

**RESOLUTION NO. 2025-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA, COUNTY, FLORIDA, AUTHORIZING THE ACQUISITION OF REAL PROPERTY; AND PROVIDING AUTHORITY TO THE CHAIR, VICE-CHAIR, AND DESIGNATED STAFF TO EXECUTE ANY DOCUMENTS NECESSARY TO EFFECTUATE THE CLOSING; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE SARASOTA COUNTY BOARD OF COUNTY COMMISSIONERS as follows:

SECTION 1. FINDINGS. It is hereby ascertained, determined and declared that:

A. On November 8, 2005, the citizens of Sarasota County (County) approved, by referendum, to continue the levy of a not-to-exceed 0.25 mil ad valorem through December 31, 2029 to be used for acquisition, protection and management of environmentally sensitive lands and acquisition and management of neighborhood parklands that meet the established criteria.

B. The Seller, Camp Venice, LLC, a Florida limited liability company, has executed a Contract for Sale and Purchase of approximately 20.83 acres located at 4085 E. Venice Ave, Venice, FL 34292, a parcel of land situated in Section 08, Township 39 South, Range 20 East 20 as described in Original Records Instrument 2020135273 of the Public Records of Sarasota County, Florida and as Sarasota County Property Appraiser's PID No. 0736003020, a copy of the Contract being attached as "Attachment A" to this Resolution.

C. The Sarasota County Board of County Commissioners does hereby approve the Contract and authorizes the Chair to execute the Contract on behalf of the Board.

SECTION 2. AUTHORITY TO COMPLETE PURCHASE AND EXERCISE CLOSING DOCUMENTS

The Board authorizes the Chair, Vice-Chair, officers, attorneys and other agents or employees of the County to perform duties and tasks required of them by this Resolution and Contract, for the full punctual and complete performance of all of the terms, covenants and agreements contained in said documents. The Chair of the Board, Vice-Chair of the Board, officers, attorneys and County Administrator or designee are hereby authorized and directed to execute and deliver any and all documents and instruments, extend time periods to complete due diligence investigations or to close the transaction, and cause to be done, all duties and tasks necessary for carrying out the transaction contemplated by this Resolution and the Contract.

SECTION 3. APPLICABILITY AND EFFECTIVE DATE.

This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption in accordance with applicable law.

PASSED AND DULY ADOPTED at a regular meeting of the Board of County Commissioners of Sarasota, Florida on the \_\_\_\_\_ of \_\_\_\_\_, 2025.

BOARD OF COUNTY COMMISSIONERS OF  
SARASOTA COUNTY, FLORIDA

BY: \_\_\_\_\_  
Chair or Vice Chair

ATTEST:

KAREN E. RUSHING, Clerk of the Circuit  
Court and Ex-Officio Clerk of the Board of  
County Commissioners of Sarasota County,  
Florida

BY: \_\_\_\_\_  
DEPUTY CLERK

*"Attachment A"*

CONTRACT NO. \_\_\_\_\_

BCC APPROVED: \_\_\_\_\_

**CONTRACT FOR SALE AND PURCHASE**

THIS AGREEMENT (the "Contract") is made and entered into on the day and year set forth below by CAMP VENICE LLC, a Florida Limited Liability Company with a mailing address of 1000 S. Ocean Boulevard, Apt 1, Boca Raton, FL, 33432, referred to herein as "Seller" and SARASOTA COUNTY, a political subdivision of the State of Florida, with an address of 1660 Ringling Blvd Sarasota, Florida 34236, referred to herein as "County" or "Buyer". Seller and County may each be referred to individually as a "Party," and together be referred to as the "Parties".

For and in consideration of the payment of ten (10) dollars and the mutual promises set forth below, the Parties agree as follows:

1. **PROPERTY.** Seller agrees to sell and County agrees to buy on the terms and conditions hereinafter set forth, that real property located at 4085 E. Venice Avenue, Venice, 34292, FL also known as Parcel Identification Number (PID) #0736003020, in Sarasota County, Florida, more particularly described in **Exhibit "A"** attached hereto and made a part hereof, consisting of approximately 21.68 acres more or less, together with all improvements, structures, and fixtures owned by Seller and situated thereon, those certain buildings, structures, fixtures, and other improvements of every kind and nature presently owned by Seller and situated on, in, or under or hereafter erected, installed, or used thereon and with the personal property identified in **Exhibit "B"** attached hereto and made a part hereof, all of which is hereinafter referred to as the "Property."

2. **PURCHASE PRICE.** The "Purchase Price" for the Property shall be Fourteen Million and no/100 DOLLARS (\$14,000,000.00) payable at closing by wire transfer.

3. **EFFECTIVE DATE.** The "Effective Date" shall be the date on which the County or Seller, whichever signs last, signs this Contract subject to the limitations set forth herein.

4. **TITLE INSURANCE.** This Contract is subject to County obtaining within sixty (60) days from the Effective Date, at County's expense, a title insurance commitment issued by a Florida licensed title insurer agreeing to issue to County, upon recording of the deed to County, title insurance policy in the amount of the Purchase Price, insuring County's title to Property, subject only to liens, encumbrances, exceptions or qualifications set forth in the Contract and those which shall be discharged by Seller at or before closing.

5. **DEFECTS IN TITLE.** Seller shall convey a marketable title subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract. Marketable title shall be determined according to current applicable Title Standards adopted by authority of the Florida Bar. County shall have seventy five (75) days after the Effective Date to notify Seller in writing specifying defects. If the defects render title unmarketable, Seller will have fifteen days (15) days from receipt of notice within which to remove the defects, except for

mortgages or liens, which will be discharged at Closing (the “Title Cure Period”), failing which County shall have the option of either accepting the title as it is then or terminating this Contract, whereupon County and Seller shall release one another of all further obligations under the Contract, except those that are intended to expressly survive termination, provided, however, that if Seller is using diligent effort, then Seller, at its option, may extend the time to cure any defects by a period of up to thirty (30) days upon written notice to County delivered prior to the expiration of the Cure Period. Additional thirty (30) day extensions of the Title Cure Period may be reasonably considered if agreed upon by both Parties. County shall have the option, exercisable within ten (10) days of receipt of Seller’s written notice of its unwillingness or inability to cure the defects, of either accepting title with existing defects or electing to terminate this Contract. If County elects to terminate the Contract, County and Seller shall be released of all further obligations to each other under the Contract, except those that are intended to expressly survive termination.

**6. CLOSING DATE.** Subject to County completing its title examination and satisfactorily completing its other due diligence investigations as provided in this Contract, this transaction shall be closed and the deed and other closing documents delivered on or before the earlier of i) thirty (30) days from the date Seller delivers written notice to County that all park model/modular homes and all associated accessories and have been removed from the Property, or ii) February 28, 2026; provided, however that Seller shall have the right to extend the closing date until March 31, 2026, by delivery of written notice thereof to County in the event that Seller requires additional time to remove all park model/modular homes from the Property, (the “Closing”) or ten (10) business days after any Cure Period or deadline extension provided herein, if later, unless extended in writing by mutual agreement of the Parties. At Closing, Seller will deliver possession of the Property to County, free of all trash and debris. Between the Effective Date and the Closing, Seller covenants and warrants that Seller will keep the Property in substantially the same condition as it exists on the Effective Date, ordinary wear and tear excepted. Seller further covenants to keep the Property in good, safe and sanitary condition with ordinary wear and tear excepted prior to closing.

**7. PLACE OF CLOSING.** Closing shall be held at the Office of the County Attorney, 1660 Ringling Blvd., Second Floor, Sarasota, Florida 34236 or at a place designated by County. County shall select a closing agent for this transaction.

**8. DOCUMENTS FOR CLOSING.** County shall prepare and Seller shall execute closing documents, subject to Seller’s review and approval which shall not be unreasonably withheld, consisting of a full warranty deed, bill of sale, mortgagee estoppels letters, closing statement, corrective instruments, Seller’s affidavit, and any other documents deemed reasonably necessary by County or Seller to close the transaction and convey good marketable title. County shall furnish the closing statement. Within ten (10) days of the Effective Date, Seller agrees at its expense, to deliver any and all existing and available copies that are available to the Seller of surveys, engineering documents, plans that show the location of existing utility lines, title policies, permits, existing leases on the Property, all submitted rezoning petitions or rezoning request and development plans submitted to or approved by the appropriate governmental agencies having jurisdictions over the Property, all investigations and reports completed on the Property and “as built” drawings in Seller’s

possession to County, and list of all Seller's business and Property related licenses. Within thirty (30) days of the Effective Date Seller shall provide to County three years of mutually agreed upon business records that shall include expense reports, as well as reservation reports and records. County acknowledges and agrees that all information or documents prepared by third parties for or on behalf of Seller are provided on an AS IS, WHERE IS, INFORMATIONAL BASIS ONLY and that County shall not be entitled to rely upon any conclusions, statements or data contained therein.

