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QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of March, 1981, between JEROME V. ANSEL, of the County of Sarasota and State of Florida, Grantor, and THE TOWN OF LONGBOAT KEY, FLORIDA, a municipal corporation of the State of Florida, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten Dollars (\$10) and other valuable consideration, to him in hand paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim (subject to the terms, provisions and operation of the possibility of reverter hereinafter set forth) unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described submerged parcels of land situate, lying and being in the County of Manatee and State of Florida, more particularly described as follows:

Parcel "1" (Submerged) A parcel of submerged land in Sarasota Bay in Section 25, Township 35 South, Range 16 East, Manatee County, Florida, more particularly described as follows:

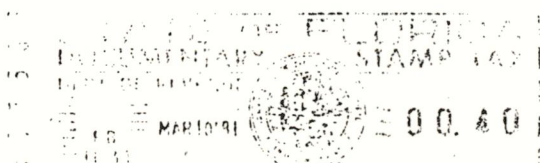
From the Northwest corner of said Section 25, run South 50°00' West, 970 feet to East Right-of-way line of John Ringling Parkway (100' wide); thence South 40°48' East along said Parkway, 2000.00 feet to the North line of Lot 13 of a Subdivision of Fractional Sections 25, 26 and part of Section 24, Township 35 South, Range 16 East, as recorded in Plat Book 7, Page 16 of the Public Records of Manatee County, Florida; thence North 50°00' East along the North line of said Lot 13, 1862.4 feet to the Northeasterly corner of said Lot 13 (shore line of Sarasota Bay) for a Point of Beginning; thence continued North 50°00' East along said Northerly line of Lot 13 extended into the waters of Sarasota Bay a distance of 300 feet; thence South 40°48' East, 100 feet; thence South 50°00' West along an extension of the Southeasterly line of said Lot 13, 309 feet to the shore of said Sarasota Bay; thence Northerly along the shore of said Bay, 100.4 feet more or less to the Point of Beginning. Containing 0.70 acres, more or less.

SUBJECT TO Easements, Restrictions and Reservations of Record, Taxes and Assessments for 1981 and subsequent years and Governmental Laws, Ordinances, Rules and Regulations.

Parcel "2" (Submerged) A parcel of submerged land in Sarasota Bay in Section 25, Township 35 South, Range 16 East, Manatee County, Florida, described as follows:

Commencing at the Northwest corner of said Section 25; thence South 89°33' West, a distance of 1269.5 feet to a concrete monument on the Northeasterly Right-of-way Boundary of John Ringling Parkway; thence South 39°57' East along the Northeasterly Right-of-way Boundary of John Ringling Parkway a distance of 2598.3 feet to a point on the Northwesterly Boundary of Lot 11 of John Ringling Subdivision on Long Boat Key, according to a Plat thereof recorded in Plat Book 7, Page 16 of the Public Records of Manatee County, Florida; thence North 50° 03' East along the Northwesterly Boundary of said Lot 11 a distance of 1950 feet more or less to the approximate mean high tide contour of Sarasota Bay for a P.O.B.; thence Southerly along the said mean high tide contour of Sarasota Bay a distance of 200 feet more or less to a point on the Southeasterly Boundary of Lot 12 of said John Ringling Subdivision on Long Boat Key; thence North 50° 03' East along the Easterly projection of the said Southeasterly Boundary of Lot 12 a distance of 1030 feet more or less to the Southwesterly Right-of-way boundary of the Intra-Coastal Waterway; thence North 50° 2' 30" West along the Southwesterly Right-of-way boundary of said Intra-Coastal Waterway a distance of 200 feet more or less to a point on the Easterly projection of the Northwesterly boundary of said Lot 11, said point bearing North 50° 03' East a distance of 940 feet more or less from the P.O.B. Thence South 50° 03' West along the said Easterly projection of the Northwesterly boundary of Lot 11 a distance of 940

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feet to the P.O.B. containing 4.5 acres, more or less, and lying and being in the County of Manatee, in said State of Florida.

SUBJECT TO Easements, Restrictions and Reservations of Record, Taxes and Assessments for 1981 and subsequent years and Governmental Laws, Ordinances, Rules and Regulations.


This conveyance is being made to the Grantee in consideration of the approval by the Grantee of the rezoning of the property described in Exhibit "A" hereto to the "NPD" zoning district, the approval by the Grantee of the transfer of seventy-five (75) living units to the property described in Exhibit "A", the approval by the Grantee of an Outline Development Plan, as amended, for a Negotiated Planned Unit Development on the property described in Exhibit "A" and the right of the Grantor to subsequently develop the property described in Exhibit "A" in accordance therewith. Therefore, all right, title, interest, claim and demand to the property described above and BEING quitclaimed hereby shall automatically revert to the Grantor in the event all, any or any portion of the foregoing approvals, the enabling Ordinances or Resolutions on which they were based or the proposed Negotiated Planned Unit Development are finally adjudicated to be illegal, unconstitutional or otherwise invalid or improper, either on substantive or procedural grounds or combination thereof or otherwise, by a court of competent and final jurisdiction in an action or proceeding commenced by any third party or parties (including without limitation an individual Town Commissioner or Commissioners acting in their individual capacities or any other governmental body, agency or authority), which action or proceeding is commenced within two (2) years from the date of this conveyance.

