

**SIDEWALK GUARANTEE**

TLB 174 – Palm Harbor, L.P. the fee simple title holders to the real estate located in Pinellas County, Florida, described as Innisbrook Parcel L Phase 2 do hereby for themselves and their heirs and assigns, acknowledge and declare that the following condition will be met and performed with respect to the said real estate:

A sidewalk will be constructed along Tree Line Dive and North Cove Road. It is agreed that the sidewalk along all areas without lot frontage will be physically installed before Pinellas County's acceptance of the roads. It is further agreed that said sidewalk will be physically installed before issuance of a Certificate of Occupancy on any residence. Sidewalks along the streets adjacent to the lot must be in place before the Certificate of Occupancy will be issued for that lot.

IN WITNESS WHEREOF, the said TLB 174 – Palm Harbor, L.P., have hereunto set their hands and seals this 2 day of JUNE, 2025.

Witness Gloria Deaton  
(Print name here)  
Gloria Deaton  
(Seal) (sign here)

Steven C. Porath, Authorized Representative (Corporate)  
(Print name of person signing)  
Steven C. Porath  
(sign here)

Witness Russiane Schwartz  
(Print name here)  
Russiane Schwartz  
(sign here)

If the owner is a corporation the title of the person signing must be printed along with the person's name.

**ONE OF THE FOLLOWING SHORT FORMS OF ACKNOWLEDGMENT  
MUST BE USED WITH THIS DOCUMENT**

**(1) FOR AN INDIVIDUAL ACTING IN HIS OWN RIGHT:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2025346481 12/10/2025 10:52 AM  
OFF REC BK: 23386 PG: 2689-2690  
DocType:NOTICE

SWORN TO and subscribed before me by means of physical presence or online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_. Such person(s):  
(Notary Public must check applicable box:)

- ☐ are personally known to me.  
☐ produced his/her current driver license.  
☐ produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Notary Public  
Printed Name of Notary: \_\_\_\_\_  
Continued

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On June 2, 2025

Date

before me, Karen S. Hornback, Notary Public

Here Insert Name and Title of the Officer

personally appeared Steven C. Porath

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Karen S. Hornback

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**PRIVATE STREET SIGN INSTALLATION GUARANTEE**

TLB 174 – Palm Harbor, L.P., the fee simple title holder to the real estate located in Pinellas County, Florida, described as the Innisbrook Parcel LPhase 2, do hereby for themselves and their heirs and assigns, acknowledge and declare that the following condition will be met and performed with respect to the said real estate:

Street name signs and regulatory signs will be installed on Tree Line Dive and North Cove Road as required by Pinellas County and will be in accordance with the "Manual on Uniform Traffic Control Devices for Streets and Highways" and the "Pinellas County Land Development Code" latest revision.

It is further agreed that said street and regulatory signs will be physically installed before issuance of a Certificate of Occupancy on any residence.

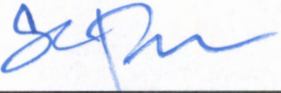
IN WITNESS WHEREOF, the said TLB 174 – Palm Harbor, L.P., have hereunto set their hands and seals this 2 Day of JUNE, 2025.

  
Witness Signature

Gloria Deaton  
(Print name)

  
Witness Signature

Ruoxue Schwartz  
(Print name)

  
Owner

Steven C. Porath, Authorized Representative  
(Print name & title)

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2025346482 12/10/2025 10:52 AM  
OFF REC BK: 23386 PG: 2691-2692  
DocType:NOTICE

**USE ONE OF THE SHORT FORMS OF ACKNOWLEDGMENT  
SHOWN WITH THE SIDEWALK GUARANTEE HERE**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On June 2, 2025 before me, Karen S. Hornback, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Steven C. Porath  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen S. Hornback  
*Signature of Notary Public*

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

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Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_