**9. EXPENSES.** Seller shall pay the recording fee for the full warranty deed, the documentary stamp taxes on the deed, and any recording charges for corrective instruments, or instruments needed to clear title. The County shall pay the costs of the title insurance premium required to obtain the owner's policy, the title search fee, the municipal lien search fee, closing fee, and costs of its investigations. The Purchase Price and any other stated consideration being given by County hereunder constitutes the total consideration to be paid to Seller in connection with the acquisition of the Property and any consequences or impacts incurred by Seller in connection therewith, including, without limitation, any severance damages, loss of business damages or impacts or costs to Seller or any person affiliated with Seller. Seller and County warrant to each other that they have not dealt with any real estate broker, agent, salesperson or third person in connection with the purchase and sale of the Property in a manner that would cause a brokerage commission to be due. Seller agrees to indemnify, defend and hold harmless County from any claims and demands of any real estate broker, agent, salesperson or finder claiming to have dealt with Seller in connection with this purchase and sale. County is not responsible for any of the Seller's attorney fees for settlement/contract negotiations and transfer of the Property.

**10. RESTRICTIONS, EASEMENTS, LIMITATIONS.** Seller shall convey the Property to County by full warranty deed, free and clear of all liens, subject only to easements for power lines, utilities, roads, canals and drainage, and restrictions and encumbrances of record including but not limited to zoning, restrictions, prohibitions and other requirements imposed by governmental authority. If any easements, restrictions and encumbrances exist on the Property, the County has seventy five (75) days from the Effective Date to review the same and to notify the Seller of any defects in title. In the event County does not approve any said easement, restriction or encumbrance the County shall notify the Seller within seventy five (75) days from the Effective Date of its election to terminate the Contract; otherwise, this condition shall be deemed to have been satisfied.

**11. SURVEY.** County shall, at County's expense, have a survey of the Property prepared within seventy (70) days from the Effective Date. The County shall have seventy five (75) days from the Effective Date to review and notify the Seller of defects. If the survey shows encroachments on the Property or that improvements located on the Property encroach on setback lines, easements, lands of others or violate any restrictions or regulations affecting the Property, the same shall constitute a title defect under the provisions of Paragraph 5 above and Seller shall have the same opportunity to cure any such defect as is provided for in Paragraph 5. Notwithstanding the foregoing to the contrary, the County, as the owner of the lands adjacent to the Property, agrees to use good faith efforts and cooperate with Seller as may be reasonably necessary for Seller to cure any survey defects that involve or affect County's adjacent lands.

**12. COUNTY'S RIGHT TO INVESTIGATE.** County shall have the right to make such legal, factual and other inquiries and investigations as County deems necessary, desirable and appropriate with respect to the Property. Such inquiries and investigations shall be deemed to include, but shall not be limited to, any leases and contracts pertaining to the Property, the physical components of all portions of the Property, all improvements including buildings, the pool and wastewater treatment plant inspections, verification that field elevations and subsurface soils are appropriate for the County's intended use of the Property, taxes or assessments now or hereafter payable thereon, the compliance with any environmental protection, pollution or land use laws, rules, regulations or requirements, any other state of facts which exists with respect to the Property, such state of facts as an accurate survey and inspection would show, and zoning ordinances, resolutions and regulations of the county and state where the Property is located. County will not damage the Property during its investigation or testing and shall, upon completion thereof, restore the Property to its condition prior to such investigations or testing. Within seventy five (75) days of the Effective Date, County shall notify Seller of any defects or conditions uncovered through County's investigations that have a material effect on the value of the Property to the County. Seller will have fifteen days (15) days from receipt of notice within which to cure the defects or conditions of the County's notice(the "Cure Period"), failing which County shall have the option of either accepting the Property as it is then or terminating this Contract, whereupon County and Seller shall release one another of all further obligations under the Contract, except those that are intended to expressly survive termination. Provided, however, that if Seller is using diligent effort, then Seller, at its option, may extend the time to cure any defects by a period of up to thirty (30) days upon written notice to County delivered prior to the expiration of the Cure Period. Additional thirty (30) day extensions of the Cure Period shall not be unreasonably denied by the County. County shall have the option, exercisable within ten (10) days of receipt of Seller's written notice of its unwillingness or inability to cure the defects or conditions, of either accepting the property with existing defects or electing to terminate this Contract. Notwithstanding anything else to the contrary contained herein, the County's rights to the environmental assessment(s) provided in Section 17 below are in addition to all other inquiries and/or investigations and the timeframes contained Section 17 will control over all other timeframes with respect to the matters set forth in Section 17. For purposes of conducting its investigations, County shall have the right to enter upon the Property at reasonable times upon giving Seller not less than forty-eight (48) hour notice. Seller or Seller's designated representative shall have the right to accompany County during its investigations, and County shall conduct its investigations so as to not unreasonably interfere with or disturb any tenant or Seller's operation of the Property.

**13. TIME.** Time is of the essence for this Contract. Time periods herein of less than six (6) days shall in the computation exclude Saturdays, Sundays and state or national legal holidays, and any time period provided for herein which shall end on Saturday, Sunday or legal holiday shall extend to 5:00 p.m. of the next business day.

**14. PUBLIC DISCLOSURE.** Pursuant to Section 286.23, Florida Statutes Seller shall provide an executed Beneficial Interest and Disclosure Affidavit a copy of which is attached hereto as Exhibit "C". Seller shall provide such Affidavit not later than Seller's execution of this Contract.

## **15. WARRANTIES.**

**a.** Seller hereby warrants and represents to the best of its knowledge that the Property does not contain any hazardous substances, as defined hereinafter in excess of allowable limits under either federal or state law. As used herein, the term “hazardous substance” includes but is not limited to, any material, substance, waste, or similar term which is defined as a hazardous material under the laws of the State of Florida; the Federal Water Pollution Control Act (33 USCS 1251, et seq.); the Federal Resource Conservation and Recovery Act (RCRA) (42 USCS 6901, et seq.); the Comprehensive Environmental Response, Compensation and Liability Act, (CERCLA) and (SARA) (42 USCS 9601, et seq.); the Federal Toxic Substances Control Act (15 USCS 2622); or any rule or regulation of the Environmental Protection Agency, the Occupational Safety and Health Administration, or any such similar state or local agency having jurisdiction over the Property. Seller agrees to indemnify County and hold County harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including reasonable attorneys’ fees, cost of any settlement or judgment in claims of any and every kind, about which Seller has actual knowledge, whatsoever paid, incurred or suffered by, or asserted against County by any person or entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, discharging or release of any hazardous substance, stored on the Property including any such loss or liability or costs of cleanup arising under any governmental regulation imposed by any federal, state, or local agency or unit of government. As a condition of this indemnification, County agrees that in the event County’s legal counsel becomes aware of any claim or potential claim against County which would give rise to a claim by County against Seller under the foregoing warranties or indemnification, County shall give notice in writing to Seller outlining the details of such claim or potential claim, such notice to be mailed by certified mail, return receipt requested, such notice to be given within a reasonable time after County’s legal counsel acquires notice of such claim or potential claim. Notwithstanding the foregoing, however, in the event County should be served with legal process in connection with any lawsuit filed against County which could give rise to a claim by County against Seller under this Contract, County shall promptly notify Seller of such fact, and shall provide Seller with a copy of the complaint or other documentation served within five (5) business days, excluding Saturdays, Sundays, and legal holidays, after receipt of such service by County. In the event that the success of any claim, action or suit would make Seller liable under the foregoing warranties or indemnification, County shall permit Seller to defend the same at Seller’s expense, and County shall cooperate with Seller by making available such books, records and documents as Seller may reasonably require and by making County’s employees available at reasonable times to confer with Seller and its representatives, and to give testimony, if requested by Seller, in any trial or proceeding. In the event that, after receiving notice of any such claim, action or suit Seller shall notify County that such claim, action or suit is not within the scope of the

warranties or indemnification given by this Contract, then County may undertake the defense for itself or make additional arrangements with Seller.

b. Seller warrants and represents unto County that there will be no valid and outstanding leases affecting the Property as of the Closing Date with terms that extend past the Closing Date and no party other than Seller that has any rights to use or possess the Property or any portion thereof as of the Closing Date. The Property shall be conveyed to County at Closing free and clear of any outstanding leases or rights in other parties to use or possess the Property.

c. Seller warrants that as of the closing date Seller has no knowledge of any conditions on or of the Property which would result in a violation of any regulation, restriction, or condition imposed by any state, federal or local governmental agency or any easement, setback or instrument recorded in the public records, and that Seller has received no notice of any such violation.

**16. CONDITIONS OF CLOSING.**

a. Utilities. The Seller shall pay all utilities through the Closing.

b. Taxes. Tangible property taxes shall be paid in their entirety by Seller. Real property taxes shall be paid by Seller through the Closing or Seller shall deposit current year taxes in to escrow with the Sarasota County Tax Collector as provided in Section 196.295, Florida Statutes.

c. Liens. Seller shall furnish to County at time of closing an affidavit attesting to the absence of any financing statements, claims of lien or liens known to Seller and further attesting that there have been no improvements or repairs to Property for ninety (90) days immediately preceding the Closing. Liens for special assessments shall be paid by Seller prior to the Closing or credited to County as hereinafter provided. The amount of a certified lien shall be discharged by Seller prior to the Closing, and Seller shall provide receipts, satisfactions or releases proving such payment. The amount of any pending lien shall be assumed by County with an appropriate credit given to County against the Purchase Price. At such time as the full amount of said lien is determined the difference between the amounts shall be paid to the party that is entitled to the adjustment. If liens are contested by Seller, the amount sufficient to fully discharge the lien shall be held in escrow at Closing until the lien is discharged of record.

