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SEP 12, 2016

September 9, 2016

Mr. Timothy Rach
Program Administrator
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

**Re: Long Bar Point Mitigation Bank
Statewide Environmental Resource Permit Application Submittal**

Dear Mr. Rach:

At the request of Long Bar Pointe, LLLP, (Applicant), E Co Consultants, Inc. (E Co) has prepared the enclosed Statewide Environmental Resource Permit (SWERP) application and supporting documents for the establishment of a Mitigation Bank on the 260.8-acre Long Bar Pointe property located in western Manatee County, west of El Conquistador Parkway and 75th Street West in Sections 12 and 13, Township 35 South, Range 16 East and Sections 7, 17, 18, 20, Township 35 South, Range 17 East. The Long Bar Pointe Mitigation Bank is focused on enhancement and preservation of Long Bar's coastal resources that are regionally significant to Sarasota Bay, Tampa Bay, Terra Ceia Bay and the Manatee River. Long Bar Point is over two (2) miles of continuous, high quality mangroves. This shoreline is that largest continuous mangrove shoreline in Sarasota Bay. Currently there are no private mitigation banks within the Southern Coastal Watershed Basin (proposed bank service area), so the bank would provide a critical regional mitigation option for conservation and development projects within the watershed needing to offset unavoidable dredge and/or fill impacts to wetlands and bottomlands.

The Long Bar Pointe mitigation bank property consists of disturbed hardwood exotic wetlands (freshwater) dominated by Brazilian pepper, Brazilian pepper dominated uplands, mixed hardwood uplands, mangrove swamps and Sarasota Bay bottomlands supporting seagrasses and oyster reefs. Adjacent to the mitigation bank lands to the east and north are agricultural lands under common ownership, as well as El Conquistador Parkway and Manatee Fruit Company agricultural lands. Legends Bay residential development community occurs to the south of the mitigation bank lands.

The mitigation bank will: preserve 110.2 acres of bottomlands (predominantly seagrasses with areas of oyster reef and some bare sands), 4.3 acres of saltwater marsh and 119.2 acres of mangroves (30% of the onsite mangrove swamps [totaling 36 acres] will be trimmed to a minimum height of 12'); and enhance 17.5 acres of exotic wetland hardwoods (freshwater), 6.4 acres of mixed hardwood uplands and 3.2 acres of Brazilian pepper uplands. The Applicant proposes to hand cut and stump treat, or grind in place and stump treat all nuisance species within the mitigation bank lands. No grading or soil disturbances are proposed that would change the existing contours or hydrologic flow patterns within mitigation bank uplands or wetlands. All owned Bank lands will be placed in a conservation easement.

The Applicant has prepared management plans to implement initial mitigation bank activities, as well as long-term management activities and security measures for the Bank in perpetuity. All Bank lands managed in perpetuity through a long term management plan that preserves the proposed ecological functions.

The Applicant is requesting through the issuance of the Long Bar Pointe Mitigation Bank SWERP a total of 18.6 credits achieved through enhancement and preservation.

Please do not hesitate to contact us if you have any questions pertaining to this application.

Sincerely,



Alec D. Hoffner
Senior Scientist/Principal

Cc: Mr. Carlos Beruff, Medallion Homes w/attachments
Mr. Pete Logan, Medallion Homes w/attachments

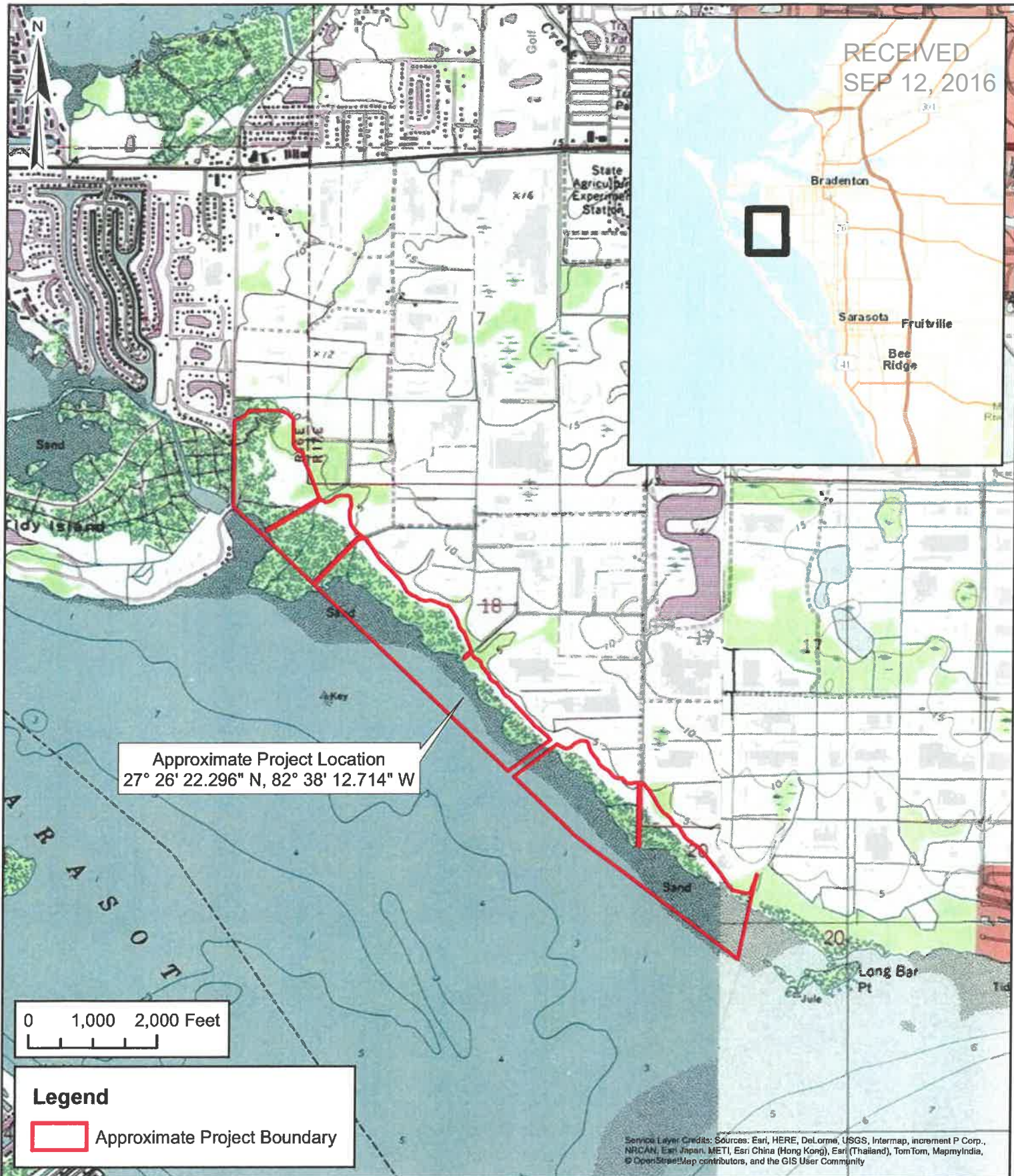
Enclosures:

SWERP Application Sections A, C and G w/attachments (three copies)
Long Bar Pointe Mitigation Bank Environmental Narrative dated September 2016 (three copies)
LBP Mitigation Bank Mitigation Bank Boundary and Wetland Limits Aerial Map
LBP Mitigation Bank Pre-FNAI Map
LBP Mitigation Bank Post FNAI Map
LBP Mitigation Bank NRCS Soils Map
LBP Mitigation Bank Wildlife and Fish Corridors and Linkages Map
LBP Mitigation Bank Boundary w/ PIDs Aerial Overlay
LBP Mitigation Bank UMAM Justification Table
LBP Mitigation Bank Phase I Environmental Site Assessment
LBP Special Warranty Deed – SBC to LBP, LLLP
Manatee County Property Appraiser's for PID's 6146901009 and 614901509
Town of Longboat Key Force Main and Manatee Fruit Co. Easements Survey
Long Bar Pointe Easements Document (dated October 15, 1973)
Long Bar Pointe, LLLP Warranty Deed
A. Duchart Surveying Boundary and Conservation Easement Survey
Marketable Title Commitment
Draft Conservation Easement
Attachment A – LBP Mitigation Bank Conceptual Mangrove Trimming Plan
Attachment B – LBM Mitigation Bank Cost Estimate for Construction and Implementation
Attachment C – LBP Mitigation Bank Security Plan
Attachment D – Seagrass Information Buoy Implementation Plan

**Long Bar Pointe Mitigation Bank
Statewide Environmental Resource Permit Application Submittal
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Attachment E – Construction and Implementation Monitoring Plan
Attachment F – Target Communities Descriptions
Attachment G – FLEPPC List
Attachment H – UMAM Scoring Summary Spreadsheet
Attachment I – Credit Ledger
Attachment K – Perpetual Management Plan
Figure 1 – Location Map
Figure 2 – USGS Quadrangle Map
Figure 3 – LBP Mitigation Bank Boundary 2015 Manatee Co. Aerial Overlay
Figure 4 – LBP Mitigation Bank Service Area Map
Figure 5 – Pre-FLUCCS Map
Figure 6 – Seagrass Coverage Aerial Overlay
Figure 7 – Trimmable Mangrove Areas Map
Figure 8 – Trimmable Mangrove Areas Cross-section Map
Figure 9 – Mitigation Activities Map
Figure 10 – Seagrass Information Buoys Location Map
Figure 11 – UMAM Assessment Areas Map
SWERP Application Check # for \$6,050.00 (provided under separate cover letter)



Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: USGS Quad Map



TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 2,000'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: ESRI Street and Topo Maps
Figure 2



0 450 900 Feet

Legend

Approximate Project Boundary (±260.84 ac.)

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: 2015 Aerial



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Palmetto, FL 34221
Telephone: 941.722.0901
Fax: 941.722.4931
Website: www.ecoconsultants.net

TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County
Figure 3

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Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Current Service Area Location Map



TRS: 35S16E12,19; 35S17E7,17,18,20

Scale: 1" = 6 Miles

Date Drawn: 9/7/2016

Drawn by: MJ

Source: ESRI Street Maps

Figure 4



FLUCCS Code	Description	± Acreage
422	Brazilian Pepper	3.22
438	Mixed Hardwoods	6.44
540-1	Bays and Estuaries	107.40
540-2	Bays and Estuaries - Oyster and Rock	2.81
612	Mangrove Swamps	119.16
619	Exotic Wetland Hardwoods	17.48
642	Saltwater Marshes	4.33
Total Project Acreage		260.84

Legend

Approximate FLUCCS Habitat Lines

Approximate Project Boundary

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Existing FLUCCS Habitat Map



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TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County
Figure 5



0 450 900 Feet

Legend

-  Approximate Project Boundary
- Sea Grass Species**
-  Shoal Grass
-  Shoal and Turtle Grass Mixed
-  Turtle Grass

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Seagrass Coverage Map



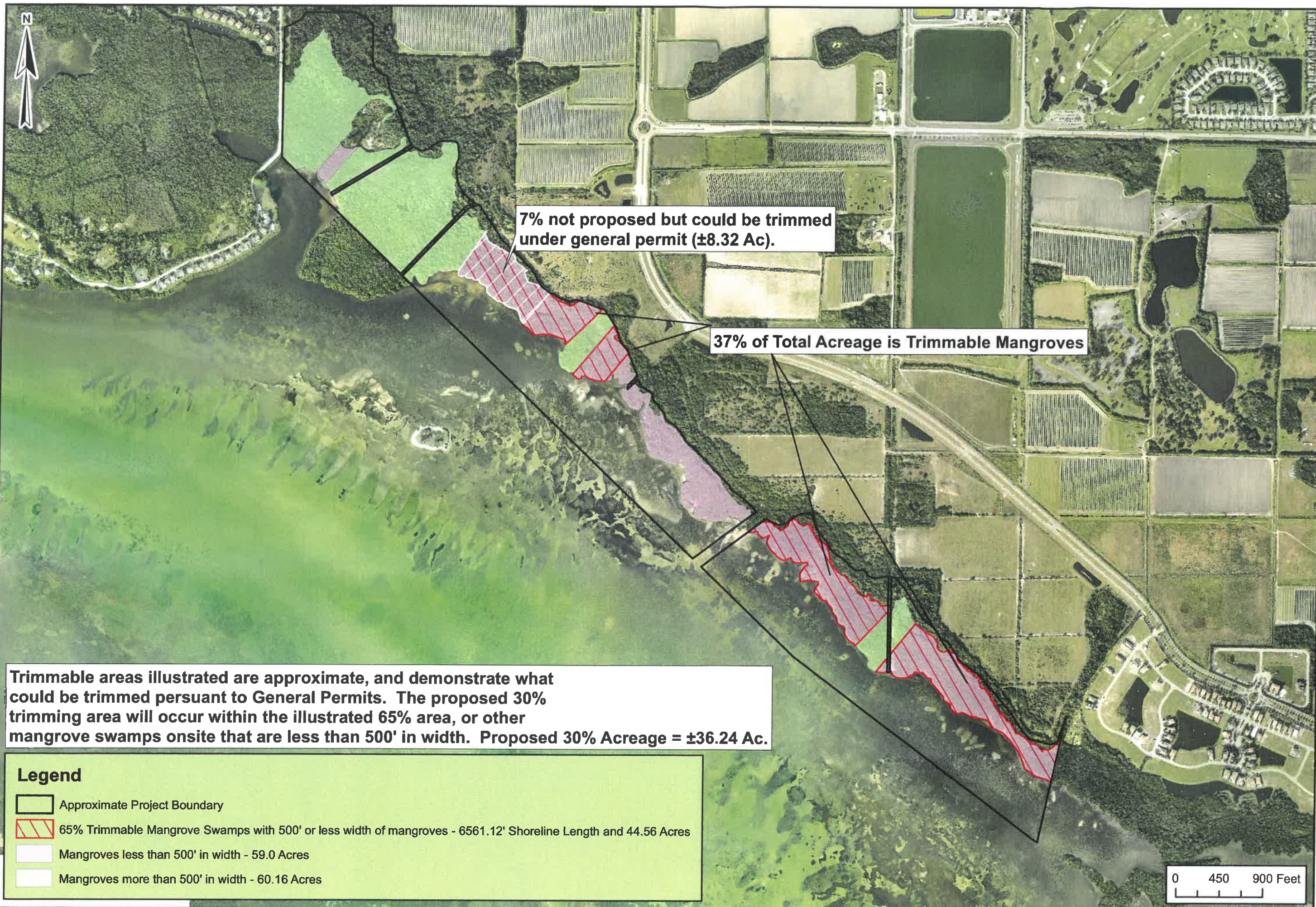
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TRS: 35S16E12, 19; 35S17E7, 17, 18, 20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County

Figure 6



Trimmable areas illustrated are approximate, and demonstrate what could be trimmed pursuant to General Permits. The proposed 30% trimming area will occur within the illustrated 65% area, or other mangrove swamps onsite that are less than 500' in width. Proposed 30% Acreage = ±36.24 Ac.

Legend

-  Approximate Project Boundary
-  65% Trimmable Mangrove Swamps with 500' or less width of mangroves - 6561.12' Shoreline Length and 44.56 Acres
-  Mangroves less than 500' in width - 59.0 Acres
-  Mangroves more than 500' in width - 60.16 Acres

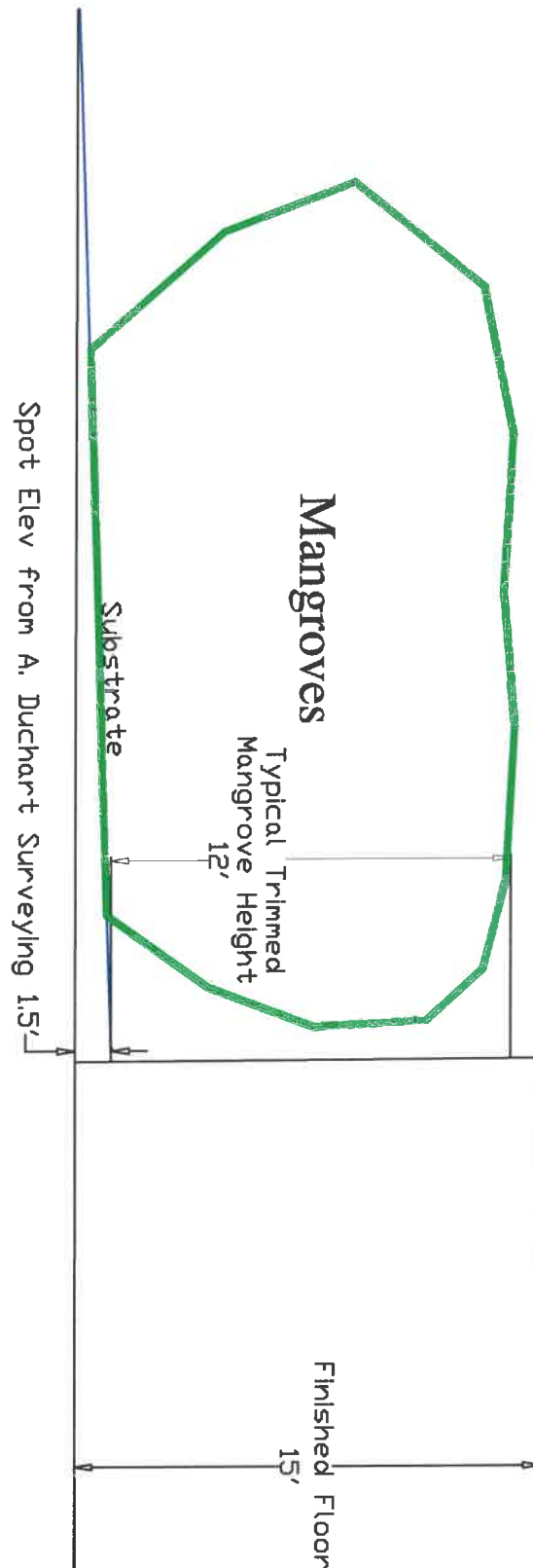
TRS: 35S16E12,19; 35S17E7,17,18,20
 Scale: 1" = 900'
 Date Drawn: 9/7/2016
 Drawn by: MJ
 Source: Manatee County
 Figure 7

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Client: Long Bar Pointe, LLLP
 Project: Long Bar Pointe Mitigation Bank
 Title: Approximate Trimmable Mangrove Areas

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Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Typical Trimmed Mangrove Cross Section

Date: September 6, 2016

File: E:\Palmetto\Medallion Homes\LongBarPointe\GIS\Mit090216



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213 East Park Avenue, Lake Wales, FL 33853
Telephone 863.676.8996, Fax 863.676.7771

