



EXECUTIVE PROPERTY MANAGEMENT GROUP

1991 MAIN STREET, BOX 183 SARASOTA, FL 34236
OFFICE- 941-365-0200 FAX- 941-365-0290 GARYLANDSMAN@VERIZON.NET

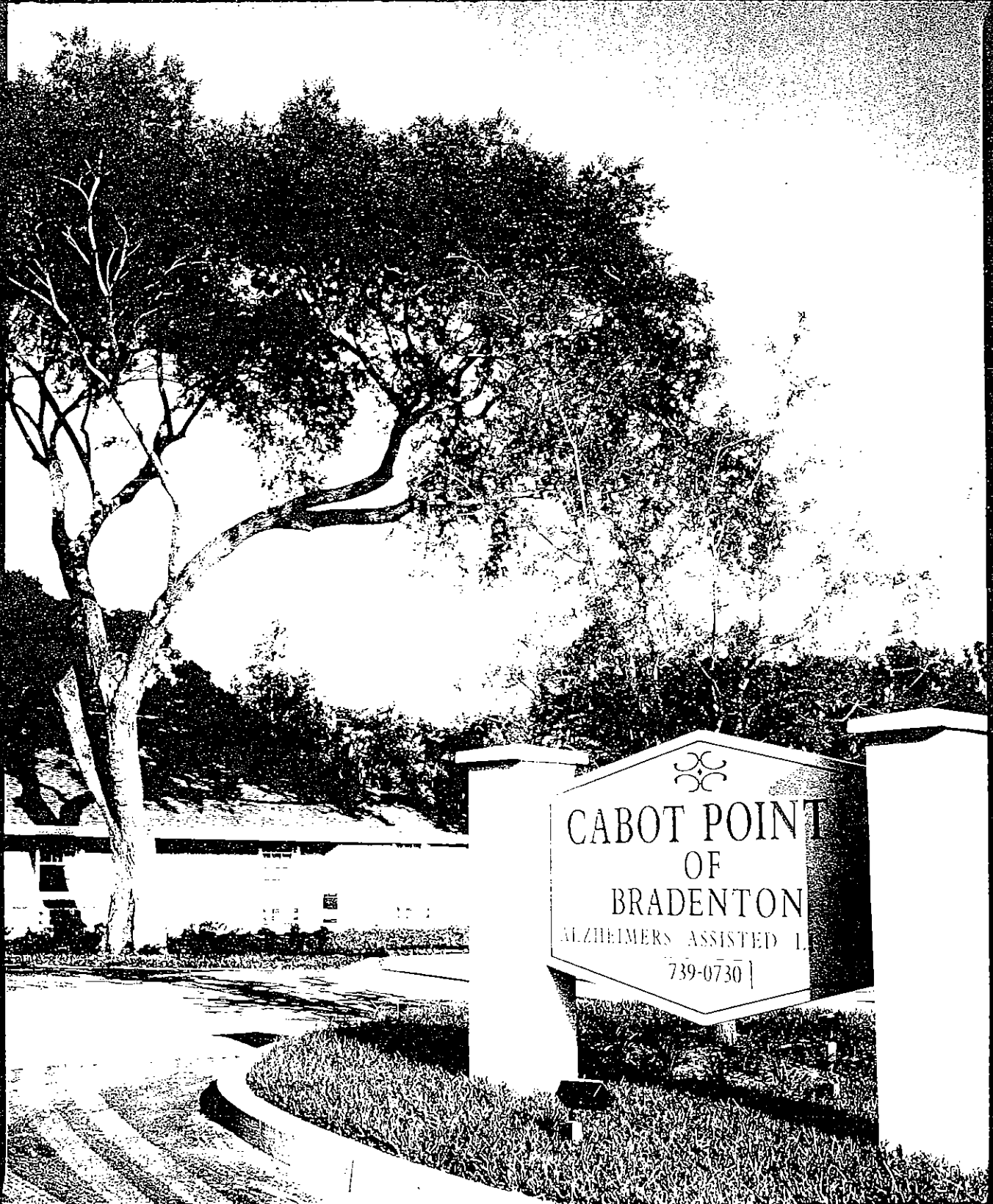
**BEAUTIFUL 17,000 SF BUILDING IN BRADENTON
ON 1.69 ACRES (73,767 SF)
RESIDENTIAL FACILITY OR OFFICES**

**5325 26TH STREET WEST
\$2,850,000**

**36 ROOMS, ALL WITH REST ROOMS + 2 STORAGE ROOMS
COMMERCIAL KITCHEN, GROUP DINING AREA
COMMERCIAL LAUNDRY, SCREENED EXTERIOR LANAI
TWO PAVED PARKING LOTS
STUCCO ON BLOCK, FIBERGLASS SHINGLE ROOF
PERFECT MID-TOWN LOCATION
COVENIENT TO BOTH SARASOTA AND BRADENTON**

