



For Sale

Fruitville Road

Development Site



Contact:

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Fruitville Road Development Site

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IMPORTANT NOTICE

The information contained herein, while based upon data supplied by the seller and obtained from other sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by Harshman & Company, Inc. or by any agent, independent associate or employee of Harshman & Company.

Harshman & Company, Inc. (Broker) hereby notifies prospective buyers that it shall be the buyer's responsibility to verify any and all representations made by seller and/or Broker regarding the property, its condition, improvements, utilities, zoning, insurability, conformance and/or compliance with federal, state and local laws as well as all restrictions of any applicable owner's association, boundaries and use. Buyer recognizes that the Broker is not an expert in legal, tax, financial, appraising, surveying, structural conditions, hazardous materials, engineering or other areas.

Exclusive Right of Sale Listing

Harshman & Company, Inc. is the Exclusive Listing Agent for the subject property and is presenting this property to Qualified Principal Buyers with expertise in real estate investment and development. Buyers are excluded from Cooperating Broker fees.

Inquiries regarding the property described herein should be directed to:

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Property Summary

Location: The subject property is a well located site on the east edge of the downtown with frontage on Fruitville Road and the signalized intersection of East Avenue. This is an excellent location for office, restaurant or retail, such as a drug store/pharmacy, as well as residential rental or for sale condominiums. Bounded on the west by East Avenue, Audubon Place to the east, 4th Street to the north and Fruitville Road to the south; the subject provides a unique development opportunity to develop an entire block. This locations provides this property with easy access to downtown and I-75. The accessibility alone makes this property unique and a most desirable location. The DTE zoning provides unprecedented flexibility of use and development potential of up to 5-stories and 25-units per acre (52 units on this site).

Address: 2134 & 2152 4th Street, 2101, 2145, 2153 Fruitville Road, Sarasota, FL 34237

Traffic Count: Fruitville Road traffic count is 35,500 AADT

Parcel ID#: 2028-12-0098, 0100, 0101, 0103, 0104, 2028-13-0001, 0002, 0003, 0005, 0006, 0008 (11 parcels)

Owner: This is an assembled parcel with 4 different unrelated owners.

Land Size: 91,195 sq. ft. +/- (2.09 acres)

Improvements: There are two single-family homes on the property. Four other single-family and duplex structures were demolished and may provide structures is only in the related impact fee credits.

Taxes: \$21,264.16 (2017)

Zoning: Downtown Edge (DTE) which permits 5-stories and 25-units per acre plus office, retail, restaurant and hotel. Due to the adjacency to DTN to the north there is a 4-story limit south of the centerline of 4th St.

Primary Streets: East Ave, 4th St, Audubon Pl and a portion of Fruitville Rd near the East Ave intersection are classified as "Primary Streets" which imparts particular design criteria on any future development. The "Primary Street" designation is intended to mean "pedestrian oriented" and not associated with the level of automobile or other vehicular traffic that may use the street. Additional design standards are applied to the frontage of any property that may be redeveloping along a Primary Street.

The major additional design standards are related to restrictions for vehicular access, not allowing parking within 20' of the property line and the requirement for the building to have a minimum of two stories with habitable space for the first 20' of property depth. There are requirements related to the design of the facades with regard to percentage of window coverage and shape of those windows and other items that are not discussed in this report. These items are addressed during the design process with the project architect and planner.

Price: **\$3,501,540**





 **Parcels**  **Plat Boundaries**
 **Lots**  **STR Data**

City of Sarasota: Downtown Zoning Districts



Zoning

- Downtown Bayfront (DTB)
- Downtown Core (DTC)
- Downtown Edge (DTE)
- Downtown Neighborhood (DTN)

Prepared by: Department of Neighborhood & Development Services 4/12/2010
 Map is for General Illustration Only. Please Refer to the Official Zoning Map for Official Reference

Downtown Edge Zone District (DTE) Excerpt

The Downtown Edge (DTE) district is a densely mixed-use area typically located along a pedestrian way or a thoroughfare road within a neighborhood. Residential dwellings may be single family or multiple-family and may include mixed-use structures that provide for live-work opportunities. Residential dwellings may be built to a maximum density of twenty-five (25) dwelling units per acre. A variety of non-residential uses are allowed everywhere with ground floor retail mandatory on designated streets. Building heights shall be limited to a maximum of five (5) stories.

When the Zone District Regulations apply:

- These regulations apply to all new development.
- To any expansion or exterior remodeling of existing buildings with a final determination from the Planning Director.

For example, remodeling a storefront may require compliance with standards, such as; window area, window shape and exterior finish materials and an addition would need to comply with standards, such as; setbacks, height limits and parking.

When these regulations do not apply:

- Existing buildings and uses that do not conform to the provisions of these regulations may continue as they are. However, if a prohibited use ceases for 24 consecutive months, the use shall not be re-established. The Planning Director may grant one extension for an additional 12 months, provided the property owner applies for the extension at least 60 days prior to the end of the original 24-month period. The application shall demonstrate that restoration of the use has been diligently pursued and that practical difficulties will preclude a timely restoration of the use within the original 24-month period. Subsequent uses shall conform to the district regulations. Any final decision of the Planning Director may be appealed to the Planning Board in accord with Section IV-1901 (F) of this code.
- Normal repair and maintenance may be performed on existing buildings.

For example, (1) repair of a broken window would not require compliance with the building design standards for window area and shape or (2) repair of a leaking roof would not require compliance with the roof design standards.

- Any existing or approved structure or structures on a single zoning lot under condominium ownership or cooperative long term leases may be rebuilt after destruction to the prior extent of nonconformity as to height, stories and density of units per acre regardless of the percentage of destruction. In the event of such rebuilding, all other applicable district requirements shall be met unless an Adjustment is obtained in accord with Section IV-1903 of this code.

Valid Development Approvals:

- A project for which an application for site plan approval has been filed prior to the effective date of these regulations may be reviewed, approved and constructed under the prior regulations.
- A project for which a site plan has been approved under the prior regulations may be constructed as approved provided a building permit is issued prior to expiration of such approval.

- Structures and uses in projects filed prior to the effective date or which have already been approved and issued a building permit prior to expiration of such approval shall not be deemed nonconforming but shall be deemed to be lawfully existing in conformity with these regulations and shall be allowed to continue as lawfully existing uses or structures.