Figure 8

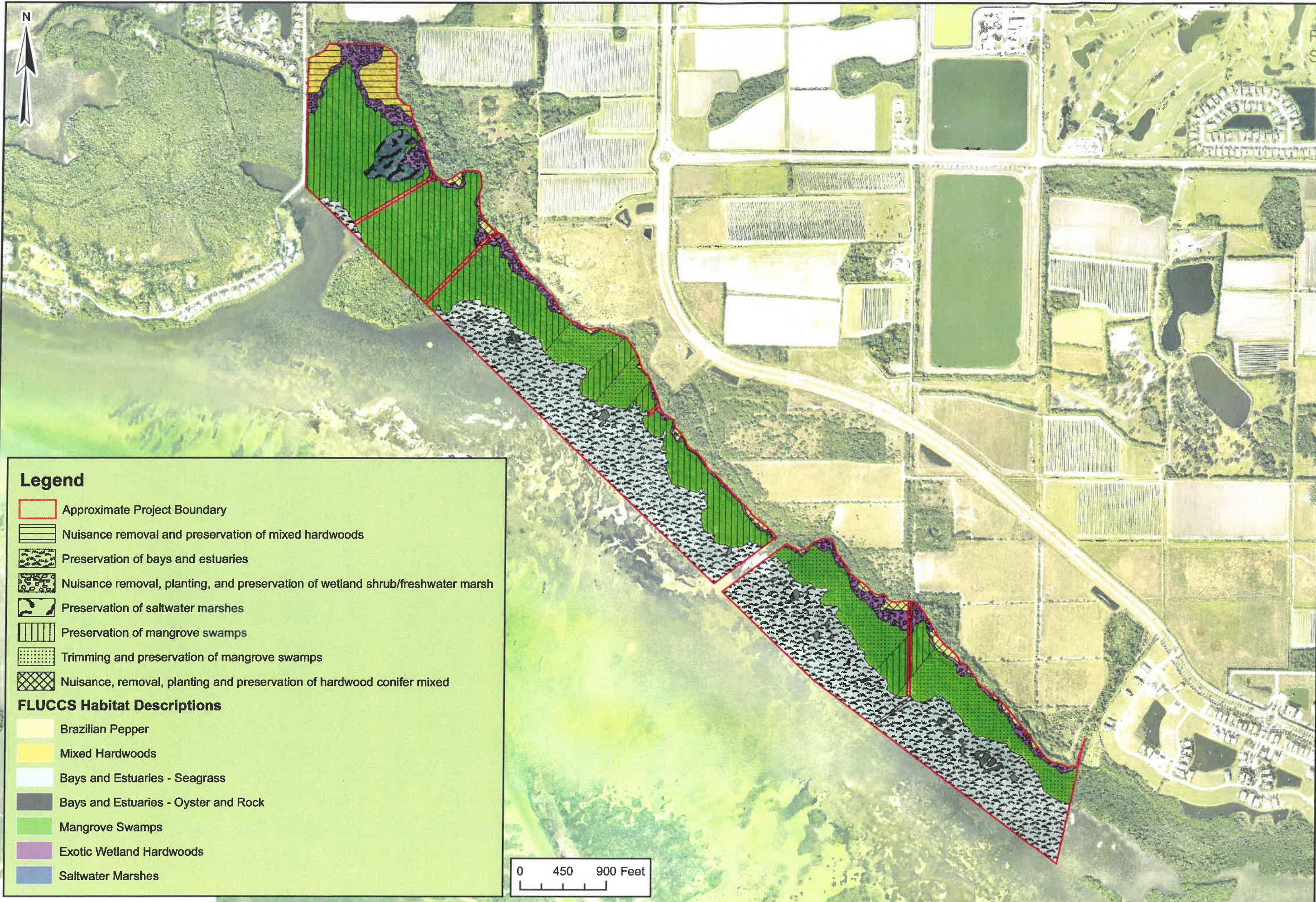
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Drawn by: MJ



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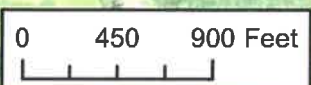


Legend

- Approximate Project Boundary
- Nuisance removal and preservation of mixed hardwoods
- Preservation of bays and estuaries
- Nuisance removal, planting, and preservation of wetland shrub/freshwater marsh
- Preservation of saltwater marshes
- Preservation of mangrove swamps
- Trimming and preservation of mangrove swamps
- Nuisance, removal, planting and preservation of hardwood conifer mixed

FLUCCS Habitat Descriptions

- Brazilian Pepper
- Mixed Hardwoods
- Bays and Estuaries - Seagrass
- Bays and Estuaries - Oyster and Rock
- Mangrove Swamps
- Exotic Wetland Hardwoods
- Saltwater Marshes



Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

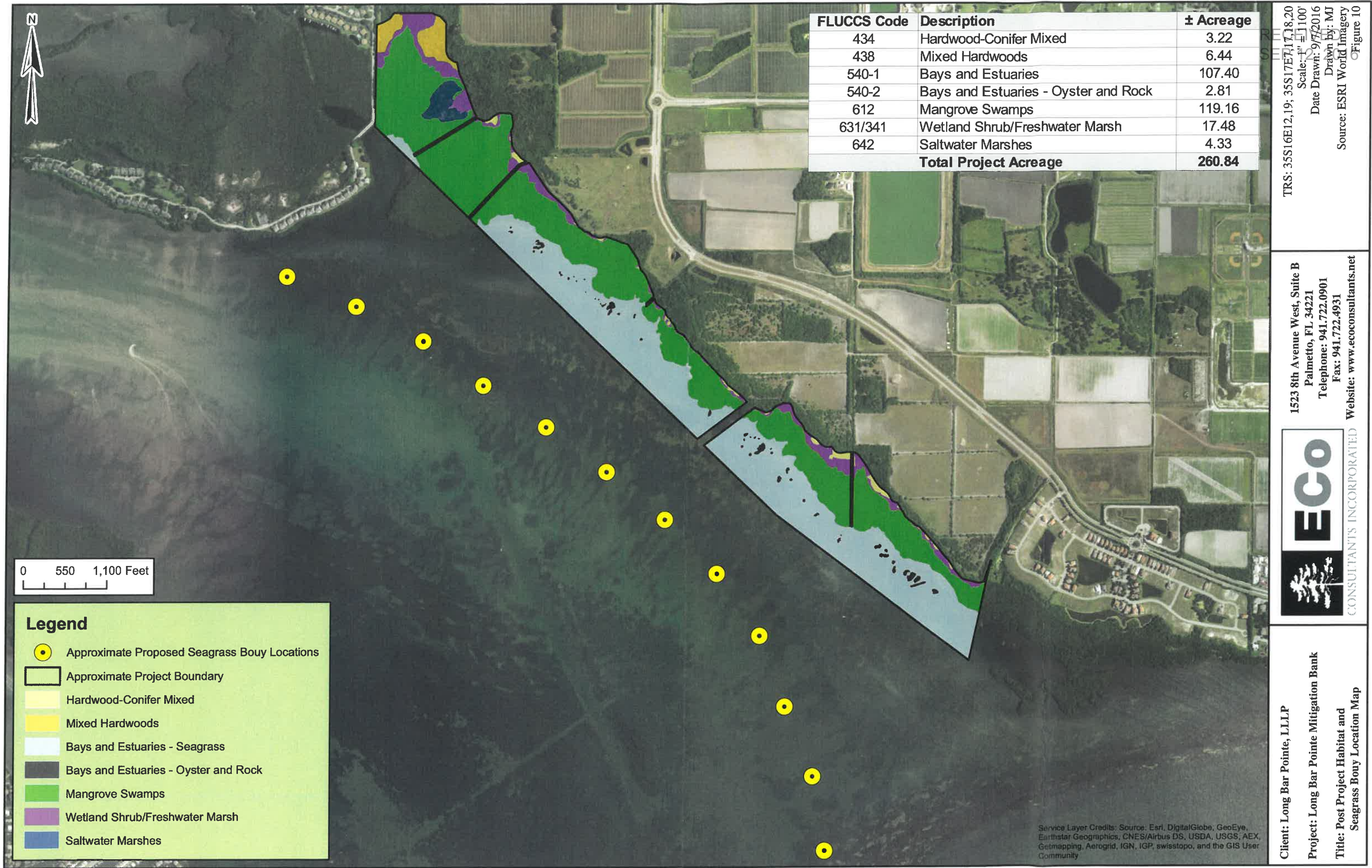
Title: Mitigation Activities

TRS: 35S16E12,19; 35S17E7,17,18,20
 Scale: 1" = 900'
 Date Drawn: 9/7/2016
 Drawn by: MJ
 Source: Manatee County
 Figure 9

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FLUCCS Code	Description	± Acreage
434	Hardwood-Conifer Mixed	3.22
438	Mixed Hardwoods	6.44
540-1	Bays and Estuaries	107.40
540-2	Bays and Estuaries - Oyster and Rock	2.81
612	Mangrove Swamps	119.16
631/341	Wetland Shrub/Freshwater Marsh	17.48
642	Saltwater Marshes	4.33
Total Project Acreage		260.84

0 550 1,100 Feet

Legend

Approximate Proposed Seagrass Bouy Locations

Approximate Project Boundary

Hardwood-Conifer Mixed

Mixed Hardwoods

Bays and Estuaries - Seagrass

Bays and Estuaries - Oyster and Rock

Mangrove Swamps

Wetland Shrub/Freshwater Marsh

Saltwater Marshes

TRS: 35S16E12,19; 35S17E17,18,20
Scale: 1" = 1100'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: ESRI World Imagery
Figure 10

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Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: Post Project Habitat and Seagrass Bouy Location Map

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Legend

- Approximate Project Boundary
- Freshwater Marsh Enhancement
- Hardwood/Conifer Mixed-BP Enhancement
- Mangrove Forest, Not Trimmable Preservation
- Mangrove Forest, Trimmable, Trimmed to 12' Plus
- Salt Marsh Preservation
- Seagrass, Adjacent Mangroves Intact Preservation
- Seagrass, Adjacent Mangroves Trimmed Preservation

TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County
Figure 11

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Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: UMAM Assessment Areas Map

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Attachment A

Conceptual Mangrove Trimming Plan

September 2016

Prepared for:

Long Bar Pointe, LLLP
1651 Whitfield Avenue
Sarasota, Florida 34243

Prepared by:

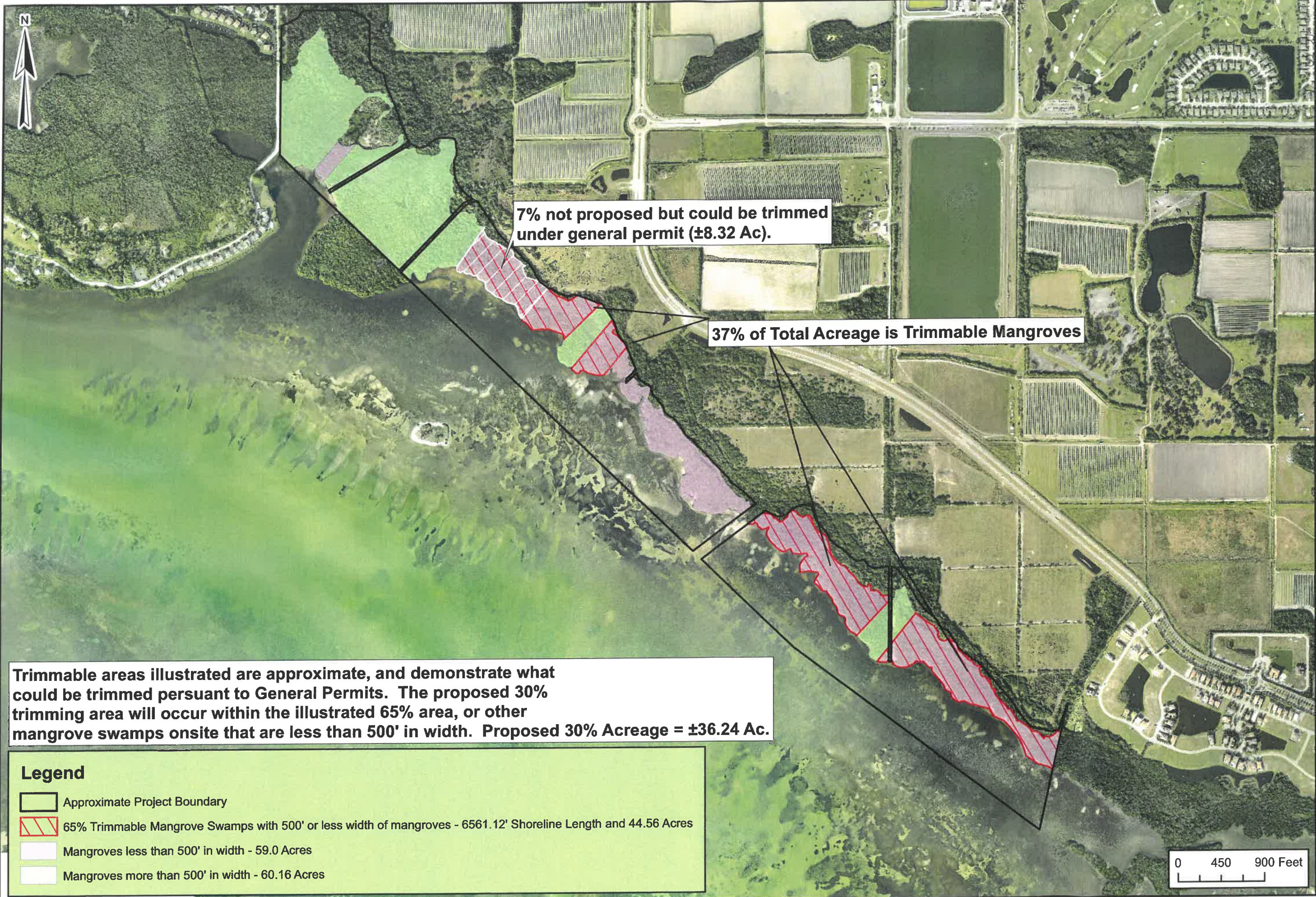
E Co Consultants, Inc.
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Suite B
Palmetto, FL 34221

E Co Consultants, Inc.

Under this Conceptual Mangrove Trimming Plan (CMTP), Long Bar Pointe, LLLP will trim 30% of onsite mangrove swamps within the Long Bar Pointe Mitigation Bank boundary (see attached map). The CMTP also covers the trimmable locations that occur within the Town of Longboat Key Force Main Easement and the narrow strips of land owned by Manatee Fruit Company that abut the Bank. The 30% of all onsite mangrove swamps totals 36 acres. The Bank mangroves swamps that are 500' or less in width measured perpendicular from the shoreline totals 61.6 acres. Locations of the 61.6 acres of mangrove swamp shoreline, and the approximate location of the 36 acres (30% of total mangrove swamps onsite) of mangroves to be trimmed within the 61.6 acres are illustrated on the attached map. No mangroves will be trimmed below a minimum height of 12 feet (as measured from the substrate). In addition, pursuant to existing Mangrove Trimming General Permit State regulations, no mangrove trimming will be allowed within the Bank's mangrove swamps that are greater than 500' in width from the shoreline. For all mangrove trimming proposed within the Bank, the Permittee will obtain Mangrove Trimming General Permit(s).

Prior to the initial release of mitigation credits, the Bank Permittee will develop and submit its Final Mangrove Trimming Plan (FMTP), and obtain a permit modification that substitutes the FMTP as Permit Attachment A and uses the FMTP to adjust the Assessment Area (AA) configuration and acreage and recalculate the total potential mitigation credits, consistent with the approach utilized in this CMTP. Any mangrove trimming within the mitigation bank will be in accordance with the FMTP. The FMTP will not allow any mangrove trimming below a height of 12 feet, as measured from the substrate, will not allow for more than 30% of the total onsite mangrove acreage to be trimmed, and will not result in fragmentation of the remaining intact mangrove forest into more than four individual fragments, as shown herein.

All mangrove trimming will be completed with the oversight of a professional mangrove trimmer in accordance with the 1996 Mangrove Trimming & Preservation, Sections 403.9321- 403.9333, Florida Statute. All mangrove trimming will be completed by hand, and all trimmings will be hand carried out to be properly disposed of in offsite common ownership uplands or taken to a landfill.



Trimmable areas illustrated are approximate, and demonstrate what could be trimmed pursuant to General Permits. The proposed 30% trimming area will occur within the illustrated 65% area, or other mangrove swamps onsite that are less than 500' in width. Proposed 30% Acreage = ±36.24 Ac.

Legend

 Approximate Project Boundary

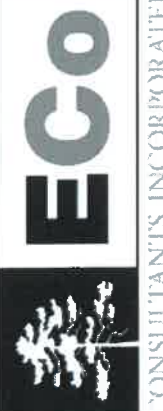
 65% Trimmable Mangrove Swamps with 500' or less width of mangroves - 6561.12' Shoreline Length and 44.56 Acres

 Mangroves less than 500' in width - 59.0 Acres

 Mangroves more than 500' in width - 60.16 Acres

TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County

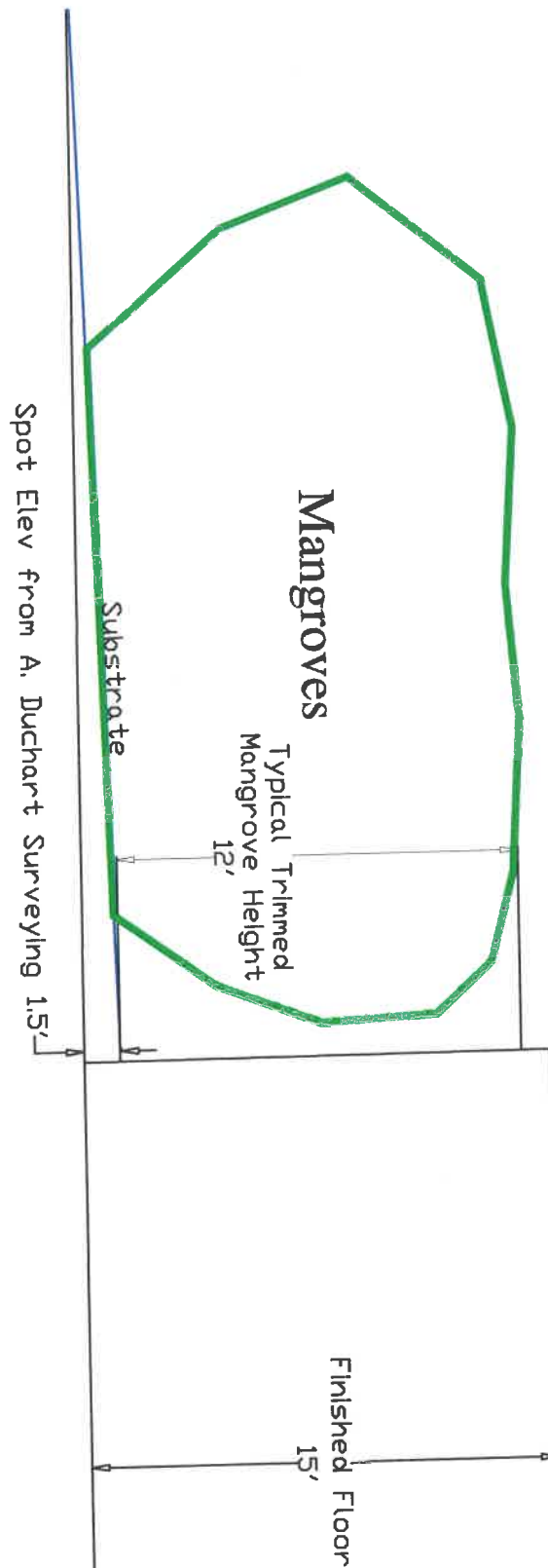
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Fax: 941.722.4931
Website: www.ecoconsultants.net

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Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: Approximate Trimmable Mangrove Areas

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Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Typical Trimmed Mangrove Cross Section

Date: September 6, 2016

File: E:\Palmetto\Medallion Homes\LongBarPointe\GIS\Mit090216



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213 East Park Avenue, Lake Wales, FL 33853
Telephone 863.676.8996, Fax 863.676.7771

Scale: Not to scale

Date Drawn: 09/06/16

Drawn by: MJ

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1 of 1

ATTACHMENT B:

Cost Estimates for Construction and Implementation of LBP Mitigation Bank

This cost analysis provides cost estimates for construction, planting, monitoring and maintenance of the mitigation bank lands. The cost breakdown per activity is summarized in Table 1 below:

Table 1. Long Bar Pointe Mitigation Bank Construction and Implementation Success Criteria Monitoring Cost Estimates.

