

Record 52.50

BOONE, BOONE, BOONE, KODA & FROOK, P.A.
ATTORNEYS AT LAW
P. O. BOX 1598
VENICE, FLORIDA 34284-1598

Return

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006107331 6 PGS
2006 JUN 09 04:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DAUGHTER, RECEIVED 6/9/06 11:17:52 AM

MEMORANDUM OF LEASE

This Memorandum of Lease memorializes that certain Lease by and between the City of Venice, Florida, hereinafter referred to as "Lessor", and Venice Jet Center, LLC, a Florida Limited Liability Corporation, hereinafter called "Lessee", whose address is 1618 Main Street, Sarasota, Florida, 34236. Lessee hereby swears and affirms that it is leasing the premises described below upon the following terms:

Date of Lease: May 23, 2006
Description of Leased Premises: See attached Exhibits "A1", "A2" and "A3"
Term: Thirty (30) years



The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF, the Lessee has executed this Memorandum of Lease as of the date set forth in the acknowledgment.

Witnesses:

Print E.G. BOONE

Print JACQUELINE BAUR

VENICE JET CENTER, LLC

By:
Arthur Nadel,
Member
"LESSEE"

STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and subscribed in my presence this 8th day of June, 2006 by Arthur Nadel, Member of Venice Jet Center, a Florida Limited Liability Corporation, as Lessee, who is personally known to me or produced NA as identification.

NOTARY PUBLIC

Stamp/Seal

NOTARY PUBLIC-STATE OF FLORIDA
Lee A. Fosco
Commission # DD375604
Expires: NOV. 29, 2008
Bonded Thru Atlantic Bonding Co., Inc.

B148-12389\memolease

Doc 254 Alt. 15

TEL: 941-403-8000

FAX: 941-497-5160

PARCEL A

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 375, ACCORDING TO THE PLAT OF "VENICE AIRPORT SUBDIVISION", AS RECORDED IN PLAT BOOK 20, PAGES 7, 7-A AND 7-B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF COMMENCEMENT; THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF AIRPORT AVENUE (80 FOOT RIGHT-OF-WAY), NORTH 89° 22' 48" WEST, 187.97 FEET; THENCE SOUTH 00° 49' 48" WEST, 80.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF AIRPORT AVENUE, (80 FOOT RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 22' 48" EAST, 340.90 FEET; THENCE SOUTH 00° 49' 48" WEST, 394.02 FEET; THENCE NORTH 89° 10' 12" WEST, 450.40 FEET; THENCE NORTH 00° 49' 48" EAST, 165.18 FEET; THENCE NORTH 89° 10' 12" WEST, 530.81 FEET; THENCE NORTH 0° 37' 12" EAST, 166.82 FEET; THENCE SOUTH 89° 37' 12" EAST, 531.42 FEET; THENCE NORTH 0° 49' 48" EAST, 60.37 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABOVE DESCRIBED AIRPORT AVENUE, (80 FOOT RIGHT-OF-WAY); THENCE SOUTH 89° 22' 48" EAST. ALONG SAID RIGHT-OF-WAY LINE, 109.50 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. CONTAINS: 6.1025 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