Use Chart Excerpts:

Permitted Uses	Minor Conditional Use Approval Required	Major Conditional Use Approval Required
Residential	Commercial Recreation	Major Event Entertainment
Office	Commercial Parking	Bars, Tavern, Nightclubs
Retail Sales and Service	Quick Vehicle Servicing	Colleges
Personal Service Oriented	Alcoholic Beverage Store	Community Services
Entertainment Oriented	Motor Vehicle / Boat Sales Agency	Aviation and Surface Passenger Terminals
Hotel / Motel and Other Temporary Lodging	Motor Vehicle / Boat Showroom	
Repair Oriented	Vehicle Repair	
Artisan Studios	Playground	
Basic Utilities	Commercial Wireless Telecommunication Towers	
Parks and Open Space without Playgrounds		
Religious Institutions		
Schools		

Note: Residential Requirement on 4th Street. A residential use is required along the south side of 4th Street from Central Avenue (on the west) to East Avenue (on the east) to keep the residential character of 4th Street. The residential use may consist of existing or new residential structures. A Certificate of Occupancy for a residential use shall be issued prior to or simultaneously with a Certificate of Occupancy for a non-residential use for development on a zoning lot or adjacent zoning lots with frontage on both Fruitville Road and 4th Street when such zoning lot or lots are under unified ownership or control.

Development Standards Excerpts:

Density	25 units / acre
Height	5 Stories
Zoning Lot Size Minimum	1,800 sq. ft.
Building Setback	
Minimum Front	0 ft.
Maximum Front	10 ft.
Minimum Side	0 ft.
Minimum Rear	0 ft.

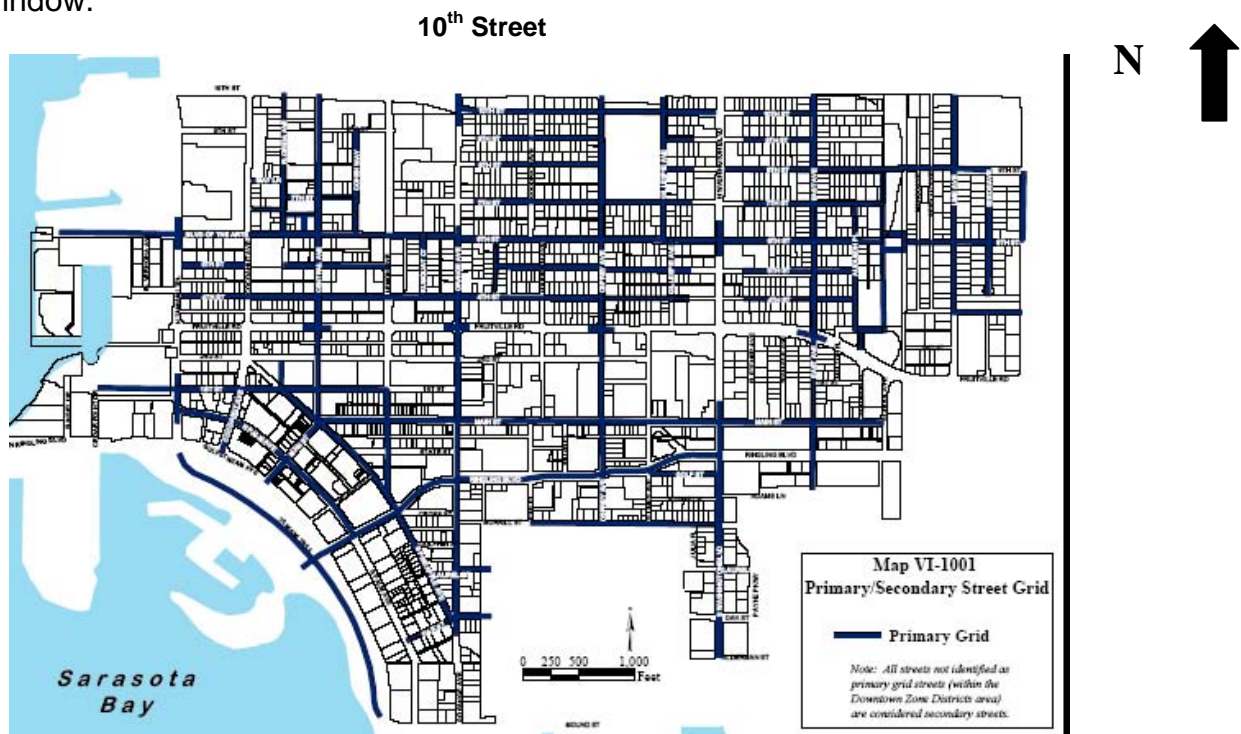
Parking Requirements:

	DTE
Required Parking	
- Residential	1.0 spaces for each dwelling unit
- Non-Residential	1.0 space for each 500 sq. ft. of floor area
- Transient Lodging	0.5 space for each guest unit.
- Bicycle	One bicycle parking space shall be provided for every fifteen off-street vehicular parking spaces.
Exceptions to Required Parking	Liner buildings and independent building of less than 10,000 sq. ft. floor area shall not be required to provide off-street parking. On street parking along the corresponding frontage lines shall be counted toward fulfilling the parking requirements. Locally designated historic buildings shall not be required to provide parking in addition to that, which exists.
Location of Required Parking - Primary Street Grid (See Map VI-1001)	Surface parking shall be located in the second or third layer and masked by a street wall or liner building. Garages shall be located in the third layer and masked by a liner building. Loading areas / spaces are prohibited along frontages.

The required design standards are stated in Table VI-1004 of the Downtown Code. These standards are limited to portions of buildings with frontages that face a primary street. Building frontages that face a secondary street are exempt from these standards.

Intent of Primary Street Frontages:

An **excellent** frontage is one that provides a high level of positive stimulus and interaction for the pedestrian. In an ideal setting, buildings would form a continuous edge, generally up against the outer edge of the right-of-way, with large expanses of glass for pedestrians to see what is happening inside, and a constant sense of give-and-take between inside and outside. The width of the buildings along the street would be relatively narrow, with a range and variety of stores and shops. Restaurants and other uses might spill out onto the sidewalk creating open-air cafes, galleries and other attractions. Landscaping is prevalent, but does not dominate the setting, and does not prevent the pedestrian from getting close to the buildings, storefronts and display window.