Task	Frequency	Quantity	Unit Cost	Total Cost*	E Co Invoice/Contract Cost
Professional Surveyor Security Fencing Stakeouts	1	N/A	\$30,000.00	\$33,000.00	A. Duchart Land Surveying, Inc. (estimated cost)
Seagrass Information Buoys	1	12	\$330/sign	\$5,775.00	\$330/8-1/4"D x 61-1/2" L No Wake Zone floating buoy (Barts.com) \$100/buoy to modify language and installation
Conservation Easement Signage	1	55	\$45/18" x 24" metal sign	\$2,750.00	
Fencing Mitigation Bank/Offsite Lands Interface	1	14,600 linear feet	\$27,600.00	\$30,360.00	\$20/16' x 50" panel (Tractor Supply Co.) – Need 920 panels \$10/panel for installation (4"x4" posts, equipment, labor)
Initial Nuisance Species Hand Removal from Exotic Wetland Hardwoods, Brazilian Pepper and Mixed Hardwood Upland Enhancement Areas	1	27.8 acres	\$159,000.00 (cost averaged among the two executed contracts)	\$174,900.00	\$4,100/acre Brazilian pepper removal and herbicide treatment (North Water Tower Park E Co Executed Contract) \$7,333/acre Brazilian pepper removal and herbicide treatment (Willow Walk E Co Executed Contract)
Initial Nuisance Species Hand Removal from Mangrove Swamps	1	6 acres (6 acres of removal [assumes 5% average across 120.8 acres])	\$35,000.00 (cost averaged among the two executed contracts)	\$38,500.00	\$4,100/acre Brazilian pepper removal and herbicide treatment (North Water Tower Park E Co Executed Contract) \$7,333/acre Brazilian pepper removal and herbicide treatment (Willow Walk E Co Executed Contract)
Wetland Shrub/Freshwater Marsh Wetland Enhancement Area Planting	1	17.5 acres	\$104,000.00	\$114,400.00	\$5,781/acre freshwater marsh planting (Grand Palm Adventure Lake)
Hardwood-Conifer Mixed Upland Enhancement Area Planting	1	3.2 acres	\$26,000.00	\$28,600.00	\$7,876/acre of buffer planting (Willow Walk executed contract)

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Monitoring	Time Zero and Semi-Annual Monitoring for 5 Years	11 Total (assumes approx. 66 acres are monitored per event)	\$4,158/event	\$50,600.00	\$63/acre (Willow Walk executed contract)
Reporting	5 years	5 Total	\$2,500.00/Event	\$13,750.00	\$900/annual rpt (Willow Walk
Maintenance for Brazilian Pepper Uplands and Exotic Wetland Hardwood Enhancement Areas	5 years	20 Total	\$4,733/Event	\$104,500.00	\$222/acre (21.3 acres total) (Woodbrook invoice)
Maintenance for Mangrove Swamp for Nuisance Species	5 years	20 Total	\$1,332.00/Event	\$29,700.00	\$222/acre (6 acres total) (Woodbrook invoice)

*The "Total Cost" estimates include 110% of the estimated cost for each task within the table.

The costs are approximate, and will be finalized when work bid contracts are approved. The Permittee will bond for implementation costs, as well as the maintenance of the mitigation bank.

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Attachment C
Long Bar Pointe Mitigation Bank
Security Plan

September 2016

Prepared for:

Long Bar Pointe, LLP
1651 Whitfield Avenue
Sarasota, Florida 34243

Prepared by:

E Co Consultants, Inc.
1523 8th Avenue West
Suite B
Palmetto, FL 34221
941.722.0901 fax 941.722.4931

E Co Consultants, Inc.

Signage and Fencing

The Bank Permittee will take every measure necessary to ensure the integrity of the mitigation bank is upheld in perpetuity. Maintaining the functions of the habitats that receive credits will be the priority of this security plan. Large hole 50" high hog fencing (or an alternate fencing type approved by FDEP prior to installation) will be installed at the mitigation bank boundary where it interfaces with offsite areas to ensure separation and protection from any future development on adjacent lands, as shown on the attached map. Fencing will act as a barrier to deter trespassing, but still allow wildlife to move through these lands, particularly wildlife moving from offsite areas into Bank lands. Conservation easement signage will be placed at minimum every 300', and every bank boundary turn along the installed fence. The permittee will also install and maintain seagrass information buoys along the 3' bathymetric contour along approximately four (4) miles of Long Bar to inform boaters of sensitive estuarine resources including seagrass for bottomlands within and adjacent to the Bank.

The Construction and Implementation Monitoring Plan and Perpetual Management Plan have semi-annual monitoring events that will also investigate for activities that could potentially compromise the integrity of the bottomlands.

Inspection Schedule

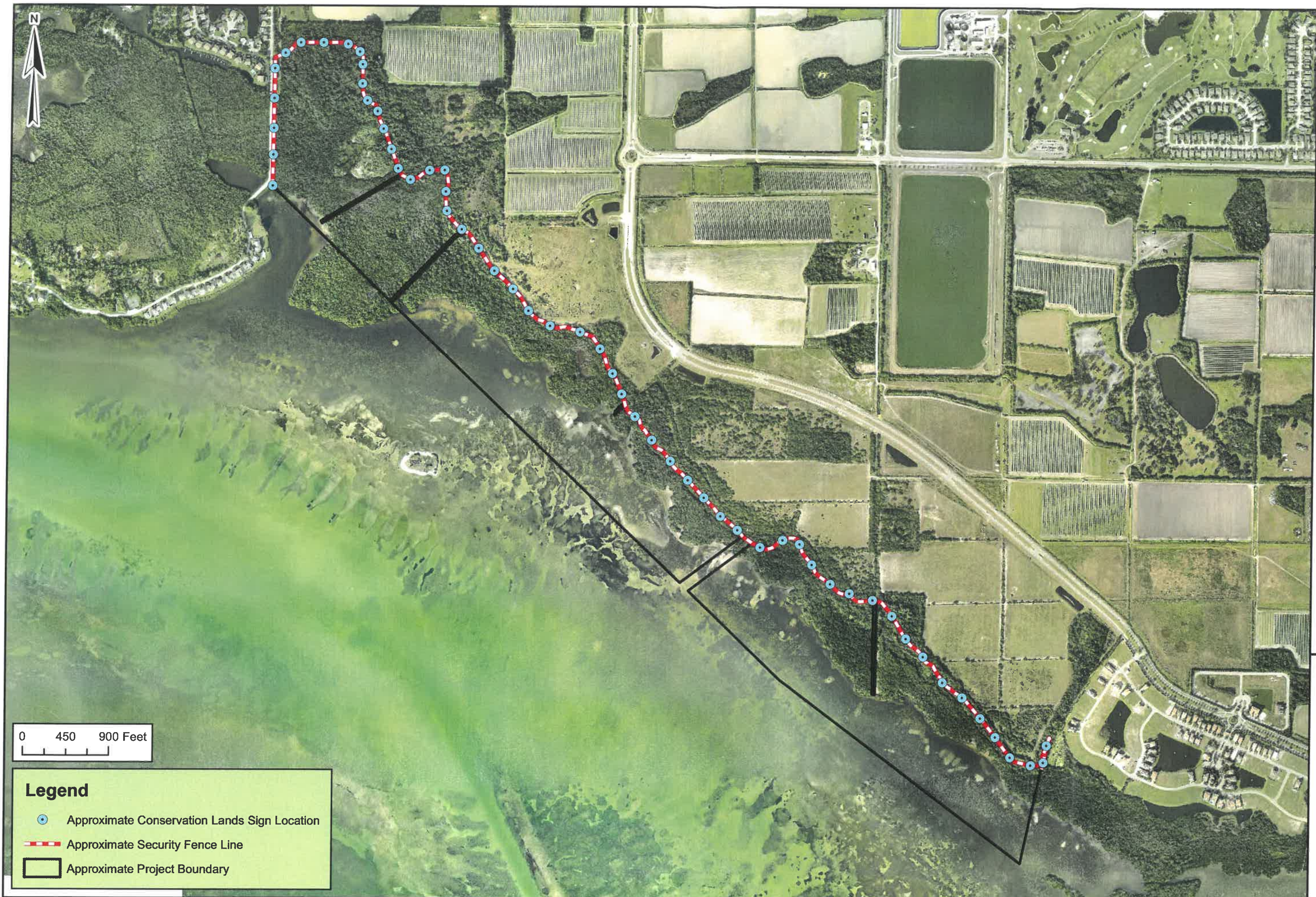
Qualified professionals hired by the permittee will conduct quarterly inspections of fencing and signage, as well as lands within the mitigation bank. All trespassing activities will be reported to Manatee County Sheriff's office, Florida Fish and Wildlife Conservation Commission (FWC) law enforcement and/or U.S. Fish and Wildlife Service (FWS), as well as FDEP. Any repairs or replacements of fencing or signage will be made as soon as these are discovered. Any documented trespassing into mitigation bank lands will be assessed and adaptive management strategies, pursuant to the LBP Mitigation Bank Perpetual Management Plan, will be implemented where necessary. All trespassing occurrences and necessary adaptive management activities will be coordinated through FDEP. If dumped appliances, tires or other trash is encountered during site inspections, this trash will be immediately hauled out by hand or other means that minimizes disturbances to the mitigation bank lands. Accumulated trash will also be removed as it is encountered. All trash will be disposed of at a land fill or by other proper means.

Adaptive Management

If trespassing occurs to the point that the various habitats within the mitigation bank are compromised from their optimal condition, qualified professionals hired by the permittee will be contacted to assess the impacts. Corrective actions including increasing visitation frequency, or closer coordination with law enforcement to address persistent problems will be undertaken. Other adaptive management strategies may include additional signage or fencing to further deter trespassing or dumping. If prop scaring or other bottomland resource impacts are documented during monitoring, the permittee will coordinate with FDEP to increase, if necessary, seagrass information signage along Long Bar, or coordinate with law enforcement if illegal activities are directly observed.

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If habitat impacts occur as the result of trespassing or other persistent illegal activities, the impacts will be investigated by a qualified professional hired by the permittee, and adaptive management actions pursuant to the LBP Mitigation Bank Perpetual Management Plan will be implemented. This security plan should be reviewed and updated, with the FDEP's written approval, every five years. Further regional or extreme climatic events may require altered management strategies. Whenever the permittee finds it necessary to alter the management plan, the FDEP shall be contacted and advised regarding proposed alterations to determine if a permit modification is necessary.



0 450 900 Feet

Legend

-  Approximate Conservation Lands Sign Location
-  Approximate Security Fence Line
-  Approximate Project Boundary

Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: Security Plan Fencing and Signage Map



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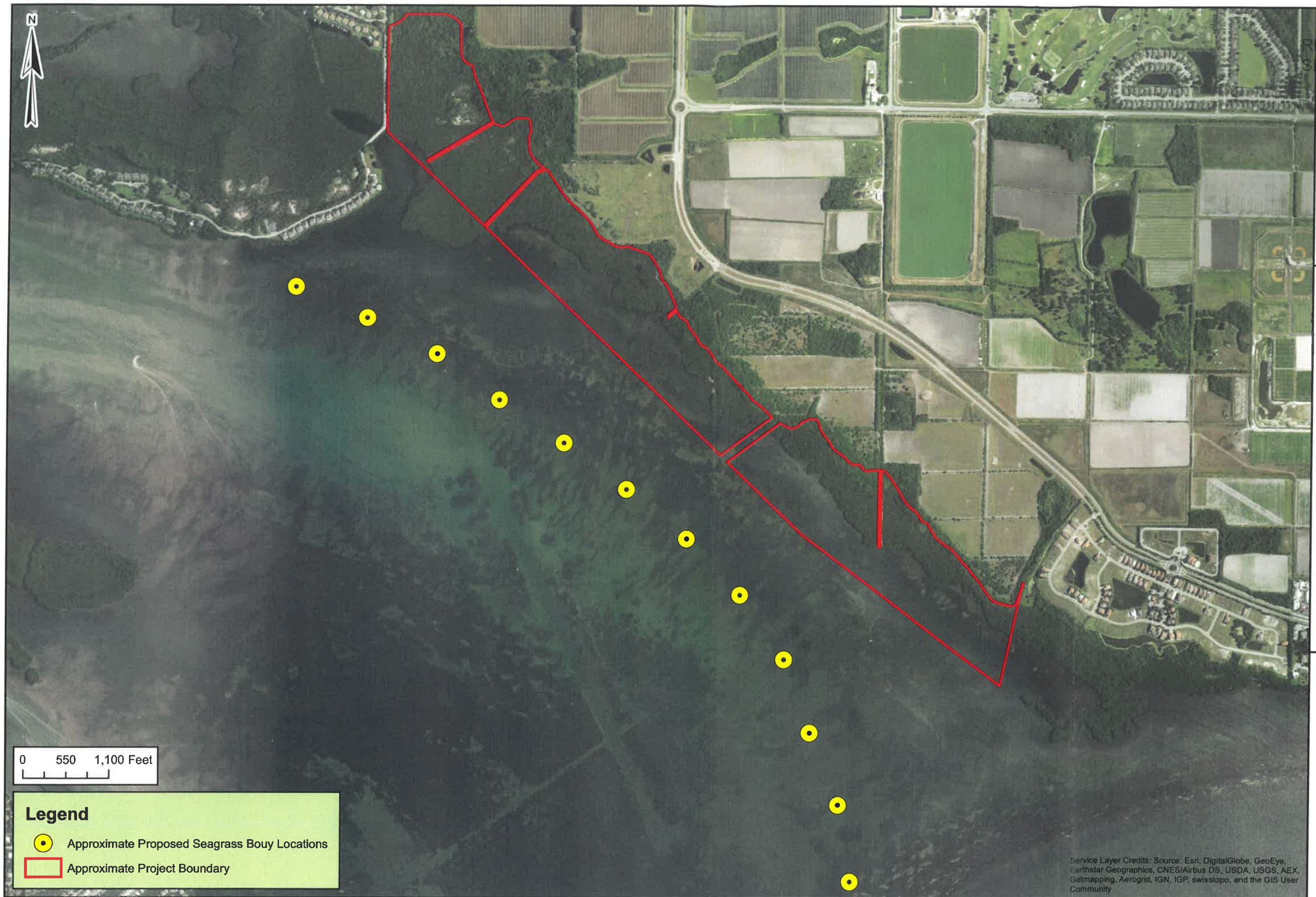
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Scale: 1" = 900'
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Drawn by: MJ
Source: Manatee County

Attachment D
Long Bar Pointe Mitigation Bank
Seagrass Information Buoy Placement Plan
September 2016

To provide additional protection to the submerged seagrass beds within and in the vicinity of the mitigation bank, the Bank Permittee will install seagrass information buoys at approximately the 3' bathymetric contour along Long Bar (approximately four miles of shoreline), consistent with Chapter 68D-23, F.A.C., Uniform Waterway Markers in Florida Waters. (see attached map). The seagrass information buoys will be spaced at a minimum of 1000' intervals. This spacing should be sufficient for buoys to be visible by boats pursuant to the requirements of the Uniform Waterway Markers in Florida Waters. The buoys will say: "Caution Shallow Seagrass Area", to inform boaters that the area along Long Bar supports significant estuarine habitats, particularly seagrasses, that can be harmed or destroyed from vessel groundings and prop scarring. It will also inform boaters that the Long Bar waters are very shallow.

The Bank Permittee will obtain a Uniform Waterway Markers in Florida Waters permit from the Florida Fish and Wildlife Conservation Commission (FWC) prior to the installation of any buoys. Installation of seagrass information buoys will be a significant public benefit project as it should significantly reduce or eliminate prop scars within seagrass beds along this section of Long Bar. Prop scarring is evident in the 2015 Manatee County high resolution aerial image along this and adjacent sections of Long Bar, particularly moving landward from the Sarasota Bay channel. The prop scarring is likely the result of inexperienced or ill-informed boaters along this section of Sarasota Bay. Installation of seagrass information buoys is anticipated to provide this vitally necessary aquatic resource information.



0 550 1,100 Feet

Legend

-  Approximate Proposed Seagrass Bouy Locations
-  Approximate Project Boundary

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Post Project Habitat and
Seagrass Bouy Location Map



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TRS: 35S16E12,19; 35S17E17,18,20
Scale: 1" = 1100'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: ESRI World Imagery

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Attachment E
Long Bar Pointe Mitigation Bank
Construction and Implementation Monitoring Plan

September 2016

Prepared for:

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Introduction

The Long Bar Point (LBP) Mitigation Bank is a coastal mitigation bank located in western Manatee County, west of El Conquistador Parkway and 75th Street West in Sections 12 and 13, Township 35 South, Range 16 East. This Construction and Implementation Monitoring Plan implements enhancement and monitoring activities conducted by the Bank Permittee, until the habitat target types as illustrated on the post project habitat map (Attachment 1) are achieved and a final success determination has been attained from the Florida Department of Environmental Protection (FDEP). Established success criteria, determined by FDEP for each habitat type is summarized below will be achieved through this monitoring plan. Once FDEP determines that success of all habitats within the mitigation bank has been achieved, the mitigation bank will be managed under the LBP Mitigation Bank Perpetual Management Plan under separate cover.

The focus of this Construction and Implementation Monitoring Plan will be to first remove nuisance plant species, particularly Brazilian pepper (*Schinus terebinthifolius*), from all onsite habitats. The second step in the implementation plan is to replant disturbed uplands and freshwater wetlands within the mitigation bank with the plant palette approved with the LBP Mitigation Bank permit. Once these activities are completed, the third step of this monitoring plan will be to complete a Time Zero monitoring event to memorialize completed activities and establish the baseline for ongoing monitoring efforts. The baseline analysis will also monitor and document soil erosion and channelized water flow areas, as well as seagrass cover and scarring (utilizing high resolution aerials for seagrass baseline information). Finally, monitoring and maintenance of mitigation bank lands will be conducted as summarized below until targeted habitat types and their associated success criteria are achieved.

