 32°48'12" East, 39.93 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the Northerly line of the aforedescribed boundary; thence along said Northerly boundary, North 57°11'48" East, 463.34 feet to the Point of Beginning; less and except the following described building area:

Return thence to the aforementioned Point "B"; thence along the outer surface of a building by the following ten (10) courses:

(1) South 01°23'23" East, 11.54 feet;
(2) North 88°36'37" East, 2.00 feet;
(3) South 01°23'23" East, 5.74 feet;
(4) North 88°36'37" East, 2.32 feet;
(5) South 01°23'23" East, 5.64 feet;
(6) North 88°36'37" East, 2.85 feet;
(7) South 01°23'23" East, 7.11 feet;
(8) South 88°36'37" West, 122.67 feet;
(9) North 01°23'23" West, 30.03 feet;
(10) North 88°36'37" East, 115.50 feet;

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OFF.REC.BK 8854 PG 1301
PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2384

Exhibit B

Any reference herein to the Premises shall be deemed to be that land described in Exhibit A together with all right, title and interest of Coral Reef Resort, Inc. of, in and to the land lying in the bed of any streets, roads, avenues, lanes or rights of ways, passages, ways, waters or water courses as they now exist or formerly existed in, in front of or adjoining the said Premises, and all other rights, liberties, privileges, improvements, hereditaments and appurtenances, of whatsoever kind or character, including all riparian and littoral rights, whatsoever thereunto belonging, and in any ways appertaining, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Coral Reef Resort, Inc. in and to the Premises or any part thereof.

1. All right, title and interest of Coral Reef Resort, Inc. in and to any and all buildings, structures and improvements now or at any time hereafter erected, constructed or situated upon the Premises (such buildings, structures and improvements and the foundations and footings thereof being hereinafter collectively called the "Improvements");

2. All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in the Improvements or upon the Premises, or any part thereof, and use or usable in connection with any present or future occupancy of the Improvements erected on the Premises and now owned or hereafter acquired by Debtor (hereinafter called the "Building Equipment"), including but without limiting the generality of the foregoing, all heating, lighting, laundry, motors, conduits, switch boards, plumbing, lighting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screen, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors and all right, title and interest of Debtor in and to any Building Equipment which may be subject to any security agreements (hereinafter called "Security Agreements"), superior in lien to the lien of the Mortgage; it being understood and agreed that all Building Equipment is part and parcel of the Improvements and appropriated to the use thereof and, whether affixed or annexed to the Improvements, or the Premises, or not, shall for the purpose of the Mortgage be deemed conclusively to be the real estate and mortgaged hereby; and Debtor shall execute and deliver, from time to time, such further instruments (including further Security Agreements) as may be requested by Secured Party to confirm the lien of the Mortgage on any Building Equipment;

3. All building materials, supplies and other property delivered to the site of said Premises for incorporation into the Improvements thereon;

4. All lease, rental and sale agreements, all security deposits, down payments and other payments with respect to sale or rental, all rents, income issue and profit of every

S#10807.1

PINELLAS COUNTY FLA. OFF. REC. BK 8854 PG 1302

PINELLAS COUNTY FLA. OFF. REC. BK 8883 PG 2385

kind, all books and records, all general intangibles and accounts, all permits or licenses including, without limitation, all interest, if any, of Coral Reef Resort, Inc., in Florida Beverage License No. 62-00469 SRX and all options and agreements with respect to additional real property, covering or in any wise relating to the ownership, maintenance, management and operation of the Premises, the Improvements and the Building Equipment, or any part thereof;

5. The benefits of and right to enforce all covenants, conditions, rights, privileges, easements, obligations, indemnities and claims provided, granted and set forth in any other instruments which may benefit the Premises; and

6. Any and all awards heretofore or hereafter made by any federal, state, county, municipal or other governmental authority, or by whomsoever made in any condemnation proceeding whatever, to the present or subsequent owners or ground lessees of said Premises, or any part thereof, including interest thereon, and the right to receive the same, which may be made with respect to the Mortgaged Property (as hereinafter defined) as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of the Mortgaged Property, to the extent of all amounts which may be secured by the Mortgage at the date of receipt of any such award or payment by Secured Party, and of the reasonable attorneys' fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment; and Debtor agrees to execute and deliver, from time to time, such further instruments as may be requested by Secured Party to confirm such assignments to Secured Party of any such award or payment.

7. All references to "Mortgage" shall mean that certain Mortgage dated September 20, 1982 made by Diez MCR Group No. 2 to Palmetto Federal Savings and Loan Association, as modified thereafter, together with the Improvements, the Building Equipment and all the foregoing property and rights being hereinafter collectively called the "Mortgaged Property."

8. All of Coral Reef Resort, Inc.'s estate right, title and interest in, to, and under all of the equipment, inventory, fixtures, instruments, general intangibles, chattel paper and accounts whether now owned or hereafter acquired with all increases substitutions therefore and all replacements thereof, additions and accessions thereto and the proceeds and products thereof.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1303

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2386

SF10307.1

EXHIBIT C

All furniture, furnishings, equipment and carpeting contained within timeshare units in Coral Reef Beach Resort, a Condominium, according to the Declaration of Condominium recorded in the public records of Pinellas County, Florida, in Official Records Book 5460, page 671, and amended in Official Records Book 5510, page 1391, in Official Records Book 5557, page 507, and Official Records Book 6215, page 1717, and as recorded in Condominium Plat Book 66, page 27, as amended in Condominium Plat Book 68, page 17 and in Condominium Plat Book 69, page 97.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1304

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2387

S#10955.1

01-32-15-18142-000-0001

Compact Property Record Card

Tax Estimator

Updated April 18, 2023

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
REEF RESORT CONDO ASSN 5800 GULF BLVD ST PETE BEACH FL 33706-2243	5800 GULF BLVD ST PETE BEACH

Property Use: 0974 (Condo Common Area Assn Own - w/improvement) Current Tax District: ST PETE BEACH (SPB) Total Living SF: 2,408 Total Gross SF: 2,408

[click here to hide] **Legal Description**

CORAL REEF BEACH RESORT CONDO (COMMON AREAS)

Tax Estimator | File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
08883/2374	Sales Query	121030280062	A	Current FEMA Maps	66/27

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$0	$0	$0	$0	$0

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$0	$0	$0	$0	$0
2020	No	$0	$0	$0	$0	$0
2019	No	$0	$0	$0	$0	$0
2018	No	$0	$0	$0	$0	$0
2017	No	$0	$0	$0	$0	$0
2016	No	$0	$0	$0	$0	$0
2015	No	$0	$0	$0	$0	$0
2014	No	$0	$0	$0	$0	$0
2013	No	$0	$0	$0	$0	$0
2012	No	$0	$0	$0	$0	$0
2011	No	$0	$0	$0	$0	$0
2010	No	$0	$0	$0	$0	$0
2009	No	$0	$0	$0	$0	$0
2008	No	$0	$0	$0	$0	$0
2007	No	$0	$0	$0	N/A	$0
2006	No	$0	$0	$0	N/A	$0
2005	No	$0	$0	$0	N/A	$0
2004	No	$0	$0	$0	N/A	$0
2003	No	$0	$0	$0	N/A	$0
2002	No	$0	$0	$0	N/A	$0
2001	No	$0	$0	$0	N/A	$0
2000	No	$0	$0	$0	N/A	$0
1999	No	$0	$0	$0	N/A	$0
1998	No	$0	$0	$0	N/A	$0
1997	No	$0	$0	$0	N/A	$0
1996	No	$0	$0	$0	N/A	$0

2022 Tax Information

2022 Tax Bill Tax District: SPB

2022 Final Millage Rate 15.9071

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
01 Dec 1994	08854 / 1291	$10,000	U	V

2022 Land Information

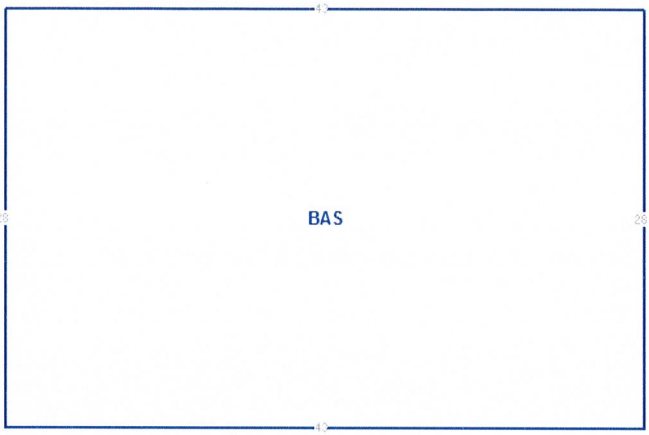
Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Residential Common Area (09)	0x0	1000.00	0.5400	1.0000	$540	AC

[click here to hide] 2023 Building 1 Structural Elements Back to Top

Site Address: 5800 GULF BLVD

Building Type: **Recreational/Clubhouses**
Quality: **Average**
Foundation: **Continuous Footing**
Floor System: **Slab On Grade**
Exterior Wall: **Concrete Blk/Stucco**
Roof Frame: **Flat**
Roof Cover: **Built Up/Composition**
Stories: **1**
Living units: **0**
Floor Finish: **Carpet**
Interior Finish: **Dry Wall**
Fixtures: **3**
Year Built: **1983**
Cooling: **Heat & Cooling Pkg**



Compact Property Record Card

Open plot in New Window

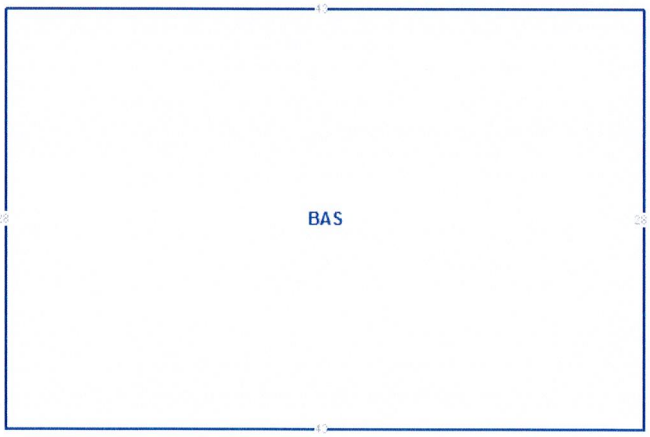
Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,204	1,204
	Total Living SF: **1,204**	Total Gross SF: **1,204**