**17. ENVIRONMENTAL SITE ASSESSMENT.** The County shall have the right to employ the services of a firm or firms to conduct a Phase I and Phase II Environmental Site Assessment of the Property within one hundred (100) days of the Effective Date. In the event either assessment indicates the presence of any hazardous substances on the Property in excess of any allowable limits set by local, state or federal law, then the County shall provide Seller with notice and a copy of the assessment identifying the presence of the hazardous substance within one hundred and ten (110) days of the Effective Date. Thereafter, Seller shall have fifteen (15) days from receipt of notice from the County to elect to remove all



identified hazardous substance from the Property. The removal of such hazardous substances must occur within a time frame mutually agreed by the Parties and memorialized in an amendment to this Contract. If Seller declines to elect to remove the hazardous substances, declines to amend this Contract to provide the necessary time for the removal of such hazardous substances, or fails to timely remove the hazardous substances, then the County may terminate the Contract upon written notice to the Seller.

**18. REPRESENTATIONS, WARRANTIES, COVENANTS AND CONTRACTS.**

Seller represents, with the intent to induce County to enter into this Contract and to purchase the Property, and with the understanding that County is relying upon the accuracy of such representations and that this Contract is contingent upon and subject to the truth and accuracy of such representations and the full and complete satisfaction of such covenants and contracts, failing which County shall have the right to terminate this Contract, that:

(a) As of the Closing, Seller shall have good and marketable title in fee simple to the Property, free and clear of all restrictions, liens, leases including for oil and mineral rights, encumbrances, rights-of-way, easements and encroachments, except those that are not timely objected to by County.

(b) No person, firm or entity, other than County, has any rights in, or right to acquire, the Property or any part thereof or interest therein. As long as this Contract remains in force, Seller will not, without County's prior written consent, lease, transfer, mortgage, pledge or convey its interest in the Property or any portion thereof, nor any right therein.

(c) There are no parties in possession of any portion of the Property as lessees or tenants at sufferance or trespassers to Seller's actual knowledge, without imposing any duty of inquiry or investigation, there are no liens, leases, subleases, surface or subsurface use contracts, or items or encumbrances affecting the Property, that will not be removed or subordinated prior to the Closing, except for those arising by, through and under this Contract.

(d) There has been no material or labor furnished for the Property for which payment has not been made and there are no mechanics' or materialman liens or claims filed against the Property, and Seller has received no written notices of any claims of non-payment or written notice of claims of liens by any contractors, subcontractors, suppliers, mechanics, materialman or artisans with respect to any work performed on or materials furnished to the Property. Seller shall indemnify and hold County and the title insurer and agent harmless from and against the claims of all contractors, subcontractors, suppliers, mechanics, materialman and artisans relating to the Property which claims relate to periods of time prior to the Closing.

(e) To Seller's actual knowledge, without imposing any duty of inquiry or investigation, there are no pending liens or assessments presently on or affecting the Property.

(f) To Seller's actual knowledge, without imposing any duty of inquiry or investigation, there are no oil and gas exploration operations affecting the Property nor to the Seller's actual knowledge, without imposing any duty of inquiry or

investigation, are any such operations contemplated by any person or entity whatsoever.

(g) There are no pending, or, to Seller's actual knowledge without imposing any duty of inquiry or investigation, no threatened condemnation or similar proceedings or assessments affecting the Property or any part thereof, nor to Seller's knowledge, without imposing any duty of inquiry or investigation, does any governmental authority contemplate any such assessments or proceedings.

(h) There are no unpaid taxes, assessments or levies of any type whatsoever against the Property other than ad valorem taxes on the Property for the calendar year in which the Closing occurs.

(i) To Seller's actual knowledge, without imposing any duty of inquiry or investigation, there are no pending, or threatened actions, suits, claims, litigation or proceedings by any entity, individual or governmental agency affecting the Property which would in any way constitute a lien, claim or obligation of any kind against the Property. Seller agrees to indemnify and hold County harmless from and against any and all debts, expenses, claims, demands, judgments and/or settlements arising from any mortgages or tax liens and to prevent the filing of any liens, lis pendens, or other encumbrances against the Property as a result thereof superior to the interest to be purchased by County.

(j) No commitments have been made to any governmental authority, utility company, school board, church or other religious body, or any homeowner or homeowners' association, or any other organization, group or individual, relating to the Property which would impose an obligation upon County or its successors or assigns to make any contribution or dedications of money or land or to construct, install or maintain any improvements of any public or private nature on or off the Property. To Seller's knowledge, without imposing any duty of inquiry or investigation, no governmental authority has imposed any requirements that any Seller of an interest in the Property pay directly or indirectly any special fees or contributions or incur any expenses or obligations in connection with the ownership of an interest in the Property or any part thereof, other than those that arise under the deed. The provisions of this Section shall not apply to any regular or nondiscriminatory local real estate or school taxes assessed against the Property.

(k) From the Effective Date through the Closing, Seller shall promptly notify County of any material change with respect to the Property, of which Seller has actual knowledge, including specifically, but without limitation, any such change which would make any portion of this Contract, including, without limitation, the representations, warranties, covenants and contracts contained in this Section, untrue or materially misleading.

(l) Seller is not a "foreign person" as that term is defined in Section 1445-F of the Internal Revenue Code.

**19. SOIL BORING.** Within seventy five (75) days from the Effective Date, County shall have the right to employ the services of a firm or firms to conduct a soil boring assessment.

**20. CULTURAL RESOURCES ASSESSMENT SURVEY.** Within seventy five (75) days from the Effective Date, County and/or its representatives shall have the right to access and test the Property for the purpose of conducting a Cultural Resources Assessment Survey. The County shall have seventy five (75) days from the Effective Date to review and notify the Seller of any issues. Typical survey testing will include but not be limited to below surface testing every 25 meters, surface reconnaissance and photography. If a cultural resource is identified on the Property, County and/or its agents shall have the right to perform a complete evaluation of the resource. All data collected will remain the property of the County. Any artifacts collected during the survey will be collected and removed for study. If the Property is purchased, then the artifacts will remain the property of the County. If the Property is not purchased, then the artifacts will be returned to the Seller.

**21. NOTICES.** Any notice given or required to be given in connection with this Contract shall be mailed postage paid or hand delivered to Seller, CAMP VENICE LLC, c/o Rob Kurens whose mailing address is 1000 S. Ocean Boulevard, Apt 301, Boca Raton, FL, 33432 and emailed to robkurens@gmail.com (with a copy to Seller at 82 Bridgefield Road, P.O. Box 1155, Bridgehampton, NY 13792, and to Seller's counsel at Shumaker, Loop & Kendrick, LLP, Attn: Juan C. Villaveces, 240 S. Pineapple Avenue, Suite 1000, Sarasota, FL 34236 and jvillaveces@shumaker.com) and to County, Attn: Manager, Property Management Division, 1001 Sarasota Center Blvd., Sarasota, Florida 34240, and Office of the County Attorney, 1660 Ringling Blvd., Second Floor, Sarasota, Florida 34236, or such other address as either party may direct in writing.

**22. BINDING CONTRACT.** The Contract shall be binding upon the successors, heirs and assigns, if assignment is permitted. The Contract cannot be assigned without mutual written approval by County and Seller.

**23. DEFAULT.** In the event either Party refuses, neglects or otherwise fails to carry out any terms of the Contract, the Contract may be terminated by the non-defaulting Party upon ten (10) days' notice to the defaulting Party and a failure of the defaulting Party to cure the default, within such time.

**24. EXECUTION BY COUNTY COMMISSION.** Notwithstanding any action taken on the Contract by the Board, or any agent thereof, or County employee, the Contract shall not be enforceable against the County unless approved by the Sarasota County Board of County Commissioners (the "Board") and the Board appropriating legally available funds for the purchase of the property which shall be evidenced by the agreement being executed by the Chair or Vice-Chair of the Board.

**25. PROVISIONS TO SURVIVE CLOSING.** The covenants, warranties and representations in the Contract shall survive the Closing for a period of seven (7) years after the Closing Date.

**26. NO THIRD-PARTY RIGHTS.** The Parties hereto do not intend nor shall this Contract be construed to grant any rights, privileges or interest to any third party.

**27. NO INTERPRETATION AGAINST DRAFTER.** Should any provision of this Contract require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who or through its agent prepared the same, it being agreed that all Parties hereto have participated in the preparation of this Contract and that legal counsel was consulted by each Party (or opportunity for such legal consultation afforded to each party) before execution of this Contract.