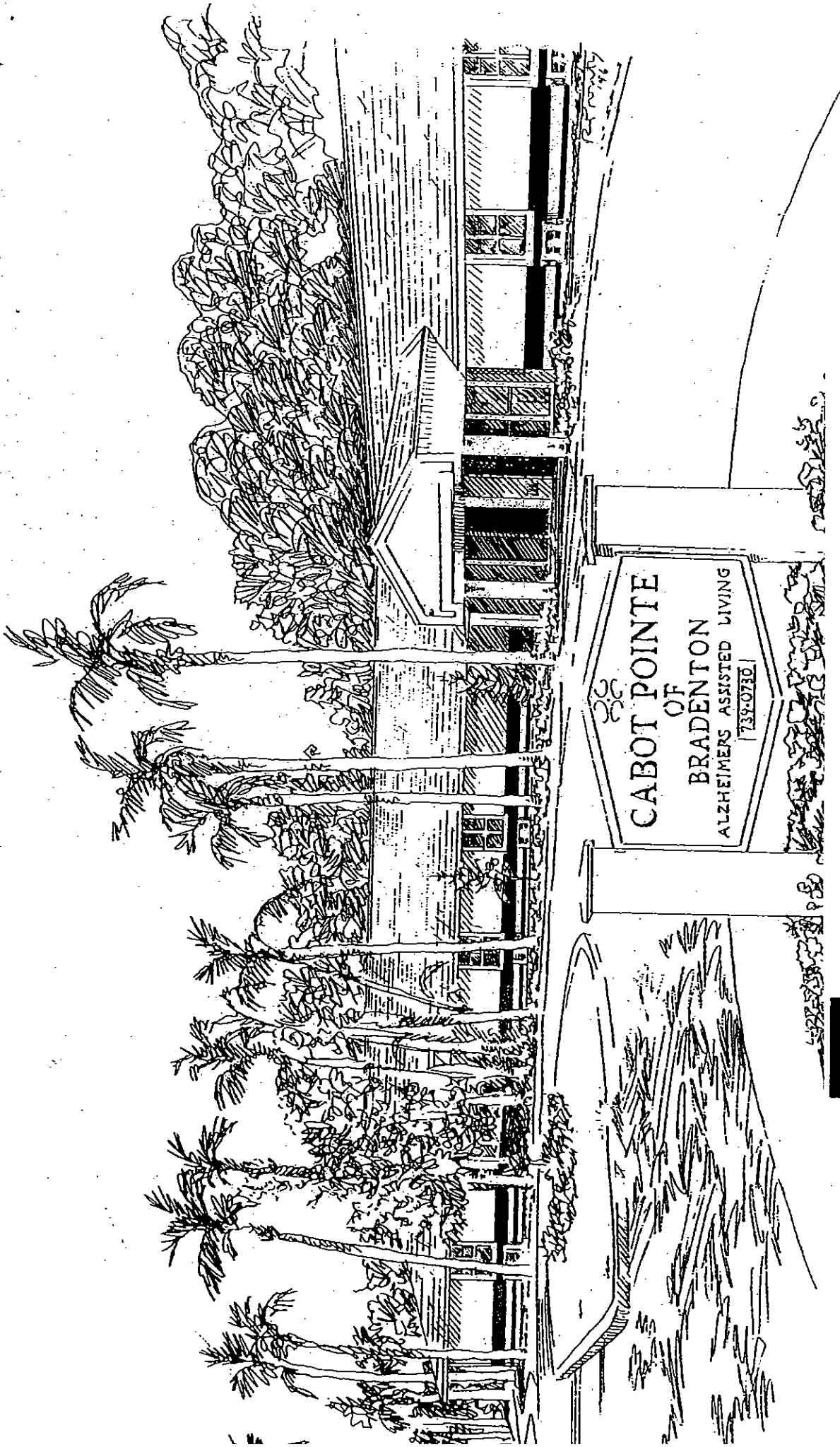


**MANAGED BY EXECUTIVE PROPERTY MANAGEMENT GROUP
GARY LANDSMAN- OFC- 365-0200; FAX- 365-0290; CELL- 809-7027**



5325 26TH STREET WEST

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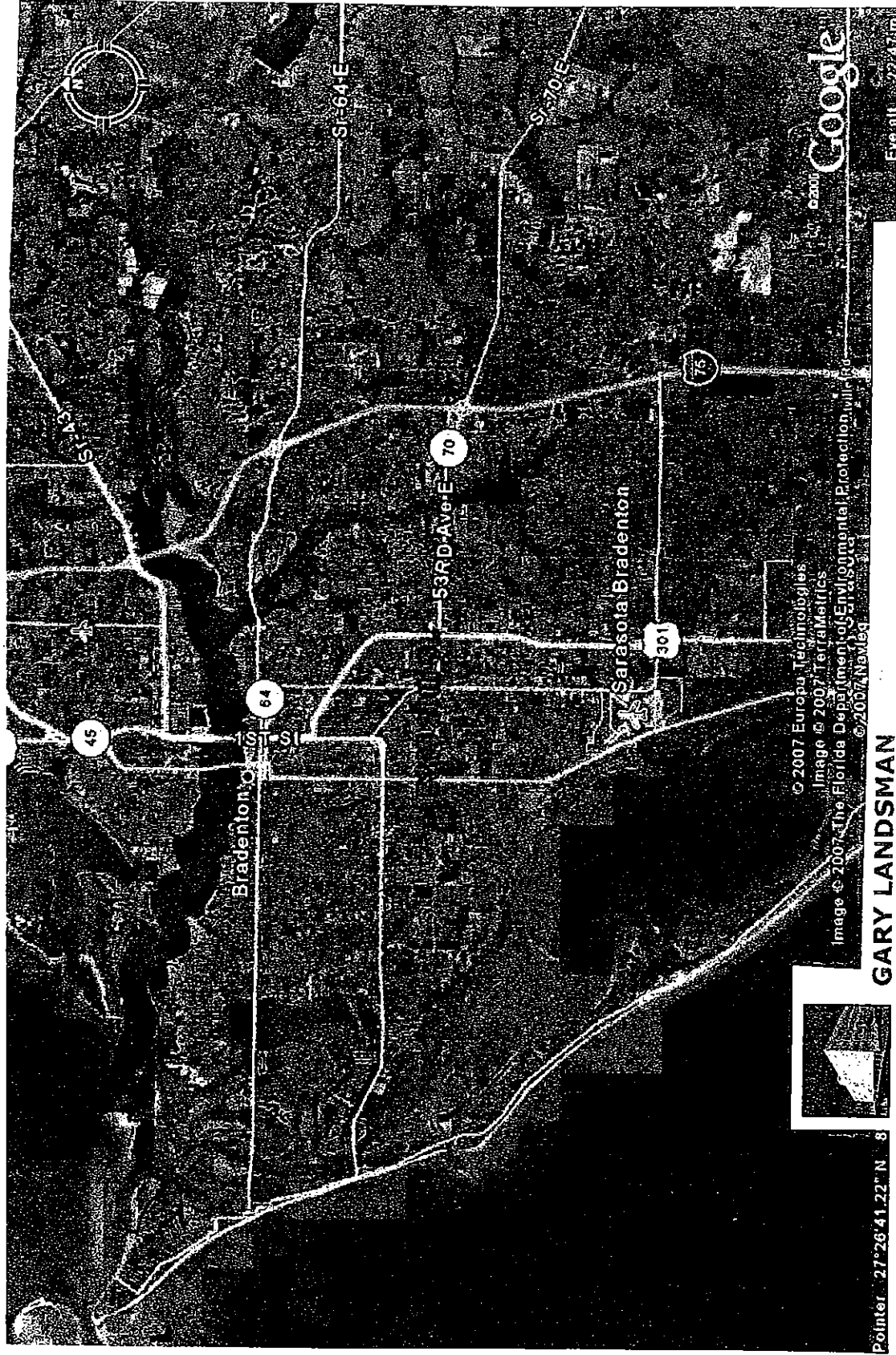
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The map displays the United States with state boundaries and major highways. An inset map provides a detailed view of the New Orleans area, showing streets such as 51st Ave W, 52nd Ave W, and 53rd Ave W. A compass rose is located in the top left corner, and a scale bar is in the bottom right corner.

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COWI- AINCOMA INCORPORATION APT