[click here to hide] 2023 Building 2 Structural Elements Back to Top

Site Address:

Building Type: **Recreational/Clubhouses**
Quality: **Average**
Foundation: **Continuous Footing**
Floor System: **Slab Above Grade**
Exterior Wall: **Concrete Blk/Stucco**
Roof Frame: **Flat**
Roof Cover: **Built Up/Composition**
Stories: **1**
Living units: **0**
Floor Finish: **Carpet Combination**
Interior Finish: **Dry Wall**
Fixtures: **3**
Year Built: **1983**
Cooling: **Heat & Cooling Pkg**



Compact Property Record Card

Open plot in New Window

Building 2 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,204	1,204
	Total Living SF: **1,204**	Total Gross SF: **1,204**

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions

regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2001902	WINDOWS/DOORS	25 Sep 2020	$48,000
1901177	MISCELLANEOUS	11 Jul 2019	$8,992
1900998	MISCELLANEOUS	07 Jun 2019	$6,500
20100962	ADDITION/REMODEL/RENOVATION	01 Oct 2010	$100,000

If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close

Interactive Map of this parcel Map Legend Back to Query Results New Search Tax Collector Home Page Contact Us

INST # 95-002491
JAN 5, 1995 9:05AM

01
No Recording Fee
41 Doc Stamps $-0-

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

Documentary Tax Pd. $-0-
$-0- Intangible Tax Pd.
Karleen F. DeBlaker, Clerk, Pinellas County
By _____ Deputy Clerk

BARRETT FAMILY PARTNERSHIP III, LTD., a Florida limited partnership, and its general partner, JOHN P. BARRETT, JR., as trustee of the John P. Barrett, Jr. Living Trust,

Plaintiffs,

vs. No. 92-2962-MF-7

CORAL REEF RESORT, INC., et al,

Defendants.
_____/

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2374

AMENDED CERTIFICATE OF TITLE AS TO COUNTS II AND V

The undersigned clerk of the court certifies that she executed and filed a certificate of sale in this action on November 14, 1994, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

See Exhibits A, B and C attached

was sold to Barrett Family Partnership III, LTD., a Florida limited partnership, c/o JB Management Company, 300 South Duncan Avenue, Suite 300, Clearwater, FL 34615.

WITNESS my hand and the seal of the court on the 28th day of December, 1994.

Prepared by:
David G. Mulock of
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
Post Office Box 2861
St. Petersburg, FL 33731

KARLEEN F. DeBLAKER
CLERK OF THE CIRCUIT COURT

By Elizabeth Lee
Deputy Clerk

T#320792.2

RETURN TO CIVIL COURT RECORDS

14

Copy furnished to:

Russell S. Simonetta, Esq.
360 Central Avenue
Suite 1490
St. Petersburg, FL 33701

Stephen Wein, Esquire
P. O. Box 41100
St. Petersburg, FL 33743

David G. Mulock, Esq.
P. O. Box 2861
St. Petersburg, FL 33731

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2375

EXHIBIT A

A tract of land lying between parallel lines 242 feet apart at right angles, extending from the Westerly right of way line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern boundary of which being a line 18 feet Northwesterly, measured at right angles, from the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of the Gulf of Mexico, as said Avenue is shown upon the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, page 11, Public Records of Pinellas County, Florida; said land including all ot Tract "A" of Von Court's Replat, according to plat recorded in Plat Book 21, page 68, Public records of Pinellas County, Florida, and a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Government Lot 1, Section 6, Township 32 South, Range 16 East; Less and Except right of way for Gulf Boulevard.

AND

The Northwesterly 15 feet of the following:

A tract of land lying between parallel lines 18 feet apart at right angles extending from the Westerly right of way boundary line of Fifth Street (Gulf Boulevard) to the mean high water line of Gulf of Mexico, the Southeastern Boundary of which being the Southeasterly boundary of Texas Avenue and Texas Avenue extended to the mean high water line of Gulf of Mexico, as said avenue is shown on the plat of St. Petersburg Beach Subdivision First Addition, as recorded in Plat Book 20, Page 11, Public Records of Pinellas County, Florida; said lands lying in Section 1, Township 32 South, Range 15 East, and in Section 6, Township 32 South, Range 16 East, Pinellas County Florida; Less and Except right of way for Gulf Boulevard.

Less and Except the following two parcels:

PARCEL I

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section South $00^{0}18'46"$ West 967.19 feet; thence leaving said line South $57^{0}11'48"$ West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary; thence continue South $57^{0}11'48"$ West, along the Northerly line of said boundary 463.34 feet for a Point of Beginning; thence leaving said Northerly boundary line South $32^{0}51'27"$ East, 55.63 feet; thence South $57^{0}13'15"$ West, 108.74 feet; thence South $32^{0}45'41"$ East 26.40 feet; thence South $57^{0}10'06"$ West 30.51 feet; thence North $32^{0}53'35"$ West, 26.48 feet; thence South $57^{0}15'42"$ West, 82.72 feet to a point on the state of Florida coastal construction control lines; thence along said line North $35^{0}16'08"$ West, 55.48 feet to a point on the aforementioned

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2376

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1293

Northerly boundary; thence leaving said coastal construction control line along said Northerly boundary North 57°11'48" East, 224.36 feet to the Point of Beginning.

PARCEL II

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said Section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescirbed boundary; thence continue South 57°11'48" West, along the Northerly line of said boundary 332.73 feet for a point of beginning; thence leaving said Northerly boundary South 32°48'12" East, 107.73 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the aforementioned Northerly boundary; thence along said Northerly boundary North 57°11'48" East, 130.61 (134.61) feet to the point of Beginning.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2377

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1294

AND

APARTMENT NO. 101

Unit Week No. 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 102

Unit Week No. 1, 2, 3, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 103

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 12, 17, 21, 24, 25, 26, 27, 28, 33, 34, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 104

Unit Week No. 1, 2, 3, 6, 7, 8, 9, 10, 13, 14, 15, 16 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 105

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 37, 40, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 106

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 107

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 12, 14, 15, 16, 17, 18, 19, 20, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 108

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, 15, 16, 17, 22, 24, 25, 27, 28, 29, 30, 33, 34, 38, 41, 42, 43, 44, 45, 46, 47, 48, 51, 52.

APARTMENT NO. 109

Unit Week No. 1, 2, 5, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 110

Unit Week No. 1, 2, 3, 4, 7, 9, 13, 16, 17, 18, 19, 20, 22, 25, 29, 30, 35, 37, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1295

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2378

APARTMENT NO. 111

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 28, 32, 33, 35, 37, 38, 44, 46, 47, 48, 51, 52.

APARTMENT NO. 112

Unit Week No. 1, 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24,. 25, 26, 29, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 201

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 18, 21, 22, 24, 25, 26, 27, 28, 31, 32, 33, 37, 40, 43, 44, 45,. 46, 47, 48, 49, 51, 52.

APARTMENT NO. 202

Unit Week No. 1, 5, 17, 18, 19, 20, 22, 24, 25, 26, 28, 31, 32, 33, 38, 42, 43, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 203

Unit Week No. 1, 8, 13, 15, 17, 20, 28, 30, 32, 48, 49, 51, 52.

APARTMENT NO. 204

Unit Week No. 1, 2, 8, 9, 15, 18, 19, 20, 29, 45, 46, 47, 48, 49.

APARTMENT NO. 205

Unit Week No. 2, 7, 8, 13, 14, 15, 17, 18, 19, 26, 27, 33, 43, 46, 47, 51, 52.

APARTMENT NO. 206

Unit Week No. 7, 8, 9, 10, 15, 16, 20, 21, 26, 47, 49, 51, 52.

APARTMENT NO. 207

Unit Week No. 3, 5, 7, 11, 13, 15, 16, 17, 20, 22, 27, 31, 35, 51.

APARTMENT NO. 208

Unit Week No. 26, 47, 51.

APARTMENT NO. 209

Unit Week No. 2, 5, 7, 8, 9, 10, 11, 12, 15, 16, 17, 20, 21, 23, 24, 25, 30, 31, 32, 33, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 210

Unit Week No. 3, 8, 9, 17, 46, 48, 49, 51, 52.

APARTMENT NO. 211

Unit Week No. 1, 2, 3, 4, 8, 9, 16, 17, 33, 37, 39, 47, 48, 49, 51.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2379

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 1296

APARTMENT NO. 212

Unit Week No. 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 31, 33, 36, 39, 40, 41, 42, 44, 45, 48, 49, 51, 52.

APARTMENT NO. 301

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 13, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 33, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 302

Unit Week No. 1, 2, 3, 7, 18, 19, 20, 21, 22, 26, 27, 28, 31, 32, 33, 39, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 303

Unit Week No. 1, 2, 7, 13, 17, 49, 50.

APARTMENT NO. 304

Unit Week No. 1, 2, 13, 17, 26, 27, 28, 30, 32, 33, 40, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 305

Unit Week No. 1, 2, 7, 8, 9, 10, 12, 13, 15, 16, 17, 27, 32, 46, 48, 49, 51, 52.

APARTMENT NO. 306

Unit Week No. 7, 8, 9, 12, 16, 17, 18, 19, 22, 25, 26, 30, 31, 45, 47, 51, 52.

APARTMENT NO. 307

Unit Week No. 8, 9, 10, 11, 16, 17, 18, 19, 22, 27, 45, 47, 51.

APARTMENT NO. 308

Unit Week No. 15, 16, 17, 19, 22, 27, 31, 51.

APARTMENT NO. 309

Unit Week No. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29, 30, 31, 33, 34, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 310

Unit Week No. 1, 7, 8, 9, 16, 17, 18, 19, 20, 40, 49, 51.

APARTMENT NO. 311

Unit Week No. 1, 2, 3, 7, 8, 9, 14, 15, 16, 17, 19, 36, 46, 48, 51.

APARTMENT NO. 312

Unit Week No. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 36, 41, 42, 43, 46, 48, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2380

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1297

APARTMENT NO. 401

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 402

Unit Week No. 1, 2, 3, 7, 9, 10, 11, 14, 15, 19, 20, 22, 27, 30, 38, 40, 41, 43, 45, 46, 48, 49, 51, 52.