**28. FORCE MAJEURE.**

**a.** If either Party hereto is prevented or delayed in the performance of any act or obligation required hereunder by reason of any event of Force Majeure, such inability or delay may be excused at any time during which compliance therewith is prevented or delayed by such event and during such period thereafter as may be reasonably necessary for the County or Seller to correct the adverse effects of such event of Force Majeure. An event of “Force Majeure” shall mean any of the following events or circumstances to the extent that they delay the County or Seller from performing any of its obligations under this Contract:

**i.** Acts of God, tornadoes, hurricanes, fires, floods, sinkholes, explosions, landslides, earthquakes, epidemics, quarantine, pestilence, and extremely abnormal and excessively inclement weather or other natural disaster;

**ii.** Strikes, work stoppages, malicious injury, lock-outs, or other labor issues unless caused by a negligent act or omission of either party; and

**iii.** Acts of public enemy acts of war, terrorism, effects of nuclear radiation, blockages, riots, insurrection, civil disturbances, or national or international calamities, or other reason of like nature not the fault of the party in performing under this Contract.

**b.** In order to be entitled to the benefit of this section, a party claiming an event of Force Majeure shall be required to give prompt written notice to the other party specifying in detail the event of Force Majeure and shall further be required to diligently proceed to correct the adverse effect of any Force Majeure.

**c.** Then performance of such act shall be excused for the period of the delay and the period of the performance of any such act shall be extended for a period equivalent to the period of such delay except that if any delay exceeds six months, then the Party entitled to such performance shall have the option to terminate this Contract.

**29. CASUALTY LOSS.** Seller carries the insurance policies attached hereto as Exhibit “E,” Seller’s Insurance, which cover the Premises for loss. Until delivery of the deed, Seller agrees to maintain the insurance policies attached hereto in Exhibit “E” or carry such insurance with a qualified and rated insurance company with coverages for the Premises comparable and in similar amounts to those attached here in in Exhibit “E.” As used herein, the term “Casualty Loss” shall mean any destruction by fire, storm, or other casualty or any taking or pending or threatened taking, in condemnation or under the right of eminent domain

of the Property or portion thereof, in each case prior to Closing. Seller shall promptly give County written notice (“Casualty Notice”) of any Casualty Loss of which Seller becomes aware. County shall have the option, which must be exercised within 10 days after its receipt of the Casualty Notice, to terminate this Contract or to proceed with the Closing. If County elects to terminate this Contract, all rights, duties, obligations, and liabilities created hereunder shall cease, except those that are intended to expressly survive termination. If County elects to proceed with Closing, it shall acquire the Property in accordance with the terms hereof and Seller shall transfer to County all unpaid insurance proceeds, claims, awards, and other payments arising out of such Casualty Loss and pay to County all sums paid to Seller as insurance proceeds, awards, or other payments arising out of such Casualty Loss. Seller shall not voluntarily compromise, settle, or adjust any amounts payable by reason of any Casualty Loss without first obtaining the written consent of County. Notwithstanding anything contained herein to the contrary, in the event the County does not terminate this Contract in accordance with Sections 12 or 17 hereof after having conducted its investigations of the Property, then in the event of a Casualty Loss, County must proceed with the Closing, in which event it shall acquire the Property in accordance with the terms hereof and Seller shall transfer to County all unpaid insurance proceeds, claims, awards, and other payments arising out of such Casualty Loss and pay to County all sums paid to Seller as insurance proceeds, awards, or other payments arising out of such Casualty Loss.

**30. SELLER COVENANTS.** At least thirty (30) days prior to the Closing, Seller agrees to have coordinated with tenants/owners or third-party to have all park model/modular homes removed from the Property and the Property cleared of trash and debris associated with their removal. Seller shall provide notice to the County that all park model/modular homes have been removed, and the property has been cleared of all trash and debris associated with their removal. Within fifteen (15) days of receipt of Seller’s notice, the County shall have the right to inspect and verify Seller’s compliance with this covenant (“Removal Inspection Period”). County shall have until the expiration of the Removal Inspection Period to send notice of noncompliance to the Seller. Seller shall have (15) from the receipt of the County’s objections to comply with this covenant. Any extensions to deadlines for Seller’s compliance with this covenant shall not be unreasonably withheld.

**31. COUNTERPARTS.** This Contract may be executed in several counterparts, each of which shall constitute an original and all of which, when taken together, shall be considered one agreement.

**32. AUTHORIZATION.** If Seller is an entity, the execution, delivery, and performance of the Contract by Seller has been duly authorized by proper action in accordance with the entity’s governing documents.

**33. ENTIRE CONTRACT.** This Contract contains the entire contract and understanding between the Parties pertaining to its subject matter and supersedes all prior and contemporaneous contracts, representations, and understandings of the Parties. No supplement, modification or amendment to this Contract will be binding unless executed in writing by both Seller and County.

**34. 1031 LIKE-KIND TAX FREE EXCHANGE.** Seller may desire to effectuate a like-kind exchange (“Exchange”) under Section 1031 of the Internal Revenue Code in connection with this sale of the Property. County agrees to use reasonable efforts to accommodate Seller in effectuating an Exchange, subject to each of the following provisions: (1) the Exchange does not directly or indirectly increase the Purchase Price; (2) the Exchange will not delay or otherwise adversely affect the closing; (3) there is no loss, cost, damage, tax, expense, or adverse consequence incurred by County resulting from, or in connection with, the Exchange; (4) all documents to be executed by County in connection with the Exchange must be subject to the approval of County, which approval shall not be unreasonably withheld provided that Seller has otherwise fully complied with the terms of this paragraph, and must expressly state, without qualification, “County is acting solely as an accommodating party to the Exchange, County will have no liability with respect to it, and is making no representation or warranty that the transaction qualifies as a tax-free exchange under Section 1031 of the Internal Revenue Code, or any applicable state or local laws”; and (5) in no event must County be obligated to acquire any property or otherwise be obligated to take title, or appear in the records of title, to any property in connection with the Exchange. Seller shall indemnify and hold harmless County from and against all claims, losses, costs, damages, taxes, and expenses incurred after the date of this Contract in connection with the Exchange or County’s cooperation with Seller to effectuate the Exchange. Seller acknowledges that County has made no representations or warranties concerning the tax consequences or effect of the Exchange.

**35. SELLER’S KNOWLEDGE.** As used in this Contract, the terms “to Seller’s knowledge,” “to Seller’s actual knowledge,” “to the best of Seller’s knowledge,” or like phrases shall mean the actual present and conscious awareness or knowledge of Robert Kurens and Naomi Kurens, and with exception for any clause herein stating otherwise, following reasonable investigation and inquiry of the Property, which individuals are the most knowledgeable about the Property, provided that so qualifying Seller’s knowledge shall not, in it of itself, form any additional basis for any personal liability on the part of Mr. or Mrs. Kurens. To the extent that before the Closing, County obtains knowledge that Seller’s representations and warranties contained herein are inaccurate, untrue or incorrect in any way (from estoppels, County’s due diligence or any other source, or which could have been discovered by reasonable due diligence inspections not undertaken by County), and nonetheless County proceeds to Closing, such inaccurate, untrue or incorrect representations and warranties shall be deemed modified to reflect such knowledge as of Closing.

**36. AS IS SALE. EXCEPT FOR SELLER’S REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH IN THIS AGREEMENT AND IN THE CLOSING DOCUMENTS TO BE EXECUTED AND DELIVERED AT CLOSING (COLLECTIVELY, “SELLER’S EXPRESS WARRANTIES”), THIS SALE IS MADE AND WILL BE MADE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND (WHETHER EXPRESS OR IMPLIED) BY SELLER OR ITS REPRESENTATIVES. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, WITH EXCEPTION FOR THE EXPRESS COVENANTS AND CONDITIONS SET FORTH IN THIS AGREEMENT, COUNTY AGREES TO OTHERWISE ACCEPT THE PROPERTY, ON AN “AS IS” AND “WHERE IS” BASIS, “WITH ALL FAULTS”.**

**37. ANTI-HUMAN TRAFFICKING COMPLIANCE.** Pursuant to Section 787.06, Florida Statutes, if the Seller is a non-governmental entity, the Seller must provide the County with an affidavit, in the form attached hereto as **Exhibit “D”**, signed by an officer or a representative of the Seller under penalty of perjury attesting that the Seller does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

*The remainder of this page is intentionally left blank.*

IN WITNESS WHEREOF, the Seller has executed this Contract this \_\_\_ day of \_\_\_\_\_, 2025.

Signed and Sealed in the Presence of these Witnesses:

**Seller**  
**CAMP VENICE LLC**

First Witness:

Asia D. Cheatham

Witness Signature #1

Asia D. Cheatham

Witness #1 Print Name

5200 NW 31st Ave

Address

BY: [Signature]  
Robert Kurens, Authorized Member

Second Witness:

[Signature]

Witness Signature #2

Noomi Weidman

Witness #2 Print Name

1000 S. Ocean Blvd.

Address Boca Raton, FL 33432

STATE OF FL  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13<sup>th</sup> day of April, 2025, by Robert Kurens, Authorized Member of and on behalf of CAMP VENICE LLC who is personally known to me or who has produced \_\_\_\_\_ as identification.