5325 26TH STREET WEST

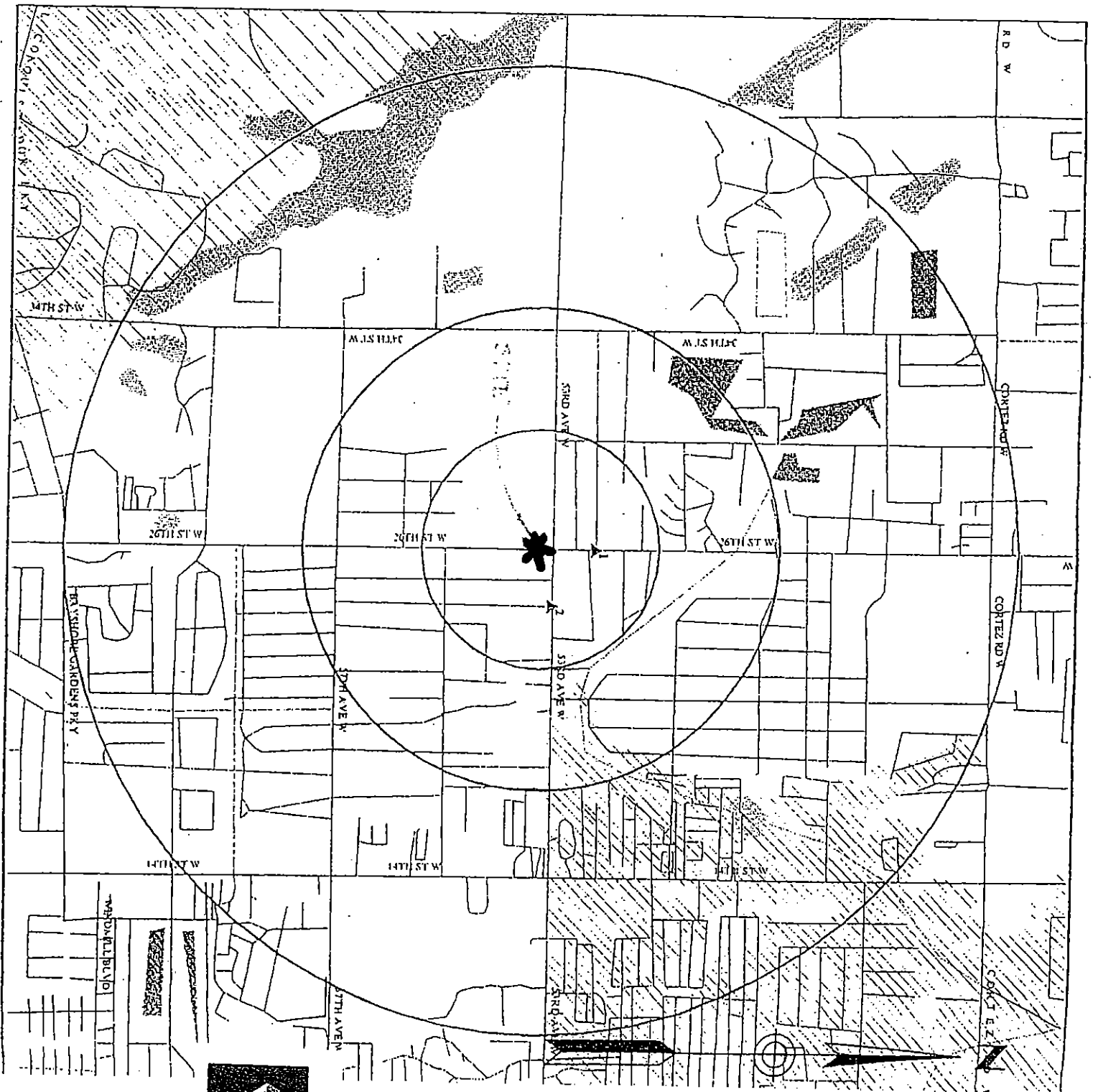


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5325 26th STREET WEST BRADENTON, FL

GLOBAL SURVEYING, P.A.
 CERTIFICATE OF AUTHORIZATION LB 0006432
 BRADENTON
 504 STATE ROAD 54
 SUITE 100
 BRADENTON, FL 34108
 (813) 741-1512 (813) 741-1513 FAX
 WINTER HAVEN
 P.O. BOX 2349
 WINTER HAVEN, FL 33880
 (888) 741-3333 (888) 741-3333 FAX
 VENICE
 334 COMMERCIAL COURT, SUITE 10
 VENICE, FL 33596
 (813) 482-1460 (813) 482-3439 FAX
 NAPLES
 1081 COLLIER COLLEGE WAY #2
 NAPLES, FL 34109
 (813) 552-2211 (813) 552-2212 FAX

NOTES:
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF THE NORTH LINE BEING S89°59'42"W, ASSUMED
 THE RELATIVE ERROR OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
 THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR
 JURISDICTIONAL AREAS.
 RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION
 WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE
 INTERPRETED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
 THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X"
 PER FIRM PANEL NO. 1201310129-C
 SUBJECT TO VERIFICATION (INFORMATION SCALED FROM FEMA MAP)
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INFORMATION REGARDING EASEMENTS,
 EJECTMENTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO, OR PURSUED BY THE UNDERSIGNED, ENCUMBRANCES OTHER
 THAN SHOWN HEREON MAY EXIST.
 THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
 UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EXCHANGE ONLY. NO EXAMINATION WAS PERFORMED TO VERIFY
 THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT
 COULD NOT BE RELIED UPON FOR EXAMINATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF
 UNDERGROUND UTILITY LOCATIONS, UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
 ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK NA ELEVATION NA (REFERENCED TO
 NATIONAL GEODETIC VERTICAL DATUM OF 1929).
 A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
 OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS PART OF THIS SURVEY.
 BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION
 QUERIED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED
 VERIFIED BY THIS OFFICE.
 THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF
 NATURE OR KIND, INCLUDING BUT NOT LIMITED TO THIS SURVEY, SUCH AS THE TOTAL ADEQUATE LIABILITY
 THE SURVEYOR TO ALL THOSE HAVING SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