APARTMENT NO. 403

Unit Week No. 2, 3, 8, 11, 17, 25, 26, 48, 49, 51, 52.

APARTMENT NO. 404

Unit Week No. 1, 2, 3, 7, 8, 9, 11, 12, 13, 15, 16, 17, 19, 22, 23, 25, 28, 29, 30, 31, 32, 33, 42, 43, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 405

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 22, 24, 25, 26, 27, 30, 31, 32, 33, 44, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 406

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 25, 26, 27, 30, 31, 32, 42, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 407

Unit Week No. 5, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 22, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 408

Unit Week No. 5, 7, 8, 9, 10, 12, 15, 16, 17, 18, 19, 22, 26, 27, 31, 42, 46, 47, 48, 49, 51.

APARTMENT NO. 409

Unit Week No. 1, 2, 5, 7, 8, 9, 10, 11, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 38, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 410

Unit Week No. 2, 3, 7, 8, 17, 18, 49.

APARTMENT NO. 411

Unit Week No. 1, 2, 3, 16, 17, 18, 19, 20, 31.

APARTMENT NO. 412

Unit Week No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 29, 31, 33, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 51, 52.

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2381

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1298

APARTMENT NO. 501

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28,. 29, 30, 31, 32, 33, 38, 39, 40, 41, 42, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 502

Unit Week No. 1, 2, 11, 18, 19, 21, 24, 25, 27, 30, 32, 33, 34, 37, 38, 40, 41, 42, 43, 45, 46, 47, 48, 49.

APARTMENT NO. 503

Unit Week No. 1, 2, 3, 7, 8, 10, 13, 24, 25, 32, 42, 48, 51.

APARTMENT NO. 504

Unit Week No. 1, 2, 7,8, 9, 10, 15, 16, 17, 20, 24, 25, 27, 28, 29, 30, 32, 34, 35, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 505

Unit Week No. 1, 2, 3, 4, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 25, 26, 28, 29, 32, 34, 35, 43, 44, 45, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 506

Unit Week No. 1, 2, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25, 26, 27, 28, 30, 32, 33, 43, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 507

Unit Week No. 1, 2, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 22, 24, 25, 30, 32, 42, 45, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 508

Unit Week No. 1, 2, 7, 8, 9, 12, 13, 14, 15, 16, 17, 22, 25, 26, 27, 30, 31, 33, 47, 48, 49, 51, 52.

APARTMENT NO. 601

Unit Week No. 1, 2, 3, 7, 8, 9, 10, 18, 19, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 35, 36, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52.

APARTMENT NO. 602

Unit Week No. 4, 7, 8, 11, 19, 21, 22, 23, 25, 26, 27, 30, 31, 32, 33, 40, 41, 42, 47, 48, 49, 51.

APARTMENT NO. 603

Unit Week No. 1, 2, 3, 7, 33.

APARTMENT NO. 604

Unit Week No. 1, 2, 3, 7, 16, 17, 24, 27, 32, 33, 51.

PINELLAS COUNTY FLA.
OFF. REC. BK 8854 PG 1299

PINELLAS COUNTY FLA.
OFF. REC. BK 8883 PG 2382

PINELLAS COUNTY FLA.
OFF.REC.BK 8883 PG 2383

APARTMENT NO. 605

Unit Week No. 1, 2, 3, 7, 8, 9, 12, 14, 15, 16, 17, 27, 28, 29, 30, 31, 32, 35, 45, 48, 49, 51, 52.

APARTMENT NO. 606

Unit Week No. 1, 2, 3, 4, 7, 11, 15, 16, 17, 24, 26, 27, 28, 32, 34, 35, 46, 47, 48, 49, 51, 52.

APARTMENT NO. 607

Unit Week No. 1, 2, 7, 9, 10, 15, 16, 17, 26, 27, 28, 29, 30, 31, 32, 33, 51.

APARTMENT NO. 608

Unit Week No. 2, 3, 5, 7, 8, 16, 17, 24, 25, 26, 32.

PINELLAS COUNTY FLA.
OFF.REC.BK 8854 PG 1300

Coral Reef Beach Resort, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in Official Records Book 5460, Page 671, and amended in Official Records Book 5510, Page 1391 and Official Records Book 5557, Page 507, and Official Records Book 6215, Page 1717, and as recorded in Condominium Plat Book 66, Page 27, and amended in Condominium Plat Book 68, Page 17, and Condominium Plat Book 69, Page 97, of the Public Records of Pinellas County, Florida.

Together with two Easements for ingress and egress and parking, being more particularly described as follows:

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as a point of reference; thence along the East line of said section, South 00°18'46" West, 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a Point of beginning; thence along the Easterly line of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said line by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to the corner of a building, thence along the outer surface of a building by the following two courses: (1) Continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving the surface of said building, continue South 57°11'48" West, 4.03 feet; thence North 32°48'12" West, 67.80 feet to a point on the Northerly line of the aforementioned boundary; thence along said Northerly boundary North 57°11'48" East, 332.73 feet to the Point of Beginning.

Beginning at the Northeast corner of Section 1, Township 32 South, Range 15 East as point of reference; thence along the East line of said Section South 00°18'46" West 967.19 feet; thence leaving said line South 57°11'48" West, 23.13 feet to the Northeasterly corner of the aforedescribed boundary for a point of beginning; thence along the Easterly boundary of the aforedescribed boundary, said line also being the Westerly right of way line of Gulf Boulevard (Fifth Street), by the arc of a curve to the right, concave to the Southwest, radius 5698.58 feet, arc 65.18 feet, chord South 28°31'46" East, 65.18 feet; thence leaving said Easterly boundary by a non-radial line to the right, South 57°11'48" West, 96.72 feet; thence North 32°48'12" West, 7.20 feet; thence South 57°11'48" West, 67.72 feet; thence South 32°48'12" East, 5.00 feet; thence South 57°11'48" West, 19.82 feet; thence North 32°48'12" West, 16.70 feet; thence South 57°11'48" West, 36.00 feet; thence South 32°48'12" East, 5.00 feet to a corner of a building; thence along the outer surface of a building by the following two (2) courses: (1) continue South 32°48'12" East, 16.70 feet; (2) South 57°11'48" West, 103.57 feet; thence leaving said building surface, continue South 57°11'48" West, 4.03 feet to a point hereinafter referred to as Point "B" for convenience; thence South 32°48'12" East, 39.93 feet; thence South 57°11'48" West, 11.42 feet; thence South 88°36'37" West, 99.92 feet; thence South 57°13'15" West, 33.86 feet; thence North 32°51'27" West, 55.63 feet to a point on the Northerly line of the aforedescribed boundary; thence along said Northerly boundary, North 57°11'48" East, 463.34 feet to the Point of Beginning; less and except the following described building area:

Return thence to the aforementioned Point "B"; thence along the outer surface of a building by the following ten (10) courses:

(1) South 01°23'23" East, 11.54 feet;
(2) North 88°36'37" East, 2.00 feet;
(3) South 01°23'23" East, 5.74 feet;
(4) North 88°36'37" East, 2.32 feet;
(5) South 01°23'23" East, 5.64 feet;
(6) North 88°36'37" East, 2.85 feet;
(7) South 01°23'23" East, 7.11 feet;
(8) South 88°36'37" West, 122.67 feet;
(9) North 01°23'23" West, 30.03 feet;
(10) North 88°36'37" East, 115.50 feet;

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Exhibit B

Any reference herein to the Premises shall be deemed to be that land described in Exhibit A together with all right, title and interest of Coral Reef Resort, Inc. of, in and to the land lying in the bed of any streets, roads, avenues, lanes or rights of ways, passages, ways, waters or water courses as they now exist or formerly existed in, in front of or adjoining the said Premises, and all other rights, liberties, privileges, improvements, hereditaments and appurtenances, of whatsoever kind or character, including all riparian and littoral rights, whatsoever thereunto belonging, and in any ways appertaining, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Coral Reef Resort, Inc. in and to the Premises or any part thereof.

1. All right, title and interest of Coral Reef Resort, Inc. in and to any and all buildings, structures and improvements now or at any time hereafter erected, constructed or situated upon the Premises (such buildings, structures and improvements and the foundations and footings thereof being hereinafter collectively called the "Improvements");

2. All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in the Improvements or upon the Premises, or any part thereof, and use or usable in connection with any present or future occupancy of the Improvements erected on the Premises and now owned or hereafter acquired by Debtor (hereinafter called the "Building Equipment"), including but without limiting the generality of the foregoing, all heating, lighting, laundry, motors, conduits, switch boards, plumbing, lighting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screen, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors and all right, title and interest of Debtor in and to any Building Equipment which may be subject to any security agreements (hereinafter called "Security Agreements"), superior in lien to the lien of the Mortgage; it being understood and agreed that all Building Equipment is part and parcel of the Improvements and appropriated to the use thereof and, whether affixed or annexed to the Improvements, or the Premises, or not, shall for the purpose of the Mortgage be deemed conclusively to be the real estate and mortgaged hereby; and Debtor shall execute and deliver, from time to time, such further instruments (including further Security Agreements) as may be requested by Secured Party to confirm the lien of the Mortgage on any Building Equipment;

3. All building materials, supplies and other property delivered to the site of said Premises for incorporation into the Improvements thereon;

4. All lease, rental and sale agreements, all security deposits, down payments and other payments with respect to sale or rental, all rents, income issue and profit of every

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kind, all books and records, all general intangibles and accounts, all permits or licenses including, without limitation, all interest, if any, of Coral Reef Resort, Inc., in Florida Beverage License No. 62-00469 SRX and all options and agreements with respect to additional real property, covering or in any wise relating to the ownership, maintenance, management and operation of the Premises, the Improvements and the Building Equipment, or any part thereof;

5. The benefits of and right to enforce all covenants, conditions, rights, privileges, easements, obligations, indemnities and claims provided, granted and set forth in any other instruments which may benefit the Premises; and

6. Any and all awards heretofore or hereafter made by any federal, state, county, municipal or other governmental authority, or by whomsoever made in any condemnation proceeding whatever, to the present or subsequent owners or ground lessees of said Premises, or any part thereof, including interest thereon, and the right to receive the same, which may be made with respect to the Mortgaged Property (as hereinafter defined) as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of the Mortgaged Property, to the extent of all amounts which may be secured by the Mortgage at the date of receipt of any such award or payment by Secured Party, and of the reasonable attorneys' fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment; and Debtor agrees to execute and deliver, from time to time, such further instruments as may be requested by Secured Party to confirm such assignments to Secured Party of any such award or payment.