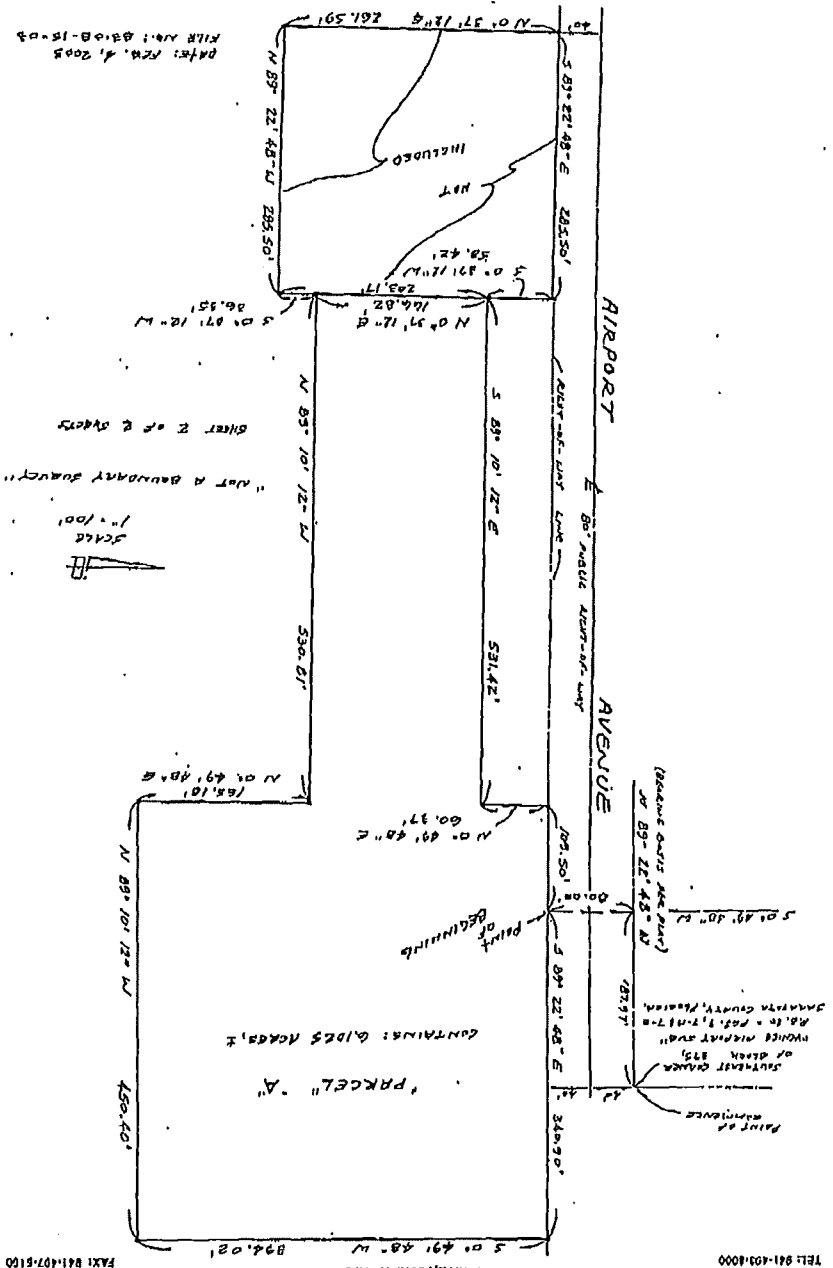
NOTE: BEARINGS AS SHOWN HEREON REFER TO THE PLAT OF "VENICE AIRPORT SUBDIVISION", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 7, 7-A AND 7-B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFIED AS TO DESCRIPTION ONLY.
NOT A BOUNDARY SURVEY.

FOR: VENICE AVIATION SERVICES.
DATE: FEB. 4, 2003.
FILE NO: 83-08-15-03

D. E. Lemonde
DANIEL E. LEMONDE, P.L.S.
STATE OF FLORIDA CERT. NO. 02909

EXHIBIT "A1"



DATE: 7/24/03
 FILE NO: 83-0-B-15-03

"NOT A BOUNDARY SURVEY"
 SHEET 2 OF 2 SVCS

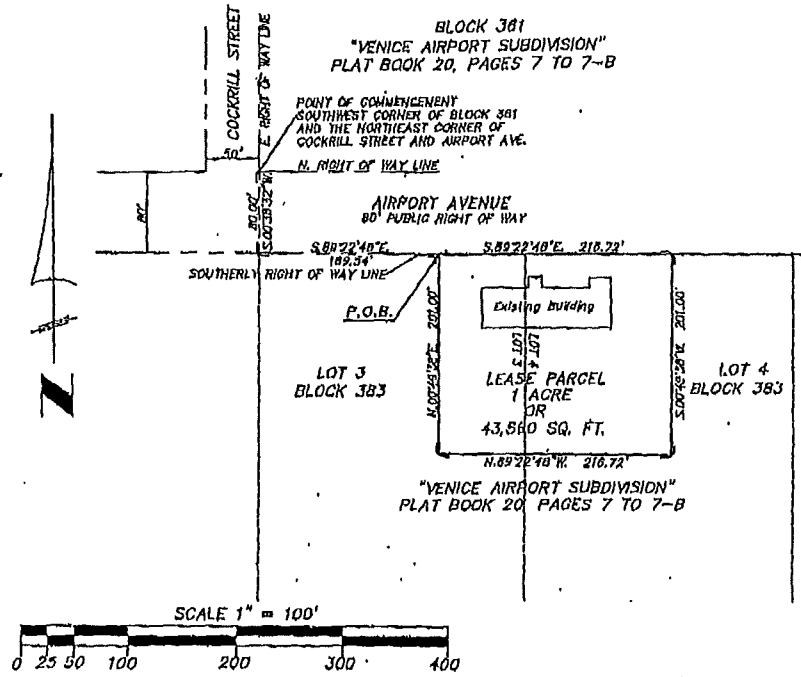
SCALE
 1" = 100'