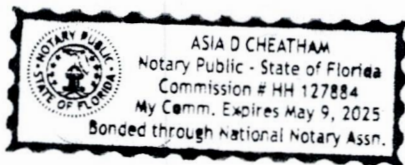
(SEAL)

Asia D. Cheatham

Notary Public

Print Name: Asia D. Cheatham

Commission No. 127884





BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY FLORIDA

By: \_\_\_\_\_  
Chair or Vice Chair

ATTEST:

Karen E. Rushing, Clerk of the  
Circuit Court and ex-officio Clerk  
of the Board of County  
Commissioners

BY: \_\_\_\_\_  
Deputy Clerk

Reviewed and Approved for Content

By: \_\_\_\_\_  
County Attorney

## EXHIBIT "A"

### Legal Description

PID 0736003020

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE NORTH 01° 31' 04" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1306.16 FEET TO 4X4 CONCRETE MONUMENT WITH NO ID, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 01° 31' 04" EAST, ALONG SAID WEST LINE, A DISTANCE OF 768.08 FEET TO SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 51, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 44° 15' 50" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 586.81 FEET, TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 43 PAGE 88, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89° 04' 37" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 385.73 FEET, TO A POINT ON THE WESTERLY TOP OF BANK OF THE MYAKKA RIVER; THENCE SOUTHERLY ALONG THE WESTERLY TOP OF BANK OF THE MYAKKA RIVER THE FOLLOWING FOURTEEN (14) COURSES; (1) THENCE SOUTH 22° 55' 57" WEST, A DISTANCE OF 107.68 FEET; (2) THENCE SOUTH 04° 56' 15" WEST, A DISTANCE OF 132.96 FEET; (3) THENCE SOUTH 05° 06' 18" EAST, A DISTANCE OF 60.12 FEET; (4) THENCE SOUTH 16° 29' 52" EAST A DISTANCE OF 167.27 FEET; (5) THENCE SOUTH 40° 39' 15" EAST, A DISTANCE OF 148.14 FEET; (6) THENCE SOUTH 49° 41' 45" EAST, A DISTANCE OF 163.78 FEET; (7) THENCE SOUTH 58° 40' 12" EAST, A DISTANCE OF 139.25 FEET; (8) THENCE SOUTH 25° 12' 21" EAST, A DISTANCE OF 70.72 FEET; (9) THENCE SOUTH 21° 43' 56" EAST, A DISTANCE OF 57.92 FEET; (10) THENCE SOUTH 81° 50' 14" WEST, A DISTANCE OF 9.94 FEET; (11) THENCE NORTH 26° 18' 24" WEST, A DISTANCE OF 85.18 FEET; (12) THENCE SOUTH 79° 12' 01" WEST, A DISTANCE OF 55.50 FEET; (13) THENCE SOUTH 37° 34' 18" WEST, A DISTANCE OF 94.98 FEET; (14) THENCE SOUTH 10° 58' 11" EAST, A DISTANCE OF 288.39 FEET TO A SET IRON ROD WITH CAP STAMPED ESP ASSOC. LB7343; THENCE SOUTH 06° 44' 13" EAST, A DISTANCE OF 21.19 FEET, TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH HALF OF AFORESAID SECTION 8; THENCE SOUTH 89° 39' 45" WEST, ALONG SAID SOUTH LINE AND EASTERLY EXTENSION, A DISTANCE OF 118.33 FEET TO A 4X4 CONCRETE MONUMENT; THENCE SOUTH 89° 39' 45" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 985.99 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Inventory List of Personal Property

Pool Furniture  
15 lounge chairs  
5 side tables

4x4 Vehicle

VIN A6HM DTZ 4CMB010146

6 stacked washers/dryers

John Deere Utility Tractor + accessories

Doublewide mobile home  
VIN PH094574 BFL and PH094574 AFL

Assorted maintenance related tools,  
parts + equipment

Clubhouse Contents

4 tables  
20 chairs  
Refridgerator  
Coffee maker

TV  
Assorted Dishes + Utensils

143 ~~picnic~~ picnic tables

**EXHIBIT "C"**  
**(To Be Completed if Seller is an Entity)**

**SELLER TO COMPLETE** the following "OR" Initial if Not Applicable: \_\_\_\_\_

**BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT**

Note: Florida Statutes Section 286.23(3)(a) exempts entities registered with the Federal Securities Exchange Commission or registered pursuant to chapter 517, whose interest is for sale to the general public, from the disclosure requirements of this Section. All corporate entities not exempt from Florida Statutes Section 286.23 shall complete the affidavit below.

Before me, the undersigned authority, personally appeared Robert Kurens ("Affiant"), this 14th day of April, 2025, who, first being duly sworn, deposes and says:

That Affiant is the member of Camp Venia LLC, whose address is 1000 S. Ocean Blvd Boca Raton, FL and in such capacity has personal knowledge of the matters set forth herein and has been duly authorized by Seller to make this affidavit on Seller's behalf. That Seller is the record Seller of the property, described in Exhibit "A" attached hereto. As required by Section 286.23, Florida Statutes, and subject to the penalties prescribed for perjury, the following is a list of every "person" (as defined in Section 1.01(3), Florida Statutes) holding 5% or more of the beneficial interest in the disclosing entity (if more space is needed, attach a separate sheet entitled "Exhibit C to Beneficial Interest and Disclosure Affidavit"):

Name	Address	Interest
<u>Robert Kurens</u>	<u>1000 S Ocean Blvd APT 301 BOCA RATON FL 33432</u>	<u>99%</u>

This affidavit is given in compliance with the provisions of Section 286.23, Florida Statutes.

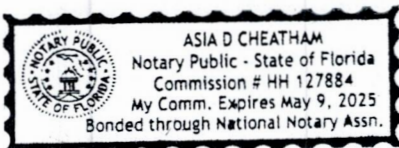
State of Florida  
 County of Palm Beach

Affiant \_\_\_\_\_  
 Print Name Robert Kurens

SWORN TO and subscribed before me by means of [ ] physical presence or [ ] online notarization this 14th day of April, 2025, by Robert Kurens, individually, who is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public  
 (Signature): Asia D. Cheatham  
 Print Name: Asia D. Cheatham  
 Title or Rank: \_\_\_\_\_  
 Serial Number (if any): HH127884  
 My Commission Expires: May 9th 2025

SEAL



**EXHIBIT "D"**

**(To Be Completed if Seller is a Non-Governmental Entity)**

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

State of Florida

County of Palm Beach

In accordance with section 787.06 (13), Florida Statutes, the undersigned, on behalf of Camp Venice, LLC (the "Seller"), listed below, hereby attests under penalty of perjury that:

Camp Venice, LLC, to the best of my knowledge and reasonable belief following reasonable inquiry, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking".

The undersigned is authorized to execute this affidavit on behalf of the Seller.

Date: [ 4/14/25 ]  
Entity: Camp Venice, LLC

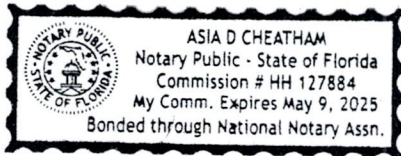
Signed: [Signature]  
Name: Robert Kurus  
Title: mba

Sworn to (or affirmed) and subscribed before me this 14<sup>th</sup> day of [ April 2025 ],  
by [ Robert Kurus ].

Asia D. Cheatham Notary Signature  
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known ✓  
OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_





**Tower Hill Insurance.**

Post Office Box 147018  
Gainesville, FL 32614-7018

**EXHIBIT "E"**  
**SELLER'S INSURANCE**

Camp Venice Retreat



0010640000 TCF1015528 920916 LDEC D





# Underwriters At Lloyd's, London

Certificate Number: B6045TH107161523  
P.O. Box 147018 Gainesville, FL 32614-7018

**Policy Number:** TCF1015528

**RenewalOffer Declarations**

**RENEWAL\_OFFER**

This declaration is effective 09/24/2024  
Policy period is from 09/24/2024 to 09/24/2025  
All dates are as of 12:01 A.M. Standard Time at the insured location.

## COMMON POLICY DECLARATIONS

*Insured Name and Address*

Camp Venice Retreat  
Camp Venice LLC



*Agency: FL8759*

King Insurance Partners, LLC  
643 SW 4th Ave Suite 210  
Gainesville, FL 32601

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

Form of Business: Limited Liability Corporation(LLC)

Business Description: Mobile Home Communities

Described Premises: See Schedule Attached

Limits of Insurance: See Schedule Attached

Optional Coverages: See Schedule Attached

Forms and Endorsement(s) made a part of this policy at this time of issue: See Schedule Attached

<b>Commercial Property Coverages Part</b>	<b>\$33,176.00</b>
<b>Policy Fees</b>	
Emergency Management Preparedness and Assistance Trust (EMPAT) Fund Fee	\$4.00
Florida Surplus Lines Service Office (FLSO) Fee	\$20.16
Policy Tax	\$1,660.24
Policy Fee	\$100.00
TRIA (Terrorism Risk Insurance Act) Premium	\$332.00
<b>Total</b>	<b>\$35,292.40</b>

This insurance is issued pursuant to the Florida Surplus Lines Law. Persons insured by Surplus Lines carriers do not have the protection of the Florida Insurance Guaranty Act to the extent of any right of recovery for the obligation on an insolvent unlicensed insurer.