Demographics for Fruitville Rd, Sarasota, FL 34237

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	7,196	36,293	76,979
2013 Female Population	6,526	38,523	83,184
% 2013 Male Population	52.44%	48.51%	48.06%
% 2013 Female Population	47.56%	51.49%	51.94%
2013 Total Population: Adult	11,346	61,610	133,894
2013 Total Daytime Population	32,701	116,681	211,229
2013 Total Employees	24,874	71,903	117,044
2013 Total Population: Median Age	39	46	48
2013 Total Population: Adult Median Age	46	53	54
2013 Total population: Under 5 years	797	3,897	7,179
2013 Total population: 5 to 9 years	660	3,506	6,916
2013 Total population: 10 to 14 years	570	3,568	7,395
2013 Total population: 15 to 19 years	703	4,064	8,316
2013 Total population: 20 to 24 years	1,074	4,518	8,698
2013 Total population: 25 to 29 years	1,211	4,455	8,904
2013 Total population: 30 to 34 years	1,035	4,136	8,221
2013 Total population: 35 to 39 years	991	4,191	8,556
2013 Total population: 40 to 44 years	998	4,317	9,152
2013 Total population: 45 to 49 years	972	5,047	11,055
2013 Total population: 50 to 54 years	993	5,319	11,951
2013 Total population: 55 to 59 years	925	5,297	12,036
2013 Total population: 60 to 64 years	725	4,938	11,306
2013 Total population: 65 to 69 years	595	4,536	10,642
2013 Total population: 70 to 74 years	397	3,882	8,899
2013 Total population: 75 to 79 years	270	3,235	7,457
2013 Total population: 80 to 84 years	317	2,819	6,480
2013 Total population: 85 years and over	489	3,091	7,000
% 2013 Total population: Under 5 years	5.81%	5.21%	4.48%
% 2013 Total population: 5 to 9 years	4.81%	4.69%	4.32%
% 2013 Total population: 10 to 14 years	4.15%	4.77%	4.62%
% 2013 Total population: 15 to 19 years	5.12%	5.43%	5.19%
% 2013 Total population: 20 to 24 years	7.83%	6.04%	5.43%
% 2013 Total population: 25 to 29 years	8.83%	5.95%	5.56%
% 2013 Total population: 30 to 34 years	7.54%	5.53%	5.13%
% 2013 Total population: 35 to 39 years	7.22%	5.60%	5.34%
% 2013 Total population: 40 to 44 years	7.27%	5.77%	5.71%
% 2013 Total population: 45 to 49 years	7.08%	6.75%	6.90%
% 2013 Total population: 50 to 54 years	7.24%	7.11%	7.46%
% 2013 Total population: 55 to 59 years	6.74%	7.08%	7.51%
% 2013 Total population: 60 to 64 years	5.28%	6.60%	7.06%
% 2013 Total population: 65 to 69 years	4.34%	6.06%	6.64%
% 2013 Total population: 70 to 74 years	2.89%	5.19%	5.56%
% 2013 Total population: 75 to 79 years	1.97%	4.32%	4.66%
% 2013 Total population: 80 to 84 years	2.31%	3.77%	4.05%
% 2013 Total population: 85 years and over	3.56%	4.13%	4.37%
2013 White alone	10,595	57,124	135,456
2013 Black or African American alone	1,372	10,689	13,107
2013 American Indian and Alaska Native alone	69	307	501
2013 Asian alone	142	947	2,299
2013 Native Hawaiian and OPI alone	10	27	55
2013 Some Other Race alone	1,168	4,024	5,575
2013 Two or More Races alone	366	1,698	3,170
2013 Hispanic	3,597	12,930	19,835
2013 Not Hispanic	10,125	61,886	140,328
% 2013 White alone	77.21%	76.35%	84.57%
% 2013 Black or African American alone	10.00%	14.29%	8.18%
% 2013 American Indian and Alaska Native alone	0.50%	0.41%	0.31%
% 2013 Asian alone	1.03%	1.27%	1.44%
% 2013 Native Hawaiian and OPI alone	0.07%	0.04%	0.03%
% 2013 Some Other Race alone	8.51%	5.38%	3.48%
% 2013 Two or More Races alone	2.67%	2.27%	1.98%
% 2013 Hispanic	26.21%	17.28%	12.38%
% 2013 Not Hispanic	73.79%	82.72%	87.62%
2000 Not Hispanic: White alone	8,848	52,196	128,263

Population	1-mi.	3-mi.	5-mi.
2000 Not Hispanic: Black or African American alone	1,666	10,274	11,845
2000 Not Hispanic: American Indian and Alaska Native alone	51	171	318
2000 Not Hispanic: Asian alone	138	654	1,572
2000 Not Hispanic: Native Hawaiian and OPI alone	6	23	42
2000 Not Hispanic: Some Other Race alone	56	149	212
2000 Not Hispanic: Two or More Races	151	759	1,419
% 2000 Not Hispanic: White alone	62.85%	72.44%	82.87%
% 2000 Not Hispanic: Black or African American alone	11.83%	14.26%	7.65%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.36%	0.24%	0.21%
% 2000 Not Hispanic: Asian alone	0.98%	0.91%	1.02%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.03%	0.03%
% 2000 Not Hispanic: Some Other Race alone	0.40%	0.21%	0.14%
% 2000 Not Hispanic: Two or More Races	1.07%	1.05%	0.92%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	13,722	74,816	160,163
2013 Households	5,521	32,170	70,783
Population Change 2010-2013	631	3,041	5,991
Household Change 2010-2013	119	344	477
% Population Change 2010-2013	4.82%	4.24%	3.89%
% Household Change 2010-2013	2.20%	1.08%	0.68%
Population Change 2000-2013	-355	2,766	5,394
Household Change 2000-2013	-282	95	1,626
% Population Change 2000 to 2013	-2.52%	3.84%	3.49%
% Household Change 2000 to 2013	-4.86%	0.30%	2.35%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	6,341	36,278	79,847
2000 Occupied Housing Units	5,803	32,074	69,157
2000 Owner Occupied Housing Units	2,277	20,909	49,237
2000 Renter Occupied Housing Units	3,526	11,165	19,920
2000 Vacant Housings Units	538	4,204	10,689
% 2000 Occupied Housing Units	91.52%	88.41%	86.61%
% 2000 Owner occupied housing units	39.24%	65.19%	71.20%
% 2000 Renter occupied housing units	60.76%	34.81%	28.80%
% 2000 Vacant housing units	8.48%	11.59%	13.39%
Income	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$36,767	\$41,100	\$46,745
2013 Household Income: Average	\$49,301	\$56,651	\$63,980
2013 Per Capita Income	\$22,747	\$25,461	\$29,084
2013 Household income: Less than \$10,000	526	2,619	4,725
2013 Household income: \$10,000 to \$14,999	462	2,337	4,025
2013 Household income: \$15,000 to \$19,999	431	2,214	4,372
2013 Household income: \$20,000 to \$24,999	353	2,192	4,286
2013 Household income: \$25,000 to \$29,999	374	2,208	4,043
2013 Household income: \$30,000 to \$34,999	495	2,221	4,838
2013 Household income: \$35,000 to \$39,999	338	1,856	4,112
2013 Household income: \$40,000 to \$44,999	242	1,990	3,833
2013 Household income: \$45,000 to \$49,999	308	1,750	3,314
2013 Household income: \$50,000 to \$59,999	462	2,353	5,582
2013 Household income: \$60,000 to \$74,999	756	3,276	7,427
2013 Household income: \$75,000 to \$99,999	229	2,655	7,592
2013 Household income: \$100,000 to \$124,999	221	1,651	4,797
2013 Household income: \$125,000 to \$149,999	108	800	2,183
2013 Household income: \$150,000 to \$199,999	78	916	2,494
2013 Household income: \$200,000 or more	138	1,132	3,160
% 2013 Household income: Less than \$10,000	9.53%	8.14%	6.68%
% 2013 Household income: \$10,000 to \$14,999	8.37%	7.26%	5.69%
% 2013 Household income: \$15,000 to \$19,999	7.81%	6.88%	6.18%
% 2013 Household income: \$20,000 to \$24,999	6.39%	6.81%	6.06%
% 2013 Household income: \$25,000 to \$29,999	6.77%	6.86%	5.71%
% 2013 Household income: \$30,000 to \$34,999	8.97%	6.90%	6.83%
% 2013 Household income: \$35,000 to \$39,999	6.12%	5.77%	5.81%
% 2013 Household income: \$40,000 to \$44,999	4.38%	6.19%	5.42%
% 2013 Household income: \$45,000 to \$49,999	5.58%	5.44%	4.68%
% 2013 Household income: \$50,000 to \$59,999	8.37%	7.31%	7.89%
% 2013 Household income: \$60,000 to \$74,999	13.69%	10.18%	10.49%
% 2013 Household income: \$75,000 to \$99,999	4.15%	8.25%	10.73%
% 2013 Household income: \$100,000 to \$124,999	4.00%	5.13%	6.78%
% 2013 Household income: \$125,000 to \$149,999	1.96%	2.49%	3.08%
% 2013 Household income: \$150,000 to \$199,999	1.41%	2.85%	3.52%
% 2013 Household income: \$200,000 or more	2.50%	3.52%	4.46%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$1,706,959	\$9,226,784	\$19,569,302
2013 Jewelry stores	\$884,636	\$4,994,568	\$9,793,136