FAK: 841-407-5100

EMONDE AND CO. INC.
 SURVEYORS OF LAND
 2210 B. TAKAMITHAIL SUITE
 VENICE, FLORIDA 33593

TEL: 841-403-4000

SKETCH & DESCRIPTION



DESCRIPTION OF LEASE PARCEL FOR "WASS AIR" AT THE "VENICE AIRPORT", CITY OF VENICE, SARASOTA COUNTY, FLORIDA

A LEASE PARCEL LYING AND BEING IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PART OF LOTS 3 & 4, BLOCK 383, ACCORDING TO THE PLAT OF "VENICE AIRPORT SUBDIVISION" AS RECORDED IN PLAT BOOK 20 AT PAGES 7 TO 7-B, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AIRPORT AVENUE AND COCKRILL STREET, BEING THE SOUTHWEST CORNER OF BLOCK 381; ACCORDING TO THE PLAT OF "VENICE AIRPORT SUBDIVISION" AS RECORDED IN PLAT BOOK 20 AT PAGES 7 TO 7B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°38'32"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT AVENUE, A 80' WIDE PUBLIC RIGHT OF WAY AS SHOWN ON THE SAID PLAT OF "VENICE AIRPORT SUBDIVISION"; THENCE S.89°22'48"E, ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF AIRPORT AVENUE A DISTANCE OF 189.54 FEET TO THE POINT OF BEGINNING; THENCE S.89°22'48"E, CONTINUE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF AIRPORT AVENUE A DISTANCE OF 216.72 FEET; THENCE S.00°49'38"W, A DISTANCE OF 201.00 FEET; THENCE N.09°22'48"W, A DISTANCE OF 216.72 FEET; THENCE N.00°49'38"E, A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,560 SQUARE FEET OR 1.00 ACRES, MORE OR LESS.

RAYMOND T. BRIGHAM
PROFESSIONAL LAND SURVEYOR NO. 2670
STATE OF FLORIDA

PREPARED BY: BRIGHAM SURVEYING, INC.
LAND SURVEYORS
712 SHAMROCK BLVD.
VENICE, FLORIDA 34293
PH. (941) 493-4430

NOTE: THIS IS NOT A BOUNDARY SURVEY.
DATE: FEBRUARY 15, 1999

EXHIBIT "A2"

ant wy: company;
Sunt Bul Michael D. Morlock, P.A.;
04/14/2003 PMT 12:51 FAX 941 483 5942

04148365050;
20-Feb-08 11:58AM;
AIRPORT ADMINISTRATION

Page 4

EXHIBIT "A3"

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, CITY OF VENICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 81.75 FEET SOUTH OF AND 58.88 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 381, ACCORDING TO THE PLAN OF "VENICE AIRPORT SUBDIVISION", PLAT BOOK 20, PAGES 7-1 & 7-8, SARASOTA COUNTY, FLORIDA; THENCE ALONG A CURVE TO THE LEFT, HAVING: A RADIUS OF 907.26 FEET, A CENTRAL ANGLE OF 08°20'23", A TANGENT LENGTH OF 66.14 FEET, A CHORD BEARING OF N.82°26'22"E, AND A CHORD LENGTH OF 131.94 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND ALONG A LINE THAT IS 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE EXISTING EDGE OF PAVEMENT OF AIRPORT AVENUE FOR THE NEXT TWO (2) CALLS, AN ARC LENGTH OF 132.08 FEET TO THE END OF SAID CURVE; THENCE N.78°35'52"E, A DISTANCE OF 424.29 FEET TO THE INTERSECTION WITH A LINE THAT IS 1.00 FOOT WESTERLY OF AN EXISTING SIX (6) FOOT CHAIN LINK FENCE; THENCE S.00°15'37"W, ALONG A LINE THAT IS 1.00 FOOT WESTERLY OF, NORTHWESTERLY OF AND NORTHERLY OF SAID FENCE FOR THE NEXT THREE (3) CALLS; A DISTANCE OF 155.29 FEET; THENCE S.45°26'29"W, A DISTANCE OF 182.24 FEET; THENCE N.89°28'45"W, A DISTANCE OF 430.94 FEET; THENCE N.00°10'57"E, A DISTANCE OF 163.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 110,278 SQUARE FEET, MORE OR LESS.

