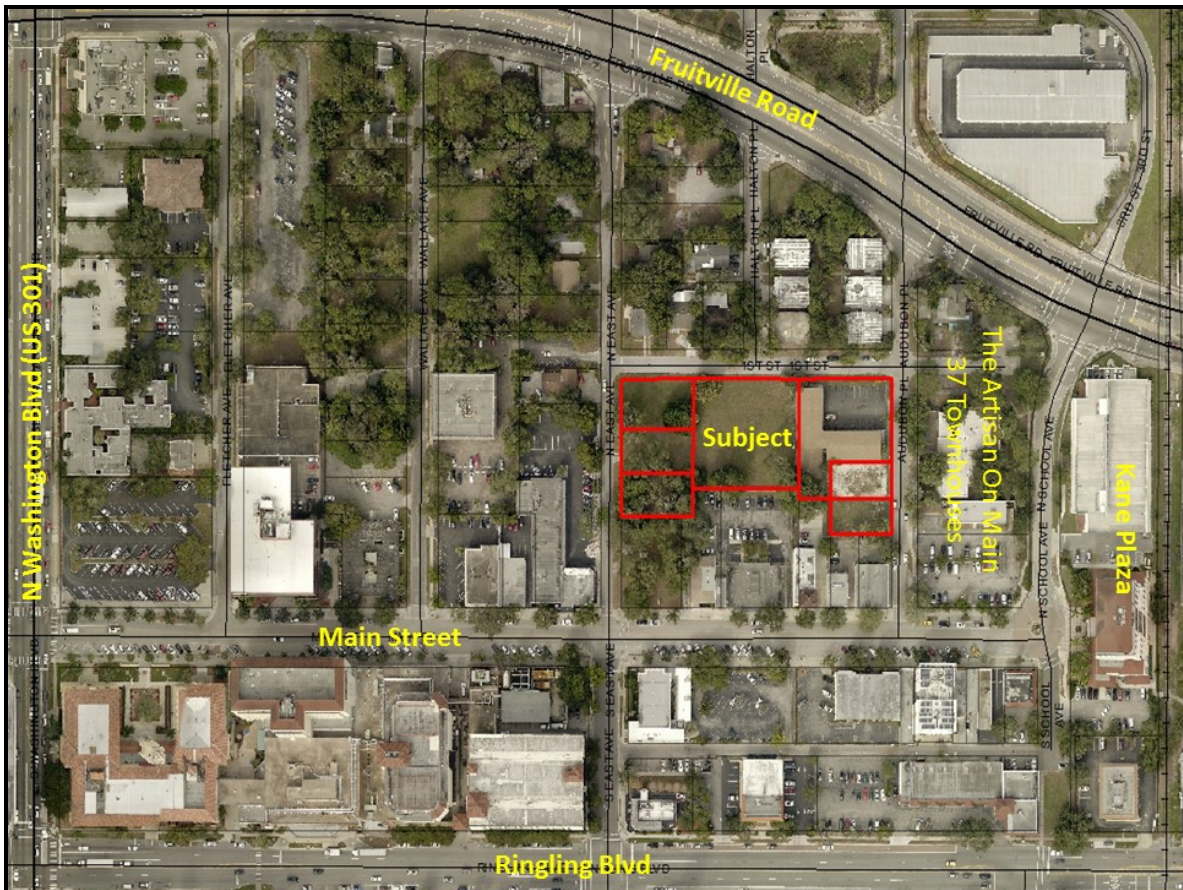




For Sale

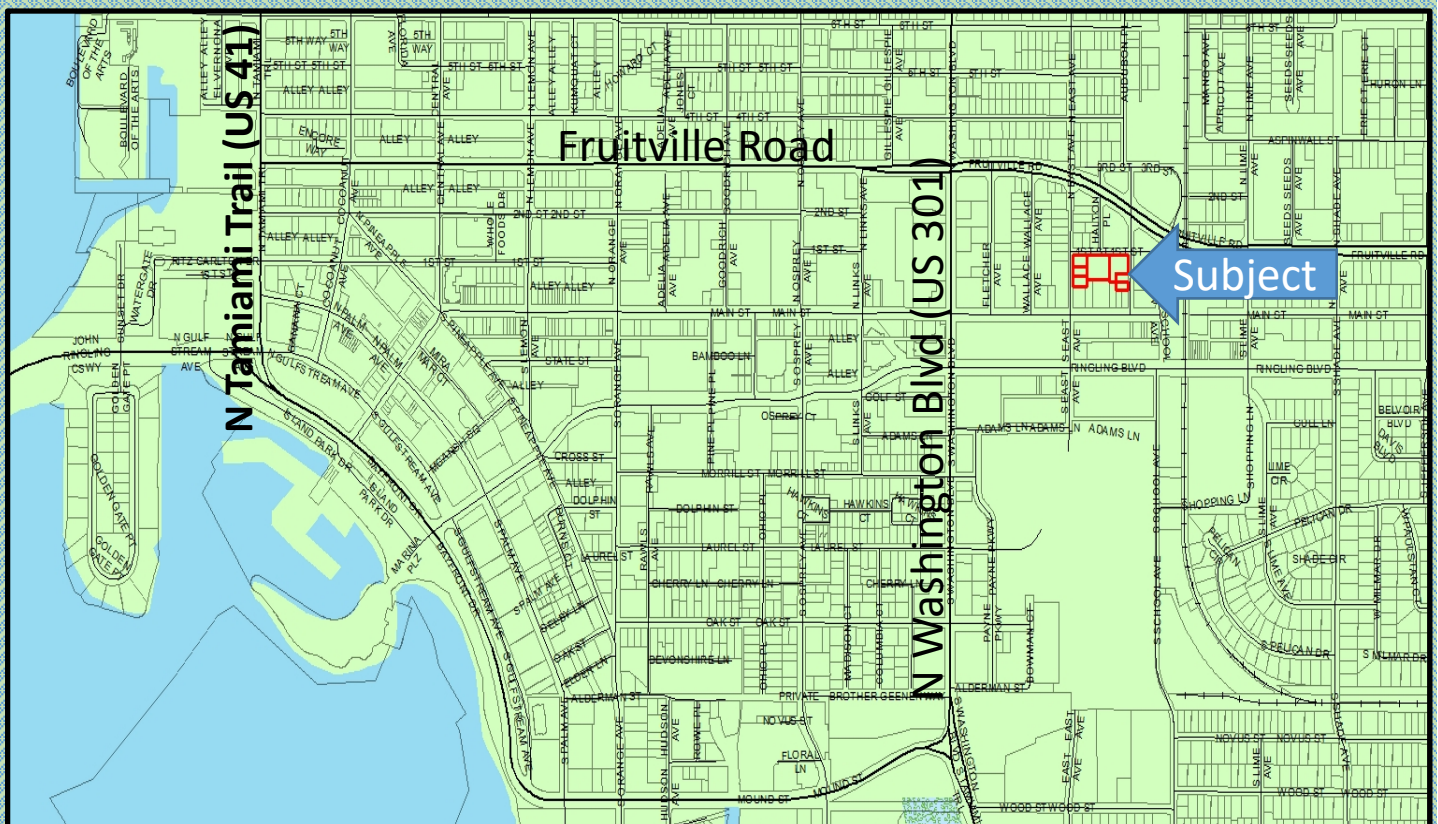
1st Street & Audubon Place

Development Site



Contact:

John B. Harshman, Broker
Phone: 941-951-2002 Fax: 941-366-5818
1575 Main St., Sarasota, FL 34236
Email: jbh@harshmanrealestate.com
www.harshmanrealestate.com



1st Street and Audubon Place Development Site

CONTENTS

Property Information

- **Broker Notice**
- **Property Summary**
- **Aerial Photo**
- **Tax Map**

Appendices

- **Zone District Map**
- **City of Sarasota DTC Zoning Code**
- **Opportunity Zone Map**
- **Frequently Asked Questions - Opportunity Zone**
- **Demographics**
- **Survey**

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:

John B. Harshman, Broker
Harshman & Company, Inc.
1575 Main St.
Sarasota, FL 34236

Phone: 941-951-2002
FAX: 941-366-5818
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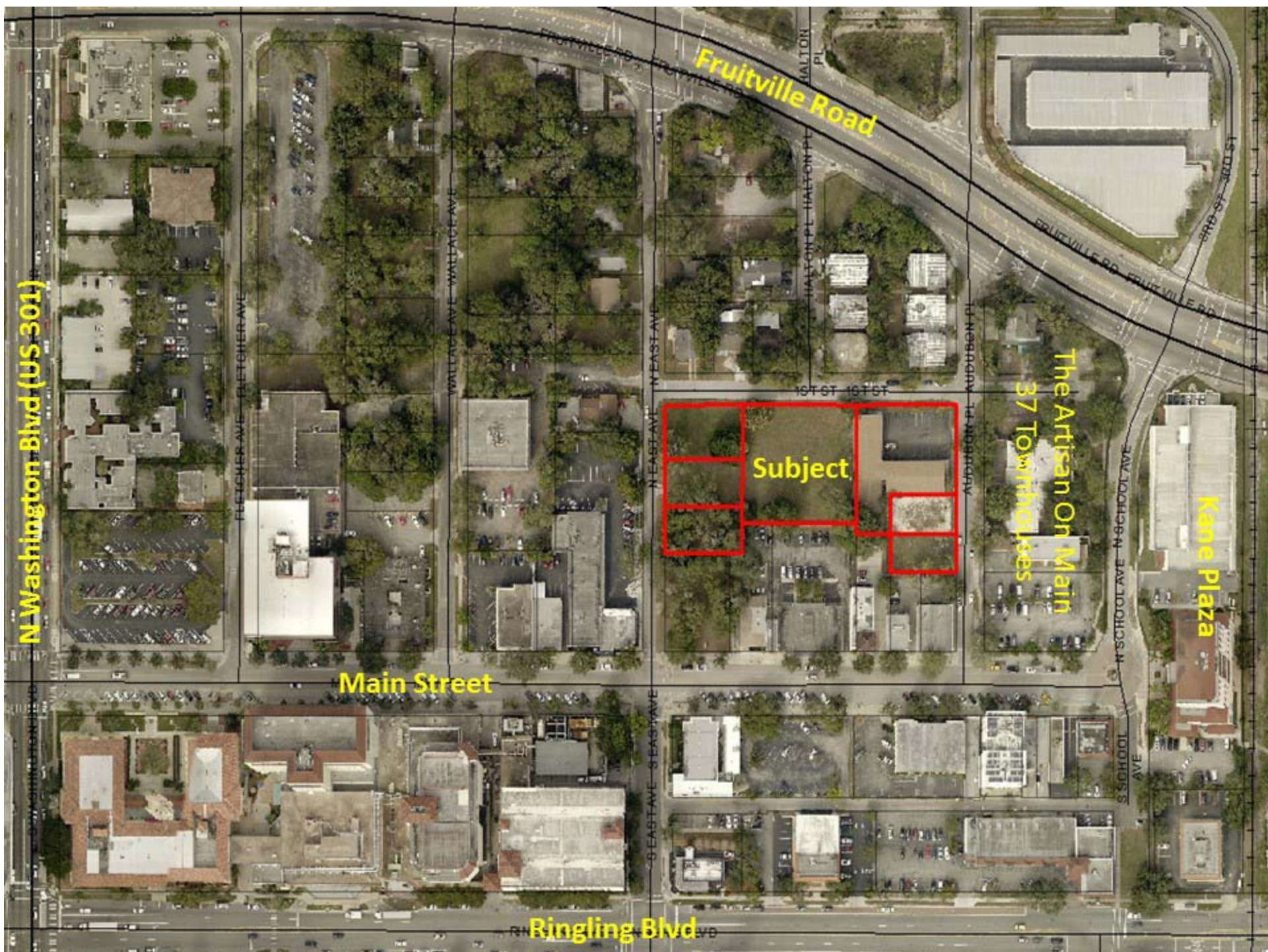
Property Summary

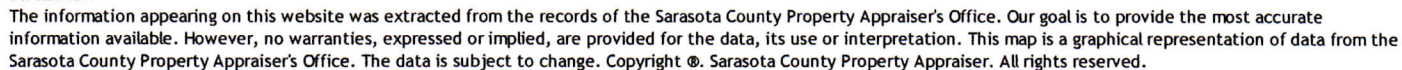
Location:	The subject property is a well located site on the east edge of the downtown core with frontage on East Avenue, 1 st Street and Audubon Place. This is an excellent location for residential apartment or condominiums as well as office, restaurant or retail. The accessibility and proximity to all the amenities of downtown Sarasota make this property a unique development opportunity. The DTC zoning provides unprecedented flexibility of use and development potential of up to 10-stories and 50-units per acre (84 units on this site).
Address:	2100, 2150, 2170 1 st Street, 32 N East Avenue and 19, 27, 29 Audubon Place Sarasota, FL 34237
Parcel ID#:	2029-04-0004, 2029-04- 0008, 2029-04-0010, 2029-04-0011, 2029-04-0012, 2029-04-0023, 2029-04-0025
Neighborhood:	The surrounding neighborhood has historically been the home of moderately priced residential homes and apartments with surrounding office including Kane Plaza, a 10-story Class A office building and Centre Pointe, a 6-story Class A office building. Government uses are also clustered along Main Street. The neighborhood is in a very positive transition as a 37 unit townhouse development is under construction across Audubon Place from the subject. Just 400 feet to the South is the 40 acre Payne Park and the north terminus of the Legacy Trail that extends from this point to Venice and south; a tremendous amenity for any new development.
Zoning:	Downtown Core (DTC) which permits 10-stories and 50-units per acre plus office, retail, restaurant and hotel. (84 entitled units)
Opportunity Zone:	The subject is located with the IRS designated Opportunity Zone which imparts numerous tax benefits to owning the property. Consult your tax advisor for further explanation.
Environmental:	The owner purchased the subject from a subsidiary of Bank of America and relied on its environmental phase II and phase II findings which will be shared with buyers. Owner has removed all asbestos with the exception of approximately 4-sqft of the roofing bull.
Owner:	Northeast and Audubon, LLC.
Land Size:	73,305 sq. ft. +/- (1.68 acres)

Improvements: There is a two-story 13-unit apartment building on site deemed a tear down. The interior of each unit has been demolished to the concrete floor and stud walls to remove asbestos. However, the building may be renovated and put back into operation. Two structures were demolished and impact fee credits may be available.