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2013 Mens clothing stores	\$1,757,088	\$7,589,574	\$15,929,435
2013 Shoe stores	\$1,699,474	\$9,310,590	\$19,873,687
2013 Womens clothing stores	\$3,134,691	\$17,937,582	\$38,131,793
2013 Automobile dealers	\$21,153,747	\$106,704,703	\$227,007,581
2013 Automotive parts and accessories stores	\$4,478,510	\$25,800,681	\$55,620,019
2013 Other motor vehicle dealers	\$627,467	\$3,863,083	\$8,273,584
2013 Tire dealers	\$2,014,690	\$11,393,255	\$24,242,868
2013 Hardware stores	\$29,084	\$193,141	\$395,397
2013 Home centers	\$349,689	\$2,123,196	\$4,806,573
2013 Nursery and garden centers	\$519,149	\$2,703,787	\$6,401,898
2013 Outdoor power equipment stores	\$508,952	\$2,370,359	\$4,771,270
2013 Paint andwallpaper stores	\$24,739	\$232,578	\$451,183
2013 Appliance, television, and other electronics stores	\$2,731,289	\$15,871,051	\$34,254,201
2013 Camera andphotographic supplies stores	\$323,638	\$1,778,207	\$4,085,785
2013 Computer andsoftware stores	\$6,986,267	\$40,823,365	\$88,535,066
2013 Beer, wine, and liquor stores	\$1,148,578	\$6,881,790	\$14,717,377
2013 Convenience stores	\$5,658,718	\$31,806,716	\$69,042,016
2013 Restaurant Expenditures	\$5,562,922	\$32,312,702	\$70,222,950
2013 Supermarkets and other grocery (except convenience) stores	\$20,055,250	\$114,762,437	\$247,156,356
2013 Furniture stores	\$2,017,489	\$11,324,067	\$24,098,693
2013 Home furnishings stores	\$4,941,465	\$28,128,139	\$60,196,595
2013 General merchandise stores	\$27,213,332	\$151,895,834	\$326,766,892
2013 Gasoline stations with convenience stores	\$17,100,165	\$97,228,643	\$209,732,662
2013 Other gasoline stations	\$12,072,247	\$69,380,638	\$149,245,877
2013 Department stores (excl leased depts)	\$26,328,697	\$146,901,267	\$316,973,757
2013 General merchandise stores	\$27,213,332	\$151,895,834	\$326,766,892
2013 Other health and personal care stores	\$1,827,385	\$10,458,704	\$22,814,540
2013 Pharmacies and drug stores	\$5,418,763	\$32,494,509	\$71,177,599
2013 Pet and pet supplies stores	\$1,621,796	\$9,492,557	\$19,890,813
2013 Book, periodical, and music stores	\$448,172	\$2,583,162	\$5,503,570
2013 Hobby, toy, and game stores	\$608,695	\$3,041,040	\$6,013,683
2013 Musical instrument and supplies stores	\$121,167	\$694,753	\$1,366,512
2013 Sewing, needlework, and piece goods stores	\$242,314	\$1,107,224	\$2,320,051
2013 Sporting goods stores	\$519,173	\$3,209,361	\$6,595,225

SURVEY REPORT:

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF 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 ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. THIS OFFICE WAS PROVIDED RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FILE NO. 15101357 TH, WITH AN EFFECTIVE DATE OF: SEPTEMBER 23, 2015 AT 8:00 A.M.

3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.

4. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.

5. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "C" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125150, PANEL NUMBER 0010, SUFFIX B, EFFECTIVE FEBRUARY 15, 1984, FOR THE CITY OF SARASOTA, FLORIDA.

6. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEY PARCEL.

7. WE ARE UNAWARE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

8. THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

9. WE HAVE NOT BEEN PROVIDED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

10. INSURANCE CERTIFICATES PROVIDED UPON REQUEST.

11. THERE ARE NO PARKING SPACES ON SUBJECT PARCEL.

SCHEDULE B--H ITEMS ADDRESSED AS FOLLOWS:

ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURER ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT, (NOT AN APPLICABLE SURVEY MATTER).

ITEM 2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND, (RESOLVED BY THIS MAP OF SURVEY WITH REPORT).

ITEM 3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT AN APPLICABLE SURVEY MATTER).

ITEM 4. CONSTRUCTION, MECHANICS', CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT AN APPLICABLE SURVEY MATTER).