SURPLUS LINES AGENT:	Michael Hisey
ADDRESS:	7201 NW 11th Place Gainesville, FL 32605-3150
LICENSE NUMBER:	E168060

**COUNTERSIGNED:** 09/27/2024

**AT:** Gainesville, FL

**BY:**

00406400000 TCF1015528 920916 LDEC D

**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**PREMISES AND BUILDINGS**

Premises	Bldg	Information	Construction
1		4085 E VENICE AVE VENICE FL 34292	
1		Replacement Cost	
1		Protection Class = 2	
1	1	Clubhouse/Office/Laundry Building	
1	1	Year Built = 1974	Frame
1	1	Building Code Effectiveness Grading = Does Not Apply	
1	2	Single Family Dwelling	
1	2	Year Built = 1974	Masonry/Joisted Masonry
1	2	Building Code Effectiveness Grading = Does Not Apply	
1	3	Bathhouse Building	
1	3	Year Built = 1974	Frame
1	3	Building Code Effectiveness Grading = Does Not Apply	
1	4	Water System Building	
1	4	Year Built = 1974	Masonry/Joisted Masonry
1	4	Building Code Effectiveness Grading = Does Not Apply	
1	5	Pool Pump House Building	
1	5	Year Built = 1995	Masonry/Joisted Masonry
1	5	Building Code Effectiveness Grading = 3	

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**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**PROPERTY COVERAGES**

<b>Policy Coverages</b>	<b>Deductible</b>	<b>Limit</b>
Employee Dishonesty		\$10,000
Forgery or Alteration		\$10,000
Inflation Guard = 4%		

**4085 E VENICE AVE VENICE FL 34292**

<b>Bldg# Location Coverages</b>	<b>Deductible</b>	<b>Limit</b>
- All Other Perils Deductible	\$10,000	
- Wind/Hail Deductible	15%	
- Catastrophic Ground Cover Collapse Included		
- Cause of Loss = Special Including Theft		
- Coinsurance	100%	
- Accounts Receivable		\$50,000
- Business Income with Extra Expense Coverage		\$685,000
Monthly Indemnity = 1/6		
- Debris Removal Additional Insurance		\$25,000
- Increased Mobile Home Park Enhancements		\$10,000
- Pollutant Removal & Clean Up Coverage		\$15,000/\$60,000
- Sinkhole Loss Coverage	10%	
- Special Class Property		
Pool - In Ground		\$30,000
Sewer/Water Plant		\$25,000
Sewer/Water Plant		\$50,000
Elec Transmission Equipment		\$60,000
TV Towers Equip		\$6,000
- Water Backup and Sump Overflow Coverage		\$5,000

<b>Bldg# Building Coverages</b>	<b>Deductible</b>	<b>Limit</b>
1 Clubhouse/Office/Laundry Building		\$249,600
1 Business Personal Property		\$15,000
1 Actual Cash Value to Roof Surfacing		
1 Valuable Papers	\$1,000	\$50,000
2 Single Family Dwelling		\$260,000
2 Business Personal Property		\$15,000
2 Actual Cash Value to Roof Surfacing		
2 Valuable Papers	\$1,000	\$50,000
3 Bathhouse Building		\$104,000
3 Business Personal Property		\$0
3 Actual Cash Value to Roof Surfacing		
3 Valuable Papers	\$1,000	\$50,000
4 Water System Building		\$9,734
4 Business Personal Property		\$0
4 Actual Cash Value to Roof Surfacing		
4 Valuable Papers	\$1,000	\$50,000
5 Pool Pump House Building		\$8,653

**CP DEC (01/21)**

0060640000 TCF1015528 920916 LDEC D

**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024  
Term is from 09/24/2024 to 09/24/2025  
All dates are as of 12:01 A.M. Standard Time at the insured location.

**PROPERTY COVERAGES**

<b>Bldg#</b>	<b>Building Coverages</b>	<b>Deductible</b>	<b>Limit</b>
5	Business Personal Property		\$0
5	Actual Cash Value to Roof Surfacing		
5	Valuable Papers	\$1,000	\$50,000

**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**NAMED INSURED SCHEDULE**

First Named Insured is:

Camp Venice LLC

The following are Named Insureds as their respective interests may appear in the policy:

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**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**ADDITIONAL INTERESTS**

---

Type: Loss Payee

Additional Interest Name: Crews Bank & Trust, ISAOA

Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086  
Provision D. Lenders Loss Payable Clause

Form: CP 12 18 Loss Payee

Loan #: [REDACTED]

Location: Clubhouse/Office/Laundry Building  
4085 E VENICE AVE  
VENICE, FL 34292

---

Type: First Mortgagee

Additional Interest Name: Crews Bank & Trust, ISAOA

Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086

Form:

Loan #: [REDACTED]

Location: Clubhouse/Office/Laundry Building  
4085 E VENICE AVE  
VENICE, FL 34292

---

Type: Loss Payee

Additional Interest Name: Crews Bank & Trust, ISAOA

Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086  
Provision D. Lenders Loss Payable Clause

Form: CP 12 18 Loss Payee

Loan #: [REDACTED]

Location: Single Family Dwelling  
4085 E VENICE AVE  
VENICE, FL 34292

**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**ADDITIONAL INTERESTS**

---

Type: First Mortgagee  
Additional Interest Name: Crews Bank & Trust, ISAOA  
Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086

Form:  
Loan #: [REDACTED]  
Location: Single Family Dwelling  
4085 E VENICE AVE  
VENICE, FL 34292

---

Type: Loss Payee  
Additional Interest Name: Crews Bank & Trust, ISAOA  
Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086  
Provision D. Lenders Loss Payable Clause

Form: CP 12 18 Loss Payee  
Loan #: [REDACTED]  
Location: Bathhouse Building  
4085 E VENICE AVE  
VENICE, FL 34292

---

Type: First Mortgagee  
Additional Interest Name: Crews Bank & Trust, ISAOA  
Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086

Form:  
Loan #: [REDACTED]  
Location: Bathhouse Building  
4085 E VENICE AVE  
VENICE, FL 34292

**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**ADDITIONAL INTERESTS**

Type: Loss Payee  
Additional Interest Name: Crews Bank & Trust, ISAOA  
Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086  
Provision D. Lenders Loss Payable Clause  
Form: CP 12 18 Loss Payee  
Loan #: [REDACTED]  
Location: Water System Building  
4085 E VENICE AVE  
VENICE, FL 34292

Type: First Mortgagee  
Additional Interest Name: Crews Bank & Trust, ISAOA  
Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086  
Form:  
Loan #: [REDACTED]  
Location: Water System Building  
4085 E VENICE AVE  
VENICE, FL 34292

Type: Loss Payee  
Additional Interest Name: Crews Bank & Trust, ISAOA  
Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086  
Provision D. Lenders Loss Payable Clause  
Form: CP 12 18 Loss Payee  
Loan #: [REDACTED]  
Location: Pool Pump House Building  
4085 E VENICE AVE  
VENICE, FL 34292

01006400000 TCF1015528 920916 LDEC D

**RenewalOffer Declarations**

**TCF1015528**

This declaration is effective 09/24/2024

Term is from 09/24/2024 to 09/24/2025

All dates are as of 12:01 A.M. Standard Time at the insured location.

**ADDITIONAL INTERESTS**


---

Type: First Mortgagee

Additional Interest Name: Crews Bank & Trust, ISAOA

Address: Insurance Service Center, PO Box 863329  
Plano, TX 75086

Form:

Loan #: 

Location: Pool Pump House Building  
4085 E VENICE AVE  
VENICE, FL 34292

## COMMON POLICY DECLARATIONS

<b>COMPANY NAME AREA</b> Accelerant Specialty Insurance Company 400 Northridge Drive – Suite 800 Sandy Springs, GA 30350	<b>PRODUCER NAME</b> King Insurance Partners - FL 1301 E Broward Blvd suite 110 Fort Lauderdale FL 33301
NAMED INSURED: <u>Camp Venice LLC / DBA: Camp Venice Retreat</u> MAILING ADDRESS: <u>[REDACTED]</u>	
POLICY PERIOD: FROM <u>9/24/2024</u> TO <u>9/24/2025</u> AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE	

<b>BUSINESS DESCRIPTION</b>	Mobile Home Park
-----------------------------	------------------

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.**

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.	
General Liability Premium	\$14,226.63
TRIA	\$711.00
EPLI	Declined
Policy Fee	\$250.00
Inspection Fee	\$0.00
Surplus Lines Stamping Fee	\$9.11
Surplus Lines Tax	\$750.27
<b>TOTAL: \$</b>	<b>15,947.01</b>





**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL NAMED INSURED SCHEDULE**

This endorsement modifies insurance provided under all coverage parts.

### **SCHEDULE**

<b>Name Of Person(s) Or Organization(s):</b> Arkay Associates LLC (Insured Owned Management Company)
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

In addition to the Named Insured stated in Item 1. of the Declarations, who is the first named insured, this policy is amended to include as a named insured each person or organization (called "additional named insured) shown in the schedule above.