Taxes: \$30,062.91 (2019)

Price: **\$4,200,000**
\$57.29 per square foot
\$50,000 per code entitled residential unit





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

The Downtown Core Zone District (DTC) Excerpt

The Downtown Core (DTC) district is a very dense mixed-use urban area. Residential dwellings are generally multiple-family and located in tall structures. Residential dwellings may be built up to a maximum density of fifty (50) dwelling units per acre. Non-residential uses are varied and include department stores, entertainment facilities, restaurants, offices and lodging uses. Ground floor retail is allowed everywhere and is mandatory on certain designated frontages. Building height shall be limited to a maximum of ten (10) stories except as provided for in Table 1003 (Building Height). Building frontages include stoops, forecourts and storefronts.

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	Detention Facilities
Repair Oriented	Commercial Wireless Telecommunication Towers	
Artisan Studios	Vehicle Repair	
Basic Utilities	Private Clubs	
Parks, Open Space, and Playgrounds		
Religious Institutions		
Schools		

Development Standards Excerpts:

Density	50 units / acre
Height	10 Stories
Zoning Lot Size Minimum	1,800 sq. ft.
Building Setback	
Minimum Front	0 ft.
Maximum Front	5 ft.
Minimum Side	0 ft.
Minimum Rear	0 ft.

Note: Additional Exceptions for Height in the DTC.

Existing buildings over 10 stories. In the DTC, an existing building (as of January 6, 2003) over 10 stories in height may be removed, demolished, or destroyed and replaced with a new building. The maximum height of such new building shall be either the number of feet which previously existed in the demolished building or the maximum number of stories allowed in DTC, whichever is greater.

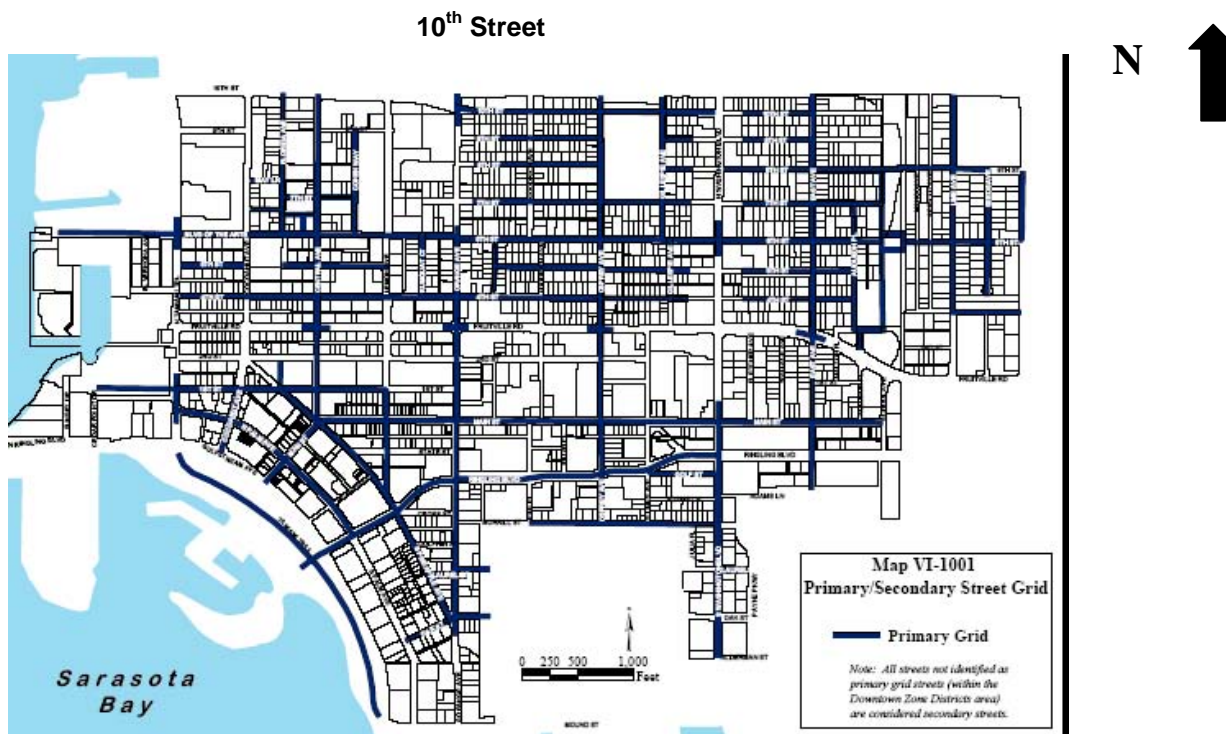
Parking Requirements:

	DTC
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.



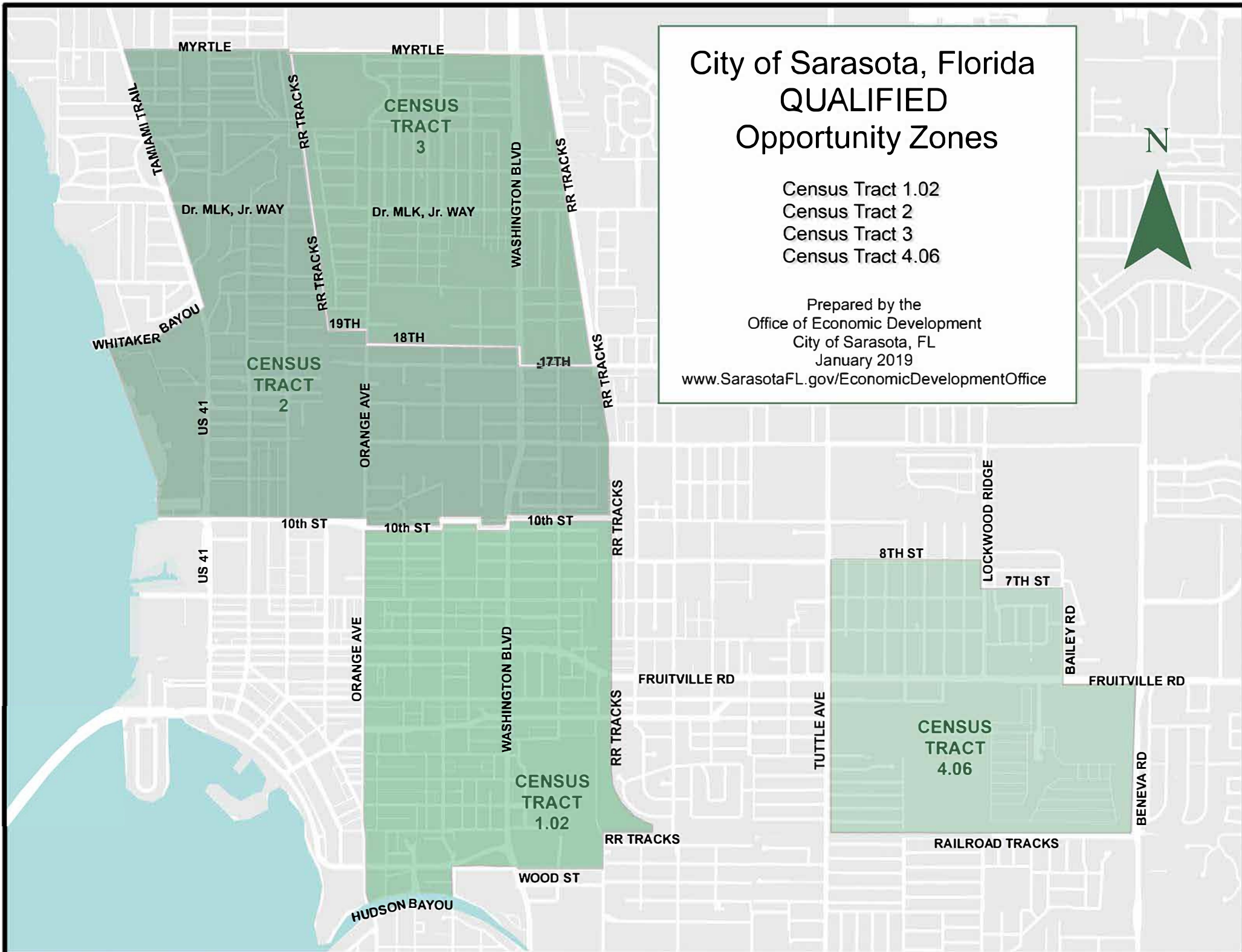
City of Sarasota, Florida QUALIFIED Opportunity Zones