ITEM 5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NONE KNOWN OR PROVIDED TO EBI SURVEYING)

ITEM 6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2015 AND SUBSEQUENT YEARS. (NOT AN APPLICABLE SURVEY MATTER).

ITEM 7. GRANT OR EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 2272, PAGE 460, (AS SHOWN ON THIS MAP OF SURVEY).

ITEM 8. RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES, IF ANY, (NOT AN APPLICABLE SURVEY MATTER).

BENCHMARKS:

CONTROL BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON SARASOTA COUNTY BENCHMARK "S 700" DESCRIBED AS STAINLESS STEEL ROD W/O SLEEVE STAMPED "S 700 2007" LOCATED AT THE INTERSECTION OF NORTH WASHINGTON BOULEVARD (U.S. HIGHWAY 301) AND FRUITVILLE ROAD, IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST. ELEVATION: 25.91' (NORTH AMERICAN VERTICAL DATUM 1988)

ON-SITE BENCHMARK TBM #1:
STATION IS A LB-7652 NAIL AND DISK LOCATED 23.04" NORTH AND 74.93" WEST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL. ELEVATION: 29.27' (NORTH AMERICAN VERTICAL DATUM 1988)

ON-SITE BENCHMARK TBM #2:
STATION IS A LB-7652 NAIL AND DISK LOCATED 16.57" NORTH AND 34.60" EAST OF THE NORTHEAST CORNER OF SUBJECT PARCEL. ELEVATION: 28.58' (NORTH AMERICAN VERTICAL DATUM 1988)

(0.000' NORTH AMERICAN VERTICAL DATUM 1988 = 1.047' NATIONAL GEODETIC VERTICAL DATUM 1929)

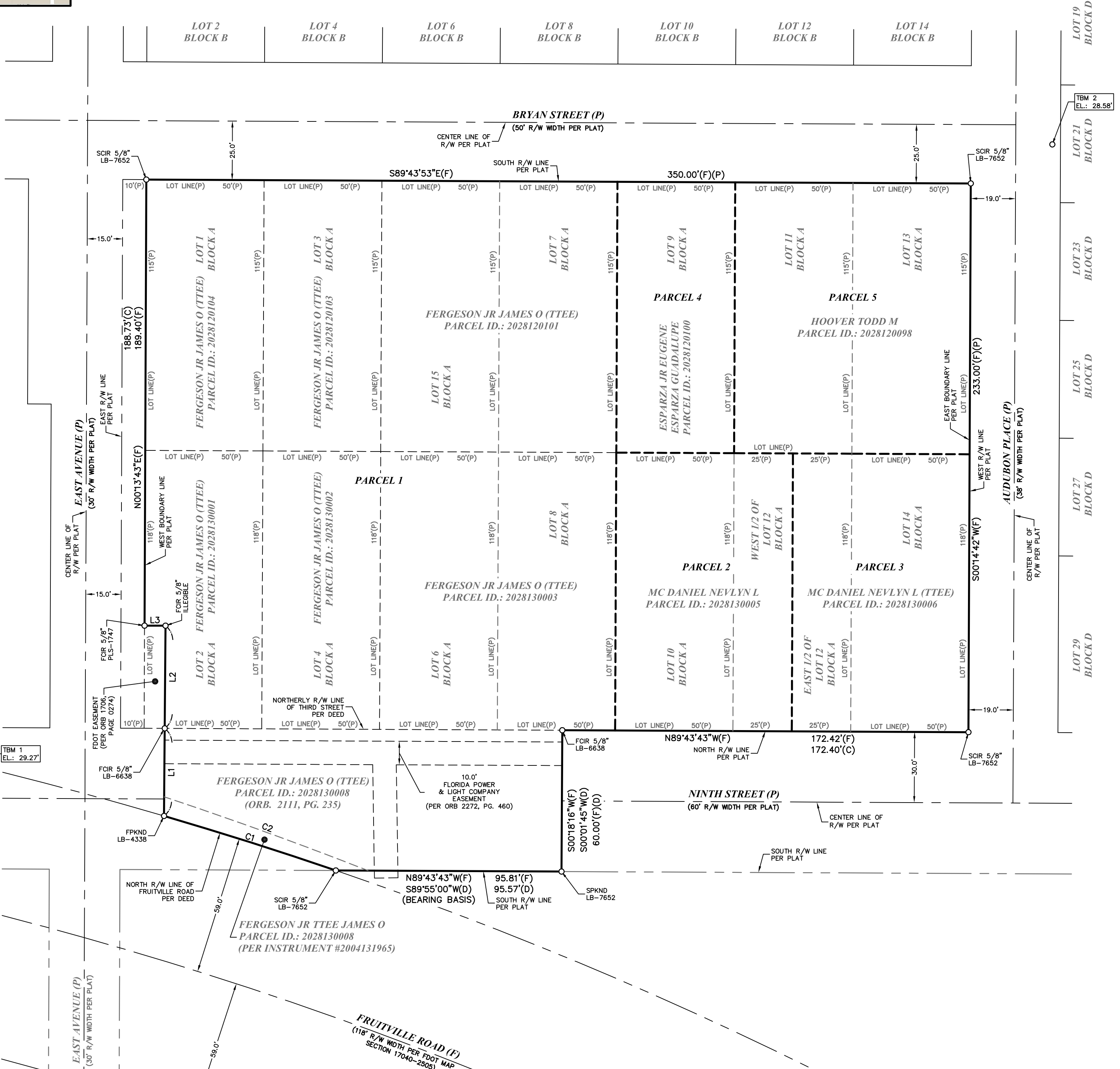
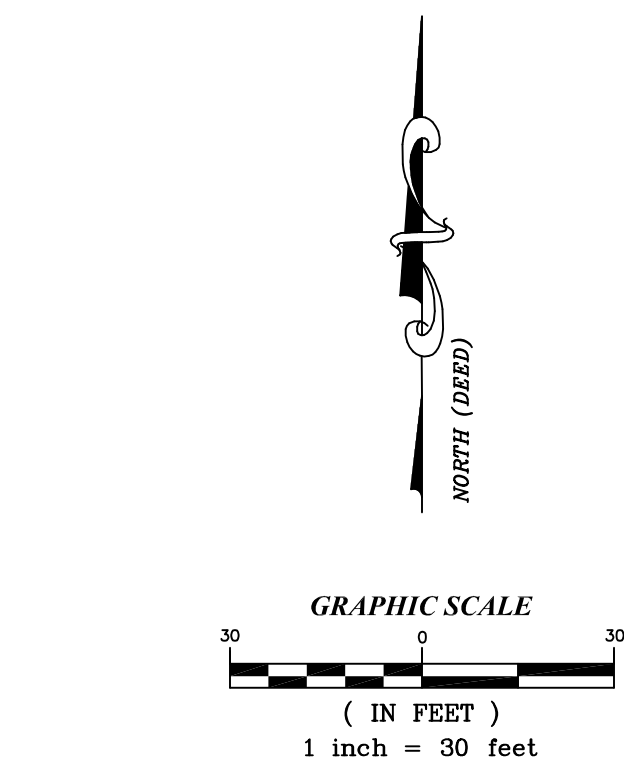
LEGEND