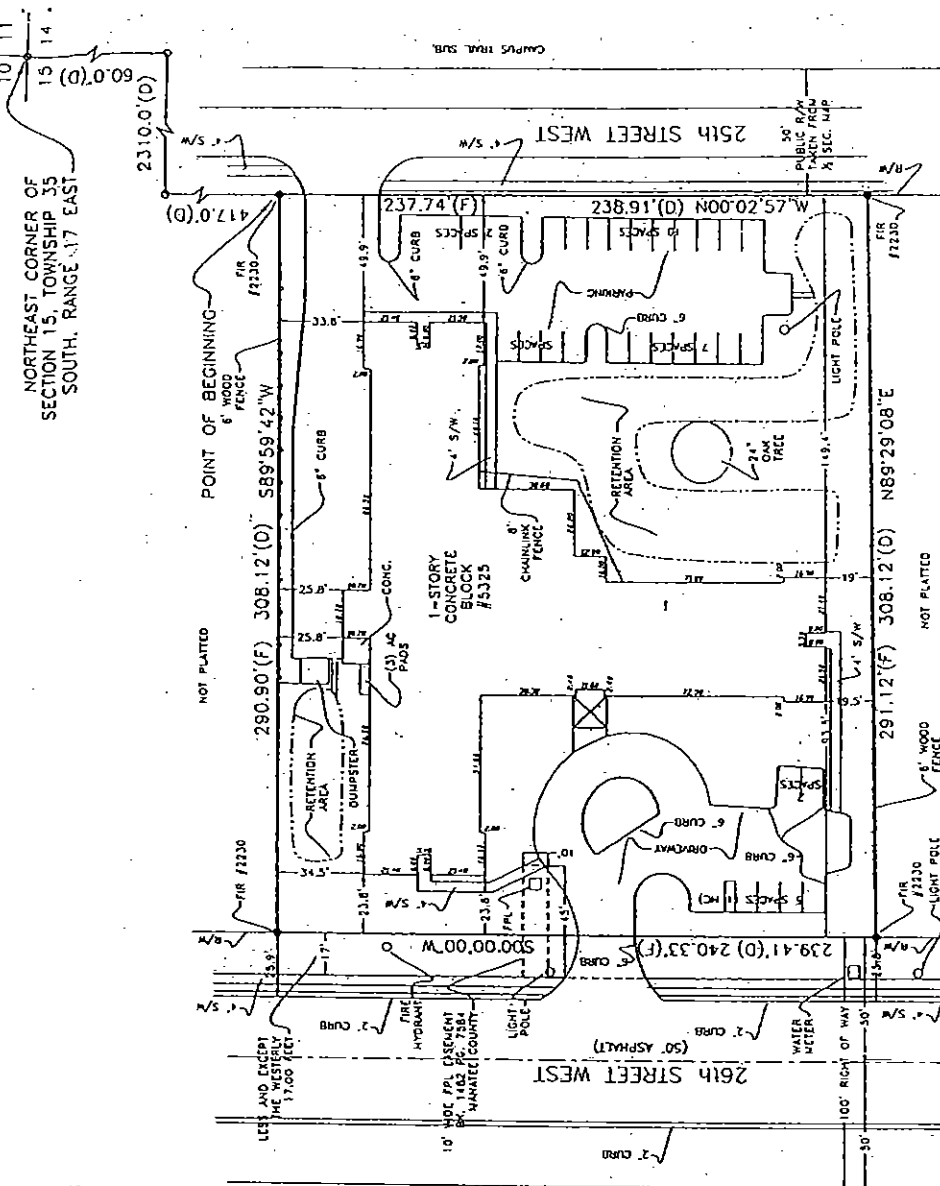
BOUNDARY SURVEY OF: GAL DESCRIPTION AS FURNISHED:

CERTIFIED TO:
 CABOT POINTE ASSOCIATES, LLC
 ABEL, BAND, RUSSELL, COLLIER,
 PITCHFORD & GORDON,
 CHARTERED
 AMERICAN PIONEER TITLE
 INSURANCE COMPANY
 GOLD BANK

SECTION 15, TOWNSHIP 35S, RANGE 17 E.
 RECORDED IN PLAT BOOK NO. NA PAGE NA
 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