ADDITIONAL NAMED INSURED SCHEDULE							
Premises	Street Address	Street Address 2	City	State	Zip Code	Asset Name Listed as Additional Named Insured	Entities Listed as Additional Named Insureds
1	4085 East Venice Avenue		Venice	FL	34292		

## COMMERCIAL GENERAL LIABILITY DECLARATIONS

<b>COMPANY NAME</b>  Accelerant Specialty Insurance Company 400 Northridge Drive – Suite 800 Sandy Springs, GA 30350	<b>PRODUCER NAME</b>  King Insurance Partners - FL 1301 E Broward Blvd suite 110 Fort Lauderdale FL 33301
NAMED INSURED: <u>Camp Venice LLC / DBA: Camp Venice Retreat</u> MAILING ADDRESS: <span style="background-color: black; color: black;">[REDACTED]</span>	
POLICY PERIOD: FROM <u>9/24/2024</u> TO <u>9/24/2025</u> AT 12:01 A.M. TIME AT YOUR MAILING ADDRESS SHOWN ABOVE	

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.**

LIMITS OF INSURANCE	
EACH OCCURRENCE LIMIT	\$ <u>1,000,000</u>
DAMAGE TO PREMISES RENTED TO YOU LIMIT	\$ <u>100,000</u> Any one premises
MEDICAL EXPENSE LIMIT	\$ <u>5,000</u> Any one person
PERSONAL & ADVERTISING INJURY LIMIT	\$ <u>1,000,000</u> Any one person or organization
GENERAL AGGREGATE LIMIT	\$ <u>2,000,000</u>
PRODUCTS/COMPLETED OPERATIONS AGGREGATE LIMIT	\$ <u>2,000,000</u>

RETROACTIVE DATE (CG 00 02 ONLY)
THIS INSURANCE DOES NOT APPLY TO "BODILY INJURY", "PROPERTY DAMAGE" OR "PERSONAL AND ADVERTISING INJURY" WHICH OCCURS BEFORE THE RETROACTIVE DATE, IF ANY, SHOWN BELOW. RETROACTIVE DATE: <u>NONE</u> (ENTER DATE OR "NONE" IF NO RETROACTIVE DATE APPLIES)

DESCRIPTION OF BUSINESS
FORM OF BUSINESS:  <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> JOINT VENTURE <input type="checkbox"/> TRUST  <input checked="" type="checkbox"/> LIMITED LIABILITY COMPANY <input type="checkbox"/> ORGANIZATION, INCLUDING A CORPORATION (BUT NOT INCLUDING A PARTNERSHIP, JOINT VENTURE OR LIMITED LIABILITY COMPANY)
BUSINESS DESCRIPTION: <u>Mobile Home Park (s)</u>



CLASSIFICATION AND PREMIUM							
LOCATION NUMBER	CLASSIFICATION	CODE NO.	PREMIUM BASE	RATE		ADVANCE PREMIUM	
				Prem/Ops	Prod/Comp Ops	Prem/Ops	Prod/Comp Ops
1	Mobile Home Sales Agencies	15488	\$25,000.00	\$0.96	\$2.67	\$23.96	\$66.65
1	Automobile Liability – Hired	46625	\$10,000.00	\$0.40	\$0.00	\$3.96	\$0.00
1	Automobile Liability – Non-owned	46601	5.00	\$2.89	\$0.00	\$14.46	\$0.00
1	Residential Building Subcontractor Work	91583	\$10,000.00	\$0.63	\$3.85	\$6.26	\$38.54
1	Laundry Facilities	19007	\$3,000.00	\$2.27	\$0.00	\$6.80	\$0.00
1	Lakes or Reservoirs - Existence Hazard Only	45523	1.00	\$432.09	\$0.00	\$432.09	\$0.00
1	Mobile Home Parks or Courts	46202	\$1,092,000.00	\$11.48	\$0.00	\$12,535.25	\$0.00
1	Swimming Pools - residential community	48925	1.00	\$842.50	\$0.00	\$842.50	\$0.00
1	Dwellings - one-family (lessor's risk only)	63010	4.00	\$64.04	\$0.00	\$256.16	\$0.00

ALL PREMISES YOU OWN, RENT OR OCCUPY	
LOCATION NUMBER	ADDRESS OF ALL PREMISES YOU OWN, RENT OR OCCUPY
1	4085 E Venice Ave, Venice, FL 34292



COMMERCIAL EXCESS LIABILITY POLICY DECLARATIONS

POLICY NUMBER: EZXS3173385

RENEWAL OF POLICY: EZXS3130969

Named Insured and Mailing Address (No., Street, Town or City, County, State, Zip Code)

Camp Venice LLC DBA Camp Venice Retreat

Policy Period: From 09/24/2024 to 09/24/2025 at 12:01 A.M. Standard Time at your mailing address shown above.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

Limits Of Insurance	
Each Occurrence Limit:	\$ 3,000,000
Aggregate Limit:	\$ 3,000,000
Retained Limit / Each Occurrence:	\$

Premium	
Policy Premium:	\$ 5,400.00
Terrorism Premium:	\$ 270.00
Fees (Where Applicable):	\$ 546.00
Total Premium:	\$ 6,216.00 Payable At Inception
Audit Period:	<input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Annual <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly
Rating Basis (If Subject To Audit)	Premium Basis: Rate:

"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER."

"SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY."

**Producer Number, Name and Mailing Address**  
 210346  
 Hull & Company, LLC  
 2 Oakwood Boulevard Suite 100  
 Hollywood, FL 33020

**Endorsements**  
 Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue:  
 Per Forms Schedule

**Schedule Of Underlying Insurance**  
 Per Schedule Of Underlying Insurance

These declarations, together with the Coverage Form and any Endorsement(s), complete the above numbered policy.

09/24/2024 By: *[Signature]*





## EVANSTON INSURANCE COMPANY SCHEDULE OF UNDERLYING INSURANCE

Type of Policy / Carrier	Limits Of Insurance	
Commercial General Liability Carrier:		
Accelerant Specialty Insurance Company	Per Occurrence	\$1,000,000
Effective Date: 09/24/2024	General Aggregate	\$2,000,000
Expiration Date: 09/24/2025	Products/Completed Operations Aggregate	\$2,000,000
	Personal and advertising injury	\$1,000,000
Hired and Non-Owned Automobile Liability Carrier:		
	Combined Single Limit	Included_GL
Effective Date: 09/24/2024		
Expiration Date: 09/24/2025		

All Limits Of Insurance are Each Occurrence and Aggregate, if applicable.



A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/25/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000512 04	1152000512	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/25/2024	0734986	1152000512

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, CLUBHOUSE OFFICE LAUNDRY BLDG, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine	Flood Risk: AE
Primary Residence: N	First Floor Height: 1.1 ft
Building Occupancy: Non-Residential Building	Method Used to Determine First Floor Height: FEMA Determined
Building Description: Other (Non-Residential)	Date of Construction: 01/01/1974
Building Description Detail:	Prior NFIP Claims: 1
Property Description: Slab on Grade, 1 floor	Replacement Cost Value: 170,000

Coverage	Deductible	Annual Premium
BUILDING	\$170,000	\$2,566.00
CONTENTS	\$15,000	\$595.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$60.00  
Community Rating Discount: \$4.00  
**FULL RISK PREMIUM: \$3,217.00**  
**DISCOUNTED PREMIUM: \$3,217.00**  
Reserve Fund Assessment: \$579.00  
Federal Policy Service Fee: \$47.00  
HFIAA Surcharge: \$250.00

**TOTAL WRITTEN PREMIUM AND FEES: \$4,093.00**

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President

00006

Company



FFL99.001 1021  
0734986  
9/25/24

[REDACTED]  
Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

**Dear Mortgagee:** The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

**The above message applies only when there is a mortgagee on the insured location.**

**Special Provisions:**

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at [www.wrightflood.com/policyforms.html](http://www.wrightflood.com/policyforms.html). The form which applies to your policy coverage is: General Property Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit [FloodSmart.gov/floodcosts](http://FloodSmart.gov/floodcosts).

**Claims Information:**

Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

[REDACTED]  
00006

Company





A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/26/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000550 04	1152000550	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/26/2024	0734986	1152000550

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, BATHHOUSE BUILDING, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine  
Primary Residence: N  
Building Occupancy: Non-Residential Building  
Building Description: Other (Non-Residential)  
Building Description Detail:

Flood Risk: AE  
First Floor Height: 1.1 ft  
Method Used to Determine First Floor Height: FEMA Determined  
Date of Construction: 01/01/1974  
Prior NFIP Claims: 1

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 20,000

Coverage	Deductible	Annual Premium
BUILDING	\$20,000	\$410.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$8.00  
Community Rating Discount: \$0.00  
FULL RISK PREMIUM: \$418.00  
DISCOUNTED PREMIUM: \$418.00  
Reserve Fund Assessment: \$75.00  
Federal Policy Service Fee: \$47.00  
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$790.00

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President

00000

Company



FFL99.001 1021  
0734986  
9/26/24

09 1152000550 04

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

**Dear Mortgagee:** The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

**The above message applies only when there is a mortgagee on the insured location.**

**Special Provisions:**

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at [www.wrightflood.com/policyforms.html](http://www.wrightflood.com/policyforms.html). The form which applies to your policy coverage is: General Property Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit [FloodSmart.gov/floodcosts](http://FloodSmart.gov/floodcosts).