7. All references to "Mortgage" shall mean that certain Mortgage dated September 20, 1982 made by Diez MCR Group No. 2 to Palmetto Federal Savings and Loan Association, as modified thereafter, together with the Improvements, the Building Equipment and all the foregoing property and rights being hereinafter collectively called the "Mortgaged Property."

8. All of Coral Reef Resort, Inc.'s estate right, title and interest in, to, and under all of the equipment, inventory, fixtures, instruments, general intangibles, chattel paper and accounts whether now owned or hereafter acquired with all increases substitutions therefore and all replacements thereof, additions and accessions thereto and the proceeds and products thereof.

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S#10307.1

EXHIBIT C

All furniture, furnishings, equipment and carpeting contained within timeshare units in Coral Reef Beach Resort, a Condominium, according to the Declaration of Condominium recorded in the public records of Pinellas County, Florida, in Official Records Book 5460, page 671, and amended in Official Records Book 5510, page 1391, in Official Records Book 5557, page 507, and Official Records Book 6215, page 1717, and as recorded in Condominium Plat Book 66, page 27, as amended in Condominium Plat Book 68, page 17 and in Condominium Plat Book 69, page 97.

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S#10955.1

Parcel Summary (as of 28-Mar-2023)

Parcel Number

06-32-16-00000-230-0200

Owner Name
5700 GULF BLVD BR LLC

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
5700 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
THAT PART OF GOVT LOT 1 IN SEC 6-32-16 & GOVT LOT 1 IN SEC 1-32-15 LYING W OF SR 699 TO MHW OF GULF OF MEXICO BEING BOUNDED ON N BY S'LY LINE OF VAC T

Current Tax District
ST PETE BEACH (SPB)

Year Built
1973

Heated SF	Gross SF	Living Units	Buildings
70,166	73,697	0	1

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0443		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$7,455,321	$5,937,823	$5,937,823	$7,455,321	$5,937,823

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$4,907,292	$4,907,292	$4,907,292	$4,907,292	$4,907,292
2019	N	$9,511,330	$4,825,141	$4,825,141	$9,511,330	$4,825,141
2018	N	$5,491,034	$4,386,492	$4,386,492	$5,491,034	$4,386,492
2017	N	$5,537,385	$3,987,720	$3,987,720	$5,537,385	$3,987,720
2016	N	$3,800,000	$3,800,000	$3,800,000	$3,800,000	$3,800,000

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$7,000,000	U	I	RIA BRECKENRIDGE INC	5700 GULF BLVD BR LLC	20743/0443
05-Nov-2004	$0	UM	I	RESORT INNS OF AMER INC	RIA-BRECKENRIDGE INC	13930/1951
13-May-1992	$4,500,000	U	I	PR INC	RESORT INDUSTRIES INC	07906/1976
31-May-1982	$1,666,700	UM				05344/2048
31-Dec-1979	$6,707,200	Q				04862/1189

2022 Land Information

Land Area: 5.2472 acres | 228,568 sf | Frontage and/or View: Gulf of Mexico | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	306x645	$125	153,788	SF	1.0000	$19,223,500
Wasteland/Marsh/Sand Dunes	0x0	$45,000	0.8000	AC	1.0000	$36,000

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Structrual Slab
Exterior Walls	Concrete Blk/Stucco
Unit Stories	7
Roof Frame	Reinforced Concrete
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1973
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	19
Effective Age	34

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	70,166	70,166
Canopy(only or loading platform) (CAN)	0	1,020
Open Porch (OPF)	0	2,511
Total Area SF	**70,166**	**73,697**

2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	110,000.0	$440,000	$440,000	0
ELEV STOP	0.00	21.0	$0	$0	1973
ELEVATOR	0.00	4.0	$0	$0	1973
FIRESPRINK	0.00	70,166.0	$0	$0	1973
PATIO/DECK	0.00	13,731.0	$0	$0	1973
POOL	0.00	1	$0	$0	1973
TENNISCT	0.00	2	$0	$0	1973

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2200931	TPP USE	05/02/2022	$20,000
1901013	ADDITION/REMODEL/RENOVATION	06/11/2019	$3,500
BLD19-00300	ELECTRICAL	04/01/2019	$27,500
BLD19-00217	PLUMBING	02/14/2019	$246,197
BLD17-01566	MISCELLANEOUS	01/11/2018	$25,000
BLD17-00360	WINDOWS/DOORS	05/25/2017	$60,000
20170204	MISCELLANEOUS	02/03/2017	$30,000
20161310		09/09/2016	$8,200
20150920A	WINDOWS/DOORS	03/18/2016	$230,000
20160254		03/01/2016	$30,000

I#: 2019341618 BK: 20743 PG: 443, 10/23/2019 at 11:58 AM, RECORDING 16 PAGES $137.50 D DOC STAMP COLLECTION $49000.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID No.: 06-32-16-00000-230-0200

01

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made and entered into as of this 17th day of October, 2019, by RIA-BRECKENRIDGE, INC., a Florida corporation, having an address of 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 5700 GULF BLVD. BR LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

> Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

NOTE TO RECORDER: The transfer of the Property evidenced by this Deed is a transfer of real property by Grantor to the Grantee. The total consideration paid by Grantee to Grantor for the Property is $7,000,000 (the **"Purchase Price"**). The Property is encumbered by a mortgage that secures a Florida only loan in the current principal amount of $41,586,900.00 (the **"Loan"**), which mortgage also encumbers other properties being conveyed to affiliates of Grantee by separate deeds being recorded on or about the date hereof. The total amount of consideration being paid to Grantor and affiliates of Grantor for all the properties is $81,400,000, inclusive of the indebtedness secured by the mortgage related to the Loan. In connection with these transfers, the Grantees are assuming the Loan. Florida documentary stamp tax due on the Loan assumption described herein, is being paid upon the recording in the public records of Pinellas County, Florida of a Notice of Assumption of even date herewith as set forth with more particularity in that Notice of Assumption. The proportionate amount of the total consideration (inclusive of the indebtedness secured by the mortgage related to the Loan) allocated to the Property being conveyed hereby in connection with this transaction is represented by the Purchase Price for which documentary stamp taxes are being paid hereon pursuant to Section 201.02, Florida Statutes.

A transfer by deed results in documentary stamp tax under Section 201.02, Florida Statutes, of seventy cents ($0.70) per one hundred dollars, or portion thereof, of the total purchase price (i.e., consideration), which includes the amount of indebtedness secured by a mortgage encumbering the property transferred. In this case, the documentary stamp tax will be imposed on deed based on the amount of the Purchase Price. Based on the foregoing, documentary stamp tax under Chapter 201, Florida Statutes, in the amount of **$49,000.00** has been paid upon the recording of this Deed ($7,000,000.00 x $.0070) = $49,000.00.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred by Grantor other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions") (provided this reference shall not preserve or re-impose same), 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 will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DRAW FORTUNE

GRANTOR:

RIA-BRECKENRIDGE, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Breckenridge, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Special Warranty Deed (*Breckenridge*)]

EXHIBIT "A"

The Property

PARCEL 1 (Fee Simple)

Tract A

A tract of land lying between parallel lines 299.92 feet apart and lying between the mean high water line of the Gulf of Mexico and the Westerly boundary of State Road 699 (formerly State Road 233) (Gulf Boulevard); the Southerly boundary of said strip of land being 299.92 feet at right angles Southerly of and parallel to the Southerly line of Texas Avenue (58th Avenue) in ST. PETERSBURG BEACH, FIRST ADDITION, as shown by Plat Book 20, Page 11, of the Public Records of Pinellas County, Florida; and the Northerly boundary of said strip of land being the South line of Texas Avenue on said plat.

Tract B

A tract of land lying between parallel lines 3 feet apart at right angles, extending from the Westerly right-of-way boundary line of Fifth Street (Gulf Boulevard) to the waters of the Gulf of Mexico, the Southeasterly boundary of which being the Southeasterly boundary of Texas Avenue, and Texas Avenue extended to the waters of the Gulf of Mexico, as said Avenue is shown upon the plat of ST. PETERSBURG BEACH, FIRST ADDITION, as recorded in Plat Book 20, Page 11, of the Public Records of Pinellas County, Florida, and which has been vacated by Resolution recorded in Deed Book 1489, Page 130, of the Public Records of Pinellas County, Florida, said land lying in Section 1, Township 32 South, Range 15 East, and Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

LESS AND EXCEPT therefrom that portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded December 5, 2012 in Official Records Book 17809, Page 488, and thereafter subjected to the Declaration of Condominium of Breckenridge Beach Villas Condominium recorded December 5, 2012 in Official Records Book 17809, Page 602 (the "Declaration"), as depicted and described on Exhibit "A" to the Declaration as follows:

BRECKENRIDGE BEACH VILLAS CONDOMINIUM PHASE 1:

That certain airspace and certain non-excluded infrastructure contained within the second floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of ST. PETERSBURG BEACH SUBDIVISION as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the Building Footprint):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run South 57 degrees 18 minutes 10 seconds West along said North line of property, a distance of 584.92 feet; thence departing said North line, run South 32 degrees 41 minutes 50 seconds East, a distance of 13.21 feet to the Point of Beginning; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 114.31 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 29.75 feet; thence run South 57 degrees 15 minutes 45 seconds West, a

distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 129.27 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 69.33 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.90 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 93.30 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.79 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 69.33 feet to the Point of Beginning.

Second Floor Airspace Description:

The "Property" consists of certain airspace within the second floor of the Building ("Second Floor Airspace") and certain interior infrastructure improvements therein, which Second Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Second Floor Airspace as more particularly depicted on Exhibit "B" attached to the Deed in Official Records Book 17809, Page 488 ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the second floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the second floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Second Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded December 5, 2012 in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Second Floor Airspace.