B. 605 PG. 10

Revisions	Date	Description
1-10-03	FPL EASEMENT	TLB
1-10-03	UPDATED SURVEY	BS
BY:	TONY L. PURSLEY, PSW	PROFESSIONAL SURVEYOR AND MAPPER
FLC	03-26-2003	2451
OBJECT NUMBER:	020074.1	
SCALE:	50'	Drawn By: TLB Sheet: 1



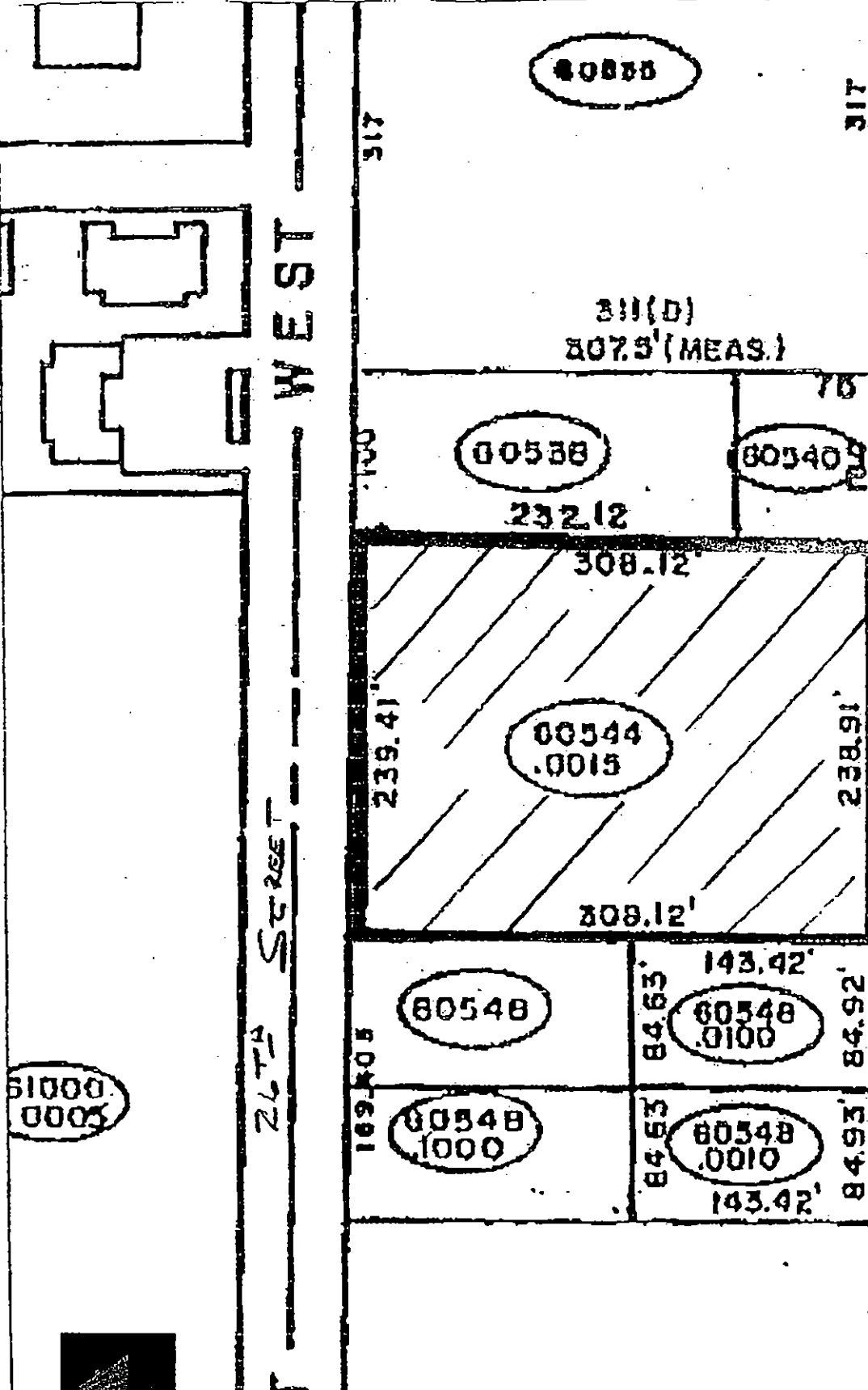
LEGAL DESCRIPTION AS FURNISHED:

BEGIN 60 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AND RUN THENCE WEST ALONG THE SOUTH LINE OF ROAD RIGHT OF WAY A DISTANCE OF 2310.0 FEET; THENCE RUN SOUTH PARALLEL TO THE EAST LINE OF 26TH STREET A DISTANCE OF 417 FEET; CORNER OF BEGINNING OF 26TH STREET; THENCE WEST 308.13 FEET MORE OR LESS TO THE EAST LINE OF 26TH STREET; THENCE NORTH ALONG THE EAST LINE OF 26TH STREET A DISTANCE OF 239.41 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE PROPERTY HEREBY CONVEYED A DISTANCE OF 308.12 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID PROPERTY LYING AND BEING IN MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY 17.00 FEET THEREOF AS DISCLOSED IN THE WARRANTY DEED DATED JUNE 12, 1996, RECORDED JULY 3, 1996 IN O.R. BOOK 1491, PAGE 6630, MANATEE COUNTY, RECORDS.