ABBREVIATIONS

AC	AIR CONDITIONER	IN	INCH	IN	INCH
(C)	CALCULATED MEASUREMENT	ID	IDENTIFICATION	LB	LIBRARY
CONC	CONCRETE	LB	LICENSED BUSINESS NUMBER	LP	LIBRARY
CSW	CONCRETE SIDEWALK	LP	LICENSED PROFESSIONAL SURVEYOR & MAPPER	LS	LICENSED SURVEYOR
(D)	DEED MEASUREMENT - CALL	LS	LICENSED SURVEYOR	MA	NORTH AMERICAN VERTICAL DATUM
(F)	FIELD MEASUREMENT	MA	NORTH AMERICAN VERTICAL DATUM	NGVD	NATIONAL GEODETIC VERTICAL DATUM
EL	ELECTRIC BOX	NGVD	NATIONAL GEODETIC VERTICAL DATUM	OW	OVERHEAD WIRE
EL	ELEVATION	OW	OVERHEAD WIRE	PF	PLAY MEASUREMENT - CALL
EM	ELECTRIC METER	PF	PLAY MEASUREMENT - CALL	PRM	PERMANENT REFERENCE MONUMENT
FC	FOUND CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT	PS	PROFESSIONAL SURVEYOR & MAPPER
FL	FLORIDA DEPARTMENT OF TRANSPORTATION	PS	PROFESSIONAL SURVEYOR & MAPPER	R/W	RIGHT-OF-WAY
FF	FINISHED FLOOR	R/W	RIGHT-OF-WAY	SC	SET CAPPED IRON ROD
FP	FOUND IRON PIPE	SC	SET CAPPED IRON ROD	SD	SET NAIL AND DISK
FOR	FOUND CAPPED IRON ROD	SD	SET NAIL AND DISK	TM	TEMPORARY BENCHMARK
FR	FOUND IRON ROD	TM	TEMPORARY BENCHMARK	W	WATER METER
FND	FOUND NAIL AND DISK	W	WATER METER	WV	WATER VALVE
FPP	FOUND PRINCHED PIPE	WV	WATER VALVE		

SYMBOLS

⊙	CABLE RISER	⊙	TREE LOCATION (SIZE AND TYPE & NOTED)
⊙	GRATE INLET	⊙	UTILITY FLAG ELECTRIC
⊙	SANITARY SEWER STRUCTURE	⊙	UTILITY FLAG GAS
⊙	SPOT ELEVATION	⊙	UTILITY FLAG RECLAIMED WATER
⊙	STORM STRUCTURE	⊙	UTILITY FLAG SANITARY/STORM SEWER
⊙	TELEPHONE PEDESTAL	⊙	UTILITY FLAG WATER
⊙	TRAFFIC SIGNAL JUNCTION BOX	⊙	WOOD FENCE
⊙	FIRE HYDRANT	⊙	METAL FENCE
⊙	SIGN	⊙	PVC FENCE
⊙	BOLLARD	⊙	



LINE TABLE		
LINE	LENGTH	BEARING
L1(F)	37.19'	N00°27'05\"E
L1(D)	37.21'	N00°07'43\"E
L2(F)	43.60'	N00°27'05\"E
L2(D)	44.25'	N00°06'30\"E
L3(F)	8.92'	N89°49'55\"W
L3(D)	8.92'	N89°53'31\"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1(F)	76.52'	1696.02'	N72°22'54\"W
C1(D)	76.77'	1696.02'	N72°41'02\"W
C2(F)	92.07'	1696.02'	N70°06'14\"W
C2(D)	92.11'	1696.02'	N70°21'18\"W

NOTE:
FOR IMPROVEMENT AND TOPOGRAPHIC INFORMATION SEE SHEET 2



LEGAL DESCRIPTION:

PARCEL 1:

ALL OF LOTS 1, 3, 4, 5, 6, 7 AND 8 BLOCK A, NORTH AUDUBON PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

LOT 2, BLOCK A, NORTH AUDUBON PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA LESS AND EXCEPTING PORTION THEREOF CONVEYED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN O.R. BOOK 1706, PAGE 274, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THAT PORTION OF LOT 1, BLOCK D, AUDUBON PLACE, IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 22, DESCRIBED IN QUITCLAIM DEED FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, TO, JAMES O. FERGUSON, JR., AS TRUSTEE UNDER AGREEMENT DATED DECEMBER 15, 1986, RECORDED IN O.R. BOOK 2111, PAGE 235, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THAT PROPERTY CONTAINED IN ORDINANCE NO. 04-4546 BY THE CITY OF SARASOTA RECORDED IN INSTRUMENT NO. 200413965, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK A, NORTH AUDUBON PLACE, A RE-SUB OF LOTS 10, 12 AND THE NORTH 136.80 FEET OF LOT 14, BLOCK L, PLAT OF SARASOTA, AS RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°58'25\"E EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THIRD STREET (60 FEET WIDE), DISTANCE OF 8.79 FEET FOR A POINT OF BEGINNING; CONTINUE NORTH 89°58'25\"E EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THIRD STREET, A DISTANCE OF 168.81 FEET; THENCE SOUTH 00°01'45\" WEST, A DISTANCE OF 60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THIRD STREET; THENCE S.89°55'00\" W, ALONG THE SOUTH LINE OF SAID THIRD STREET, A DISTANCE OF 95.57 FEET TO A POINT ON THE NORTH LINE OF FRUITVILLE ROAD, A 118 FEET WIDE PUBLIC RIGHT OF WAY, SAME BEING A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1696.02 FEET, A CENTRAL ANGLE OF 2°35'36\", A CHORD BEARING N.72°41'02\"W, AND A CHORD DISTANCE OF 76.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 76.77 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF FRUITVILLE ROAD WITH THE EAST LINE OF EAST AVENUE, A PUBLIC RIGHT OF WAY OF VARYING WIDTH; THENCE N.00°07'43\"E, ALONG SAID EAST LINE OF EAST AVENUE, A DISTANCE OF 37.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 10 AND THE WEST 1/2 OF LOT 12, BLOCK A, AUDUBON PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

PARCEL 3:

LOT 14 AND THE EAST 1/2 OF LOT 12, BLOCK A, AUDUBON PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

PARCEL 4:

LOT 9, BLOCK A, AUDUBON PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

PARCEL 5:

LOTS 11 AND 13, BLOCK A, AUDUBON PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TO BRIGHTWORKS ACQUISITIONS, LLC., A FLORIDA LIMITED LIABILITY COMPANY; JAMES O. FERGUSON, JR.; NEVLYN L. MC DANIEL; EUGENE ESPARZA, JR. AND GUADALUPE ESPARZA; TODD M. HOOVER; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16, 18, AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 09/21/2015.