Overall Mitigation Bank Plan

The enhancement efforts for the LBP Mitigation Bank address vegetation management activities to promote the reestablishment of disturbed uplands and freshwater wetland habitats from areas dominated by Brazilian pepper. There are significant areas with varying densities of Brazilian pepper within the onsite mangrove swamps that will also be enhanced through the removal of this nuisance species. All habitats within the mitigation bank will be placed in a conservation easement and will be managed in perpetuity. The mitigation plan includes the following specific enhancement goals:

1. Remove nuisance plant species including Brazilian pepper and Australian pine (*Casuarina* sp.) from all onsite habitats;
2. Record conservation easements over all onsite habitats;
3. Encourage wildlife utilization within habitats that are being enhanced through the removal of Brazilian pepper and replanting with appropriate vegetation;
4. Maintain fish and wildlife utilization with mangrove swamps and bottomlands;
5. Maintain connectivity for wildlife movement to offsite native habitats including Tidy Island to the northwest, Legends Bay to the south and beyond along Sarasota Bay and bottomlands and shorelines up north into the Manatee River and lower Tampa Bay.

The LBP Mitigation Bank permit details enhancement and management activities, and provides goals and objective criteria for determining success of each target habitat type within the Bank. Monitoring

and site assessment is used to track enhancement progress, determine success attainment and inform management decisions.

Monitoring Objectives

Vegetation cover (including that of nuisance and exotic species), plant community composition, wildlife utilization, and Uniform Mitigation Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C., functional assessment will be monitored. Monitoring objects include reaching targeted habitat type success criteria, as specified in the permit. Monitoring will be conducted semi-annually, generally at the end of the dry season (April-May) and at the end of the rainy season (September-October) until the FDEP determines final success and releases the permittee from monitoring requirements. Annual reports shall be provided in January of the year following monitoring.

Vegetation Monitoring

Vegetation monitoring will include qualitative, quantitative and photographic assessments of forested uplands, shrub and marsh freshwater wetlands, mangrove swamps and bay bottomlands supporting seagrasses and oyster reefs. A large-scale assessment of the submerged bottomlands vis interpretation of the most recent aerial photograph available. The extent of seagrass bed coverage and scarring will be compared to baseline data collected as part of the Time Zero reporting.

Initial and Ongoing Maintenance Activities

Maintenance activities will be initiated as a first step in the enhancement of the LBP Mitigation Bank enhancement effort. Initial and ongoing maintenance activities will be conducted by qualified professionals hired by the Bank Permittee. All Category I and Category II species, as listed in the 2015 FLEPPC list will be eradicated; however, the main species of concern are Brazilian pepper, Australian pines and grapevine (*Vitis* sp.). The goal of this task is to ensure that coverage by exotic and nuisance invasive vegetative species is maintained at <1% coverage per acre.

The initial removal effort will include hand cutting or machine grinding in place using a low ground pressure machine. A grinding machine will only be used in locations that support monocultures of Brazilian pepper, or where Brazilian pepper is dominant and can be ground without impacting native vegetation to remain in the post project condition. All hand cut material will be carried out into offsite uplands to be disposed of properly. The initial removal effort will begin in mitigation bank uplands and freshwater wetlands areas that have the highest density of Brazilian pepper and Australian pines. Once the material is cut, all trees and shrubs will be stump treated with herbicide treatment methods using appropriately labeled herbicides and avoiding damage to the non-target species. From these disturbed locations, qualified professionals will move into mangrove swamp areas and begin the eradication of Brazilian pepper and other nuisance species. All material will be hand cut and carried out into offsite uplands to be disposed of properly. Trails will be established with flagging to ensure that eradication efforts in mangrove swamps minimize disturbances to mangroves and other desirable vegetation as

well as the substrate. As nuisance species are cut within mangrove swamps, stumps will be treated with herbicide approved for aquatic systems. All herbaceous nuisance species will be sprayed to die in place.

Once the initial nuisance species removal effort is completed, target species including mixed conifer-hardwood uplands and freshwater shrub/marsh habitats will be replanted consistent with the plant palette attached to the LBP Mitigation Bank permit. Subsequent to the completion of the nuisance removal and replanted efforts, ongoing maintenance activities will be conducted on a quarterly basis until the permit success criteria are achieved and FDEP releases these areas from the implementation monitoring phase of the mitigation bank. For the ongoing maintenance effort, nuisance trees and shrub species encountered during each maintenance event will be controlled through hand cutting and stump treating with herbicides approved for each habitat type within the Bank. All cut material will be hand carried to lands beyond the Bank to be disposed of properly. Seedling and sampling nuisance trees and shrubs will be spot sprayed and left to die in place.

Vines, including grapevine and nuisance species vines will be cut from the ground level up to 8' in height, i.e. where a person can reasonably reach to cut. The ground rooting for the vines will be spot treated with an approved herbicide, and the vines within higher shrubs and tree canopies will be left to die in place and break down. The cut vines will be carried out and disposed of properly.

Quantitative Sampling

Quantitative sampling will use transects established under LBP Mitigation Bank permit (Attachment 2 that includes linear transects repeated across all habitat types within the Bank. Transects are divided into odd and even numbers and will be alternately sampled depending on the season. Random stations will be chosen along each transect to establish a permanent photo-station and quadrat sampling point. At each station, one (1) picture will be taken, and ground cover will be measured based on the methods summarized below. Each strata layer at each station will be recorded to ensure that habitat types supporting shrubs and canopy are moving towards success along with ground cover. Vegetation is identified to species, and further labeled as exotic (category I and II), nuisance, UP, FAC, FACW, OBL or SAV.

Other incidental information to be noted and recorded on data sheets: water depth; naturally recruited vegetation; seedlings, saplings and vegetative growth by rhizome; stressed and diseased vegetation; wildlife observations and signs, impacts associated with nuisance wildlife (e.g. feral hogs), and any other unnatural disturbance that could adversely affect the mitigation bank.

Locations of transects will be marked with PVC or metal posts and GPS located to ensure data points are consistent over time. The intent is to sample a fixed position by observing what is visible within a radius of the point, as follows:

1. Identify the community type of the point (herbaceous, shrub or forested) – this data will also supplement aerial interpretation of community mapping.
2. Herbaceous cover will be systematically estimated within ~2 meter radius to record total ground cover estimate, the dominant species (1-3), total number of species; the proportion of

the cover of dominant species; proportion of rooted herbaceous vs. rooted shrub stems in the cover.

3. Total shrub cover (area shaded by shrub species) within a 3 meter radius will be estimated and dominant species listed.
4. Tree species, number and size (either dbh or seedling height) of trees rooted within a 5 meter radius will be listed, including visible seedlings.
5. Within a 3 m radius, record species and cover of any exotic vegetation observed.
6. Data from these points will be compiled for each community type per sampling event and extrapolated to total cover, and relative cover of species within strata. In addition, along the entire length of the transect, the following assessments are noted:
7. Health and reproductive status of vegetation, cover estimates, dominant species, recruitment of new species, hydrologic condition, and general condition with respect to target community type.
8. Signs of wildlife usage.
9. Locations of nuisance species and listed species observed will be GPS located and mapped.
10. Management notes, including hog damage, planted material survival, aberrant conditions such as drought or flooding, anticipated management needs (planting, herbicide, etc.)

Qualitative Sampling

Qualitative sampling will be conducted concurrently with quantitative sampling. For qualitative efforts, the qualified professionals hired by the Bank Permittee to complete the quantitative sampling will also record general habitat conditions, wildlife observations and overall function as individuals move from one quantitative monitoring transect to the next within each target habitat type. The qualitative sampling will be randomly done to maximize monitoring efforts for each habitat onsite. This will provide qualitative information for overall habitat areas to document success, inform management activities, and assess the representativeness of quantitative data.

Quantitative transect data and qualitative random sampling data points will be summarized in reports and other incidental information from these transects will be addressed in reports as follows:

- ☒ compare with quantitative data to evaluate how representative quantitative data is
- ☒ assess the degree to which communities are attaining success towards target habitat types
- ☒ assess the mapping and criteria for communities
- ☒ evaluate management activities and needs
- ☒ identify potential problems, such as exotic infestation, hog damage, vegetation loss to disease, herbicide, weather, etc. and appropriate solutions

Photo Documentation

Ground level photos provide useful documentation of data and will be part of all site visits and semi-annual monitoring. In addition, several permanent photo stations will be established along the vegetation transects to track changes over time. One photo will be taken at each station along each

monitoring transect. For each annual report, the period of record photos will be provided for the selected permanent photo stations. In addition, typical ground and aerial oblique photos will be provided for each significant community expression, as well as photos to demonstrate particular or notable attributes. A rectified aerial photo shall be provided for final success (within 2 years of the final monitoring).

UMAM Scoring

The UMAM protocol of wetland assessment used for credit determination will serve as a general balance for other success criteria and overall enhancement and preservation success. Further, it ensures the use of a variety of locations throughout the Bank as points to evaluate overall function at that site. The UMAM scoring will be completed immediately prior to final success in each habitat type along the transects.

Town of Longboat Key 30' Wide Force Main Easement

Within the Town of Longboat Key (Town) force main easement, the monitoring and management strategies will be the same as the remainder of the mitigation bank lands. While this area did not receive mitigation credits, it will be controlled for nuisance plant species down to 1% coverage per acre. This management will not preclude those activities allowed under previously existing and binding easement documents between the mitigation bank land owners and the Town of LBK. If the Town of LBK conducts maintenance or other authorized activities within the easement, it will be their responsibility to restore the area back consistent with the noted easement documents. Once the Town is completed with these activities, the LBP Mitigation Bank will continue to control for nuisance plant species. No replanting is proposed for the under this perpetual plan within this easement. If the habitats within this easement are adversely affected by future Town maintenance or construction activities, this will be addressed through adaptive management strategies and coordinated through FDEP. The Town will be responsible for all necessary local, State or federal permitting, and restoration activities within the easement that are caused by their actions to maintain or reconstruct the force main.

Manatee Fruit Company Lands

While the Manatee Fruit Company narrow strips of land abutting the mitigation bank are under separate ownership and did not receive mitigation credits, they will be controlled for nuisance plant species down to 1% coverage per acre. It will be the responsibility of the Manatee Fruit Company to gain local, state and federal authorizations, as necessary, to do any activities within their lands that abut the LBP Mitigation Bank. The LBP Mitigation Bank permit does not authorize any work within Manatee Fruit lands other than control nuisance species and plant areas with desirable plant species approved with Mitigation Bank permit.

Analysis and Reporting

Data from the various sampling methods will be compiled in a variety of data files for each of the monitoring activities. In ArcView, each monitoring location will be linked to its corresponding data file, such as an Excel spreadsheet, a Word document, or an image file. This linking will enable ready availability of data for access and analysis by target habitat type, monitoring location, monitoring type, wildlife observations, sampling event, or other criteria as available. This will allow for identification of trends and needs for the continued monitoring and maintenance activities. This data will be analyzed and condensed for reporting as described for each parameter above.

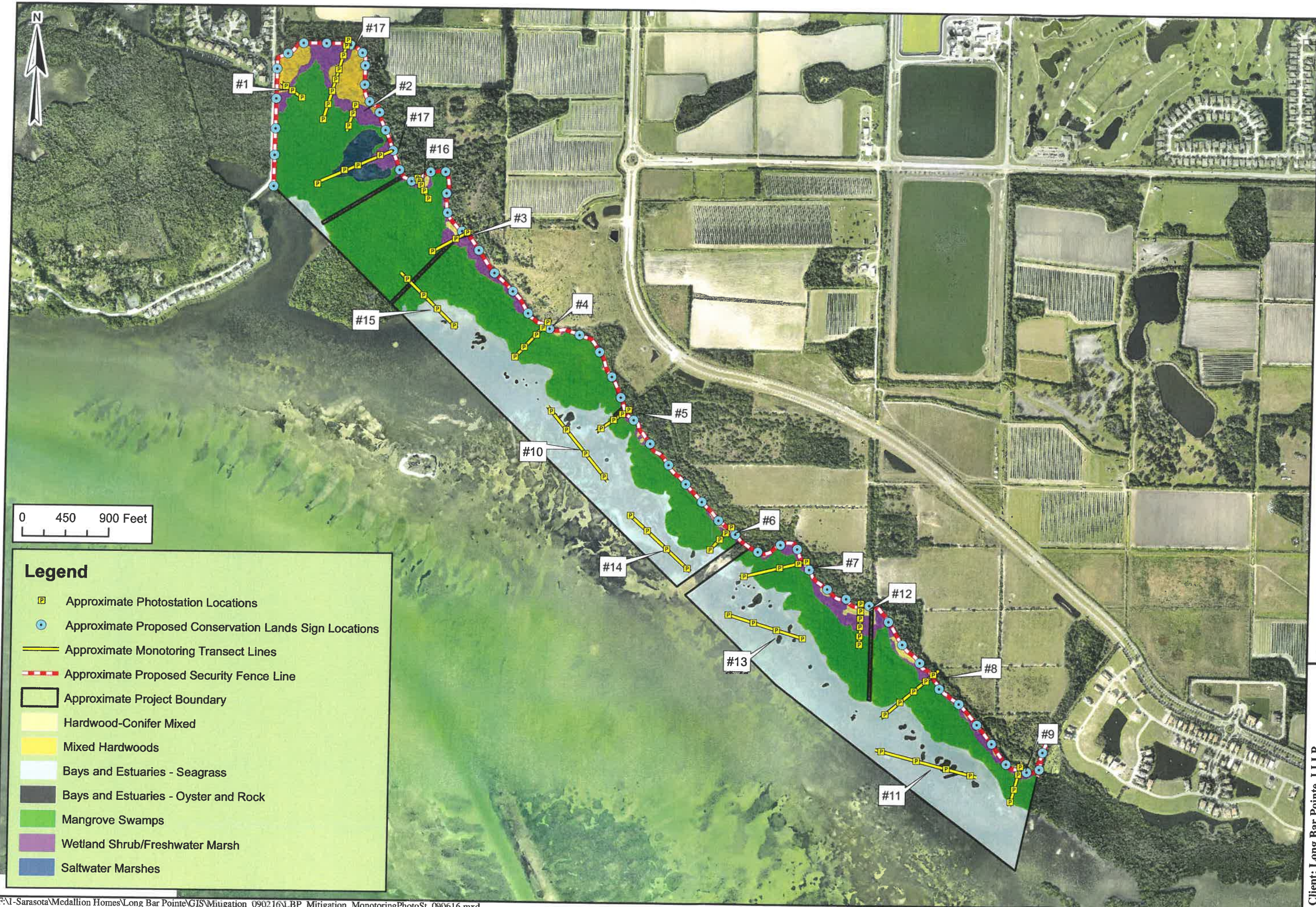
An annual report compiling the two semi-annual monitoring events for that year as well as previously compiled data will be provided to FDEP in the January following each year of monitoring until all permit success criteria have been achieved. All reports shall provide an executive summary, a brief summary of sampling methods, maps, photos and figures to allow the reader to understand the data presented, summary results tables for each parameter (as well as supplemental data in electronic files), and an analytical discussion of the results and assessment of each parameter and overall performance of the bank. In addition the final report will contain a map showing location and acreage summary of communities derived from aerial photography and ground-truthing.

Adaptive Management

Although listed activities are expected to be adequate to maintain and enhance site conditions, adaptive management based on comprehensive evaluation of significant environmental data is likely to adjust management strategies to adapt to a changing environment. Proposed adaptive management corrective actions that will be undertaken, as necessary to maintain the bank in accordance with the permit success criteria are summarized in Table 1 below. This management plan should be reviewed and updated, with the FDEP's written approval, every five years. Further regional or extreme climatic events may require altered management strategies. Whenever the Bank Permittee or the FDEP finds it necessary to alter the management plan, the FDEP shall be contacted and advised regarding proposed alterations to determine if a permit modification is necessary.

Table 1. Adaptive management corrective actions and success criteria.

Habitat Type	Corrective Action
Mangrove Swamps	Stabilize soils disturbances
	If replanting is required – replant w/ nursery grown mangroves (species will match disturbance area)
Bottomlands (seagrass)	Fill non-regenerating prop scars w/ approved sediment tubes to allow natural recruitment of adjacent seagrasses over impacted area, or use approved alternative methods.
Bottomlands (oyster reef)	If structure of oyster reef is compromised, shell hash bags will be installed to match the grade to the portion of the reef not impacted.
Wetland Shrub/Freshwater Marsh	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette
Mixed Hardwood Uplands	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette
Hardwood-Conifer Mixed Uplands	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette
Saltwater Marsh	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette



0 450 900 Feet

Legend

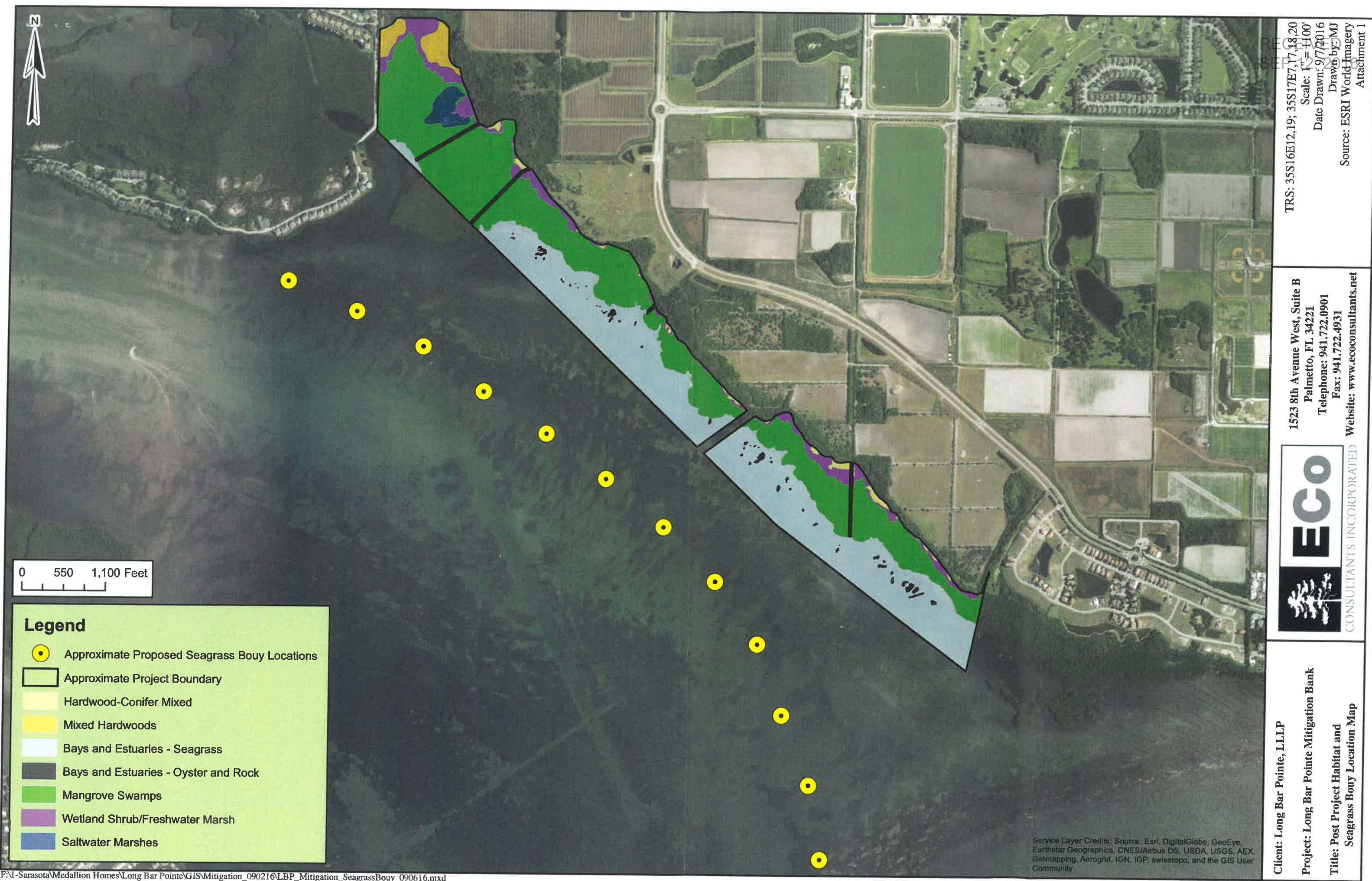
- Approximate Photostation Locations
- Approximate Proposed Conservation Lands Sign Locations
- Approximate Monitoring Transect Lines
- Approximate Proposed Security Fence Line
- Approximate Project Boundary
- Hardwood-Conifer Mixed
- Mixed Hardwoods
- Bays and Estuaries - Seagrass
- Bays and Estuaries - Oyster and Rock
- Mangrove Swamps
- Wetland Shrub/Freshwater Marsh
- Saltwater Marshes

TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: N = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County
Attachment 2

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Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: Monitoring Transect and Photostation Map



Attachment F:

Long Bar Pointe Mitigation Bank – Target Community Descriptions

Freshwater Shrub/Marsh – 17.5 acres

The Long Bar Pointe Mitigation Bank freshwater shrub/marsh habitat is dominated by Gulf muhly grass (*Muhlenbergia capillaris*), swamp fern (*Blechnum serrulatum*), smooth cordgrass (*Spartina alterniflora*), needlegrass rush (*Juncus roemerianus*), leather fern (*Acrostichum danaeifolium*), wax myrtle (*Myrica cerifera*), saltbush (*Baccharis halimifolia*), buttonwood (*Conocarpus erectus*) and buttonbush (*Cephalanthus occidentalis*), as well as other native marsh species that recruit into this area. This target community has reduced, hydric soils that support these desirable freshwater plants and invertebrate species. There will be suitable wading bird foraging areas, and provide cover and hydrology for amphibian and reptile species to utilize this target community. Fish species including mosquitofish (*Gambusia affinis*) and sunfish (*Lepomis* sp.) inhabit onsite marshes and enter this target community during seasonal high water conditions.