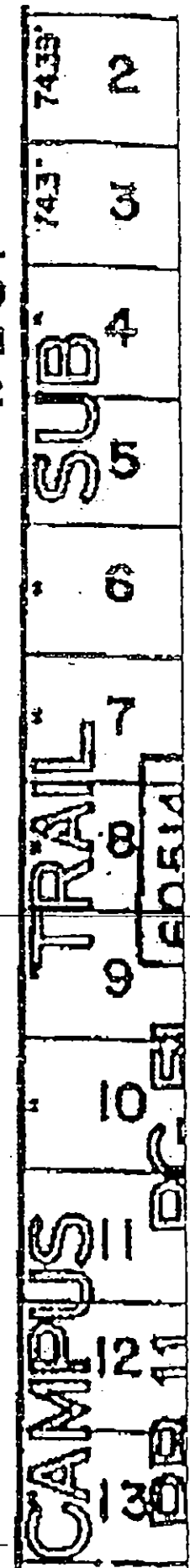
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MapInfo, FL 1005-08 60544-0015-2 5325 26TH ST W BRADENTON FL 34207-3012 C022 Sheet 1 of 1

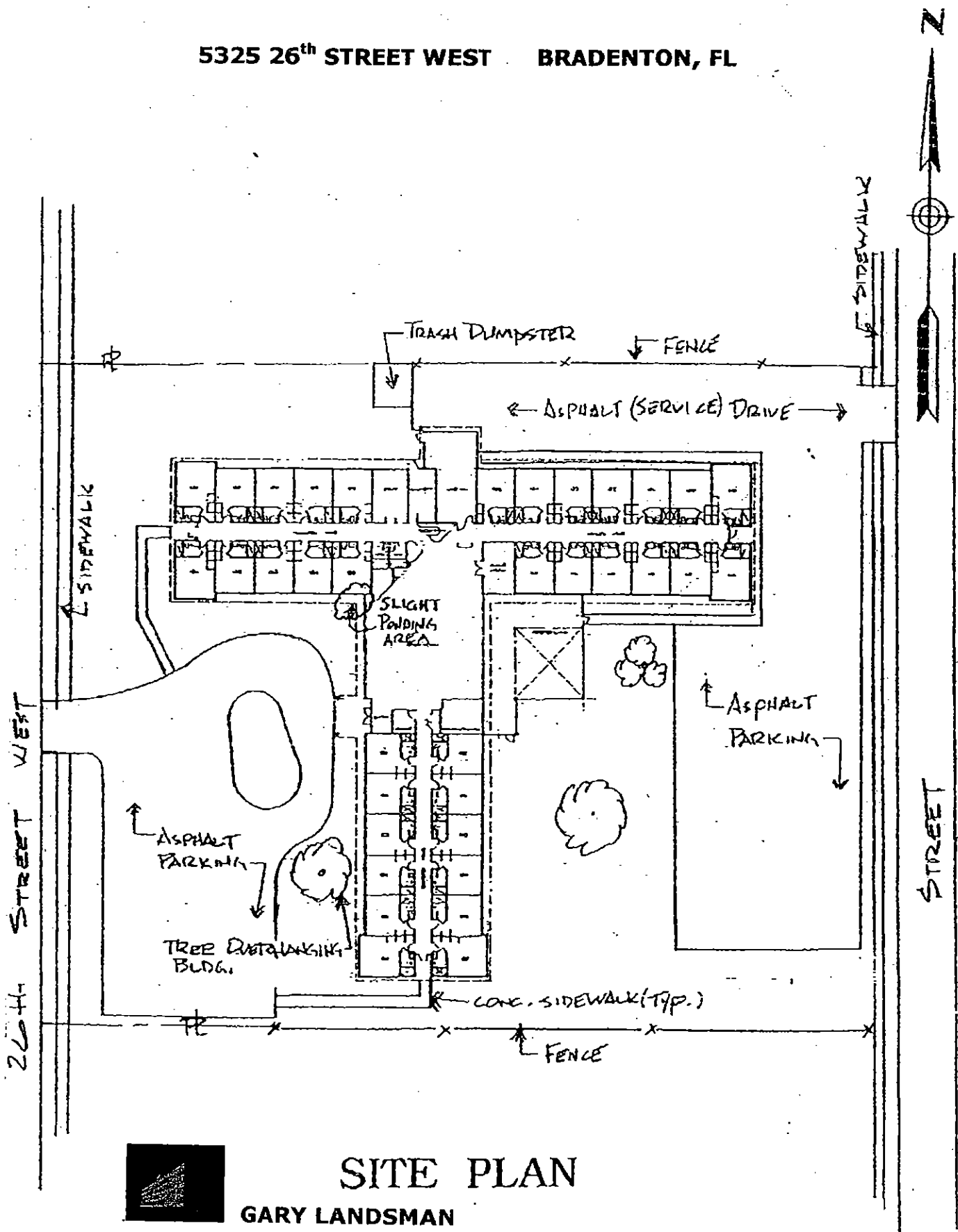