**Claims Information:**

Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

[REDACTED] 00000

Company





A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/26/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000896 04	1152000896	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/26/2024	0734986	1152000896

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, MAINTENANCE BUILDING 1, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine	Flood Risk: AE
Primary Residence: N	First Floor Height: 2.2 ft
Building Occupancy: Non-Residential Building	Method Used to Determine First Floor Height: Elevation Certificate
Building Description: Other (Non-Residential)	Date of Construction: 01/01/1974
Building Description Detail:	Prior NFIP Claims: 1

Property Description: Elevated without Enclosure, 1 floor Replacement Cost Value: 4,000

Coverage	Deductible	Annual Premium
BUILDING \$4,000	\$2,000	\$235.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$4.00  
Community Rating Discount: \$0.00  
**FULL RISK PREMIUM: \$239.00**  
Statutory Discounts  
Annual Increased Cap Discount: \$107.00  
DISCOUNTED PREMIUM: \$132.00  
Reserve Fund Assessment: \$24.00  
Federal Policy Service Fee: \$47.00  
HFIAA Surcharge: \$250.00

**Coverage limitations may apply. See your Policy Form for details.**

TOTAL WRITTEN PREMIUM AND FEES \$453.00

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President

0000D

Company



FFL99.001 1021  
0734986  
9/26/24

09 1152000896 04

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
CREWS BANK & TRUST INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

**Dear Mortgagee:** The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

**The above message applies only when there is a mortgagee on the insured location.**

**Special Provisions:**

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at [www.wrightflood.com/policyforms.html](http://www.wrightflood.com/policyforms.html). The form which applies to your policy coverage is: General Property Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit [FloodSmart.gov/floodcosts](http://FloodSmart.gov/floodcosts).

**Claims Information:**

Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

0000D

Company





A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/26/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000901 04	1152000901	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/26/2024	0734986	1152000901

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, MAINTENANCE BUILDING 2, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine	Flood Risk: AE
Primary Residence: N	First Floor Height: 1.6 ft
Building Occupancy: Non-Residential Building	Method Used to Determine First Floor Height: Elevation Certificate
Building Description: Other (Non-Residential)	Date of Construction: 01/01/1974
Building Description Detail:	Prior NFIP Claims: 1
Property Description: Slab on Grade, 1 floor	Replacement Cost Value: 4,000

Coverage	Deductible	Annual Premium
BUILDING \$4,000	\$2,000	\$235.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium:	\$4.00
Community Rating Discount:	\$0.00
FULL RISK PREMIUM:	\$239.00
Statutory Discounts	
Annual Increased Cap Discount:	\$107.00
DISCOUNTED PREMIUM:	\$132.00
Reserve Fund Assessment:	\$24.00
Federal Policy Service Fee:	\$47.00
HFIAA Surcharge:	\$250.00
<b>TOTAL WRITTEN PREMIUM AND FEES</b>	<b>\$453.00</b>

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President



00000

Company



FFL99.001 1021  
0734986  
9/26/24

09 1152000901 04

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

**Dear Mortgagee:** The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

**The above message applies only when there is a mortgagee on the insured location.**

**Special Provisions:**

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at [www.wrightflood.com/policyforms.html](http://www.wrightflood.com/policyforms.html). The form which applies to your policy coverage is: General Property Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit [FloodSmart.gov/floodcosts](http://FloodSmart.gov/floodcosts).

**Claims Information:**

Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

[REDACTED]  
00000

Company





A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/26/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000592 04	1152000592	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/26/2024	0734986	1152000592

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, POOL PUMP HOUSE BUILDING, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine  
Primary Residence: N  
Building Occupancy: Non-Residential Building  
Building Description: Other (Non-Residential)  
Building Description Detail:

Flood Risk: AE  
First Floor Height: 1.1 ft  
Method Used to Determine First Floor Height: FEMA Determined  
Date of Construction: 01/01/1995  
Prior NFIP Claims: 1

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 7,000

Coverage	Deductible	Annual Premium
BUILDING \$8,000	\$2,000	\$277.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$5.00  
Community Rating Discount: \$0.00  
FULL RISK PREMIUM: \$282.00  
DISCOUNTED PREMIUM: \$282.00  
Reserve Fund Assessment: \$51.00  
Federal Policy Service Fee: \$47.00  
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$630.00

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President

00006

Company



FFL99.001 1021  
0734986  
9/26/24

09 1152000592 04

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
CREWS BANK & TRUST INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

**Dear Mortgagee:** The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

**The above message applies only when there is a mortgagee on the insured location.**

**Special Provisions:**

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at [www.wrightflood.com/policyforms.html](http://www.wrightflood.com/policyforms.html). The form which applies to your policy coverage is: General Property Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit [FloodSmart.gov/floodcosts](http://FloodSmart.gov/floodcosts).

**Claims Information:**

Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

[REDACTED] 00006

Company





A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/26/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000528 04	1152000528	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/26/2024	0734986	1152000528

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, SINGLE FAMILY DWELLING BLDG, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine	Flood Risk: AE
Primary Residence: N	First Floor Height: 1.5 ft
Building Occupancy: Non-Residential Building	Method Used to Determine First Floor Height: Elevation Certificate
Building Description: Other (Non-Residential)	Date of Construction: 01/01/1979
Building Description Detail:	Prior NFIP Claims: 1
Property Description: Slab on Grade, 1 floor	Replacement Cost Value: 80,000

Coverage	Deductible	Annual Premium
BUILDING	\$88,000	\$1,344.00
CONTENTS	\$11,000	\$360.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$32.00  
Community Rating Discount: \$0.00  
**FULL RISK PREMIUM: \$1,736.00**  
Statutory Discounts  
Annual Increased Cap Discount: \$841.00  
DISCOUNTED PREMIUM: \$895.00  
Reserve Fund Assessment: \$161.00  
Federal Policy Service Fee: \$47.00  
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES \$1,353.00

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President

00005

Company



FFL99.001 1021  
0734986  
9/26/24

09 1152000528 04

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
CREWS BANK & TRUST  
INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

**Dear Mortgagee:** The Reform Act of 1994 require you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

**The above message applies only when there is a mortgagee on the insured location.**

**Special Provisions:**

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Please refer to the policy for complete terms, conditions, and exclusions. A full, digital copy of your flood policy form is available at [www.wrightflood.com/policyforms.html](http://www.wrightflood.com/policyforms.html). The form which applies to your policy coverage is: General Property Form

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit [FloodSmart.gov/floodcosts](http://FloodSmart.gov/floodcosts).

**Claims Information:**

Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

[REDACTED] 00005

Company





A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-9472

FFL99.001 1021  
0734986  
9/26/24  
2000 11523 FLD RGLR

**FLOOD DECLARATIONS PAGE**  
AMENDED EFFECTIVE: 9/24/24

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type:
09 1152000573 04	1152000573	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 9/24/24 To:9/24/25 12:01 am Standard Time	09/26/2024	0734986	1152000573

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

CAMP VENICE LLC  
DBA CAMP VENICE RETREAT

INFO@KING-INSURANCE.COM

Property Location (if other than above) Address may have been changed in accordance with USPS standards.  
4085 E VENICE AVE, WATER SYSTEM BUILDING, VENICE FL 34292

**Rating Information**

Rate Category: Rating Engine	Flood Risk: AE
Primary Residence: N	First Floor Height: .4 ft
Building Occupancy: Non-Residential Building	Method Used to Determine First Floor Height: Elevation Certificate
Building Description: Other (Non-Residential)	Date of Construction: 01/01/1974
Building Description Detail:	Prior NFIP Claims: 1
Property Description: Slab on Grade, 1 floor	Replacement Cost Value: 8,000

Coverage	Deductible	Annual Premium
BUILDING \$8,000	\$2,000	\$277.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$5.00  
Community Rating Discount: \$0.00  
**FULL RISK PREMIUM: \$282.00**  
DISCOUNTED PREMIUM: \$282.00  
Reserve Fund Assessment: \$51.00  
Federal Policy Service Fee: \$47.00  
HFIAA Surcharge: \$250.00  
**TOTAL WRITTEN PREMIUM AND FEES: \$630.00**

**THIS IS NOT A BILL**

Premium Paid by: Insured

**Forms and Endorsements:**

WFL 99.415 1021 1021 FFL 99.310 0224 0224 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523  
Wright National Flood Insurance Company A stock company  
Copy Sent To: As indicated on back or additional pages, if any.

*Patricia Templeton-Jones*  
Patricia Templeton-Jones, President

00005

Company



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0734986  
9/26/24

09 1152000573 04

Agent (352)415-8029  
KING INSURANCE PARTNERS LLC  
643 SW 4TH AVE STE 210  
GAINESVILLE FL 32601-7139

First Mortgagee  
Loan [REDACTED]  
CREWS BANK & TRUST INSURANCE SERVICE CENTER  
ISAOA  
PO BOX 863329  
PLANO TX 75086-3329

Loss Payee  
Loan [REDACTED]  
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ISAOA  
PO BOX 863329  
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Please contact your agent or go to [www.wrightflood.com](http://www.wrightflood.com) to enter your claim as well as receive important information to mitigate the damage to your property. If you need to reach the insurance company the number is 1-800-725-9472.

[REDACTED] 00005

Company