ALSO LESS AND EXCEPT therefrom that portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 3, 2013 in Official Records Book 18070, Page 694, and thereafter subjected to the Declaration by the First Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 3, 2013 in Official Records Book 18070, Page 699 (the "First Amendment"), as depicted and described in Exhibit "A" to the First Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 2:

That certain airspace and certain non-excluded infrastructure contained within the third floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of ST. PETERSBURG BEACH SUBDIVISION as recorded in Plat Book

20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the Building Footprint):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run South 57 degrees 18 minutes 10 seconds West along said North line of property, a distance of 584.92 feet; thence departing said North line, run South 32 degrees 41 minutes 50 seconds East, a distance of 13.21 feet to the Point of Beginning; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 114.31 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 29.75 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 17.00 feet; thence run South 32 degrees 44 minutes 15 seconds East, a distance of 129.27 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 69.33 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.90 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 93.30 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 2.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 56.79 feet; thence run South 57 degrees 15 minutes 45 seconds West, a distance of 5.00 feet; thence run North 32 degrees 44 minutes 15 seconds West, a distance of 33.17 feet; thence run North 57 degrees 15 minutes 45 seconds East, a distance of 69.33 feet to the Point of Beginning.

Third Floor Airspace Description:

The "Property" consists of certain airspace within the third floor of the Building ("Third Floor Airspace") and certain interior infrastructure improvements therein, which Third Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Third Floor Airspace as more particularly depicted on Exhibit "B" attached to the Deed in Official Records Book 18070, Page 694 ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the third floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the third floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Third Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Third Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded May 16, 2014 in Official Records Book 18405, Page 2042, and thereafter subjected to the Declaration by the Second Amendment to Declaration of Condominium of Breckenridge

Beach Villas Condominium recorded May 16, 2014 in Official Records Book 18405, Page 2047 (the "Second Amendment"), as depicted and described in Exhibit "A" to the Second Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 3:

That certain airspace and certain non-excluded infrastructure contained within the fourth floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Fourth Floor Airspace Description:

The "Property" consists of certain airspace within the fourth floor of the Building ("Fourth Floor Airspace") and certain interior infrastructure improvements therein, which Fourth Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Fourth Floor Airspace as more particularly depicted on Page 667 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the fourth floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the fourth floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Fourth Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and

Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Fourth Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded February 9, 2015 in Official Records Book 18672, Page 260, and thereafter subjected to the Declaration by the Third Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded February 9, 2015 in Official Records Book 18672, Page 265 (the "Third Amendment"), as depicted and described in Exhibit "A" to the Third Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 4:

That certain airspace and certain non-excluded infrastructure contained within the fifth floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Fifth Floor Airspace Description:

The "Property" consists of certain airspace within the fifth floor of the Building ("Fifth Floor Airspace") and certain interior infrastructure improvements therein, which Fifth Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Fifth Floor Airspace as more particularly depicted on Page 672 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the fifth floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the fifth floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Fifth Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Fifth Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 7, 2015 in Official Records Book 18840, Page 2594, and thereafter subjected to the Declaration by the Fourth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 7, 2015 in Official Records Book 18840, Page 2599 (the "Fourth Amendment"), as depicted and described in Exhibit "A" to the Fourth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 5:

That certain airspace and certain non-excluded infrastructure contained within the sixth floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Sixth Floor Airspace Description:

The "Property" consists of certain airspace within the sixth floor of the Building ("Sixth Floor Airspace") and certain interior infrastructure improvements therein, which Sixth Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Sixth Floor Airspace as more particularly depicted on Page 677 of the Declaration of Condominium of Breckenridge

Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the sixth floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the sixth floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Sixth Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Sixth Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded May 3, 2016 in Official Records Book 19178, Page 1823, and thereafter subjected to the Declaration by the Fifth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded May 3, 2016 in Official Records Book 19178, Page 1828 (the "Fifth Amendment"), as depicted and described in Exhibit "A" to the Fifth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 6:

That certain airspace and certain non-excluded infrastructure contained within the seventh floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

Seventh Floor Airspace Description:

The "Property" consists of certain airspace within the seventh floor of the Building ("Seventh Floor Airspace") and certain interior infrastructure improvements therein, which Seventh Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the Seventh Floor Airspace as more particularly depicted on Page 681 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the seventh floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the seventh floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the Seventh Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the Seventh Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 12, 2017 in Official Records Book 19700, Page 2598, and thereafter subjected to the Declaration by the Sixth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 12, 2017 in Official Records Book 19700, Page 2604 (the "Sixth Amendment"), as depicted and described in Exhibit "A" to the Sixth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 7:

That certain airspace and certain non-excluded infrastructure contained within the first floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet;

thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

First Floor Airspace Description:

The "Property" consists of certain airspace within the first floor of the Building ("First Floor Airspace") and certain interior infrastructure improvements therein, which First Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the First Floor Airspace as more particularly depicted on Pages 685 and 690 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the first floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the first floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the First Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the First Floor Airspace.

ALSO LESS AND EXCEPT therefrom that certain portion conveyed to Breckenridge Development, Inc., a Florida corporation by Special Warranty Deed, recorded July 12, 2017 in Official Records Book 19700, Page 2598, and thereafter subjected to the Declaration by the Sixth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 12, 2017 in Official Records Book 19700, Page 2604 (the "Sixth Amendment"), as depicted and described in Exhibit "A" to the Sixth Amendment as follows:

BRECKINRIDGE BEACH VILLAS CONDOMINIUM PHASE 8:

That certain airspace and certain non-excluded infrastructure contained within the first floor of a building (the "Building") more particularly described as follows:

Building Footprint Description:

The Building is located on a parcel of land being a portion of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida, said lands being that property lying between the South line of Texas Avenue as shown on the plat of St. Petersburg Beach Subdivision as recorded in Plat Book 20, Page 11 of the Public Records of Pinellas County, Florida and a line lying 299.92 feet South of, and parallel with, the South line of Texas Avenue, together with the South 3.00 feet of said Texas Avenue, said lands lying between the mean

high water line of the Gulf of Mexico and the West Right of Way line of Gulf Boulevard (State Road 699), and which parcel of land contains the Building having a footprint legally described as follows (the "Building Footprint"):

Commence at the intersection of the West Right of Way line of Gulf Boulevard (State Road 699) with the North line of property as described in Official Records Book 13930, Page 1951 of the Public Records of Pinellas County, Florida; thence run S57°18'10"W along said North line of property, a distance of 584.92 feet; thence departing said North line, run S32°41'50"E, a distance of 13.21 feet to the Point of Beginning; thence run S32°44'15"E, a distance of 114.31 feet; thence run N57°15'45"E, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 29.75 feet; thence run S57°15'45"W, a distance of 17.00 feet; thence run S32°44'15"E, a distance of 129.27 feet; thence run S57°15'45"W, a distance of 69.33 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 56.90 feet; thence run S57°15'45"W, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 93.30 feet; thence run N57°15'45"E, a distance of 2.00 feet; thence run N32°44'15"W, a distance of 56.79 feet; thence run S57°15'45"W, a distance of 5.00 feet; thence run N32°44'15"W, a distance of 33.17 feet; thence run N57°15'45"E, a distance of 69.33 feet to the Point of Beginning.

First Floor Airspace Description:

The "Property" consists of certain airspace within the first floor of the Building ("First Floor Airspace") and certain interior infrastructure improvements therein, which First Floor Airspace has the following boundaries:

Perimeter Boundaries:

The imaginary vertical planes formed by and adjacent to the interior unfinished surfaces of the walls that bound the First Floor Airspace as more particularly depicted on Pages 685 and 690 of the Declaration of Condominium of Breckenridge Beach Villas Condominium, dated December 5, 2012, recorded on December 5, 2012 in Official Records Book 17809, Page 602, ("Perimeter Boundaries").

Lower Boundary Description:

The highest point of the unfinished surface of the first floor slab of the Building, extended to an intersection with the Perimeter Boundaries.

Upper Boundary Description:

The lowest point of the unfinished surface of the First floor ceiling of the Building, extended to an intersection with the Perimeter Boundary.

The Property also includes certain interior infrastructure improvements within the First Floor Airspace consisting solely of the following: finished surfaces of the interior walls, floors and ceilings; interior windows and doors; and non-bearing or non-shear walls. However, the Property shall not include (a) the "Building Common Areas and Systems," as defined in that certain Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and (b) the load-bearing or shear walls located within the Building, which are included in the definition of "Building Common Areas and Systems," all of which are expressly excluded from the First Floor Airspace.

PARCEL 2 (Amenities Easement)

TOGETHER WITH non-exclusive easements as created by Amenities and Facilities Access Easement and License Agreement, recorded December 5, 2012 in Official Records Book 17809, Page 259, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 3 (Building Easement)

TOGETHER WITH non-exclusive easements for the benefit of Parcel 1 as created by Reciprocal Easements with Covenants to Share Costs for the Breckenridge Building, recorded December 5, 2012 in Official Records Book 17809, Page 293, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 4 (Declaration Easements)

TOGETHER WITH non-exclusive easement rights created by the Declaration of Condominium of BRECKENRIDGE BEACH VILLAS CONDOMINIUM, as recorded December 5, 2012 in Official Records Book 17809, Page 602, Public Records of Pinellas County, Florida, and all amendments thereto.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

2. Easement in favor of Florida Power Corporation, a Florida corporation, recorded November 14, 1973 in Official Records Book 4103, Page 87, Public Records of Pinellas County, Florida.

3. Terms and conditions of Chapter 161, Florida Statutes, and the restrictions on the use of the property as the result thereof as such Coastal Construction Control Lines and Bulkhead Lines now or hereafter proposed or defined, including but not limited to restrictions, if any, on the Grantee's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line, recorded January 2, 2002 at Official Records Book 11760, Page 2687, Public Records of Pinellas County, Florida.

4. Amenities and Facilities Access Easement and License Agreement by and between RIA-Breckenridge, Inc., a Florida corporation and RIA-Tradewinds, Inc., a Florida corporation, and Breckenridge Development, Inc., a Florida corporation and Breckenridge Beach Villas Condominium Association, Inc., recorded December 5, 2012 in Official Records Book 17809, Page 259 and together with the First Amendment to Amenities and Facilities Access Easement and License Agreement recorded August 13, 2019 in Official Records Book 20652, Page 2093, all of the Public Records of Pinellas County, Florida.

5. Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge or assessments, by and among RIA-Breckenridge, Inc., a Florida corporation; Breckenridge Development, Inc., a Florida corporation and Breckenridge Beach Villas Condominium Association, Inc. recorded December 5, 2012, in Official Records Book 17809, Page 293 and together with the First Amendment to Reciprocal Easement with Covenants to Share Costs for the Breckenridge Building recorded April 3, 2014 in Official Records Book 18359, Page 192, as affected by Assignment and Assumption of Reciprocal Easement Agreement by and between RIA-Breckenridge, Inc., a Florida corporation, as assignor, and 5700 Gulf Blvd. BR LLC, a Delaware limited liability company, as assignee, recorded on even date herewith, all of the Public Records of Pinellas County, Florida.

6. Amended and Restated Declaration of Architectural and Design Review recorded December 5, 2012 in Official Records Book 17809, Page 411, Public Records of Pinellas County, Florida.

7. Easements, Covenants, Conditions and Restrictions, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments and D. a right of first refusal, contained in that certain Declaration of Condominium of Breckenridge Beach Villas Condominium dated December 5, 2012, recorded on December 5, 2012, in Official Records Book 17809, Page 602, as Amended in Official Records Book 18070, Page 699 and together with the Second Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded May 16, 2014 in Official Records Book 18405, Page 2047 and together with the Third Amendment to Declaration of Condominium of Breckenridge Beach Villas

Condominium recorded February 9, 2015 in Official Records Book 18672, Page 265 and together with the Fourth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 7, 2015 in Official Records Book 18840, Page 2599 and together with the Fifth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded May 3, 2016 in Official Records Book 19178, Page 1828 and together with the Sixth Amendment to Declaration of Condominium of Breckenridge Beach Villas Condominium recorded July 12, 2017 in Official Records Book 19700, Page 2604, all of the Public Records of Pinellas County, Florida. (affects Parcels 2, 3 and 4)

8. Lease Agreement dated May 27, 1994, as amended by that certain First Amendment to Lease Agreement dated March 24, 2006, a Second Amendment to Lease Agreement dated October 1, 2009, a Second Amendment to Lease Agreement dated August 18, 2011 (chronologically the Third Amendment) and a Fourth Amendment to Lease Agreement dated March 31, 2015 as evidenced by and together with the Memorandum of Lease by and between RIA-Breckenridge, Inc., a Florida corporation, Grantor, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, Grantee, recorded May 11, 2015 in Official Records Book 18774, Page 1296, Public Records of Pinellas County, Florida.

9. Covenant Running with the Land in Lieu of Unity of Title recorded May 2, 2017 in Official Records Book 19612, Page 1158, Public Records of Pinellas County, Florida.

10. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

Parcel Summary (as of 28-Mar-2023)

Parcel Number

06-32-16-00000-230-0300

Owner Name
5500-5600 GULF BLVD IG LLC

Property Use
3912 Hotels and Motels (50 units or more)

Site Address
5600 GULF BLVD
ST PETE BEACH, FL 33706

Mailing Address
C/O 1754 PROPERTIES LLC
5600 GULF BLVD
ST PETE BEACH, FL 33706-2248

Legal Description
PT OF GOVT LOT 1 IN NW 1/4 OF SEC 6 & PT OF GOVT LOT 1 IN NE 1/4 OF SEC 1-32-15 DESC AS LOT 2, BRIGHTWATER BEACH HOTEL REPLAT & THAT TRACT 448FT(S) WI

Current Tax District
ST PETE BEACH (SPB)

Year Built
1957 | 1951 | 1956 | 1951 | 1970 | 1970 | 1952 | 1952 | 1952 | 2013

Heated SF	Gross SF	Living Units	Buildings
130,379	147,389	93	10

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2024	No	0%	
2023	No	0%	
2022	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
20743/0436		121030280062	A	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$18,000,000	$16,967,500	$16,967,500	$18,000,000	$16,967,500

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	$18,250,000	$18,250,000	$18,250,000	$18,250,000	$18,250,000
2019	N	$16,100,000	$16,100,000	$16,100,000	$16,100,000	$16,100,000
2018	N	$21,235,177	$17,569,385	$17,569,385	$21,235,177	$17,569,385
2017	N	$22,800,000	$15,972,168	$15,972,168	$22,800,000	$15,972,168
2016	N	$15,525,000	$14,520,153	$14,520,153	$15,525,000	$14,520,153

2022 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2022 Millage Rate	Tax District
View 2022 Tax Bill	15.9071	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Oct-2019	$30,500,000	QM	I	RIA TRADEWINDS INC	5500 5600 GULF BLVD IG LLC	20743/0436
14-Dec-2011	$0	U	I	FLORIDA INT IMP TRUST FUND	RIA TRAFEWINDS INC	17446/0218
05-Nov-2004	$64,397,300	U	I	RESORT INNS OF AMER INC	RIA-TRADEWINDS INC	13930/1948
31-Dec-1969	$1,470	U				03182/0364

2022 Land Information

Land Area: 10.1662 acres | 442,840 sf | Frontage and/or View: Gulf of Mexico | Seawall: No

Property Use	Land Size	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	750x580	$125	328,442	SF	1.0000	$41,055,250
Wasteland/Marsh/Sand Dunes	0x0	$45,000	1.0800	AC	1.0000	$48,600

2022 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Flat
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1957
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	18
Effective Age	36

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	46,029	46,029
Canopy(only or loading platform) (CAN)	0	2,830
Open Porch (OPF)	0	3,779
Total Area SF	**46,029**	**52,638**

2022 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	20
Roof Cover	Cement Tile
Year Built	1951
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	63
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	4,662	4,662
Open Porch (OPF)	0	3,513
Total Area SF	**4,662**	**8,175**

2022 Building 3 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	0
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Cement Tile
Year Built	1956
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,060	1,060
Total Area SF	**1,060**	**1,060**

2022 Building 4 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	1
Roof Cover	Cement Tile
Year Built	1951
Building Type	Recreational/Clubhouses
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	2,609	2,609
Open Porch (OPF)	0	465
Total Area SF	**2,609**	**3,074**

2022 Building 5 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	4
Roof Frame	Reinforced Concrete
Living Units	24
Roof Cover	Built Up/Composition
Year Built	1970
Building Type	Motel / Hotel < 4 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	72
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	9,205	9,205
Open Porch (OPF)	0	3,878
Total Area SF	**9,205**	**13,083**

2022 Building 6 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Cement Tile
Year Built	1970
Building Type	Offices
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	10
Effective Age	53

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	11,448	11,448
Open Porch (OPF)	0	2,545
Total Area SF	**11,448**	**13,993**

2022 Building 7 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Special Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	6
Roof Frame	Reinforced Concrete
Living Units	48
Roof Cover	Built Up/Composition
Year Built	1952
Building Type	Motel / Hotel > 3 Stories
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	144
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	30,456	30,456
Total Area SF	**30,456**	**30,456**

2022 Building 8 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	0
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Metal Shingle
Year Built	1952
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	6
Effective Age	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	1,690	1,690
Total Area SF	**1,690**	**1,690**

2022 Building 9 Structural Elements and Sub Area Information

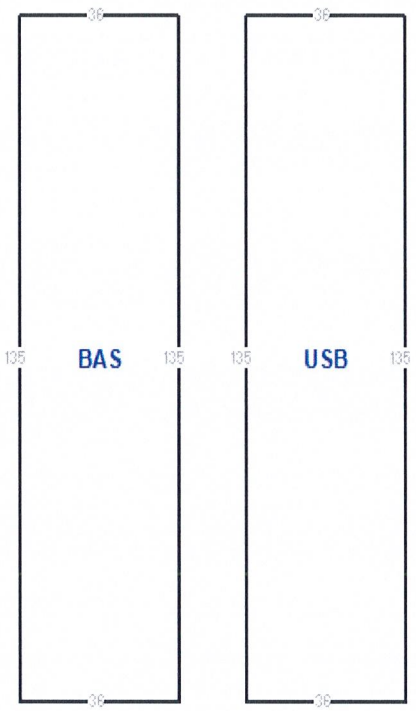
Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Corrugated Metal
Year Built	1952
Building Type	Offices
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	10
Effective Age	66

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	13,500	13,500
Total Area SF	**13,500**	**13,500**

2022 Building 10 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Blk/Stucco
Unit Stories	1
Roof Frame	Bar Joint/Rigid Frame
Living Units	0
Roof Cover	Built Up/Composition
Year Built	2013
Building Type	Offices
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	26
Effective Age	10

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	4,860	4,860
Upper Story (USB)	4,860	4,860
Total Area SF	**9,720**	**9,720**



2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	125,000.0	$500,000	$500,000	0
ASPHALT	$4.00	100,000.0	$400,000	$400,000	0
ELEV PASS	$55,000.00	1	$55,000	$22,000	1980
ELEV PASS	$55,000.00	1	$55,000	$22,000	1980
ELEV STOP	$18,000.00	3.0	$54,000	$21,600	1980
ELEV STOP	$18,000.00	6.0	$108,000	$43,200	1980
ELEV STOP	$9,000.00	4.0	$36,000	$14,400	1980
FENCE	$18.00	120.0	$2,160	$864	1980
FIRESPRINK	$4.00	1,690.0	$6,760	$2,704	1952
FIRESPRINK	$4.00	46,029.0	$184,116	$73,646	1957
FIRESPRINK	$4.00	9,205.0	$36,820	$14,728	1970
FIRESPRINK	$4.00	2,609.0	$10,436	$4,174	1951
FIRESPRINK	$4.00	1,060.0	$4,240	$1,696	1956
FIRESPRINK	$4.00	4,662.0	$18,648	$7,459	1951
FIRESPRINK	$4.00	30,456.0	$121,824	$48,730	1970
FIRESPRINK	$4.00	9,720.0	$38,880	$33,437	2013
GAZEBO	$120.00	81.0	$9,720	$6,026	2009
KIOSK	$222.00	144.0	$31,968	$12,787	1980
PATIO/DECK	$13.00	10,000.0	$130,000	$52,000	1980
POOL	$200,000.00	5.0	$1,000,000	$400,000	1980
SPA/JAC/HT	$28,000.00	2	$56,000	$22,400	1980