Census Tract 1.02
Census Tract 2
Census Tract 3
Census Tract 4.06

Prepared by the
Office of Economic Development
City of Sarasota, FL
January 2019

www.SarasotaFL.gov/EconomicDevelopmentOffice

N



Low Tax Opportunity Zone FAQ

Q: What is a Low Tax Opportunity Zone?

A: Opportunity Zones, as established in the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for job creators. Opportunity Zones maintain their designation for 10 years. The program encourages private investment in these zones by providing a tax incentive for investors who invest in qualified businesses and property in these areas.

Investors, such as businesses, developers and financial institutions that invest in targeted areas can defer capital gains taxes through investments in federally-established Opportunity Funds.

Q: How was the Opportunity Zone program created?

A: The Opportunity Zone program was created as a part of the Tax Cuts and Jobs Act of 2017, signed by President Donald Trump in December 2017.

Q: Who determines Opportunity Zones?

A: The act allows the Governor of each state to nominate up to 25 percent of eligible census tracts as Opportunity Zones. States then submit their nominations to the U.S. Department of the Treasury, which has 30 days to certify the Opportunity Zones or provide further guidance to the state.

Q: What are census tracts?

A: Census tracts are small, relatively permanent statistical subdivisions of a county that are updated before each U.S. Census. The U.S. Census counts every resident every 10 years. Census tracts average about 4,000 people. A census tract usually covers a geographically contiguous area. For example, in urban areas, census tracts correspond roughly to neighborhoods.

Q: How many census tracts can Florida nominate?

A: Florida can nominate 427 census tracts based on the federal requirements for this program.

Q: What are low-income census tracts?

A: The poverty rate for each census tract is based on how household income compares to the national thresholds calculated by the Census Bureau. A census tract is designated as a Low-Income Community when 20 percent or more of households in the

tract fall below the poverty line (for their household size) or the median family income in the tract is below 80 percent of the statewide median income.

Q: What is a contiguous tract, and were those included in the nomination?

A: The tax bill allowed 5% of tract nominations to be tracts that did not meet the low-income designation but were contiguous, or next to, other tracts that did meet the criteria. Florida chose not to nominate contiguous tracts so that the areas with the most need could be designated.

Q: How were Opportunity Zones chosen to be nominated?

A: DEO's economists used a combination of data and project requests to determine the Zones. A statistical model was created using census tract data and other economic indicators, such as poverty level, unemployment rates and population density. DEO used a proportional method of nominating tracts so that every county received at least one census tract nomination. Finally, DEO incorporated into the model requests from city and county governments, regional planning councils, nonprofits, investors, developers and others.

Q: Why were some requests not included as an Opportunity Zone?

A: DEO received requests for more than 1,200 census tracts, which is more than the 427 the state can nominate. Feedback was incorporated as much as possible, and balanced with the economic analysis. For example, a request in an area with very low unemployment may not have been chosen.

Q: How do Florida communities benefit from the Opportunity Zone program?

A: Counties across Florida benefit from having another tool in their economic development toolbox. From rural communities to urban areas, this program will allow investors to strategically invest in targeted communities. This will build on each county's economic development plan, bringing more jobs and capital investment into every county across Florida.

Q: What are the next steps?

A: The U.S. Department of the Treasury has 30 days to certify that the nominated tracts meet the criteria in the law. The Internal Revenue Service intends to start a rulemaking process to designate Opportunity Funds to be eligible to invest in these zones. More information about this process can be found here:

<https://www.irs.gov/pub/irs-drop/rp-18-16.pdf>

<https://home.treasury.gov/news/press-release/sm0283>

<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

Bill Text: <https://www.congress.gov/115/bills/s293/BILLS-115s293is.pdf>

Q: What is Florida's role in the Opportunity Zone program moving forward?

A: The legislation provides Florida the ability to nominate census tracts for the designation of Opportunity Zones. Opportunity Funds and their investments will be private-sector driven. Once a zone is certified by the U.S. Department of the Treasury, local communities will promote their Opportunity Zones to qualified Opportunity Funds in order to secure investments and bring additional economic development to local businesses and families.

Q: What are Opportunity Funds?

A: Opportunity Funds will be designated through the U.S. Department of the Treasury and the Internal Revenue Service as eligible based on rulemaking that has not yet taken place. The Opportunity Funds must invest 90 percent of their fund in Opportunity Zones to receive the tax benefits, which will vary depending on the number of years the investment is held in the Zones.