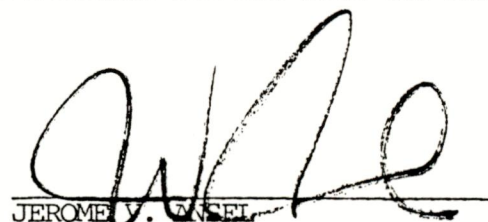
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, except as otherwise provided herein.

GRANTOR resides with his spouse on other property and the above described property being conveyed is not the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered
in the presence of:


Helen G. Read

 (SEAL)
JEROME V. ANSEL

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared JEROME V. ANSEL, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same as his free act and deed for the purposes therein set forth.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of March, 1981.


Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 2 1981
BONDED THRU GENERAL INS. UNDERWRITERS

Exhibit "A"

A PORTION OF U.S. GOVERNMENT LOT #2 AND #3 OF FRACTIONAL SECTION #16, AND A PORTION OF U.S. GOVERNMENT LOT #4 OF FRACTIONAL SECTION #17, TOWNSHIP 36 SOUTH, RANGE 17 EAST, AND A PORTION OF ISLAND BEACH SUB-DIVISION, ALL LYING AND BEING IN SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT AT THE INTER-SECTION OF THE EASTERLY LINE OF SAID SECTION 17, WITH THE WESTERLY RIGHT-OF-WAY LINE OF GULF OF MEXICO DRIVE, (S.R. 789, 100' WIDE); SAID POINT LYING S 46° 45' 04" E, 94.35' FROM THE NORTHEASTERLY CORNER OF THE LANDS OF COLONY BEACH CLUB, AS RECORDED IN CONDOMINIUM BOOK #7, PAGES 12 THRU 12-F, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 46° 45' 04" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 609.15' TO THE POINT OF BEGINNING; THENCE CONTINUE S 46° 45' 04" E, ALONG SAID RIGHT-OF-WAY LINE 1170.1'; THENCE S 43° 14' 56" W, 943' MORE OR LESS TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID WATERS, 1170' MORE OR LESS TO THE INTER-SECTION OF A LINE LYING S 43° 14' 56" W OF THE POINT OF BEGINNING; THENCE N 43° 14' 56" E, 950' MORE OR LESS TO THE POINT OF BEGINNING; TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS APPERTAINING THERETO AND CONTAINING 25.41 ACRES, MORE OR LESS.

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FILED AND RECORDED

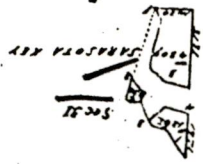
MAR 10 2 17 PM '81

RECORDED
MAR 10 1981
MANATEE CO. FLA.

MERIDIAN

Received with due form 22/11/77

Commenced ordinary + 10% 5 + 10%

[illegible]

| Serial Number | By whom furnished | Date of receipt | Amount of contribution | Serial Number |
|---------------|-------------------|-----------------|------------------------|---------------|
| 1 | Mr. M. S. S. S. | 1927 | 100 | 1 |
| 2 | Mr. M. S. S. S. | 1927 | 100 | 2 |
| 3 | Mr. M. S. S. S. | 1927 | 100 | 3 |
| 4 | Mr. M. S. S. S. | 1927 | 100 | 4 |
| 5 | Mr. M. S. S. S. | 1927 | 100 | 5 |
| 6 | Mr. M. S. S. S. | 1927 | 100 | 6 |
| 7 | Mr. M. S. S. S. | 1927 | 100 | 7 |
| 8 | Mr. M. S. S. S. | 1927 | 100 | 8 |
| 9 | Mr. M. S. S. S. | 1927 | 100 | 9 |
| 10 | Mr. M. S. S. S. | 1927 | 100 | 10 |

[illegible]

Sec. 7.

Sec. 8.

Sec. 9.

Sec. 11.

Sec. 12.

Sec. 17.

Sec. 16.

LONG BOAT
INLET

By Calculation

Sec. 14.

Sec. 13.

By Calculation

Sec. 19.

Sec. 20.

Sec. 21.

Sec. 22.

Sec. 23.

Sec. 24.

Sec. 29.

Sec. 28.

Sec. 27.

Sec. 26.

Sec. 25.

Sec. 24.

Sec. 32.

Sec. 31.

Sec. 30.

Sec. 29.

Sec. 28.

By Calculation