Hardwood-Conifer Mixed Uplands – 3.2 acres

The Long Bar Pointe Mitigation Bank hardwood-conifer mixed uplands are dominated by slash pine (*Pinus elliotii*), red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), Gulf muhly grass, fakahatchee grass (*Tripsacum dactyloides*), wax myrtle, saltbush, as well as other native tree and shrub species that recruit into this area. This target community will have a mature canopy available for birds of prey to nest in including bald eagles (*Haliaeetus leucocephalus*), and cover for movement by small and medium sized mammals. This target community buffers and provides some water quality function to mangrove swamps and bottomlands that are waterward of this target community.

Mixed Hardwoods Uplands– 6.4 acres

The Long Bar Pointe Mitigation Bank mixed hardwood uplands are dominated by native trees including live oaks, laurel oaks (*Q. laurifolia*), cabbage palms, swamp bay (*Persea palustris*) and sweet bay (*Magnolia virginiana*). The native understory consists of saw palmetto (*Serenoa repens*), wild coffee (*Psychotria nervosa*), swamp fern, and Virginia chain fern (*Woodwardia virginiana*). This target community is void of any significant Brazilian pepper (*Schinus terebinthifolius*) and other nuisance species. This target community has a mature canopy available for birds of prey to nest in including red-shoulder hawks (*Buteo lineatus*), and cover for movement by small and medium sized mammals.

Bays and Estuaries/Bottomlands (seagrass and oyster reefs) – 110.2 acres

The Long Bar Pointe Mitigation Bank bottomlands seagrass beds are dominated by shoal grass (*Halodule wrightii*) as they transition from the mangroves. In several deeper areas the shoal grass mixes with turtle grass (*Thalassia testudinum*). Throughout the bottomlands there are deeper sand holes where changes in bathymetry create light limitations which in turn limit seagrass growth. There are no apparent vessel propeller “prop” scars within the mitigation bank bottomlands. This target community also supports a series of oyster reefs also occur along the entire shoreline of Long Bar Pointe, and is dominated by the Eastern oyster (*Crassostrea virginica*). The bays and estuary bottomlands provide full function including nutrient cycling, essential fish habitat, and trophic levels including primary producers, herbivours, predators and apex predators. At lower trophic levels species such as Gulf pink shrimp (*Penaeus duorarum*), pinfish (*Lagodon rhomboides*) and threadfin herring (*Opisthonema oglinum*) are common. The larger predators and apex predators including common snook (*Centropomus undecimalis*), redfish (*Sciaenops ocellatus*), spotted seatrout (*Cynoscion nebulosus*),

tarpon (*Megalops atlanticus*) and Gulf flounder (*Paralichthys albiguttata*). The bottomlands are also available for bay scallops (*Argopecten irradians*) to recruit into this target community.

Mangrove Swamps – 119.2 acres

The Long Bar Pointe Mitigation Bank mangrove swamps support all three mangrove species: black mangrove (*Avicennia germinans*), red mangrove (*Rhizophora mangle*), and white mangrove (*Laguncularia racemosa*), in varying densities within this target community. In upland transition areas, this target community also supports bottomwoods. Mangroves occur in typical distribution with bottomwoods and white mangroves higher in the landscape, and red and black mangroves extending below the mean high tide line. This target community is high quality, and provide full function including bird nesting opportunity and foraging, as well as essential fish habitat as nurseries and foraging grounds. Birds nesting and/or foraging in this target community include, brown pelican (*Pelecanus occidentalis*), roseate spoonbills (*Platalea ajaja*), white ibis (*Eudocimus albus*), great egret (*Ardea alba*), great blue heron (*Ardea herodias*) and other heron species common to Sarasota Bay. The prop roots of red mangroves provide cover critical for juvenile fish species including, redfish, snook, spotted seatrout and mangrove snapper. Small and medium mammal species also utilize this target community for foraging and cover. Common species towards the landward extent of these mangrove swamps include raccoons. The target community does not support any significant coverage of nuisance plant species including Brazilian pepper.

Saltwater Marsh – 4.3 acres

The Long Bar Pointe Mitigation Bank saltwater marsh target community is an area at the north end of Long Bar Pointe where mangrove swamps intermix with a historically disturbed salt tern marsh. This target community supports hypersaline conditions that limits the growth of other brackish to saline species. There are open sandy areas, open canopy mangroves, predominantly white mangroves, as well as other hypersaline marsh species including glasswort (*Salicornia bigelovii*), saltwort (*Batis maritima*), sea oxeye daisy (*Borrchia frutescens*) and black needle rush (*Juncus roemerianus*). Immature black and white mangroves and other marsh species continue to recruit in open, sandy areas. There is also a small, shallow lagoon associated with the salt marsh area that provides some tidal flushing and allows fish and invertebrate species to move up into this community. There is no significant coverage of nuisance species including Brazilian pepper. These areas are utilized by species including fiddler crabs, as well as foraging and loafing areas for wading birds including white ibis, roseate spoonbills, tricolored herons (*Egretta tricolor*) and reddish egrets (*Egretta rufescens*).

Attachment G: Florida Exotic Pest Plant Council's 2015 List of Invasive Plant Species

Purpose of the List: To focus attention on —

- ▶ the adverse effects of exotic pest plants on Florida's biodiversity and native plant communities,
- ▶ the habitat losses in natural areas from exotic pest plant infestations,
- ▶ the impacts on endangered species via habitat loss and alteration,
- ▶ the need for pest plant management,
- ▶ the socio-economic impacts of these plants (e.g., increased wildfires or flooding in certain areas),
- ▶ changes in the severity of different pest plant infestations over time,
- ▶ providing information to help managers set priorities for research and control programs.

CATEGORY I

Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.

Scientific Name	Common Name	FLEPPC Category	Gov. List	Regional Distribution
<i>Abrus precatorius</i>	rosary pea	I	N	C, S
<i>Acacia auriculiformis</i>	earleaf acacia	I		C, S
<i>Albizia julibrissin</i>	mimosa, silk tree	I		N, C
<i>Albizia lebbbeck</i>	woman's tongue	I		C, S
<i>Ardisia crenata</i> (A. <i>crenulata</i> misapplied)	coral ardisia	I	N	N, C, S
<i>Ardisia elliptica</i> (A. <i>humilis</i> misapplied)	shoebutton ardisia	I	N	C, S
<i>Asparagus aethiopicus</i> (A. <i>sprengeri</i> ; A. <i>densiflorus</i> misapplied)	asparagus-fern	I		N, C, S
<i>Bauhinia variegata</i>	orchid tree	I		C, S
<i>Bischofia javanica</i>	bishopwood	I		C, S
<i>Calophyllum antillanum</i> (C. <i>calaba</i> misapplied)	Santa Maria, mast wood, Antilles calophyllum	I		S
<i>Casuarina equisetifolia</i>	Australian-pine, beach sheoak	I	P, N	N, C, S
<i>Casuarina glauca</i>	suckering Australian-pine, gray sheoak	I	P, N	C, S
<i>Cinnamomum camphora</i>	camphor tree	I		N, C, S
<i>Colocasia esculenta</i>	wild taro	I		N, C, S
<i>Colubrina asiatica</i>	lather leaf	I	N	S
<i>Cupaniopsis anacardioides</i>	carrotwood	I	N	C, S
<i>Deparia petersenii</i>	Japanese false spleenwort	I		N, C
<i>Dioscorea alata</i>	winged yam	I	N	N, C, S
<i>Dioscorea bulbifera</i>	air-potato	I	N	N, C, S
<i>Dolichandra unguis-cati</i> (= <i>Macfadyena unguis-cati</i>)	cat's claw vine	I		N, C, S
<i>Eichhornia crassipes</i>	water-hyacinth	I	P	N, C, S
<i>Eugenia uniflora</i>	Surinam cherry	I		C, S
<i>Ficus microcarpa</i> (F. <i>nitida</i> and F. <i>retusa</i> var. <i>nitida</i> misapplied) ¹	laurel fig	I		C, S
<i>Hydrilla verticillata</i>	hydrilla	I	P, U	N, C, S
<i>Hygrophila polysperma</i>	green hygro	I	P, U	N, C, S
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	I		N, C, S
<i>Imperata cylindrica</i> (I. <i>brasiliensis</i> misapplied)	cogon grass	I	N, U	N, C, S
<i>Ipomoea aquatica</i>	water-spinach	I	P, U	C
<i>Jasminum dichotomum</i>	Gold Coast jasmine	I		C, S
<i>Jasminum fluminense</i>	Brazilian jasmine	I		C, S
<i>Lantana camara</i> (= L. <i>strigocamara</i>)	lantana, shrub verbena	I		N, C, S
<i>Ligustrum lucidum</i>	glossy privet	I		N, C
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	I	N ²	N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle	I		N, C, S
<i>Ludwigia hexapetala</i>	Uruguay waterprimrose	I		N, C
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	I		N, C, S
<i>Lumnitzera racemosa</i>	kripa; white-flowered mangrove; black mangrove	I		S
<i>Luziola subintegra</i>	Tropical American water grass	I		S
<i>Lygodium japonicum</i>	Japanese climbing fern	I	N	N, C, S

¹Does not include *Ficus microcarpa* subsp. *fuyuensis*, which is sold as "Green Island Ficus"

²Chinese privet is a FLDACS Noxious Weed except for the cultivar 'Variegatum'

RECEIVED
FLEPPC List
Definitions:
SEP 12, 2016

Exotic – a species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

Native – a species whose natural range includes Florida.

Naturalized exotic – an exotic that sustains itself outside cultivation (it is still exotic; it has not "become" native).

Invasive exotic – an exotic that not only has naturalized, but is expanding on its own in Florida native plant communities.

Abbreviations:

Government List (Gov. List):

P = Prohibited aquatic plant by the Florida Department of Agriculture and Consumer Services

N = Noxious weed listed by Florida Department of Agriculture & Consumer Services

U = Noxious weed listed by U.S. Department of Agriculture.

Regional Distribution:

N = north, C = central, S = south, referring to each species' current distribution in general regions of Florida (not its potential range in the state). Please refer to the map below.



Changes to the 2015 List:

New Category I Listings:

Sporobolus jacquemontii (West Indian dropseed)

This weedy grass, a native of the West Indies and tropical America, was introduced into Florida in the early 1900s. In the 1980s-1990s, it was becoming noticeable, especially in pastures where it crowds out forage grasses. It is not palatable for cattle and is very difficult to control. In recent years, this weed has been advancing into natural areas such as palmetto prairies and open flatwoods. West Indian dropseed is a close relative of, and very similar in appearance to, smut grass, *Sporobolus indicus*, leading to confusion with identification. The seedheads of both grasses can be affected by a smut fungus that leaves the seeds black and unfertile. Both grasses have spike-like seedheads. West Indian dropseed is taller, usually about 3-4 feet tall, with spreading seedhead branches. Smut grass is usually 1-2 feet tall with a tight cylindrical spike. Both species are very weedy, but West Indian dropseed is the one that has started invading native habitats.

David Hall

Vitex rotundifolia (Beach vitex)

Beach vitex is a deciduous shrub that can grow to 1.5 m (5'). The nodal rooting system can extend 10m (34') with stems that can extend over 6m (20') from the main taproot. Young stems are green with fleshy tips that become larger in diameter, brown, and woody with age. Vitex has simple aromatic leaves that are sometimes palmately trifoliate. Leaves are 2-6.5 cm long and 1-4.5 cm wide. The flower is purple in color and appears in late spring to early summer. Vitex can be found on dunes, vacant lots, and along public right-of-ways.

Rick O'Connor, Florida Sea Grant/
University of Florida

New Category II Listings:

Crassocephalum crepidioides (redflower ragleaf)

Crassocephalum crepidioides is a member of the Aster family native to tropical Africa. This erect herb has a soft stem with lobed leaves and red flowers, with high seed production of more than 4000 per plant. Seeds are dispersed by the wind. First found

Scientific Name	Common Name	FLEPPC Category	Gov. List	Regional Distribution
<i>Lygodium microphyllum</i>	Old World climbing fern	I	N, U	C, S
<i>Macfadyena unguis-cati</i> (see <i>Dolichandra unguis-cati</i>)				
<i>Manilkara zapota</i>	sapodilla	I		S
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	I	P, N, U	C, S
<i>Melinis repens</i> (= <i>Rhynchelytrum repens</i>)	Natal grass	I		N, C, S
<i>Mimosa pigra</i>	catclaw mimosa	I	P, N, U	C, S
<i>Nandina domestica</i>	nandina, heavenly bamboo	I		N, C
<i>Nephrolepis brownii</i> (= <i>N. multiflora</i>)	Asian sword fern	I		C, S
<i>Nephrolepis cordifolia</i>	sword fern	I		N, C, S
<i>Neyraudia reynaudiana</i>	Burma reed, cane grass	I	N	S
<i>Nymphoides cristata</i>	crested floating heart	I	N	C, S
<i>Paederia cruddasiana</i>	sewer vine, onion vine	I	N	S
<i>Paederia foetida</i>	skunk vine	I	N	N, C, S
<i>Panicum repens</i>	torpedo grass	I		N, C, S
<i>Pennisetum purpureum</i>	Napier grass, elephant grass	I		N, C, S
<i>Phymatosorus scolopendria</i>	serpent fern, wart fern	I		S
<i>Pistia stratiotes</i>	water-lettuce	I	P	N, C, S
<i>Psidium cattleianum</i> (= <i>P. littorale</i>)	strawberry guava	I		C, S
<i>Psidium guajava</i>	guava	I		C, S
<i>Pueraria montana</i> var. <i>lobata</i> (= <i>P. lobata</i>)	kudzu	I	N	N, C, S
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	I	N	C, S
<i>Rhynchelytrum repens</i> (See <i>Melinis repens</i>)				
<i>Ruellia simplex</i> ¹	Mexican petunia	I		N, C, S
<i>Salvinia minima</i>	water spangles	I		N, C, S
<i>Sapium sebiferum</i> (= <i>Triadica sebifera</i>)	popcorn tree, Chinese tallow tree	I	N	N, C, S
<i>Scaevola taccada</i> (= <i>Scaevola sericea</i> , <i>S. frutescens</i>)	scaevola, half-flower, beach naupaka	I	N	C, S
<i>Schefflera actinophylla</i> (= <i>Brassaia actinophylla</i>)	schefflera, Queensland umbrella tree	I		C, S
<i>Schinus terebinthifolius</i>	Brazilian-pepper	I	P, N	N, C, S
<i>Scleria lacustris</i>	Wright's nutrush	I		C, S
<i>Senna pendula</i> var. <i>glabrata</i> (= <i>Cassia coluteoides</i>)	climbing cassia, Christmas cassia, Christmas senna	I		C, S
<i>Solanum tampicense</i> (= <i>S. houstonii</i>)	wetland nighthshade, aquatic soda apple	I	N, U	C, S
<i>Solanum viarum</i>	tropical soda apple	I	N, U	N, C, S
<i>Sporobolus jacquemontii</i> * (= <i>S. indicus</i> var. <i>pyramidalis</i>)	West Indian dropseed	I		C, S
<i>Syngonium podophyllum</i>	arrowhead vine	I		N, C, S
<i>Syzygium cumini</i>	jambolan-plum, Java-plum	I		C, S
<i>Tectaria incisa</i>	incised halberd fern	I		S
<i>Thespesia populnea</i>	seaside mahoe	I		C, S
<i>Tradescantia fluminensis</i>	small-leaf spiderwort	I		N, C
<i>Urena lobata</i>	Caesar's weed	I		N, C, S
<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i>)	Para grass	I		C, S
<i>Vitex rotundifolia</i> *	beach vitex	I		N

CATEGORY II

Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. *These species may become ranked Category I if ecological damage is demonstrated.*

Scientific Name	Common Name	FLEPPC Category	Gov. List	Regional Distribution
<i>Adenanthera pavonina</i>	red sandalwood	II		S
<i>Agave sisalana</i>	sisal hemp	II		C, S
<i>Aleurites fordii</i> (= <i>Vernicia fordii</i>)	tung oil tree	II		N, C
<i>Alstonia macrophylla</i>	devil tree	II		S
<i>Alternanthera philoxeroides</i>	alligator weed	II	P	N, C, S
<i>Antigonon leptopus</i>	coral vine	II		N, C, S
<i>Ardisia japonica</i>	Japanese ardisia	II		N
<i>Aristolochia littoralis</i>	calico flower	II		N, C, S

¹Many names are applied to this species in Florida because of a complicated taxonomic and nomenclatural history. Plants cultivated in Florida, all representing the same invasive species, have in the past been referred to as *Ruellia brittoniana*, *R. tweediana*, *R. caerulea*, and *R. simplex*.