[◀ Back to Listing](#)

2150 1st Street

Sarasota, FL 34237 · 73,305 SF · Land For Sale



Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	6,783	36,981	77,886
2015 Female Population	6,093	39,019	84,164
% 2015 Male Population	52.68%	48.66%	48.06%
% 2015 Female Population	47.32%	51.34%	51.94%
2015 Total Population: Adult	10,795	63,096	136,466
2015 Total Daytime Population	30,321	115,985	217,855
2015 Total Employees	22,933	70,309	123,190
2015 Total Population: Median Age	40	46	49
2015 Total Population: Adult Median Age	46	54	55
2015 Total population: Under 5 years	699	3,881	7,147
2015 Total population: 5 to 9 years	589	3,518	6,869
2015 Total population: 10 to 14 years	482	3,430	7,106
2015 Total population: 15 to 19 years	626	3,935	8,117
2015 Total population: 20 to 24 years	1,135	5,176	9,825
2015 Total population: 25 to 29 years	1,131	4,490	8,818
2015 Total population: 30 to 34 years	1,010	4,443	8,590
2015 Total population: 35 to 39 years	829	3,735	7,501
2015 Total population: 40 to 44 years	916	4,230	8,794
2015 Total population: 45 to 49 years	829	4,565	9,996
2015 Total population: 50 to 54 years	961	5,378	11,957
2015 Total population: 55 to 59 years	916	5,466	12,259
2015 Total population: 60 to 64 years	695	4,798	11,009
2015 Total population: 65 to 69 years	634	4,772	11,457
2015 Total population: 70 to 74 years	443	4,271	9,962
2015 Total population: 75 to 79 years	277	3,325	7,818
2015 Total population: 80 to 84 years	284	2,902	6,677
2015 Total population: 85 years and over	420	3,685	8,148
% 2015 Total population: Under 5 years	5.43%	5.11%	4.41%
% 2015 Total population: 5 to 9 years	4.57%	4.63%	4.24%
% 2015 Total population: 10 to 14 years	3.74%	4.51%	4.39%
% 2015 Total population: 15 to 19 years	4.86%	5.18%	5.01%
% 2015 Total population: 20 to 24 years	8.81%	6.81%	6.06%
% 2015 Total population: 25 to 29 years	8.78%	5.91%	5.44%
% 2015 Total population: 30 to 34 years	7.84%	5.85%	5.30%
% 2015 Total population: 35 to 39 years	6.44%	4.91%	4.63%
% 2015 Total population: 40 to 44 years	7.11%	5.57%	5.43%
% 2015 Total population: 45 to 49 years	6.44%	6.01%	6.17%
% 2015 Total population: 50 to 54 years	7.46%	7.08%	7.38%

% 2015 Total population: 55 to 59 years	7.11%	7.19%	7.56%
% 2015 Total population: 60 to 64 years	5.40%	6.31%	6.79%
% 2015 Total population: 65 to 69 years	4.92%	6.28%	7.07%
% 2015 Total population: 70 to 74 years	3.44%	5.62%	6.15%
% 2015 Total population: 75 to 79 years	2.15%	4.38%	4.82%
% 2015 Total population: 80 to 84 years	2.21%	3.82%	4.12%
% 2015 Total population: 85 years and over	3.26%	4.85%	5.03%
2015 White alone	10,069	57,187	135,435
2015 Black or African American alone	1,184	11,068	13,662
2015 American Indian and Alaska Native alone	59	310	506
2015 Asian alone	148	1,109	2,586
2015 Native Hawaiian and OPI alone	11	29	57
2015 Some Other Race alone	992	4,289	6,076
2015 Two or More Races alone	413	2,008	3,728
2015 Hispanic	3,278	14,110	21,945
2015 Not Hispanic	9,598	61,890	140,105
% 2015 White alone	78.20%	75.25%	83.58%
% 2015 Black or African American alone	9.20%	14.56%	8.43%
% 2015 American Indian and Alaska Native alone	0.46%	0.41%	0.31%
% 2015 Asian alone	1.15%	1.46%	1.60%
% 2015 Native Hawaiian and OPI alone	0.09%	0.04%	0.04%
% 2015 Some Other Race alone	7.70%	5.64%	3.75%
% 2015 Two or More Races alone	3.21%	2.64%	2.30%
% 2015 Hispanic	25.46%	18.57%	13.54%
% 2015 Not Hispanic	74.54%	81.43%	86.46%
2015 Not Hispanic: White alone	8,264	51,021	126,576
2015 Not Hispanic: Black or African American alone	1,352	10,266	11,812
2015 Not Hispanic: American Indian and Alaska Native alone	47	173	317
2015 Not Hispanic: Asian alone	118	638	1,504
2015 Not Hispanic: Native Hawaiian and OPI alone	6	23	42
2015 Not Hispanic: Some Other Race alone	52	149	206
2015 Not Hispanic: Two or More Races	135	751	1,384
% 2015 Not Hispanic: White alone	64.53%	72.04%	82.83%
% 2015 Not Hispanic: Black or African American alone	10.56%	14.50%	7.73%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.37%	0.24%	0.21%
% 2015 Not Hispanic: Asian alone	0.92%	0.90%	0.98%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.05%	0.03%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.41%	0.21%	0.13%
% 2015 Not Hispanic: Two or More Races	1.05%	1.06%	0.91%
<hr/>			
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
2015 Total Population	12,876	76,000	162,050
2015 Households	5,416	32,551	71,280
Population Change 2010-2015	1,195	5,944	9,739
Household Change 2010-2015	378	1,514	1,752

% Population Change 2010-2015	10.23%	8.48%	6.39%
% Household Change 2010-2015	7.50%	4.88%	2.52%
Population Change 2000-2015	70	5,176	9,234
Household Change 2000-2015	-68	1,114	2,942
% Population Change 2000 to 2015	0.55%	7.31%	6.04%
% Household Change 2000 to 2015	-1.24%	3.54%	4.31%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	5,977	35,389	78,969
2015 Occupied Housing Units	5,484	31,436	68,338
2015 Owner Occupied Housing Units	2,072	20,179	48,554
2015 Renter Occupied Housing Units	3,412	11,257	19,784
2015 Vacant Housings Units	493	3,953	10,630
% 2015 Occupied Housing Units	91.75%	88.83%	86.54%
% 2015 Owner occupied housing units	37.78%	64.19%	71.05%
% 2015 Renter occupied housing units	62.22%	35.81%	28.95%
% 2000 Vacant housing units	8.25%	11.17%	13.46%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,465	\$41,338	\$46,788
2015 Household Income: Average	\$55,596	\$58,954	\$67,815
2015 Per Capita Income	\$26,272	\$26,419	\$30,672
2015 Household income: Less than \$10,000	538	3,122	5,247
2015 Household income: \$10,000 to \$14,999	363	2,122	3,881
2015 Household income: \$15,000 to \$19,999	337	2,240	4,246
2015 Household income: \$20,000 to \$24,999	445	2,446	4,973
2015 Household income: \$25,000 to \$29,999	390	2,294	4,502
2015 Household income: \$30,000 to \$34,999	341	1,937	4,162
2015 Household income: \$35,000 to \$39,999	269	1,641	3,546
2015 Household income: \$40,000 to \$44,999	268	1,768	3,896
2015 Household income: \$45,000 to \$49,999	295	1,697	3,318
2015 Household income: \$50,000 to \$59,999	424	2,407	5,518
2015 Household income: \$60,000 to \$74,999	585	3,120	7,027
2015 Household income: \$75,000 to \$99,999	502	3,148	7,917
2015 Household income: \$100,000 to \$124,999	244	1,828	5,010
2015 Household income: \$125,000 to \$149,999	181	949	2,693
2015 Household income: \$150,000 to \$199,999	116	894	2,384
2015 Household income: \$200,000 or more	118	938	2,960
% 2015 Household income: Less than \$10,000	9.93%	9.59%	7.36%
% 2015 Household income: \$10,000 to \$14,999	6.70%	6.52%	5.44%
% 2015 Household income: \$15,000 to \$19,999	6.22%	6.88%	5.96%
% 2015 Household income: \$20,000 to \$24,999	8.22%	7.51%	6.98%
% 2015 Household income: \$25,000 to \$29,999	7.20%	7.05%	6.32%
% 2015 Household income: \$30,000 to \$34,999	6.30%	5.95%	5.84%
% 2015 Household income: \$35,000 to \$39,999	4.97%	5.04%	4.97%
% 2015 Household income: \$40,000 to \$44,999	4.95%	5.43%	5.47%
% 2015 Household income: \$45,000 to \$49,999	5.45%	5.21%	4.65%