AND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 50-17 OF THE FLORIDA ADMINISTRATIVE CODE.

2/12/2016
DATE SIGNED

HENRY A. KILBURN, PSM
SURVEYOR AND MAPPER NUMBER: LS-6661

ALTA/ACSM LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
NORTH AUDUBON PLACE
LOTS 1 THROUGH 14, BLOCK A
NORTH AUDUBON PLACE
SARASOTA COUNTY, FLORIDA

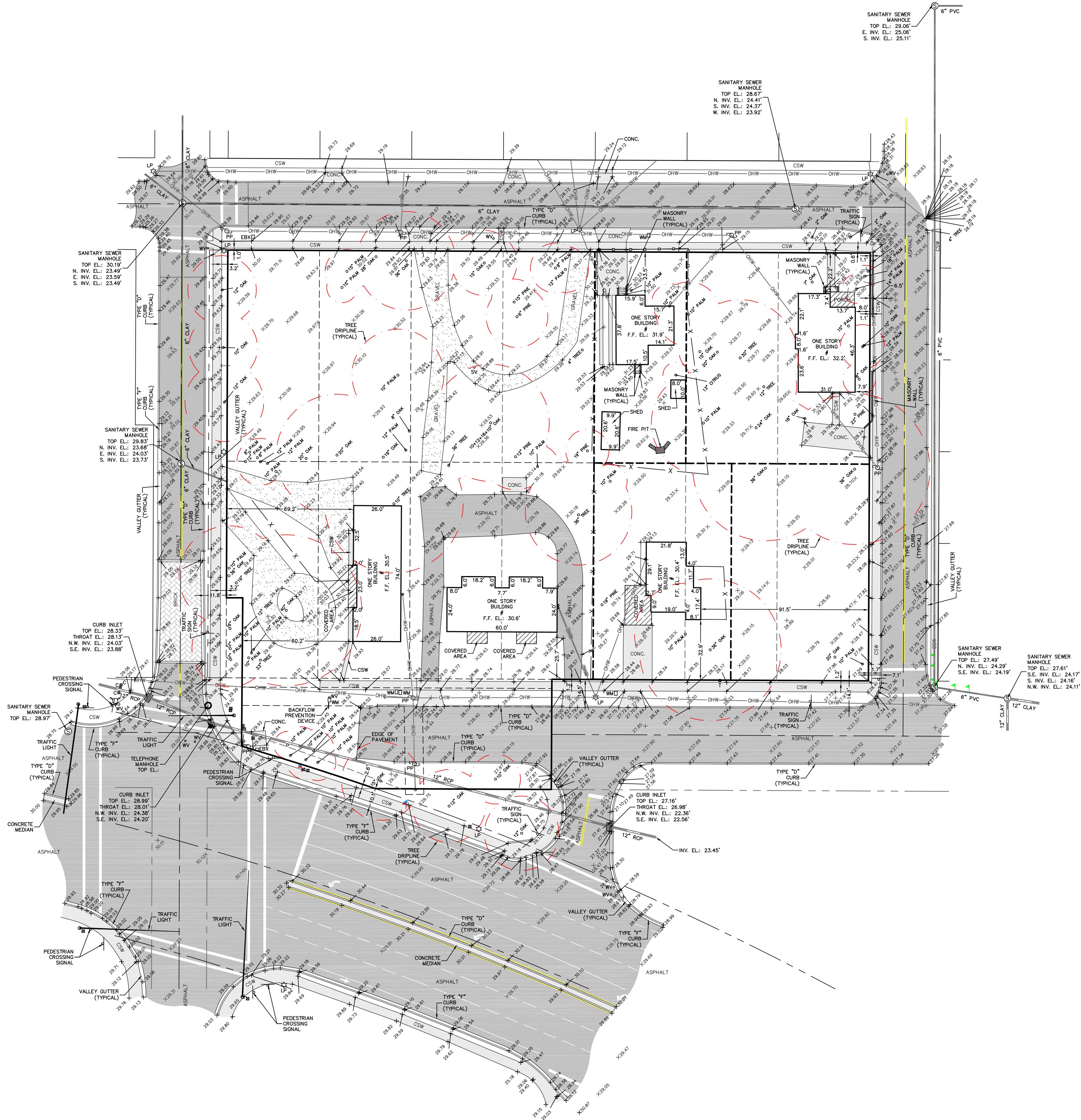
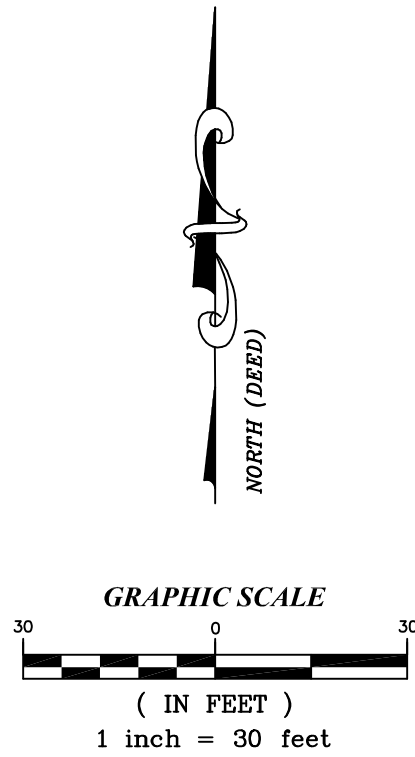
REVISIONS: APDP.
REVISE SANITARY HAK 12/08/15

DATE OF SURVEY: 9/21/2015
DRAWN: FRV
CHECKED: HAK
REVISION:
FILE: BW17ALTAX.dwg

SCALE: 1" = 30'

PROJECT NUMBER: BWRE0017

SHEET NO.