*Added to the FLEPPC List of Invasive Plant Species in 2015

Scientific Name	Common Name	FLEPPC Category	Gov. List	Regional Distribution
<i>Asystasia gangetica</i>	Ganges primrose	II		C, S
<i>Begonia cucullata</i>	wax begonia	II		N, C, S
<i>Blechnum pyramidatum</i> (see <i>Ruellia blechnum</i>)				
<i>Broussonetia papyrifera</i>	paper mulberry	II		N, C, S
<i>Bruguiera gymnorhiza</i>	large-leaved mangrove	II		S
<i>Callisia fragrans</i>	inch plant, spironema	II		C, S
<i>Casuarina cunninghamiana</i>	river sheoak, Australian-pine	II	P	C, S
<i>Cecropia palmata</i>	trumpet tree	II		S
<i>Cestrum diurnum</i>	day jessamine	II		C, S
<i>Chamaedorea seifrizii</i>	bamboo palm	II		S
<i>Clematis terniflora</i>	Japanese clematis	II		N, C
<i>Cocos nucifera</i>	coconut palm	II		S
<i>Crassocephalum crepidioides</i> *	redflower ragleaf, Okinawa spinach	II		C, S
<i>Cryptostegia madagascariensis</i>	rubber vine	II		C, S
<i>Cyperus involucratus</i> (<i>C. alternifolius</i> misapplied)	umbrella plant	II		C, S
<i>Cyperus prolifer</i>	dwarf papyrus	II		C, S
<i>Dactyloctenium aegyptium</i>	Durban crowfoot grass	II		N, C, S
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo	II		C, S
<i>Elaeagnus pungens</i>	silverthorn, thorny olive	II		N, C
<i>Elaeagnus umbellata</i>	silverberry, autumn olive	II		N
<i>Epipremnum pinnatum</i> cv. Aureum	pothos	II		C, S
<i>Eulophia graminea</i>	Chinese crown orchid	II		S
<i>Ficus altissima</i>	false banyan, council tree	II		S
<i>Flacourtia indica</i>	governor's plum	II		S
<i>Hemarthria altissima</i>	limpo grass	II		C, S
<i>Heteropterys brachiata</i> *	red wing	II		S
<i>Hibiscus tiliaceus</i> (See <i>Talipariti tiliaceum</i>)				
<i>Hyparrhenia rufa</i>	jaragua	II		N, C, S
<i>Ipomoea carnea</i> ssp. <i>fistulosa</i> (= <i>I. fistulosa</i>)	shrub morning-glory	II	P	C, S
<i>Kalanchoe pinnata</i> (= <i>Bryophyllum pinnatum</i>)	life plant	II		C, S
<i>Koeleria elegans</i> ssp. <i>formosana</i> (= <i>K. formosana</i> ; <i>K. paniculata</i> misapplied)	flamegold tree	II		C, S
<i>Landoltia punctata</i> (= <i>Spirodela punctata</i>)	spotted duckweed	II		N, C, S
<i>Leucaena leucocephala</i>	lead tree	II	N	N, C, S
<i>Limnophila sessiliflora</i>	Asian marshweed	II	P, U	N, C, S
<i>Livistona chinensis</i>	Chinese fan palm	II		C, S
<i>Macroptilium lathyroides</i>	phasey bean	II		N, C, S
<i>Melaleuca viminalis</i> (= <i>Callistemon viminalis</i>)	bottlebrush, weeping bottlebrush	II		C, S
<i>Melia azedarach</i>	Chinaberry	II		N, C, S
<i>Melinis minutiflora</i>	molasses grass	II		C, S
<i>Merremia tuberosa</i>	wood-rose	II		C, S
<i>Mikania micrantha</i>	mile-a-minute vine	II	N, U	S
<i>Momordica charantia</i>	balsam apple, balsam pear	II		N, C, S
<i>Murraya paniculata</i>	orange-jessamine	II		S
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	II	P	N, C, S
<i>Panicum maximum</i> (= <i>Urochloa maxima</i> , <i>Megathyrsus maximus</i>)	Guinea grass	II		N, C, S
<i>Passiflora biflora</i>	two-flowered passion vine	II		S
<i>Pennisetum setaceum</i>	green fountain grass	II		S
<i>Phoenix reclinata</i>	Senegal date palm	II		C, S
<i>Phyllostachys aurea</i>	golden bamboo	II		N, C
<i>Pittosporum pentandrum</i>	Philippine pittosporum, Taiwanese cheesewood	II		S
<i>Praxelis clematidea</i> *	praxelis	II		C
<i>Pteris vittata</i>	Chinese brake fern	II		N, C, S
<i>Ptychosperma elegans</i>	solitaire palm	II		S
<i>Rhoeo spathacea</i> (see <i>Tradescantia spathacea</i>)				

*Added to the FLEPPC List of Invasive Plant Species in 2015

FLEPPC 2015 List of Invasive Plant Species

in the US in 1997 in Miami-Dade County, redflower ragleaf was documented in the panhandle in Escambia County in 2012.

Patricia L. Howell

Heteropterys brachiata (red wing)

Heteropterys brachiata or "redwing" is a liana (woody vine) in the Malpighiaceae family. It is native to Mexico, Central America and South America. Redwing seedlings dominate the understory of hardwood hammocks, and older plants twine up into the canopy where their flowers and fruits are present, but out of reach, in winter months. The fruits of redwing are deep red, wind-dispersed samaras; hence the name "redwing."

Jennifer Possley, Fairchild Tropical Botanic Garden

Praxelis clematidea (Praxelis)

Praxelis clematidea is an Aster with lavender colored flowers from South America. Its short life cycle and propensity to be moved by vehicles contribute to its recent invasion in Central Florida. Look for young, light green plants with irregularly toothed leaves that soon flower, and then develop tough stems and bases. Flowers are a series of florets produced in heads, each producing a single, bristle-topped seed that is seated on a conical receptacle. This key character is easy to see because the phyllaries fall to reveal the receptacle when the head is in fruit.

Colette Jacono

Spermacoce verticillata (scrubby false buttonweed)

A common weed of disturbed sites for over 80 years, *Spermacoce verticillata* is advancing into natural areas, especially in southern Florida. A member of the coffee family, Rubiaceae, plants are best known for their nearly woody, multiple branched structure, opposite, stalkless leaves often clustered in a whorl; and axillary, cylindrical heads of densely packed flowers. Distinguish this species from our natives by its tubular white flowers that are no longer than 1mm and fruits that are less than 1.5mm long.

Colette Jacono

Use of the FLEPPC List

The FLEPPC List of Invasive Plant Species is not a regulatory list. Only those plants listed as Federal Noxious Weeds, Florida Noxious Weeds, Florida Prohibited Aquatic Plants, or in local ordinances are regulated by law. FLEPPC encourages use of the Invasive Species List for prioritizing and implementing management efforts in natural areas, for educating lay audiences about environmental issues, and for supporting voluntary invasive plant removal programs. For more information on using the FLEPPC List of Invasive Plant Species, see *Proper Uses of FLEPPC Invasive Plant Lists* at www.fleppc.org/list/list.htm

NOTE: Not all exotic plants brought into Florida become pest plants in natural areas. The FLEPPC List of Invasive Plant Species represents only about 11% of more than 1,400 exotic species that have been introduced into Florida and have subsequently established outside of cultivation. Most escaped exotics usually present only minor problems in highly disturbed areas (such as road-sides). And there are other exotics cultivated in Florida that are "well-behaved" — that is, they don't escape cultivation at all.



www.fleppc.org

Scientific Name	Common Name	FLEPPC Category	Gov. List	Regional Distribution
<i>Richardia grandiflora</i>	large flower Mexican clover	II		N, C, S
<i>Ricinus communis</i>	castor bean	II		N, C, S
<i>Rotala rotundifolia</i>	roundleaf toothcup, dwarf Rotala, redweed	II		S
<i>Ruellia blechum</i> (= <i>Blechum brownei</i>)	green shrimp plant, Browne's blechum	II		N, C, S
<i>Sansevieria hyacinthoides</i>	bowstring hemp	II		C, S
<i>Sesbania punicea</i>	purple sesban, rattlebox	II		N, C, S
<i>Solanum diphyllum</i>	two-leaf nightshade	II		N, C, S
<i>Solanum torvum</i>	susumber, turkey berry	II	N, U	N, C, S
<i>Spermacoce verticillata</i> *	shrubby false buttonweed	II		C, S
<i>Sphagneticola trilobata</i> (= <i>Wedelia trilobata</i>)	wedelia	II		N, C, S
<i>Stachytarpheta cayennensis</i> (= <i>S. urticifolia</i>)	nettle-leaf porterweed	II		S
<i>Syagrus romanzoffiana</i> (= <i>Arecastrum romanzoffianum</i>)	queen palm	II		C, S
<i>Syzygium jambos</i>	Malabar plum, rose-apple	II		N, C, S
<i>Talipariti tiliaceum</i> (= <i>Hibiscus tiliaceus</i>)	mahoe, sea hibiscus	II		C, S
<i>Terminalia catappa</i>	tropical-almond	II		C, S
<i>Terminalia muelleri</i>	Australian-almond	II		C, S
<i>Tradescantia spathacea</i> (= <i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i>)	oyster plant	II		S
<i>Tribulus cistoides</i>	puncture vine, burr-nut	II		N, C, S
<i>Vitex trifolia</i>	simple-leaf chaste tree	II		C, S
<i>Washingtonia robusta</i>	Washington fan palm	II		C, S
<i>Wedelia</i> (see <i>Sphagneticola</i> above)				
<i>Wisteria sinensis</i>	Chinese wisteria	II		N, C
<i>Xanthosoma sagittifolium</i>	malanga, elephant ear	II		N, C, S

Citation example:

FLEPPC. 2015. List of Invasive Plant Species. Florida Exotic Pest Plant Council. <http://www.fleppc.org/list/list.htm>

The 2015 list was prepared by the FLEPPC Plant List Committee:

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The Early Detection and Distribution Mapping System (EDDMapS) holds records of reported sighting of invasive species in Florida. Most records are from local, state, and federal parks and preserves; a few records document infestations in regularly disturbed public lands such as highways or utility rights-of-way. Natural area managers, veteran observers of Florida's natural landscapes, and others submit these records, with many supported further by voucher specimens housed in local or regional herbaria for future reference and verification. New and updated observations can be submitted online at EDDMapS [www.eddmaps.org/florida/]. All reports are verified by an expert. This database, along with other plant data resources such as the University of South Florida's Atlas of Florida Vascular Plants [www.plantatlas.usf.edu], the Florida Natural Areas Inventory database [www.fnai.org], and The Institute for Regional Conservation Floristic Inventory of South Florida database [www.regionalconservation.org], provides important basic supporting information for the FLEPPC List of Invasive Plant Species. Greater success and accuracy in searching for plant information is likely if you search by scientific name rather than common name. Common names often vary in cultivation and across regions.

*Added to the FLEPPC List of Invasive Plant Species in 2015

ATTACHMENT H - Credit Assessment

Long Bar Pointe Mitigation Bank - UMAM Assessment																	
ASSESSMENT AREA NUMBER	MITIGATION CATEGORY	AREA (acres)	SCORE						UMAM W/OUT MIT.	UMAM WITH MIT.	DELTA	TIME LAG	P FACTOR	RISK	RFG	CREDIT	
			LOCATION AND LANDSCAPE		WATER ENVIRONMENT		COMMUNITY STRUCTURE										
			W/OUT or CUR.*	WITH MIT.	W/OUT or CUR.*	WITH MIT.	W/OUT or CUR.*	WITH MIT.									
1	Seagrass, Adjacent Mangroves Not Trimmable via GP, Left Intact Preservation	1.30															
2	Seagrass, Adjacent Mangroves Not Trimmable via GP, Left Intact Preservation	22.98															
2A	Seagrass, Adjacent Mangroves Not Trimmable via GP, Left Intact Preservation, Adjacent to Gap	1.42															
3	Seagrass, Adjacent Mangroves Reserved to be Trimmed	13.68															
3A	Seagrass, Adjacent Mangroves Trimmable via GP, Preserved Intact Preservation	9.82															
3B	Seagrass, Adjacent Mangroves Not Trimmable via GP, Left Intact Preservation	1.75															
4	Seagrass, Adjacent Mangroves Reserved to be Trimmed	47.56															
4A	Seagrass, Adjacent Mangroves Reserved to be Trimmed	6.48															
4B	Seagrass, Adjacent Mangroves Not Trimmable via GP Preservation	3.79															
4C	Seagrass, Adjacent Mangroves Reserved to be Trimmed , Adjacent to Gap	1.42															
5	Mangrove Swamp, Not Trimmable Preservation	44.48															
5A	Mangrove Swamp, Not Trimmable Preservation	8.84															
6	Mangrove Swamp, Not Trimmable Preservation	3.83															
7	Mangrove Swamp, Not Trimmable Preservation	13.02															
8	Mangrove Swamp, Not Trimmable Preservation	4.54															
9	Mangrove Hedge, Trimmable, Trimmed to 12'	5.12															
9A	MangroveSwamp, Trimmable, Preserved Intact	8.32															
10	Mangrove Hedge, Trimmable, Trimmed to 12'	3.55															
11	Mangrove Hedge, Trimmable, Trimmed to 12'	12.65															
12	Mangrove Hedge, Trimmable, Trimmed to 12'	11.10															
12A	Mangrove Hedge, Trimmable, Trimmed to 12'	3.71															
13	Salt Marsh Preservation	4.33															
14	Freshwater Marsh Enhancement	7.01															
15	Freshwater Marsh Enhancement	2.90															
16	Freshwater Marsh Enhancement, Adj. Mangroves Trimmed (Two Polygons)	0.18															
17	Freshwater Marsh Enhancement, Adj. Mangroves Intact (Four Polygons)	1.25															
18	Freshwater Marsh Enhancement, Southeast #1	4.62															
19	Freshwater Marsh Enhancement, Southeast #2	1.52															
20	Upland Mixed Hardwoods Enhancement	6.44															
21	Upland Hardwood-Conifer Mixed Enhancement (7 Polygons)	0.56															
22	Upland Hardwood-Conifer Mixed Enhancement (2 Polygons)	0.69															
23	Upland Hardwood-Conifer Mixed Enhancement (3 Polygons)	1.46															
24	Upland Hardwood-Conifer Mixed Enhancement (2 Polygons)	0.52															
TOTALS (With Mangrove Hedge)		260.84															18.58
												Seagrass		7.40			
												Mangrove Swamp		7.57			
												Mangrove Hedge		0.69			
												Salt Marsh		0.23			
												Freshwater Herbaceous		2.69			
														18.58			

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Attachment I - Long Bar Pointe Mitigation Bank Ledger

Seagrass

7.40 Potential Credits

Release or Impact Permit	Permit Date	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance	Notes
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Mangrove Swamp

7.57 Potential Credits

Release or Impact Permit	Permit Date	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance	Notes
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Mangrove Hedge

0.69 Potential Credits

Release or Impact Permit	Permit Date	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance	Notes
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Salt Marsh

0.23 Potential Credits

Release or Impact Permit	Permit Date	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance	Notes
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Freshwater Herbaceous

2.69 Potential Credits

Release or Impact Permit	Permit Date	Issuing Agency	Ledger Modification	Credits Added	Credits Used	Balance	Notes
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Attachment J:

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Long Bar Pointe Mitigation Bank Perpetual Management Success Criteria Monitoring Cost Estimates.

Task	Frequency	Quantity	Unit Cost*	Total Cost
Habitat Maintenance (uplands, wetland shrub/freshwater marsh, mangrove swamps)	Semi-annual	152.8 acres	\$6,505.00/event	In Perpetuity
Fencing/Conservation Area Signage/Seagrass Information Signage Maintenance	Quarterly	Repair/Replacement Locations	\$1,210.00/event	In Perpetuity
Monitoring	Annual	Alternating Transects (even years monitor even numbered transects and odd years monitor odd numbered transects)	\$6,600.00/event	In Perpetuity

*The "Unit Cost" estimates include 110% of the estimated cost for each task within the table.

The costs are approximate, and will be finalized when work bid contracts are approved. The Permittee will bond for the perpetual management of the mitigation bank.

Attachment K
Long Bar Pointe Mitigation Bank
Perpetual Management Plan

September 2016

Prepared for:

Long Bar Pointe, LLLP
1651 Whitfield Avenue
Sarasota, Florida 34243

Prepared by:

E Co Consultants, Inc.
1523 8th Avenue West
Suite B
Palmetto, FL 34221
941.722.0901 fax 941.722.4931

Introduction

The Long Bar Point (LBP) Mitigation Bank is a coastal mitigation bank located in western Manatee County, west of El Conquistador Parkway and 75th Street West in Sections 12 and 13, Township 35 South, Range 16 East. This perpetual management plan implements long term management strategies once the enhancement areas are deemed successful by the Florida Department of Environmental Protection (FDEP) pursuant to success criteria in the permit.

Activities including nuisance species removal and replanting were initiated on the Bank site to enhance ecological function of mangrove swamps, hardwood-conifer mixed and mixed hardwoods uplands, and wetland shrub/freshwater marsh. Freshwater shrub/marsh and hardwood-conifer mixed habitats have been replanted based on the approved plant palette included in the permit, and all portions of the Bank are under a recorded conservation easement dedicated to FDEP to protect lands in perpetuity.

This perpetual management plan will ensure the Bank's biological and hydrological functions are not degraded. The Bank Permittee will retain a Qualified Mitigation Supervisor (QMS) to oversee all perpetual management activities. The long-term management program consists of the following elements:

1. Signage, fencing and site security
2. Vegetation Management
 - Exotic and nuisance plant control
3. Vegetation monitoring
4. Feral animal control

Signage, Fencing, and Site Security

Signage and Fencing

The Bank Permittee will take every measure necessary to ensure the integrity of the mitigation bank is upheld in perpetuity. Maintaining the functions of the habitats that receive credits will be the priority of this security plan. Large hole 50" high hog fencing (or an alternate fencing type approved by FDEP prior to installation) will be installed at the mitigation bank boundary where it interfaces with offsite areas to ensure separation and protection from any future development on adjacent lands, as shown on the attached map. Fencing will act as a barrier to deter trespassing, but still allow wildlife to move through the these lands, particularly wildlife moving from offsite areas into Bank lands. Conservation easement signage will be placed at minimum every 300', and every bank boundary turn along the installed fence. The permittee will also install and maintain seagrass information buoys along the 3' bathymetric contour along approximately four (4) miles of Long Bar to inform boaters of sensitive estuarine resources including seagrass for bottomlands within and adjacent to the Bank.

The Construction and Implementation Monitoring Plan and Perpetual Management Plan have semi-annual monitoring events that will also investigate for activities that could potentially compromise the integrity of the bottomlands.

Inspection Schedule

Qualified professionals hired by the permittee will conduct quarterly inspections of fencing and signage, as well as lands within the mitigation bank. All trespassing activities will be reported to Manatee County Sheriff's office, Florida Fish and Wildlife Conservation Commission (FWC) law enforcement and/or U.S. Fish and Wildlife Service (FWS), as well as FDEP. Any repairs or replacements of fencing or signage will be made as soon as these are discovered. Any documented trespassing into mitigation bank lands will be assessed and adaptive management strategies, pursuant to the LBP Mitigation Bank Perpetual Management Plan, will be implemented where necessary. All trespassing occurrences and necessary adaptive management activities will be coordinated through FDEP. If dumped appliances, tires or other trash is encountered during site inspections, this trash will be immediately hauled out by hand or other means that minimizes disturbances to the mitigation bank lands. Accumulated trash will also be removed as it is encountered. All trash will be disposed of at a land fill or by other proper means.

