



**1620 GULF OF MEXICO DRIVE
PROPERTY OWNERSHIP
UNDERSTANDING**

**TOWN COMMISSION SPECIAL WORKSHOP
APRIL 24, 2013**



Legend

Property Boundaries



Seaplace

Gulf of Mexico Drive

1620

Outparcel D
Tennis Courts

Executive Offices

Conference Center

Outparcel B
Maintenance Area

Accounting

Outparcel C
Tennis Courts

Aquarius

Castaways

Vagabond

Mid-rise

Beachcomber

Realty

Restaurant

Patio

Presidential, VP Suites

Le Tannique, Tastebuds

Beach Club

Lanais

Outparcel A
Pool

1B,2B,3B

Tencon

Players Club

Aerial Date: May 2012
Boundaries Approximate, Informational Purposes Only



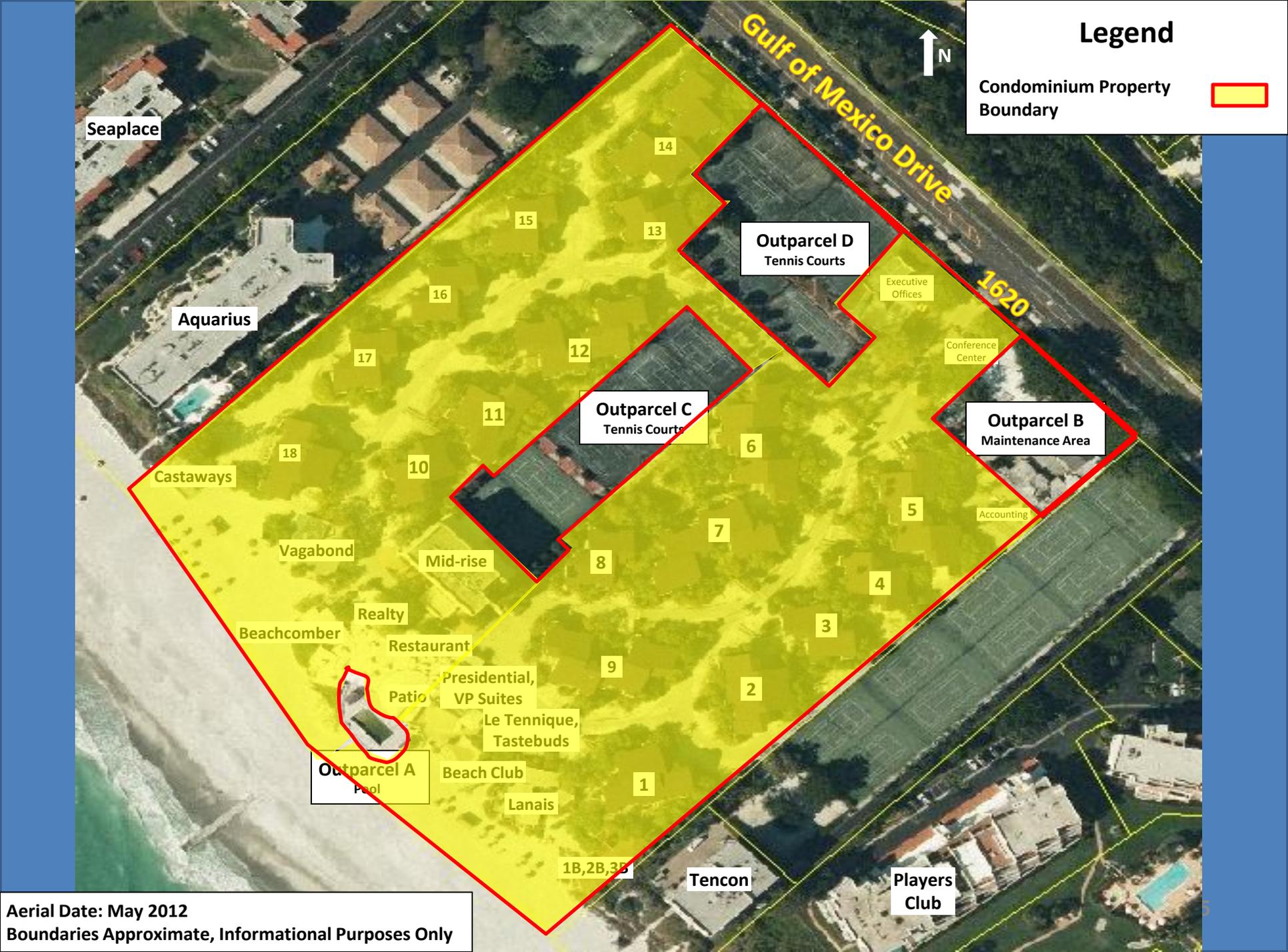
1620 GULF OF MEXICO DRIVE PROPERTY INFORMATION

- **17.3 acres Total**
 - **15 acres “the Condominium Parcel”**
 - **2.3 acres “the Out Parcels”**



1620 GULF OF MEXICO DRIVE PROPERTY INFORMATION (CONT.)

- **Currently T-6 Zoning**
 - (6 units/acre)
- **237 Tourist Condominium Units**
 - (13.7 units/acre)
- **Nonconforming Use or Structure**



Legend

Condominium Property Boundary



Seaplace

Aquarius

Castaways

Vagabond

Beachcomber

Realty

Restaurant

Patio

Presidential, VP Suites

Le Tannique, Tastebuds

Beach Club

Lanais

Mid-rise

Outparcel C Tennis Courts

Outparcel D Tennis Courts

Outparcel B Maintenance Area

Executive Offices

Conference Center

Accounting

Tencon

Players Club

Gulf of Mexico Drive 1620

18

17

16

11

10

18

10

18

10

10

10

10

10

10

10

8

9

1

1B,2B,3B

14

13

12

11

10

18

10

18

10

10

10

10

10

10

10

7

6

4

3

2

6

5

4

3

2

1620

Aerial Date: May 2012
Boundaries Approximate, Informational Purposes Only



“THE CONDOMINIUM PARCEL” OWNERSHIP

- **Colony Beach and Tennis Club
Association, Inc.**
 - **Registered Agent: Peter J. Kelly Esq.**
 - **President: Jay Yablon**



Aerial Date: May 2012
 Boundaries Approximate, Informational Purposes Only



“THE OUT PARCELS”

- Parcel A (0009-04-1240), 5,600 Ft²
- Parcel B (0009-04-1241), 31,350 Ft²
- Parcel C (0009-04-1242), 31,350 Ft²
- Parcel D (0009-04-1243), 31,350 Ft²

99,650 Ft²
or 2.3 acres



“OUT PARCELS” OWNERSHIP

- 1) **Colony Beach & Tennis Club, Inc.**
 - Registered Agent: Murray J. Klauber
- 2) **Colony Beach, Inc.**
 - Registered Agent: Dr. Murray J. Klauber
- 3) **Colony Lender, LLC**
 - Registered Agent: David M. Siegal
- 4) **Breakpointe, LLC**
 - Registered Agent: Neal A Sivyer



END OF ITEM