WEST



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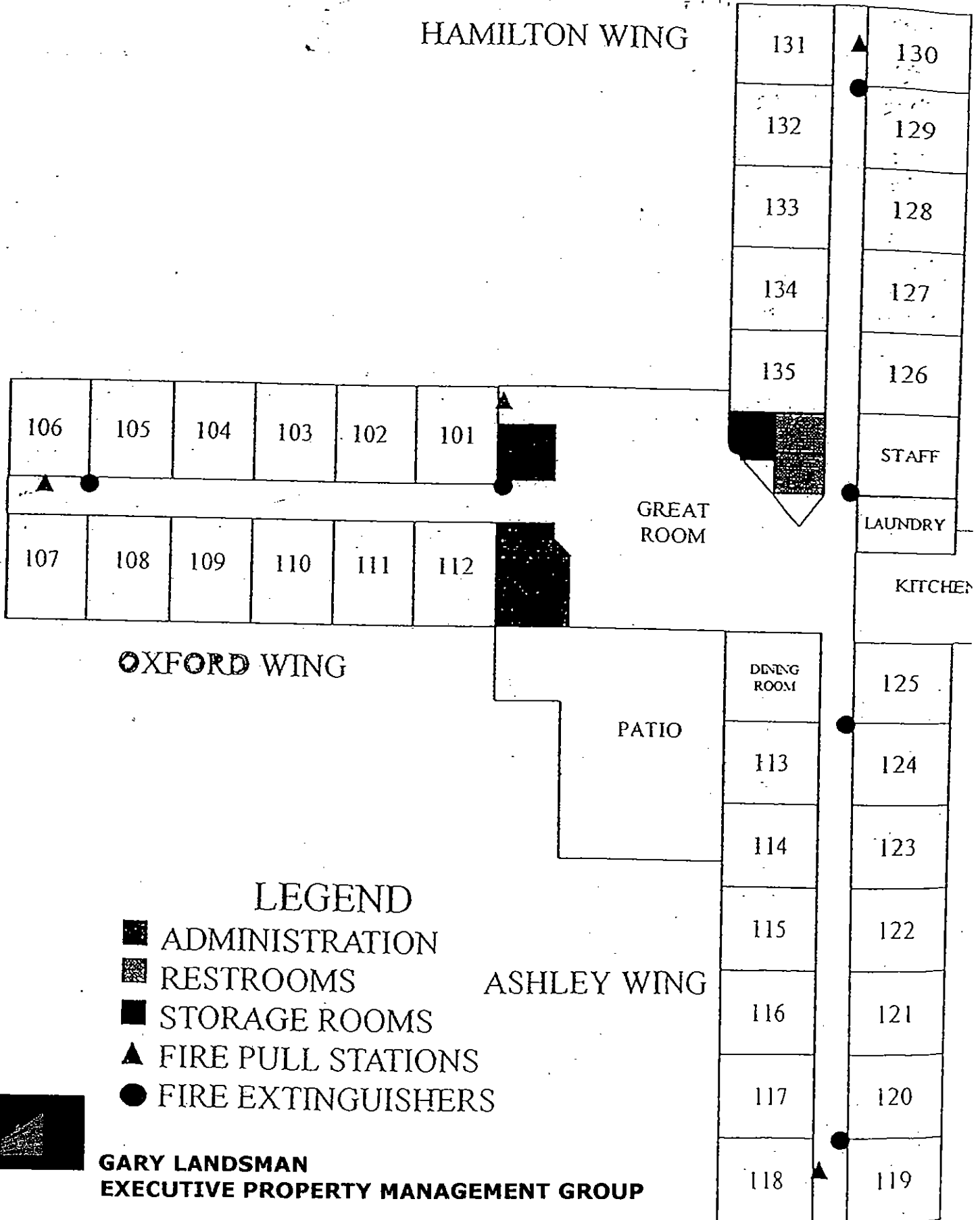
SITE PLAN

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HAMILTON WING



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