% 2015 Household income: \$50,000 to \$59,999	7.83%	7.39%	7.74%
% 2015 Household income: \$60,000 to \$74,999	10.80%	9.58%	9.86%
% 2015 Household income: \$75,000 to \$99,999	9.27%	9.67%	11.11%
% 2015 Household income: \$100,000 to \$124,999	4.51%	5.62%	7.03%
% 2015 Household income: \$125,000 to \$149,999	3.34%	2.92%	3.78%
% 2015 Household income: \$150,000 to \$199,999	2.14%	2.75%	3.34%
% 2015 Household income: \$200,000 or more	2.18%	2.88%	4.15%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$1,374,080	\$8,174,948	\$18,243,970
2015 Jewelry stores	\$488,591	\$3,009,496	\$6,901,470
2015 Mens clothing stores	\$1,604,228	\$9,748,065	\$22,032,378
2015 Shoe stores	\$1,617,951	\$9,817,300	\$22,195,141
2015 Womens clothing stores	\$2,725,923	\$16,997,265	\$38,623,957
2015 Automobile dealers	\$20,820,351	\$130,741,705	\$300,880,705
2015 Automotive parts and accessories stores	\$4,153,890	\$26,016,571	\$59,268,168
2015 Other motor vehicle dealers	\$602,585	\$3,825,311	\$8,608,379
2015 Tire dealers	\$1,852,480	\$11,612,401	\$26,460,730
2015 Hardware stores	\$81,722	\$528,279	\$1,230,161
2015 Home centers	\$823,430	\$5,422,874	\$12,688,042
2015 Nursery and garden centers	\$1,006,551	\$6,750,687	\$15,851,528
2015 Outdoor power equipment stores	\$464,640	\$3,031,992	\$7,006,552
2015 Paint andwallpaper stores	\$95,038	\$615,809	\$1,417,062
2015 Appliance, television, and other electronics stores	\$2,787,140	\$17,675,815	\$40,648,053
2015 Camera andphotographic supplies stores	\$206,723	\$1,307,698	\$3,054,613
2015 Computer andsoftware stores	\$7,927,733	\$48,932,362	\$110,324,100
2015 Beer, wine, and liquor stores	\$1,366,413	\$8,446,900	\$19,195,718
2015 Convenience stores	\$6,156,182	\$37,053,925	\$83,131,363
2015 Restaurant Expenditures	\$5,573,067	\$34,769,195	\$79,412,342
2015 Supermarkets and other grocery (except convenience) stores	\$22,580,423	\$138,939,538	\$312,045,273
2015 Furniture stores	\$1,977,307	\$12,342,184	\$28,351,768
2015 Home furnishings stores	\$6,973,714	\$44,211,416	\$101,157,341
2015 General merchandise stores	\$36,218,471	\$229,503,272	\$526,494,570
2015 Gasoline stations with convenience stores	\$19,109,801	\$117,174,135	\$264,146,974
2015 Other gasoline stations	\$13,695,550	\$84,533,295	\$190,809,655
2015 Department stores (excl leased depts)	\$35,729,880	\$226,493,776	\$519,593,100
2015 General merchandise stores	\$36,218,471	\$229,503,272	\$526,494,570
2015 Other health and personal care stores	\$1,417,528	\$8,968,621	\$20,595,633
2015 Pharmacies and drug stores	\$5,788,869	\$36,686,302	\$83,491,214
2015 Pet and pet supplies stores	\$1,547,722	\$9,776,916	\$22,243,174
2015 Book, periodical, and music stores	\$233,702	\$1,500,318	\$3,479,098
2015 Hobby, toy, and game stores	\$667,105	\$4,145,297	\$9,409,589
2015 Musical instrument and supplies stores	\$65,255	\$406,658	\$948,557
2015 Sewing, needlework, and piece goods stores	\$125,011	\$795,132	\$1,826,495
2015 Sporting goods stores	\$624,576	\$3,935,475	\$9,133,917

LEGAL DESCRIPTION:
INSTRUMENT NO. 2012048338

PARCEL 1

LOTS 5, 6, 7, AND 8, BLOCK A, ATLANTIC SQUARE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 206, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2

THE NORTH 164 FEET OF THE EAST 50 FEET OF THE WEST 1/2 OF LOT 18, BLOCK L, PLAT OF SARASOTA, LESS THE NORTH 20' THEREOF FOR A STREET RIGHT OF WAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 21 AND PLAT BOOK 1, PAGE 257, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND PLAT BOOK A, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; ALSO LOTS 1, 2, 3, AND 4, BLOCK A, ATLANTIC SQUARE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 206, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3

LOTS 5, 6, 7, 8, 9, AND 10, PLAT OF THE WEST 271.8 FEET OF LOT 18 OF BLOCK L, OF THE PLAT OF THE TOWN OF SARASOTA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND;

THAT PART OF LOTS 7, 8, AND 9, BLOCK F, AUDUBON PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 22, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD RIGHT OF WAY DESCRIBED IN ORDER OF TAKING RECORDED IN O.R. BOOK 1737, PAGE 1581, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; ALSO PORTION OF VACATED 1ST STREET DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK B, ATLANTIC SQUARE SUBDIVISION, AS PER PLAT BOOK 1, PAGE 206, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N00°31'57"E, 40 FEET TO THE SW CORNER OF BLOCK F, AUDUBON PLACE SUBDIVISION, THENCE S89°53'53"E, 187.75 FEET TO THE SE CORNER OF SAID BLOCK F, THENCE S35°05'08"W, 48.82 FEET, THENCE N89°53'53"W, 160.06 FEET TO POINT OF BEGINNING.

AND;

LOTS 1 THRU 16, BLOCK B, ATLANTIC SQUARE SUBDIVISION AND PART OF VACATED SCHOOL AVENUE DESCRIBED IN ORDINANCE RECORDED IN INSTRUMENT NUMBER 1999007042, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL CONTAINS 86,043.3± SQUARE FEET, OR 1.9753± ACRES OF LAND, MORE OR LESS.

PARCEL NUMBERS: 2029-04-0001, 2029-04-0004, 2029-04-0008, 2029-04-0010, 2029-04-0011, 2029-04-0012, 2029-04-0023, AND 2029-04-0025,

AREA OF ALL PARCELS IS 130,274.4± SQUARE FEET, OR 2.9907± ACRES OF LAND, MORE OR LESS.