Adaptive Management

If trespassing occurs to the point that the various habitats within the mitigation bank are compromised from their optimal condition, qualified professionals hired by the permittee will be contacted to assess the impacts. Corrective actions including increasing visitation frequency, or closer coordination with law enforcement to address persistent problems will be undertaken. Other adaptive management strategies may include additional signage or fencing to further deter trespassing or dumping. If prop scaring or other bottomland resource impacts are documented during monitoring, the permittee will coordinate with FDEP to increase, if necessary, seagrass information signage along Long Bar, or coordinate with law enforcement if illegal activities are directly observed.

If habitat impacts occur as the result of trespassing or other persistent illegal activities, the impacts will be investigated by a qualified professional hired by the permittee, and adaptive management actions pursuant to the LBP Mitigation Bank Perpetual Management Plan will be implemented. This security plan should be reviewed and updated, with the FDEP's written approval, every five years. Further regional or extreme climatic events may require altered management strategies. Whenever the permittee finds it necessary to alter the management plan, the FDEP shall be contacted and advised regarding proposed alterations to determine if a permit modification is necessary.

Town of Longboat Key 30' Wide Force Main Easement

Within the Town of Longboat Key (Town) Force Main Easement, the monitoring and management strategies will be the same as the remainder of the mitigation bank lands. While this area did not receive mitigation credits, it will be controlled for nuisance plant species down to 1% coverage per acre. This management will not preclude those activities allowed under previously existing and binding easement documents between the mitigation bank land owners and the Town of LBK. If the Town of LBK conducts maintenance or other authorized activities within the easement, it will be their responsibility to restore the area back consistent with the noted easement documents. Once the Town is completed with these activities, the LBP Mitigation Bank will continue to control for nuisance plant

species. No replanting is proposed for the under this perpetual plan within this easement. If the habitats within this easement are adversely affected by future Town maintenance or construction activities, this will be addressed through adaptive management strategies and coordinated through FDEP. The Town will be responsible for all necessary local, State or federal permitting, and restoration activities within the easement that are caused by their actions to maintain or reconstruct the force main.

Manatee Fruit Company Lands

While the Manatee Fruit Company narrow land strips abutting the mitigation bank are under separate ownership and did not receive mitigation credits, they will be controlled for nuisance plant species down to 1% coverage per acre. It will be the responsibility of the Manatee Fruit Company to gain local, state and federal authorizations, as necessary, to do any activities within their lands that abut the LBP Mitigation Bank. The LBP Mitigation Bank permit does not authorize any work within Manatee Fruit Company owned lands other than control nuisance species and plant areas with desirable plant species approved with Mitigation Bank permit.

Exotic and Nuisance Plant Monitoring and Control

Due to exotic and invasive species at adjacent properties and a potential exotic seed bank within the soils at the site, exotic and invasive vegetation at the Bank must be monitored and controlled in perpetuity. All Category I and Category II species, as listed in the 2015 FLEPPC list will be eradicated; however, the main species of concern are Brazilian pepper (*Schinus terebinthifolius*), Australian pines (*Casuarina equisetifolia*) and grape vine (*Vitis* sp.). The goal of this task is to ensure that coverage by exotic and nuisance invasive vegetative species is maintained at <1% coverage per acre.

Inspections for exotic and nuisance vegetation species will be performed annually in perpetuity in accordance with attached monitoring map (Attachment 2). Bank land inspections will include visual observation along pedestrian transects illustrated on the attached monitoring map. Even numbered transects will be monitored during even number years, and odd numbered transects will be monitored odd number years. In addition to the transects illustrated on Attachment 2, several random transects will be completed so that the entire bank is investigated for nuisance plant species every few years. This will be done to maximize habitat areas monitored each year. In general, spot treatments (hand pulling, back-pack herbicide application) may occur during the inspection, but observations will also be used as the basis to determine if more intensive remedial action is necessary. All herbicide treatment methods will use appropriately labeled herbicides and avoid damage to the non-target species.

Vegetation Management

Maintenance activities will be conducted on a semi-annual basis in perpetuity. Nuisance trees and shrub species encountered during each maintenance event will be controlled through the hand cutting and stump treating with herbicides approved for each habitat type within the Bank. All cut material will be hand carried to lands beyond the Bank to be disposed of properly. Seedling and sampling nuisance

trees and shrubs will be spot sprayed and left to die in place. For vines, including grape vine and nuisance species vines will be cut from the ground level up to 8 feet in height, i.e. where a person can reasonably reach to cut. The ground rooting for the vines will be spot treated, and the vines within higher shrubs and tree canopies will be left to die in place and break down. The cut vines will be carried out and disposed of properly.

Trimmed mangroves within the 30% trimming areas identified in the Final Mangrove Trimming Plan may be maintained to a minimum height of 12 feet in perpetuity.

Feral Animal Control

Inspections for feral/exotic animals within the Bank will be conducted in conjunction with security and exotic vegetation inspections. Inspectors will look for evidence of feral/exotic species (ex. such as feral hogs and other destructive species) in the Bank. Evidence of these species includes, but is not limited to, damage to vegetation from the rooting behavior of feral hogs and animal tracks. If these species are found to be adversely impacting any bank assessment area, control measures will be implemented, as necessary to correct the problem. Control measures could include baited traps or approved means of controlling. The permittee will coordinate with the Florida Fish and Wildlife Conservation Commission prior to implementing any nuisance animal control measures to ensure the safety of the public and to ensure the control effort is completed humanely.

Inspections and Monitoring

Fencing and signage inspections will occur on a quarterly basis. Maintenance activities within onsite habitats will occur on a semi-annual basis. These inspections include site security, observable exotic and nuisance vegetation (that may be treated concurrently). Additional inspections will be made during and following any management activities to ensure appropriate implementation, and following storms that may cause damage to the site.

In addition to this peripheral inspection, the QMS shall also conduct annual monitoring events for general exotic species and community health (noting any die-off areas, nuisance encroachment, and/or expansion of desirable vegetation) and assessment of the condition relative to success criteria. Monitoring will generally occur at the end of the wet season. These inspections may use aerial inspection, but are mainly expected to include pedestrian monitoring transects throughout the site as illustrated on Attachment 2. In addition to these annual monitoring efforts, the QMS will inspect seagrass information buoys annually. Seagrass monitoring will be performed annually using the latest available high resolution to identify the limits of seagrass beds and the presence or regeneration of prop scar areas. Problems and management needs will be identified and reported in status reports. The scope of the inspections should be sufficient to identify situations that would require additional maintenance or management attention.

Reporting

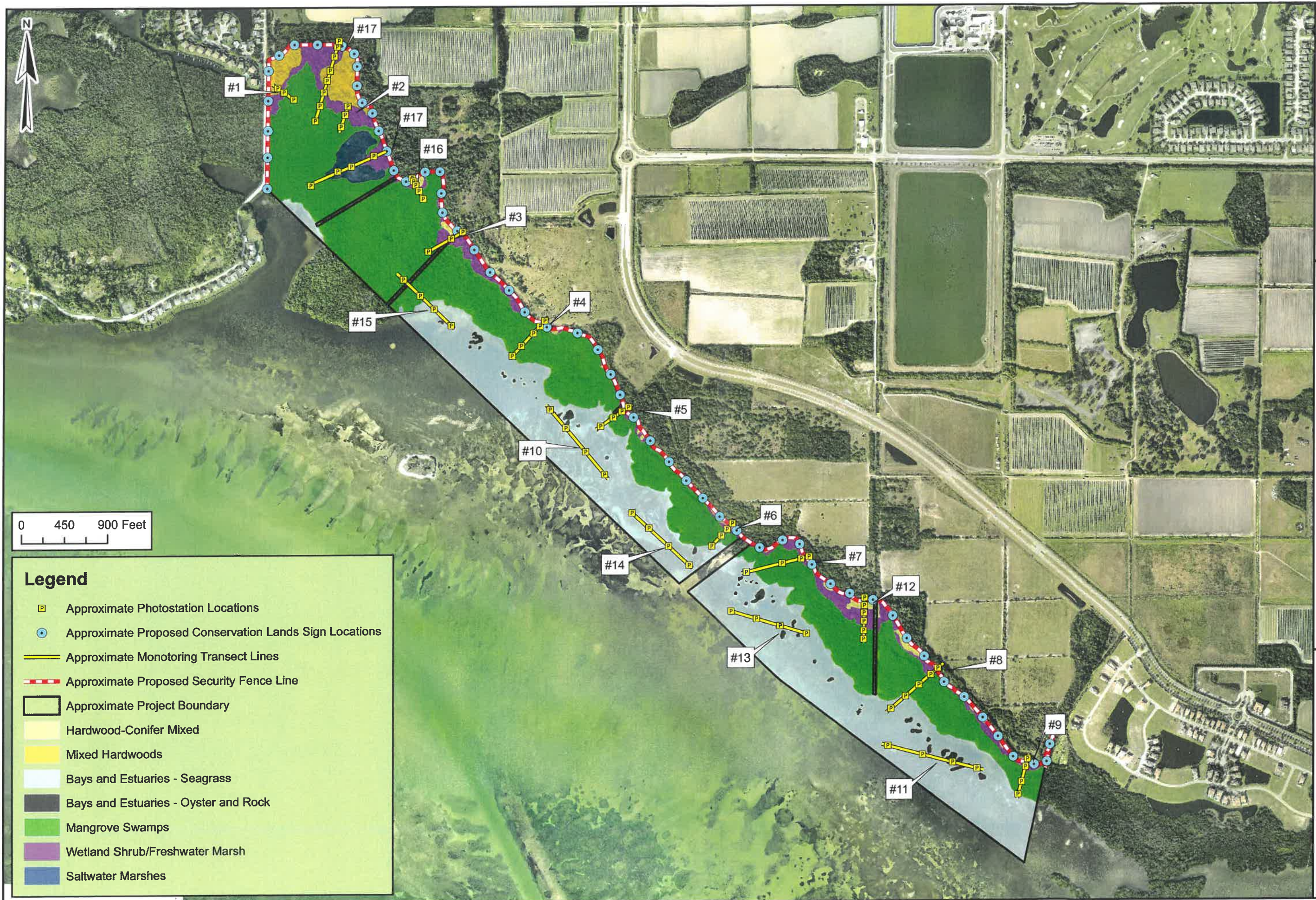
Reporting will consist of an annual status reports. The annual report will detail quarterly fencing /signage inspections, semi-annual maintenance, annual monitoring event and reporting, as well as describe any management activities, dates and locations that occurred since the last report, and provide a list of anticipated management activities. The report will also provide a brief characterization of site conditions, especially with regard to success criteria and other interesting occurrences or trends. The report will be submitted to FDEP in January of each year following monitoring.

Adaptive Management

Although listed activities are expected to be adequate to maintain and enhance site conditions, adaptive management based on comprehensive evaluation of significant environmental data is likely to adjust management strategies to adapt to a changing environment. Proposed adaptive management corrective actions and associated success criteria are summarized in Table 1 below. This management plan should be reviewed and updated, with the FDEP's written approval, every five years. Further regional or extreme climatic events may require altered management strategies. Whenever the Bank Permittee or the FDEP finds it necessary to alter the management plan, the FDEP shall be contacted and advised regarding proposed alterations to determine if a permit modification is necessary.

Table 1. Adaptive management corrective actions and success criteria.

Habitat Type	Corrective Action
Mangrove Swamps	Stabilize soils disturbances
	If replanting is required – replant w/ nursery grown mangroves (species will match disturbance area)
Bottomlands (seagrass)	Fill prop scars w/ approved sediment tubes to allow natural recruitment of adjacent seagrasses over impacted area, or use approved alternative methods.
Bottomlands (oyster reef)	If structure of oyster reef is compromised, shell hash bags will be installed to match the grade to the portion of the reef not impacted.
Wetland Shrub/Freshwater Marsh	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette
Mixed Hardwood Uplands	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette
Hardwood-Conifer Mixed Uplands	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette
Saltwater Marsh	Stabilize soils disturbances
	If planting is required – replant with nursery grown species consistent with the attached plant palette



Legend

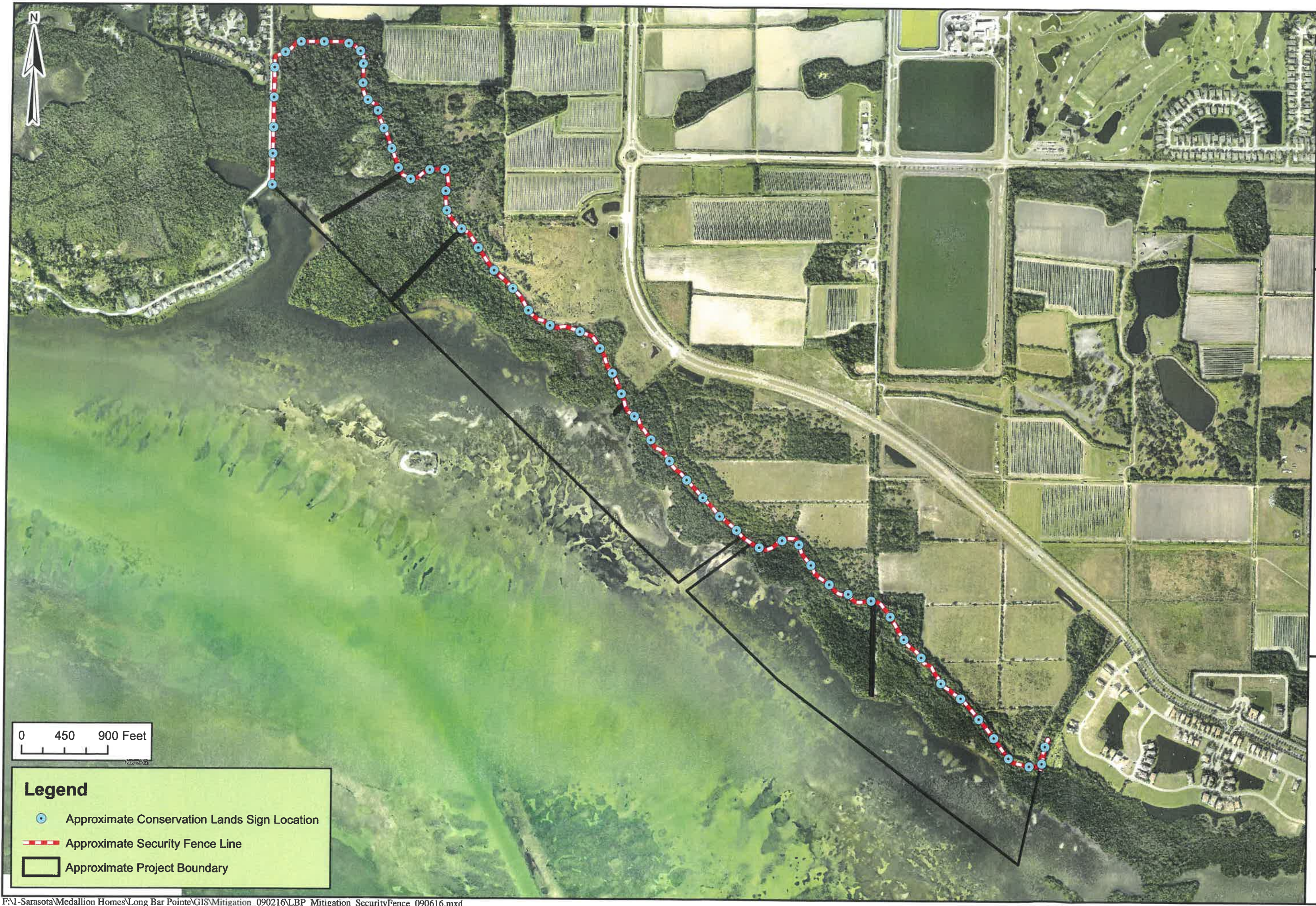
- Approximate Photostation Locations
- Approximate Proposed Conservation Lands Sign Locations
- Approximate Monitoring Transect Lines
- - - Approximate Proposed Security Fence Line
- Approximate Project Boundary
- Hardwood-Conifer Mixed
- Mixed Hardwoods
- Bays and Estuaries - Seagrass
- Bays and Estuaries - Oyster and Rock
- Mangrove Swamps
- Wetland Shrub/Freshwater Marsh
- Saltwater Marshes

TRS: 35S16E12,19; 35S17E7,17,18,20
 Scale: 1" = 900'
 Date Drawn: 9/7/2016
 Drawn by: MJ
 Source: Manatee County
 Attachment 2

1523 8th Avenue West, Suite B
 Palmetto, FL 34221
 Telephone: 941.722.0901
 Fax: 941.722.4931
 Website: www.ecoconsultants.net



Client: Long Bar Pointe, LLLP
 Project: Long Bar Pointe Mitigation Bank
 Title: Monitoring Transect and
 Photostation Map



0 450 900 Feet

Legend

-  Approximate Conservation Lands Sign Location
-  Approximate Security Fence Line
-  Approximate Project Boundary

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Security Plan Fencing and Signage Map



1523 8th Avenue West, Suite B
Palmetto, FL 34221
Telephone: 941.722.0901
Fax: 941.722.4931
Website: www.ecoconsultants.net

TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County
Attachment 1

Long Bar Pointe Mitigation Bank UMAM Scoring Justification Table - 09/09/2016

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Assessment Area (AA)	Existing Condition/Without Preservation	Principal Activities	With Mitigation	Target Community
Seagrass, (Adjacent Mangroves Not Trimmable, Preserved Intact Preservation) (AA's 1, 2, 2A, 3B & 4B (31.25 total acres)	Continuous seagrass bed adjacent to a relatively contiguous swath of intact mangrove swamp; Some potential shoreline fragmentation due to future permitted activities; Low levels of exotics in adjacent mangrove swamp.	Install seagrass information signs at approximately the 3' bathymetric contour along Long Bar; reduce and maintain low levels of exotics in the adjacent mangroves; Prevent fragmentation of adjacent mangroves.	Continuous seagrass bed adjacent to a continuous swath of intact mangrove swamp; Minimal exotics in adjacent mangrove swamp; Enhanced upland and freshwater wetlands upslope of some adjacent mangrove areas.	Seagrass
Seagrass, (Adjacent Mangrove Trimmable, Preserved Intact Preservation) (AA 3A) (9.82 acres total)	Continuous seagrass bed adjacent to trimmed mangrove hedge (6 feet high); Some potential shoreline fragmentation due to future permitted activities; Low levels of exotics in adjacent mangrove swamp.	Install seagrass information signs at approximately the 3' bathymetric contour along Long Bar; Reduce and maintain low levels of exotics in the adjacent mangroves; Preserve adjacent mangrove as intact swamp.	Continuous seagrass bed adjacent to a continuous swath of intact mangrove swamp; Minimal exotics in adjacent mangroves; Enhanced upland and freshwater wetlands upslope of some adjacent mangrove areas. .	Seagrass
Seagrass, Adjacent Mangrove Trimmed Preservation (AA's 3, 4, 4A, & 4C) (68.74 acres total)	Continuous seagrass bed adjacent to trimmed mangrove hedge (6 feet high); Some potential shoreline fragmentation due to future permitted activities; Low levels of exotics in adjacent mangrove swamp.	Install seagrass information signs at approximately the 3' bathymetric contour along Long Bar; Reduce and maintain low levels of exotics in the adjacent mangroves; Preserve adjacent mangrove as 12' (minimum height) mangrove hedge.	Continuous seagrass bed adjacent to trimmed mangrove hedge (12 feet high minimum); Shoreline relatively unfragmented; Low levels of exotics in adjacent mangrove swamp.	Seagrass
Mangrove Swamp, Not Trimmable Preservation (AA's 5, 5A, 6, 7 & 8) (74.26 acres total)	Continuous swath or small stands of untrimmed mangroves; Some potential shoreline fragmentation due to future permitted activities; Some potential disruption of structure due to exempt/alteration trimming; Low levels of exotics in the AA; High levels of exotics adjacent to some polygons.	Conservation easement (CE) will prevent shoreline fragmentation due to future permitted activities; CE will prevent disruption of forest structure due to exempt/alteration trimming; Maintain low levels of exotics; Enhance buffer of some polygons via removal of BP.	Continuous swath of untrimmed mangroves; Shoreline relatively unfragmented; Minimal exotics in the AA; Reduced level of exotics adjacent to some polygons. Adjacent wetland and upland buffer enhancement increases nutrient uptake efficiency resulting in water quality improvement in some AA's.	Mangrove Swamp