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2200836	TPP USE	04/18/2022	$2,000
2001278	ELECTRICAL	07/01/2020	$12,500
2000790	WINDOWS/DOORS	04/28/2020	$400,000
1901924		11/12/2019	$3,852
BLD18-01455	ADDITION/REMODEL/RENOVATION	08/08/2018	$18,000
BLD18-00847		05/16/2018	$20,000
BLD18-00158	PATIO/DECK	02/09/2018	$26,000
BLD17-01552	HEAT/AIR	12/18/2017	$4,800
BLD17-00573	ADDITION/REMODEL/RENOVATION	07/14/2017	$60,000
20161506		10/13/2016	$35,010

I#: 2019341617 BK: 20743 PG: 436, 10/23/2019 at 11:58 AM, RECORDING 7 PAGES $61.00 D DOC STAMP COLLECTION $213500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk103817

PREPARED BY AND RETURN TO:

Matthew E. Cudrin, Esq.
BRYAN CAVE LEIGHTON PAISNER LLP
1290 Avenue of the Americas
New York, NY 10104-3300

Parcel ID Nos.: 06-32-16-00000-230-0300
06-32-16-43555-000-0002

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (this "**Deed**") is made and entered into as of this 17th day of October, 2019, by RIA-TRADEWINDS, INC., a Florida corporation, having an address of 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantor**"), to 5500-5600 GULF BLVD. IG LLC, a Delaware limited liability company, having an address of c/o 1754 Properties, LLC, 5600 Gulf Blvd., St. Pete Beach, FL 33706 ("**Grantee**").

> Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

W I T N E S S E T H:

NOTE TO RECORDER: The transfer of the Property evidenced by this Deed is a transfer of real property by Grantor to the Grantee. The total consideration paid by Grantee to Grantor for the Property is $30,500,000 (the **"Purchase Price"**). The Property is encumbered by a mortgage that secures a Florida only loan in the current principal amount of $41,586,900.00 (the **"Loan"**), which mortgage also encumbers other properties being conveyed to affiliates of Grantee by separate deeds being recorded on or about the date hereof. The total amount of consideration being paid to Grantor and affiliates of Grantor for all the properties is $81,400,000, inclusive of the indebtedness secured by the mortgage related to the Loan. In connection with these transfers, the Grantees are assuming the Loan. Florida documentary stamp tax due on the Loan assumption described herein, is being paid upon the recording in the public records of Pinellas County, Florida of a Notice of Assumption of even date herewith as set forth with more particularity in that Notice of Assumption. The proportionate amount of the total consideration (inclusive of the indebtedness secured by the mortgage related to the Loan) allocated to the Property being conveyed hereby in connection with this transaction is represented by the Purchase Price for which documentary stamp taxes are being paid hereon pursuant to Section 201.02, Florida Statutes.

A transfer by deed results in documentary stamp tax under Section 201.02, Florida Statutes, of seventy cents ($0.70) per one hundred dollars, or portion thereof, of the total purchase price (i.e., consideration), which includes the amount of indebtedness secured by a mortgage encumbering the property transferred. In this case, the documentary stamp tax will be imposed on deed based on the amount of the Purchase Price. Based on the foregoing, documentary stamp tax under Chapter 201, *Florida Statutes*, in the amount of **$213,500.00** has been paid upon the recording of this Deed ($30,500,000.00 x $.0070) = $213,500.00.

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Pinellas County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Property**"):

TOGETHER with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto, to have and to hold the same in fee simple.

AND, Grantor hereby covenants with Grantee that as of the date of this Deed the Property is free from all encumbrances made, suffered or incurred other than those matters listed on Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**") (provided this reference shall not preserve or re-impose same), 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 will warrant and defend the Property against the lawful claims of all persons claiming by, through or under said Grantor but against none other, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its undersigned lawful representative, hereunto duly authorized, on the date first above appearing.

Signed, sealed and delivered
in the presence of:

Print Name: Jeanette McCabe

Print Name: DEAN FORTUNE

GRANTOR:

RIA-TRADEWINDS, INC., a Florida corporation

By: _____
Timothy R. Bogott, President, CEO

STATE OF FLORIDA

COUNTY Pinellas

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Timothy R. Bogott, as President and CEO of RIA-Tradewinds, Inc., a Florida corporation, on behalf of said corporation. He [X] is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)

SUSAN JOHNSON-COX
Commission # GG 093968
Expires July 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
Print Name: Susan Johnson-Cox
My Commission Expires: July 2, 2021

[Signature Page to Special Warranty Deed (*Jacaranda*)]

EXHIBIT "A"

The Property

PARCEL 1 (Fee Simple)

Tract A:

Lot 2, BRIGHTWATERS BEACH HOTEL REPLAT, according to the plat thereof recorded in Plat Book 31, Page 33, of the Public Records of Pinellas County, Florida.

Tract B:

That certain tract of land lying between the mean high water line of the Gulf of Mexico and the Westerly boundary of State Road #699 (Gulf Boulevard), the Northerly boundary of said tract being 299.92 feet at right angles Southerly of and parallel with the Southerly line of Texas Avenue (58th Avenue), as recorded in PLAT OF ST. PETERSBURG BEACH FIRST ADDITION, according to the plat thereof recorded in Plat Book 20, Page 11, and the Southerly boundary of said tract being the North line of said Lot 2, BRIGHTWATERS BEACH HOTEL REPLAT, of the Public Records of Pinellas County, Florida.

Portions of Parcel 1 are now known, designated and described as follows:

Units CU-1, CU-2226, CU-3226, CU-4226, CU-5226, CU-6226 AND CU-7226, JACARANDA BEACH VILLAS CONDOMINIUM, a Condominium, Phase I, together with the undivided interests in the Common Elements of the Condominium, and any Limited Common Elements appurtenant to said Units, and

Units CU-2, CU-3, CU-4, CU-2210, CU-2237, CU-2238, CU-2252, CU-3210, CU-3234, CU-3237, CU-3238, CU- 3252, CU-3257, CU-4210, CU-4220, CU-4234, CU-4237, CU-4238, CU-4248, CU-4252, CU-4257, CU-5210, CU-5234, CU-5237, CU-5238, CU-5248, CU-5252, CU-5257, CU-6210, CU-6220, CU-6234, CU-6237, CU-6238, CU-6249, CU-6252, CU-6257, CU-7210, CU-7220, CU-7234, CU-7237, CU-7238, CU-7248, CU-7252, CU-7257 and CU-8248, JACARANDA BEACH VILLAS CONDOMINIUM, a Condominium, Phase V, together with the undivided interests in the Common Elements of the Condominium, and any Limited Common Elements appurtenant to said Units;

The foregoing condominium units are each a "Condominium Unit" and collectively the "Commercial Units," as defined in and in accordance with the Declaration of Condominium recorded in Official Records Book 13930, Page 2178, as amended by First Amendment, recorded in Official Records Book 13984, Page 1879; Second Amendment, recorded in Official Records Book 14238, Page 826; Third Amendment, recorded in Official Records Book 14405, Page 1725, and Fourth Amendment, recorded in Official Records Book 14541, Page 918, Public Records of Pinellas County, Florida, and all amendments thereto.

LESS AND EXCEPT FROM PARCEL 1:

All Units, other than the Commercial Units, within JACARANDA BEACH VILLAS CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 13930, Page 2178, as amended by First Amendment, recorded November 5, 2004 in Official Records Book

13984, Page 1879; Second Amendment, recorded in Official Records Book 14238, Page 826; Third Amendment, recorded in Official Records Book 14405, Page 1725, and Fourth Amendment, recorded in Official Records Book 14541, Page 918, and all amendments thereto, Public Records of Pinellas County, Florida.

All being a part of Government Lot 1, Section 1, Township 32 South, Range 15 East, and a part of Section 6, Township 32 South, Range 16 East, Pinellas County, Florida.

PARCEL 2 (Amenities Easement)

TOGETHER WITH non-exclusive easements for the benefit of Owners of Commercial Units described in Parcel 1 within Jacaranda Beach Villas Condominium as created by Amenities and Facilities Access Easement Agreement as recorded November 5, 2004 in Official Records Book 13930, Page 2078, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 3 (Building Easement)

TOGETHER WITH non-exclusive easements for the benefit of Parcel 1 as created by Reciprocal Easements with Covenants to Share Costs for the Jacaranda Building, recorded November 5, 2004 in Official Records Book 13930, Page 2130, Public Records of Pinellas County, Florida, and all amendments thereto.

PARCEL 4 (Declaration Easements)

TOGETHER WITH non-exclusive easement rights for the benefit of Owners of Commercial Units described in Parcel 1 within Jacaranda Beach Villas Condominium as created by the Declaration of Condominium of JACARANDA BEACH VILLAS CONDOMINIUM, as recorded November 5, 2004 in Official Records Book 13930, Page 2178, Public Records of Pinellas County, Florida, and all amendments thereto.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

2. Easement reserved in Warranty Deed recorded November 5, 1952 in Deed Book 1400, Page 149, Public Records of Pinellas County, Florida.

3. Easement in favor of Florida Power Corporation, a Florida corporation, recorded August 16, 1963 in Official Records Book 1741, Page 118, Public Records of Pinellas County, Florida.

4. Terms and conditions of Chapter 161, Florida Statutes, and the restrictions on the use of the property as the result thereof as such Coastal Construction Control Lines and Bulkhead Lines now or hereafter proposed or defined, including but not limited to restrictions, if any, on the Grantee's ability to construct new improvements on the Land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line, recorded January 2, 2002 at Official Records Book 11760, Page 2687, Public Records of Pinellas County, Florida.

5. Amenities and Facilities Access Easement Agreement by and between RIA-Tradewinds, Inc., a Florida corporation and Mariner Marketing Services & Development Company, LLC, a Florida limited liability company, recorded November 15, 2004 in Official Records Book 13930, Page 2078, Public Records of Pinellas County, Florida.

6. Reciprocal Easements with Covenants to Share Costs for the Jacaranda Building, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge or assessments by and among RIA-Tradewinds, Inc., a Florida corporation and Mariner Marketing Services & Development Company, LLC, a Florida limited liability company, recorded November 5, 2004 in Official Records Book 13930, Page 2130, as affected by Assignment and Assumption of Reciprocal Easement Agreement by and between RIA-Tradewinds, Inc., a Florida corporation, as assignor, and 5500-5600 Gulf Blvd. IG LLC, a Delaware limited liability company, as assignee, recorded of even date herewith, all of the Public Records of Pinellas County, Florida.