- SYMBOLS:
- = SET 5/8" IRON PIN "LS 5651"
 - ⦿ = FOUND 5/8" IRON PIN STAMPED "AS NOTED"
 - = FOUND 5/8" IRON PIN "NO STAMPING"
 - ⊗ = FOUND PIPE SIZE "AS NOTED"
 - ▲ = FOUND CUT NAIL AND TAB
 - ▲ = FOUND PK NAIL & DISC "STAMPED TBM 4519"
 - △ = SET PK NAIL AND ALUMINUM DISK "LS 5651"
 - = FOUND 4"x4" CONCRETE MONUMENT
 - ⬢ = BENCHMARK - "DESCRIBED AS NOTED"
 - ⊕ = WATER GATE VALVE
 - ⊙ = VERIZON BOX
 - ⊞ = WOOD POWER POLE
 - ⊞ = WATER METER
 - ⊞ = GATE VALVE
 - ⊙ = BURIED GASLINE
 - ⊞ = MITERED END SECTION
 - ⊙ = SANITARY SEWER CLEANOUT
 - ⊞ = ELECTRIC HANDHOLE
 - ⊞ = TELEPHONE BOX
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = STORM MANHOLE
 - ☆ = LIGHT POLE
 - ⊙ = TELEPHONE SERVICE BOX
 - ⊙ = CABLE RISER TELEVISION
 - ⊙ = UNDERGROUND PROPANE TANK
 - ⊙ = FIRE HYDRANT
 - ⊙ = GUY WIRE
 - ⊙ = SEWER GATE VALVE
 - ⊙ = GREASE TRAP MANHOLE

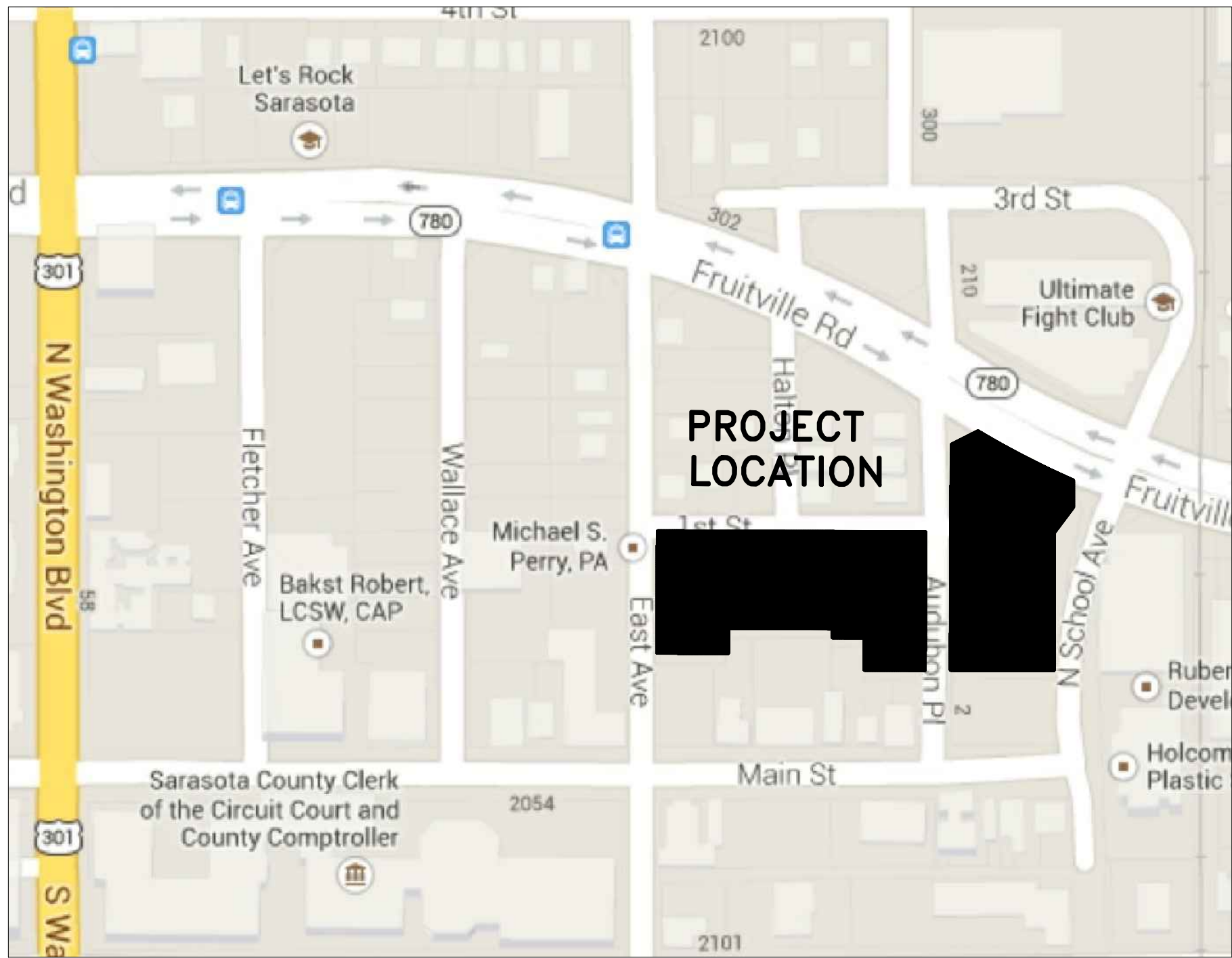
- GENERAL NOTES:
- SURVEY BEARINGS BASED ON FLORIDA STATE PLANE, FLORIDA WEST ZONE, 1983 NAD.
 - SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.
 - PROPERTY LIES WITH IN FLOOD ZONE, "C", AS PER FEMA RATE MAP 1251500010B, WITH AN EFFECTIVE DATE OF FEBRUARY 15, 1984.
 - COORDINATES BASED ON FLORIDA STATE PLANE FLORIDA WEST ZONE NAD 1983 (2007).
 - ELEVATIONS DETERMINED UTILIZING LEICA VIVA RTK NET ROVER GPS USING NATIONAL GEODETIC SURVEY MONUMENT "S 700" AS A CONTROL POINT WITH AN ELEVATION OF 25.91'(NAVD 88). FDOT GPS NETWORK UTILIZED USING CORS STATION "BRADENTON".
 - DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - PROPERTY ZONED "DTC" - DOWNTOWN CORE.

BOUNDARY SURVEY

LANDS LYING IN A PORTION OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 18 EAST, OF SARASOTA COUNTY, FLORIDA.