BENCHMARKS:
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(0.000' NORTH AMERICAN VERTICAL DATUM 1988 = 1.047' NATIONAL GEODETIC VERTICAL DATUM 1929)

LEGEND	
ABBREVIATIONS	
AC	AIR CONDITIONER
CD	CALCULATED MEASUREMENT
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
ED	DEED MEASUREMENT - CALL
EL	ELEVATION
EW	ELECTRIC WIRE
FCM	FOUND CONCRETE MONUMENT
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	FINISHED FLOOR
FR	FOUND IRON ROD
FOR	FOUND CAPPED IRON ROD
FR	FOUND IRON ROD
FND	FOUND NAIL AND DISK
FPP	FOUND FINISHED PIPE
IN	INVERT
ID	IDENTIFICATION
LS	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
NAD	NORTH AMERICAN VERTICAL DATUM
NAD	NATIONAL GEODETIC VERTICAL DATUM
OW	OVERHEAD WIRE
PM	PLAT MEASUREMENT - CALL
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
SC	SET CAPPED IRON ROD
SD	SET NAIL AND DISK
TM	TEMPORARY BENCHMARK
WM	WATER METER
WV	WATER VALVE
SYMBOLS	
6"	CABLE ROD
Ø	CURB INLET
SS	SANITARY SEWER STRUCTURE
SP	SPOT ELEVATION
ST	STORM STRUCTURE
TP	TELEPHONE PEDESTAL
TJ	TRAFFIC SIGNAL JUNCTION BOX
W	WOOD FENCE
W	METAL FENCE
W	PVC FENCE
W	BOLLARD
W	UTILITY FLAG ELECTRIC
W	UTILITY FLAG COMMUNICATIONS
W	UTILITY FLAG GAS
W	UTILITY FLAG RECLAIMED WATER
W	UTILITY FLAG SANITARY/STORM SEWER
W	UTILITY FLAG WATER

NOTE:
FOR BOUNDARY INFORMATION
SEE SHEET 1

ALTA/ACSM LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY
NORTH AUDUBON PLACE
LOTS 1 THROUGH 14, BLOCK A
NORTH AUDUBON PLACE
SARASOTA COUNTY, FLORIDA

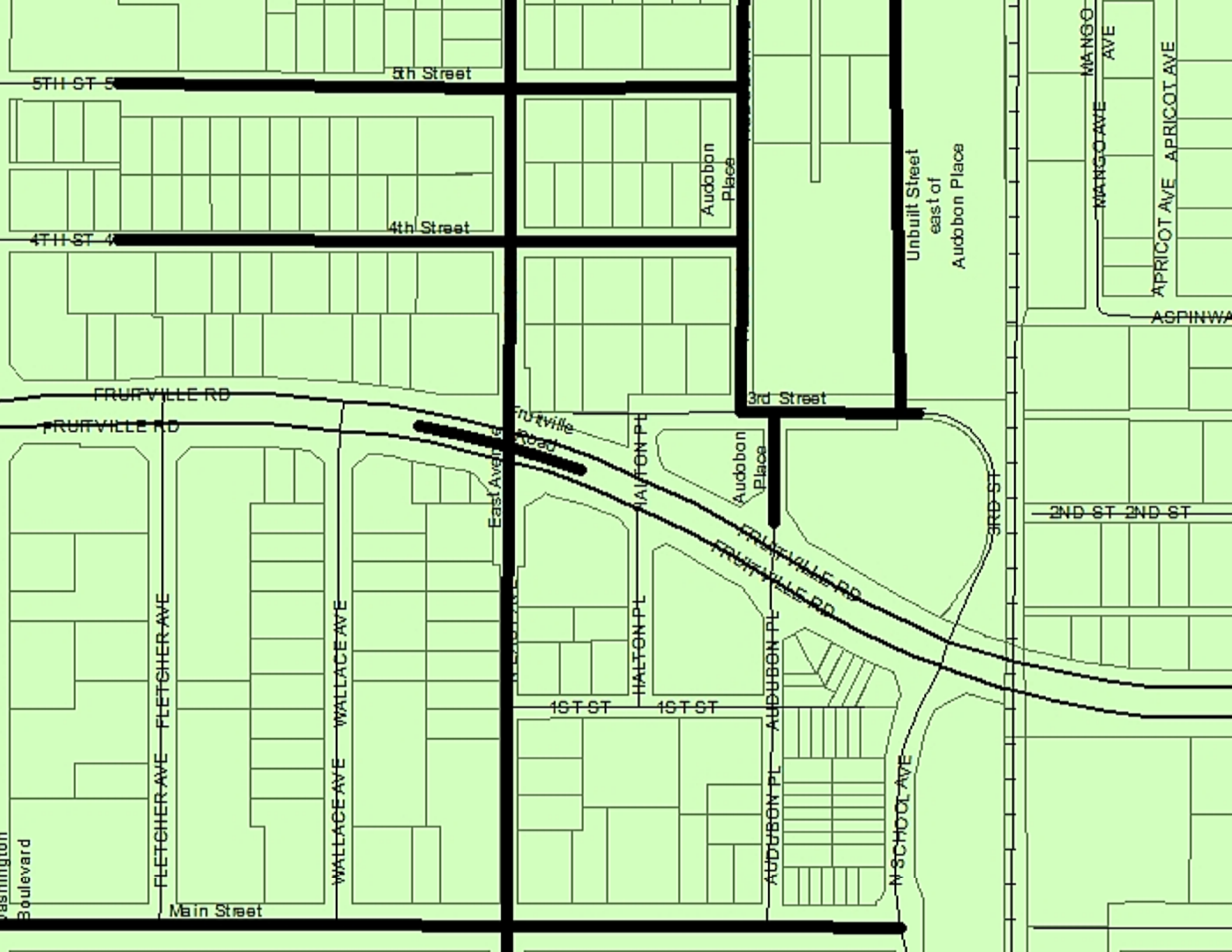
REVISIONS: APPD.

DATE OF SURVEY:
9/21/2015
DRAWN: FRV
CHECKED: HAK
REVISION:
FILE: BW17ALTAX.dwg

SCALE: 1" = 30'

PROJECT NUMBER:
BWRE0017

SHEET NO.



5TH ST 5

5th Street

Audubon
Place

4TH ST 4

4th Street

Unbuilt Street
east of
Audubon Place

MANGO AVE
MANGO AVE

APRICOT AVE
APRICOT AVE

ASPINWA

FRUITVILLE RD

FRUITVILLE RD

Fruitville
Road

East Avenue

HALTON PL

Audubon
Place

3rd Street

2ND ST 2ND ST

FLETCHER AVE
FLETCHER AVE

WALLACE AVE
WALLACE AVE

1ST ST

1ST ST

HALTON PL

AUDUBON PL
AUDUBON PL

N SCHOOL AVE

Main Street

Washington
Boulevard