EXHIBIT "A3"

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me by the client, and that the same was prepared by me or under my direct supervision and in accordance with the provisions of the Florida Statutes, Chapter 471, F.S., and the Rules of the Board of Surveying, Chapter 61, F.A.C.

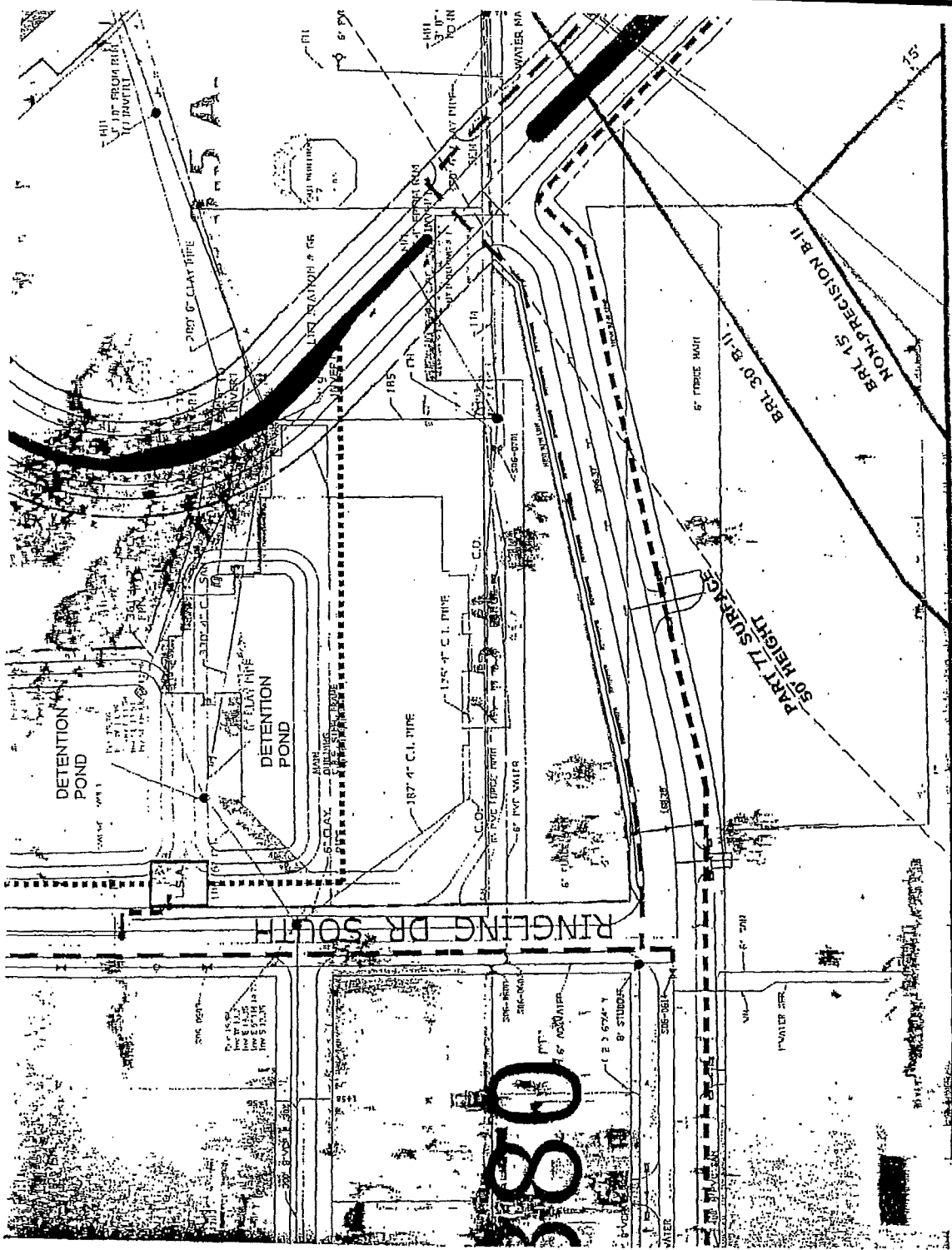
[Signature]