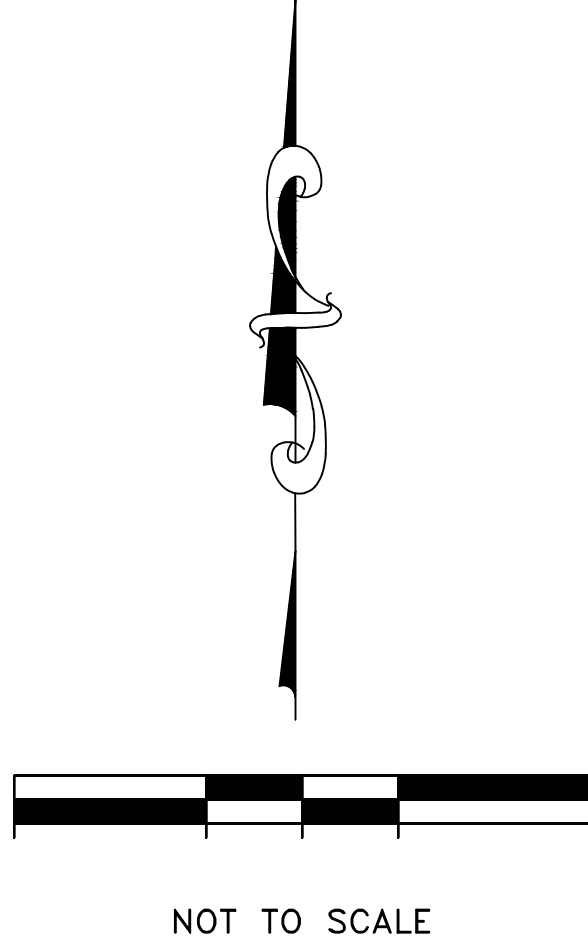


NORTHEAST CORNER - LOOKING SOUTHEAST



VICINITY MAP
NOT TO SCALE

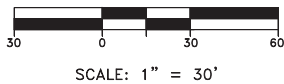
- LEGEND:
- (D) = DEED
 - (M) = MEASURED
 - (P) = PLAT
 - (S) = SURVEY
 - E = OVERHEAD ELECTRIC
 - AC = AIR CONDITIONER
 - CL = CENTERLINE
 - BP = BRICK PAVERS
 - DE = DRAINAGE EASEMENT
 - FH = FIRE HYDRANT
 - GW = GUY WIRE ANCHOR
 - HC = HANDICAP
 - LB = LICENSED BUSINESS
 - LP = LIGHT POLE
 - LS = LICENSED SURVEYOR
 - PB = PLAT BOOK
 - PE = POOL EQUIPMENT
 - PG = PAGE
 - OR = OFFICIAL RECORD BOOK
 - PK = PARKER KALON
 - PL = PROPERTY LINE
 - SL = STREET LIGHT
 - TS = TELEPHONE SERVICE BOX
 - OR = OFFICIAL RECORD
 - UE = UTILITY EASEMENT
 - UR = UNDER ROOF
 - WF = WOOD FRAME
 - WM = WATER METER
 - BFP = BACK FLOW PREVENTOR
 - BOC = BACK OF CURB
 - CMP = CORRUGATED METAL PIPE
 - CPP = CONCRETE POWER POLE
 - EOP = EDGE OF PAVEMENT
 - FCM = FOUND 4"x4" CONCRETE MONUMENT
 - FCN = FOUND CUT NAIL AND TAB
 - FIP = FOUND 5/8" IRON PIN
 - FPKD = FOUND PK NAIL AND DISK
 - OHE = OVERHEAD ELECTRIC LINES
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - RCP = REINFORCE CONCRETE PIPE
 - ROW = RIGHT OF WAY
 - SGV = SEWER GATE VALVE
 - SIP = SET IRON PIN "LS 5651"
 - WGV = WATER GATE VALVE
 - WPP = WOOD POWER POLE
 - CATV = CABLE RISER TELEVISION
 - CONC = CONCRETE
 - FNTT = FOUND NAIL & TIN TAB
 - SIPC = SET IRON PIN & CAP
 - PLANT = PLANTER
 - TRANS = TRANSFORMER PAD



DANA L. WORLEY, LLC FLORIDA BUSINESS AUTHORIZATION NO. LS 5651		DANA L. WORLEY, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5651 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER 2013 DATE OF SIGNATURE: 10-22-2013	
SHEET 1 OF 2		FILE NO.: 13.062	
DANA L. WORLEY, LLC PROFESSIONAL LAND SURVEYOR 2584 44TH TERRACE SW NAPLES, FLORIDA 34116		CONSOLIDATED DEV. PARTNERS, LLC BOUNDARY SURVEY LANDS LYING IN A PORTION OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 18 EAST, OF SARASOTA COUNTY, FLORIDA.	
BOUNDARY SURVEYS AS-BUILT SURVEYS DATA SURVEYS LEGAL CONDOMINIUMS		CLIENT: TITLE: DATE: 10/22/2013	
SURVEYING FLORIDA SINCE 1980		E-Mail: worleydana01@gmail.com Phone: (239)348-7127	

SURVEY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 00°13'46" E	39.00'
L2	S 00°21'50" W	14.18'
L3	N 89°49'09" E	39.76'
L4	S 00°20'40" W	40.00'
L5	N 63°07'39" E	45.69'
L6	N 00°14'01" E	41.47'
L7	N 36°47'15" E	49.17'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	166.64'	1332.24'	07°10'00"	S 62°42'13" E	166.53'



SYMBOLS:

- = SET 5/8" IRON PIN "LS 5651"
- = FOUND 5/8" IRON PIN "LB 5151"
- = FOUND 5/8" IRON PIN "NO STAMPING"
- △ = FOUND CUT NAIL AND TAB
- △ = FOUND PK NAIL & DISC "STAMPED LB 5151"
- ▲ = SET PK NAIL AND ALUMINUM DISK "LB 5651"
- = FOUND "X4" CONCRETE MONUMENT
- ⊕ = BENCHMARK - "DESCRIBED AS NOTED"
- ⊙ = GATE VALVE
- ⊙ = VERIZON BOX
- ⊙ = WOOD POWER POLE
- ⊙ = WATER METER
- ✱ = GATE VALVE
- ⊙ = BURIED GASLINE
- ⊙ = MITERED END SECTION
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CONC = CONCRETE
FNIT = FOUND NAIL & TIN TAB
SROK = SET IRON PIN & CAP
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TRANS = TRANSFORMER PAD

DANA L. WORLEY, LLC FLORIDA BUSINESS AUTHORIZATION NO. LS 5651	DANA L. WORLEY, LLC PROFESSIONAL LAND SURVEYOR 2584 44TH TERRACE SW NAPLES, FLORIDA 34116	BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS AS-BUILT SURVEYS ALTA SURVEYS LEGAL COAST SURVEYS LEGAT CONDOMINIUMS	CLIENT: CONSOLIDATED DEV. PARTNERS, LLC	DRAWING: DWLW CHECKED: DLW ACAD. NO. BNDRY PROJ. NO. 13.062	This document and the concepts and notions presented herein, as an instrument of service, are created only for the particular purpose and client for whom they were intended. It shall not be used for any other purpose or by anyone other than the person who was authorized to use it. Any unauthorized use of this document or its subsidiaries shall be considered a violation of applicable laws.
SHEET 2 OF 2	FILE NO. 13.062	DANA L. WORLEY, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5651 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF OFFICE DATE OF FIELD SURVEY: 10-18-2013 DATE OF SIGNATURE: 10-22-2013	TITLE: BOUNDARY SURVEY TRACT "A", WALGREENS-DAVIS/AIRPORT COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.	C.B. 05 PG. 60 REF. NO. 13.062 SCALE: 1" = 30' SEC. TWP. RANG. 20 36S 18E DATE: 10/22/2013	No. DATE BY REVISION DESCRIPTION