7. All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions, including provisions for private charges or assessments, of Declaration of Condominium of Jacaranda Beach Villas Condominium and all exhibits thereto, recorded November 5, 2004 in Official Records Book 13930, Page 2178; as amended by Assignment of Developer Rights recorded November 5, 2004 in Official Records Book 13931, Page 114; as amended by First Amendment to Declaration of Condominium recorded December 7, 2004 in Official Records Book 13984, Page 1879; Second Amendment to Declaration of Condominium recorded April 12, 2005 in Official Records Book 14238, Page 826; Third Amendment to Declaration of Condominium recorded June 24, 2005 in Official Records Book 14405, Page 1725; and Fourth Amendment to Declaration of Condominium recorded August 18, 2005 in Official Records Book 14541, Page 918, all of the Public Records of Pinellas County, Florida. (Affects the Commercial Units within Parcel 1 only)

8. Amenities and Facilities Access Easement and License Agreement by and between RIA-Breckenridge, Inc., a Florida corporation and RIA-Tradewinds, Inc., a Florida corporation, and Breckenridge Development, Inc., a Florida corporation and Breckenridge Beach Villas Condominium Association, Inc., recorded December 5, 2012 in Official Records Book 17809, Page 259 and together with the First Amendment to Amenities and Facilities Access Easement and License Agreement recorded August 13, 2019 in Official Records Book 20652, Page 2093, all of the Public Records of Pinellas County, Florida.

9. Amended and Restated Declaration of Architectural and Design Review recorded December 5, 2012 in Official Records Book 17809, Page 411, Public Records of Pinellas County, Florida.

10. Covenant Running with the Land in Lieu of Unity of Title recorded May 2, 2017 in Official Records Book 19612, Page 1158, Public Records of Pinellas County, Florida.

11. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company
5500-5600 GULF BLVD. IG LLC

Filing Information

Document Number	M19000007906
FEI/EIN Number	84-2873300
Date Filed	08/15/2019
State	DE
Status	ACTIVE

Principal Address

5500 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER, LLC
1825 MAIN ST
C/O 1754 PROPERTIES LLC
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2021	03/04/2021
2022	02/25/2022

2023 01/26/2023

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08/15/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company
5700 GULF BLVD. BR LLC

Filing Information

Document Number	M19000007898
FEI/EIN Number	84-2873555
Date Filed	08/15/2019
State	DE
Status	ACTIVE

Principal Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER LLC
1825 MAIN STREET
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2021	03/04/2021
2022	02/25/2022
2023	01/26/2023

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03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/15/2019 -- Foreign Limited	View image in PDF format

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Detail by Entity Name

Foreign Limited Liability Company
5750 GULF BLVD. CR LLC

Filing Information

Document Number	M19000008319
FEI/EIN Number	84-2935905
Date Filed	08/27/2019
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/22/2021
Event Effective Date	NONE

Principal Address

5900 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 05/12/2021

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER, LLC
1825 MAIN STREET
WESTON, FL 33326

Title AMBR

SMITH, JOSEPH C
5900 GULF BLVD
ST PETE BEACH, FL 33706

Annual Reports

Report Year	Filed Date
2021	03/04/2021
2022	02/25/2022
2023	01/26/2023

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12/22/2021 -- LC Amendment	View image in PDF format
03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/27/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company
6000 GULF BLVD. SP LLC

Filing Information

Document Number	M19000007905
FEI/EIN Number	84-2884870
Date Filed	08/15/2019
State	DE
Status	ACTIVE

Principal Address

6000 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD
ST PETE BEACH, FL 33706

Changed: 10/24/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MGR

GULF BLVD ENTITY MANAGER, LLC
1825 MAIN ST
C/O 1754 PROPERTIES LLC
WESTON, FL 33326

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DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
GULF BLVD ENTITY MANAGER, LLC

Filing Information

Document Number	M19000007792
FEI/EIN Number	84-2856432
Date Filed	08/13/2019
State	DE
Status	ACTIVE

Principal Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Registered Agent Name & Address

AGENTS AND CORPORATIONS, INC.
539 FIFTH AVENUE SOUTH
SUITE 330
NAPLES, FL 34102

Address Changed: 09/13/2021

Authorized Person(s) Detail

Name & Address

Title MBR

SMITH, JOSEPH
1825 MAIN STREET
WESTON, FL 33326

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2022	02/25/2022
2023	01/26/2023

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DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company
GULF BLVD ENTITY MANAGER, LLC

Filing Information

Document Number	M19000007792
FEI/EIN Number	84-2856432
Date Filed	08/13/2019
State	DE
Status	ACTIVE

Principal Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Mailing Address

5600 GULF BLVD.
ST PETE BEACH, FL 33706

Changed: 03/10/2020

Registered Agent Name & Address

AGENTS AND CORPORATIONS, INC.
539 FIFTH AVENUE SOUTH
SUITE 330
NAPLES, FL 34102

Address Changed: 09/13/2021

Authorized Person(s) Detail

Name & Address

Title MBR

SMITH, JOSEPH
1825 MAIN STREET
WESTON, FL 33326

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03/10/2020 -- ANNUAL REPORT	View image in PDF format
08/13/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

S. Elise Batsel
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5057
Email: ebatsel@stearnsweaver.com

June 21, 2023

VIA E-MAIL AND FEDERAL EXPRESS

Brandon Berry, Senior Planner
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Permit No. 22033 - Tradewinds Redevelopment (the "CUP")

Dear Brandon:

In connection with the above referenced CUP, enclosed please find the following supplemental documents for your review:

1. Original Owner's Authorization for Agent executed by Reef Resort Condominium Association, Inc.;
2. Two copies (11x17) of the Survey;
3. Two copies (11x17) of the CUP Conceptual Site Plan (including Project Data – All Phases);
4. Two copies (11x17) of the CUP Site Plan (with phasing);
5. Two copies (11x17) of the Landscape Plan;
6. Two copies (11x17) of the Building Floor Plans (Tower 1, Tower 2, Tower 3);
7. Two copies (11x17) of the Architectural Renderings; and
8. Two copies (11x17) of the Building Elevations.

Below are the Applicant's responses in connection with your e-mail communication of April 26, 2023:

1. Please provide a raised-seal, to-scale copy of the survey, or an original digital copy with verifiable digital signature provided by the surveyor.

Response: *The survey has been updated with proper electronic signature.*

2. There appear to be properties included within the project that have not signed owner authorizations, particularly the Breckenridge Beach Villas Condo Association, Jacaranda Beach Villas Condo Association, and Reef Resort Condo Association. Does one of the four entities for which an authorization was provided have authority to represent these entities in the

request? I understand the lot split application is being worked through for the Reef portions of the site, but this regards actual consent to be included within the development request.

Response: The fee ownership of the Breckenridge property/parcel is held by 5700 Gulf Blvd. BR LLC, not the association. The fee ownership of the Jacaranda property/parcel is held by 5500-5600 Gulf Blvd IG LLC, not the association. An affidavit signed by the Reed Resort Condo Association is included with this correspondence.

3. The site plan is not to scale which is a requirement of completeness for the application. I'd also like additional detail provided for the TRC staff review. Initially this would include building setbacks, each building identified to use with square footages, proposed building heights/stories, building dimensions, and entrances to garages along with truck loading areas more clearly identified. Please also identify through a supplemental plan the work to be covered under each phase of the project, including any site improvements covered within that scope. There are items referenced in the application that are not clearly shown on the site plan, such as the three beach accesses, so please make sure those are consistent.

Response: The CUP Site Plan has been renamed CUP Concept Plan, which now includes a scale. A CUP Site Plan (with phasing) has been added that shows the development status at each phase. The CUP Site Plan addresses each of the items listed.

4. This can be discussed more at TRC, but I believe that the Planning Board and City Commission would expect a full conceptual site plan, landscaping plan, elevations, and possibly renderings. Here is the recommended list sent last year:

a) Dimensions and location of buildings, access ways, parking, landscaping, curb cuts, accessory spaces and facilities, and so on;
b) Preliminary landscaping plan addressing location, species, planting height, and planting diameter, along with any utilities or other features that will be located within or adjacent to required buffers;
c) Preliminary elevations showing the relevant design standards of Division 39;
d) Fire access exhibits;
e) A zoning table showing compliance of the proposal with the relevant zoning district standards **Partially provided**;
f) Integration of required development details such as an expanded sidewalk, beach access(es), frontage pedestrian amenities, dune restoration, and so on **Partially provided**;
g) Conceptual renderings if available;
h) Floor plans if available.

Response: This comprehensive resubmission includes all of the items set forth above.

As previously discussed, once you have determined that the CUP application is sufficient, we would request that we be placed on the August 2, 2023 TRC meeting agenda to ensure that our development team can attend. As always, please let me know if you have any questions or comments.

Very truly yours,

S. Elise Batsel

SEB/sjw
Enclosures

cc: Joseph Smith
Marco Casillas
Brandon Duquette
Scott Eisenhart
Alex Ray

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

S. Elise Batsel
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5057
Email: ebatsel@stearnsweaver.com

April 25, 2023

VIA HAND DELIVERY

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Application (the "**CU**")

Dear Sir or Madam:

Re: Conditional Use Application (the "**Application**") for certain real property located in the City of St. Pete Beach, Florida

Dear Sir or Madam:

In connection with the above referenced Application, enclosed please find the following documents for your review:

1. Conditional Use Application Acknowledgement Checklist;
2. Conditional Use Application, along with Exhibits "A" and "B;"
3. Public Hearing Sign Posting Affidavit ;
4. Owner's Authorization for Agent, along with the appropriate Sunbiz.org company information;
5. Copies of the vesting deeds
6. Two copies (11x17) of the Survey; and
7. Two copies (11x17) of the Site Plan.

Also enclosed is the application fee in the amount of $1,241.19 made payable to the City of St. Pete Beach. Please let me know if you have any questions or comments.

Very truly yours,

S. Elise Batsel

SEB/sjw
Enclosures