 Surveyor

GENERAL SURVEYING, INC. LB 2812
 2008-2009

2.53

<p>LEGEND</p> <p>(S) = 1/4" SECTION (R) = 1/4" RANGE (T) = 1/4" TOWNSHIP</p> <p>See Map for more Abbreviations</p>	<p>NOTES</p> <p>1. All measurements were made by the Surveyor or under his direct supervision and in accordance with the provisions of the Florida Statutes, Chapter 471, F.S., and the Rules of the Board of Surveying, Chapter 61, F.A.C.</p>
---	--



13
Boone, Boone
Box 1598
Venice 34284

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006160491 3 PGS
2006 SEP 07 09:00 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RECEIVED
2006 SEP 07 10:25:01 AM

SUPPLEMENTAL MEMORANDUM OF LEASE

This Supplemental Memorandum of Lease is filed by Venice Jet Center, LLC, a Florida Limited Liability Corporation, "Lessee" whose address is 1618 Main Street, Sarasota, Florida, 34236, who hereby swears and affirms:

The original Memorandum of Lease in this matter was filed in the Sarasota County Official Records Instrument No. 2006107331 on June 9, 2006. This Supplemental Memorandum of Lease is filed to recite the cancellation of an earlier Memorandum of Lease and an Affidavit, as follows:

Memorandum of Lease recorded in OR Book 2803, page 189, reciting date of Lease of September 26, 1995 together with Affidavit regarding Lease recorded in OR Instrument No. 2003199010 on September 30, 2003, referring to Lease executed on March 23, 1999, were terminated and replaced by Lease referred to in OR Instrument No. 2006107331 recorded on June 9, 2006. Pertinent Lease pages are attached to this Supplemental Memorandum of Lease for reference.

IN WITNESS WHEREOF, the Lessee has executed this Supplemental Memorandum of Lease as of the date set forth in the acknowledgment.

Witnesses:

Print E. G. BOONE

Print JACQUELINE BAUER

VENICE JET CENTER, LLC
By: Arthur Nadel
Arthur Nadel,
Member
"LESSEE"



STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and subscribed in my presence this 15th day of September, 2006 by Arthur Nadel, Member of Venice Jet Center, a Florida Limited Liability Corporation, as Lessee, who is personally known to me or produced n/a as identification.

NOTARY PUBLIC

Margaret R. Williamson
Stamp/Seal **Margaret R. Williamson**



Margaret R. Williamson
Commission #DD333815
Expires: Jan 22, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

LEASE

This lease is made and executed on the 23rd day of May, 2006, by and between the CITY OF VENICE, a Florida municipality, herein referred to as "lessor", and VENICE JET CENTER, LLC, a Florida limited liability company, herein referred to as "lessee".

WHEREAS, lessor is the owner and operator of the Venice Municipal Airport; and

WHEREAS, the premises are currently leased by the lessor to TRIPLE DIAMOND ENTERPRISES, LLC pursuant to two leases dated September 26, 1995 and March 23, 1999, both as amended; and

WHEREAS, the purpose of this lease is to consolidate the two leaseholds and to replace the September 26, 1995 and March 23, 1999 leases with one lease.

NOW THEREFORE, in consideration of the covenants and promises contained herein, the parties agree as follows:

1. DESCRIPTION OF PREMISES

Lessor leases to lessee and lessee rents from lessor, for the purpose of conducting business as a fixed base operator, and for no other purpose, the following described premises located in Venice, Florida:

Exhibit "A" attached hereto.

As used in this lease, the term "premises" refers to the real property described above and to any improvement located on the property from time to time during the term of this lease.

2. TERM

The initial term of this lease shall be for 25 years, commencing on June 1, 2006 and ending


45. DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS

On or before May 31, 2011 the lessee shall, at lessee's sole expense, demolish the two aircraft hangars currently located on the premises; design, permit and construct an aircraft hangar consisting of at least 10,000 square feet; and apply a new Northern Mediterranean exterior finish to the administration building currently located on the premises.

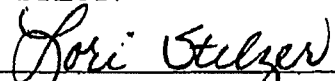
The plans and specifications for these improvements shall be submitted to the lessor for lessor's approval and permitting and construction shall not commence until the lessee obtains written approval of the plans and specifications from the lessor.

LESSOR

CITY OF VENICE, FLORIDA

BY: 
Fred Hammett, MAYOR

ATTEST:


LORI STELZER, City Clerk

Approved By City Council

Date: 5-23-2006

LESSEE

VENICE JET CENTER, LLC

BY: 
ARTHUR NADEL, MEMBER