Long Bar Pointe Mitigation Bank UMAM Scoring Justification Table - 09/09/2016

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Mangrove Swamp, Trimmable, Preserved Intact (AA 9A) (8.83 acres total)	Discontinuous swath of trimmed mangrove hedge (6 feet high); High potential for shoreline fragmentation due to future permitted activities; Some potential disruption of structure due to exempt/alteration trimming; Low levels of exotics in the AA; High levels of exotics adjacent to some polygons.	Conservation easement (CE) will prevent extensive mangrove trimming and maintain intact mangrove forest structure; CE will also present fragmentation; Reduce and maintain low levels of exotics; Enhance buffer of some polygons.	Continuous swath of untrimmed mangroves; Shoreline relatively unfragmented; Minimal exotics in the AA; Reduced level of exotics adjacent to some polygons. Adjacent wetland and upland buffer enhanced.	Mangrove Swamp
Mangrove Hedge, Trimmable, Trimmed to 12' (AA's 9, 10, 11, 12 & 12A) (up to 36.11 acres maximum)	Discontinuous swath of trimmed mangrove hedge (6 feet high); High potential for shoreline fragmentation due to future permitted activities; Some potential disruption of structure due to exempt/alteration trimming; Low levels of exotics in the AA; High levels of exotics adjacent to some polygons.	Conservation easement (CE) will allow extensive mangrove trimming, but the resulting mangrove hedge will be a minimum 12 feet high instead of 6 feet high; CE will also prevent fragmentation; Maintain low levels of exotics; Enhance buffers of some polygons via removal of BP.	Continuous trimmed mangrove hedge (a minimum height of 12 feet); Shoreline relatively unfragmented; Low levels of exotics in the AA; Reduced level of exotics adjacent to some polygons. Adjacent wetland and upland buffer enhancement increases nutrient uptake efficiency resulting in water quality improvement.	Mangrove Hedge (no credit provided)
Salt Marsh Preservation (AA 13) (4.33 acres total)	Salt marsh/salern in a matrix of intact mangrove swamp; Some exotics present; High levels of exotics in portions of the buffers.	Conservation easement (CE) will restrict access; Reduce levels of exotics in the buffer and within the AA, and maintain at minimum levels	Salt marsh/salern in a matrix of intact mangrove swamp; Minimal exotics in the AA and in buffer.	Salt Marsh
Freshwater Marsh Enhancement (AA's 14, 15, 16, 17, 18 & 19) (17.48 acres total)	Brazilian pepper monoculture adjacent to active farm field with high exotic cover and adjacent to mangroves; Mangroves trimmed to six feet adjacent to some polygons.	Enhance marsh by removal of Brazilian Pepper and implement perpetual management; Some polygons benefit from preservation of intact mangrove swamp.	Freshwater marsh with appropriate vegetation community; Low levels of exotics maintained below 1% cover; Some polygons benefit from preservation from intact mangrove swamp; Provides some water quality improvement to adjacent mangroves via native species nutrient uptake efficiency	Freshwater Marsh

Long Bar Pointe Mitigation Bank UMAM Scoring Justification Table - 09/09/2016

Upland Mixed Hardwood Enhancement (AA 20) (6.41 acres)	Relatively intact maritime hammock; Moderate levels of exotics present; Moderate levels of exotics in portions of the buffer.	Enhance the maritime hammock by removing exotics and implementation of perpetual management; Remove dense Brazilian Pepper monoculture from approximately 50% of the buffer.	Relatively intact maritime hammock; Low levels of exotics present; Low levels of exotics in portions of the buffer. Provides some water quality improvement to adjacent mangroves via native species nutrient uptake efficiency.	Maritime Hammock/Coastal Uplands
Upland Hardwood-Conifer Mixed Enhancement (AA's 21, 22, 23 & 24) (3.2 acres total)	Small fragments of Brazilian Pepper monoculture uplands.	Enhance the upland fragments by removing exotics and implementation of perpetual management	Small fragments of uplands adjacent to active farm field with high exotic cover and adjacent to mangroves; Mangroves trimmed adjacent to some polygons; Provides some water quality improvement to adjacent mangroves via native species nutrient uptake efficiency.	Maritime Hammock/Coastal Uplands

Long Bar Pointe Mitigation Bank - Credit Release Schedule

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Activity	% Credit Release	Seagrass	Mangrove Swamp	Mangrove Hedge	Salt Marsh	Freshwater Marsh	Total Credits
Conservation Easement; Financial Assurances; Security; QMS; FMTP/AA Mod	65% for seagrass, mangrove swamp, mangrove hedge, and salt marsh credits; 10% for freshwater marsh credits	4.81	4.91	0.45	0.15	0.27	10.59
Completion of Vegetation Treatment/Planting	10% for seagrass, mangrove swamp, mangrove hedge, and salt marsh credits; 15% for freshwater marsh credits	0.74	0.76	0.07	0.02	0.41	2.00
1 st Interim Credit Release	10% for seagrass, mangrove swamp, mangrove hedge, and salt marsh credits; 25% for freshwater marsh credits	0.74	0.76	0.07	0.02	0.68	2.27
2 nd Interim Credit Release	10% for seagrass, mangrove swamp, mangrove hedge, and salt marsh credits; 25% for freshwater marsh credits	0.74	0.76	0.07	0.02	0.68	2.27
Interim Evaluation							
Final Success Criteria	5% for seagrass, mangrove swamp, mangrove hedge, and salt marsh credits; 25% for freshwater marsh credits	0.37	0.38	0.03	0.02	0.66	1.46
Total		7.40	7.57	0.69	0.23	2.70	18.6

**DEED OF CONSERVATION EASEMENT
THIRD PARTY BENEFICIARY RIGHTS TO USACE**

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SEP 12, 2016

Prepared by:

Return original or certified recorded document to:

(Note: insert name and address
of WMD or DEP)

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this _____ day of _____, 2016, by Long Bar Pointe, LLLP, a Florida limited liability partnership ("Grantor") whose mailing address is 1651 Whitfield Avenue, Sarasota, Florida 34243 to State of Florida, Department of Environmental Protection ("Grantee") with third party enforcement rights to the United States Army Corps of Engineers ("Third Party Beneficiary"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined); the term "Grantee" shall include any successor or assignee of Grantee; and the term "Third Party Beneficiary" shall include any successor or assignee of the Third Party Beneficiary.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Manatee County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. 338349-001 ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the U.S. Army Corps of Engineers Permit No. _____ (Corps Permit) authorizes certain activities in the waters of the United States and requires this site protection instrument over the lands identified in Exhibit B as mitigation for such activities;

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition, and the terms and provisions of this Conservation Easement; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby



**DEED OF CONSERVATION EASEMENT
THIRD PARTY BENEFICIARY RIGHTS TO USACE**

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acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Easement Area which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Consistent with this Conservation Easement, those wetland and upland areas included in the Conservation Easement **Area** which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area (except as authorized herein or required by the Permit (or any modification thereof) or in a Management Plan which has been approved in writing by the Grantee):

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;



**DEED OF CONSERVATION EASEMENT
THIRD PARTY BENEFICIARY RIGHTS TO USACE**

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SEP 12, 2016

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;
and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement including the right to continue, establish, and maintain drainage rights and entitlements on, over, through, and across the Conservation Easement Area, provided such drainage rights and/or entitlements are not in contravention with the Prohibited Uses and provided any drainage discharges are permitted by either Manatee County and/or the Southwest Florida Water Management District in accordance with their lawful and consistently exercised jurisdiction. Nothing contained in this Conservation Easement shall preclude the historical drainage discharges on, over, through, and across the Property or the Conservation Easement Area.

5. Rights of the U.S. Army Corps of Engineers ("Corps"). The Corps, as a third-party beneficiary, shall have the same right to enforce the terms and conditions of this Conservation Easement as Grantee, including:

a. The right to take action to preserve and protect the environmental value of the Conservation Easement Area;

b. The right to prevent any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use;



**DEED OF CONSERVATION EASEMENT
THIRD PARTY BENEFICIARY RIGHTS TO USACE**

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c. The right to enter upon and inspect the Conservation Easement Area in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement; and

d. The right to enforce this Conservation Easement by injunction or proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and the right to require Grantor, or its successors or assigns, to restore such areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use or unauthorized activities.

The Grantor, including their successors or assigns, shall provide the Corps at least 60 days advance notice in writing before any action is taken to amend, alter, release, or revoke this Conservation Easement. The Grantee shall provide reasonable notice and an opportunity to comment or object to the release or amendment to the U.S. Army Corps of Engineers. The Grantee shall consider any comments or objections from the U.S. Army Corps of Engineers when making the final decision to release or amend this Conservation Easement, but the final decision to release or amend shall be vested solely in Grantee.

6. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

7. Grantee's and Third Party Beneficiary's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee and Third Party Beneficiary shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

8. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

9. Third Party Beneficiary's Enforcement Rights. The Third Party Beneficiary of this Conservation Easement shall have all the rights of the Grantee under this Conservation Easement, including third party enforcement rights of the terms, provisions and restrictions of this Conservation Easement. Third Party Beneficiary's enforcement of the terms, provisions and restrictions shall be at the discretion of the Third Party Beneficiary, and any forbearance on behalf of the Third Party Beneficiary to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Third Party Beneficiary's rights hereunder. Third Party Beneficiary shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

10. Taxes. When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

11. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

12. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.



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THIRD PARTY BENEFICIARY RIGHTS TO USACE**

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13. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement (or incorporate the terms and restrictions by reference) in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

14. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

15. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between Grantor and Grantee, or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Manatee County, Florida.

16. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Manatee County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, Long Bar Pointe, LLLP, a Florida limited liability limited partnership

("Grantor") has hereunto set its authorized hand this _____ day of _____, 2016.

**Signed, sealed and delivered in the
presence of:**

Long Bar Pointe, LLLP, a Florida limited
liability limited partnership

By: LONG BAR GP, LLC, general partner

Print name: _____

By: _____
Larry P. Lieberman, General Partner

Print name: _____

By: _____
Carlos M. Beruff, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by
Larry P. Lieberman, as Manager of LONG BAR GP, LLC, General Partner of Long Bar Pointe,
LLLP, a Florida limited liability limited partnership, on behalf of the company and the partnership,
who is personally known to me or who has produced _____ as identification. If no
type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by
Carlos M. Beruff, as Manager of LONG BAR GP, LLC, General Partner of Long Bar Pointe,
LLLP, a Florida limited liability limited partnership, on behalf of the company and the partnership,
who is personally known to me or who has produced _____ as identification. If no

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type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on

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EXHIBIT A

[LOCATION MAP]

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EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

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EXHIBIT C
[MANAGEMENT PLAN"]

STATE OF FLORIDA

MITIGATION BANK PERFORMANCE BOND
TO DEMONSTRATE CONSTRUCTION AND IMPLEMENTATION FINANCIAL
ASSURANCE

Date bond executed: _____

Period of coverage: _____

Effective date: _____

Principal:
Long Bar Pointe, LLLP

Legal Name and Business Address of Mitigation Banker
1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243

Type of Organization: _____ Individual
_____ Joint Venture
☒ Partnership
_____ Corporation

State of Incorporation: Florida

Surety(ies): _____
Name(s) and Business Address(es)

Scope of coverage: Construction and implementation of the Long Bar Pointe Mitigation Bank
pursuant to the requirements of permit number _____ issued by the Florida Dept of Environmental Protection
(Agency) including the plans approved by said permit.

Total penal sum of bond: \$626,835.00

Surety's bond number: _____

Know All Persons By These Presents, that we, the Principal and Surety(ies) hereto are firmly bound to the Agency in the above penal sum for the payment of which we bind ourselves, our heirs, executors, administrators, successors, and assigns jointly and severally; provided that, where the Sureties are corporations acting as co-sureties, we, the Sureties, bind ourselves in such sum "jointly and severally" only for the purpose of allowing a joint action or actions against any or all of us, and for all other purposes each Surety binds itself, jointly and severally with the Principal, for the payment of such sum only as is set forth opposite the name of such Surety, but if no limit of liability is indicated, the limit of liability shall be full amount of the penal sum.

WHEREAS, said Principal is required, under Section 373.4136, Florida Statutes, as amended, to have a permit in order to construct, implement and manage the Mitigation Bank identified above, and

WHEREAS, said Principal is required by Section 373.4136, Florida Statutes, and the administrative rules of the Agency to provide financial assurance for construction and implementation of the Mitigation Bank as a condition of the permit(s) as further described in the scope of coverage above, and

WHEREAS, said Principal shall establish a standby trust fund as is required when a surety bond is used to provide such financial assurance;

NOW, THEREFORE, the conditions of the obligation are such that if the Principal shall faithfully construct and implement the Long Bar Pointe Mitigation Bank, for which this bond guarantees construction and implementation, as required by Agency permit number _____ and the plans approved by such permit, as such permit and plans may be amended, pursuant to all applicable laws, statutes, rules, and regulations, as such laws, statutes, rules, and regulations may be amended,

Or, if the Principal shall provide alternate financial assurance, as specified in the administrative rules of the Agency, and obtain the Agency's written approval of such assurance, within 90 days after the date notice of cancellation is received by both the Principal and the Agency from the Surety(ies), then this obligation shall be null and void, otherwise it is to remain in full force and effect.

Such obligation does not apply to any of the following:

- (a) Any obligation of (_____) under a workers' compensation, disability benefits, or unemployment compensation law or other similar law;
- (b) Bodily injury to an employee of (_____) arising from, and in the course of, employment by (_____);
- (c) Bodily injury or property damage arising from the ownership, maintenance, use, or entrustment to others of any aircraft, motor vehicle, or watercraft;

(d) Property damage to any property owned, rented, loaned to, in the care, custody, or control of, or occupied by () that is not the direct result of a construction of implementation activity for the Long Bar Pointe Mitigation Bank required pursuant to Agency permit number _____;

(e) Bodily injury or property damage for which () is obligated to pay damages by reason of the assumption of liability in a contract or agreement.

The Surety(ies) shall become liable on this bond obligation only when the Principal has failed to fulfill the conditions described above.

Upon notification by the Secretary or Executive Director of the Agency that the Principal has been found in violation of the requirements of permit number _____ by failing to perform the construction and implementation activities for the Long Bar Pointe Mitigation Bank for which this bond guarantees performance, the Surety(ies) shall, within 60 days of receiving such notice, either perform such construction and implementation in accordance with the permit and other permit requirements and pursuant to the written directions of the Agency, or place the bond amount guaranteed for the Long Bar Pointe Mitigation Bank (the total penal sum of this bond) into the standby trust fund as directed by the Agency.

Upon notification by the Secretary or Executive Director of the Agency that the Principal has failed to provide alternate financial assurance and obtain written approval of such assurance from the Agency during the 90 days following receipt by both the Principal and the Agency of a notice of cancellation of the bond, the Surety(ies) shall place funds in the amount guaranteed for the Long Bar Pointe Mitigation Bank (the total penal sum of this bond) into the standby trust fund as directed by the Department.

The Surety(ies) hereby waive(s) notification of amendments to the Long Bar Pointe Mitigation Bank plans, permits, applicable laws, statutes, rules, and regulations and agree(s) that no such amendment shall in any way alleviate its (their) obligation on this bond.

The liability of the Surety(ies) shall not be discharged by any payment or succession of payments hereunder, unless and until such payment or payments shall amount in the aggregate to the penal sum shown on the face of the bond, but in no event shall the obligation of the Surety(ies) hereunder exceed the amount of said penal sum.

The Surety(ies) may cancel the bond by sending notice of cancellation by certified mail to the Principal and the Agency; provided, however that cancellation shall not occur during the 120 days beginning on the date of receipt of the notice of cancellation by both the Principal and the Agency, as evidenced by the return receipts.

The Principal may terminate this bond by sending written notice to the Surety(ies); provided, however, that no such notice shall become effective until the Surety(ies) receive(s) written authorization for termination of the bond by the Agency.

Principal and Surety(ies) hereby agree to adjust the penal sum of the bond every two years so that it guarantees increased or decreased construction and implementation cost provided that no decrease in the penal sum takes place without the written permission of the Agency.

IN WITNESS WHEREOF, the Principal and Surety(ies) have executed this Performance Bond and have affixed their seals on the date set forth above.

The persons whose signatures appear below hereby certify that they are authorized to execute this surety bond on behalf of the Principal and Surety(ies) and that the wording of this Performance Bond is substantially similar to Form No. 62-342.700(1) which form has been incorporated by reference as an administrative rule in Rule 62-342.700 of the Florida Administrative Code.

PRINCIPAL

Signature

Pete Logan / Authorized Agent

Type Name and Title

CORPORATE SURETY(IES)

For each co-surety provide the following

Name and Address

State of Incorporation

Liability Limit \$

Signature

Type Name and Title

Corporate Seal

Corporate Seal

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This instrument prepared by:

Stephen R Dye, Esq.

Dye, Deitrich, Petruff & St. Paul, P.L.

1111 Third Avenue West, Suite 300

Bradenton, FL 34206

941/748-4411

Pl#s 6147100609 6147100659

6147110159 6146900037

6146910085 6146900201

6146900189 5164800004

6147110209

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21 day of June, 2012, between **SBC DEVELOPMENTS, L.L.P.**, a Florida limited liability limited partnership, whose post office address is 1605 Main Street Suite 606, Sarasota, FL 34236, herein referred to as Grantor*, and **LONG BAR POINTE, LLLP**, a Florida limited liability limited partnership, whose post office address is 1605 Main Street Suite 606, Sarasota, FL 34236 (Grantee*).

WITNESSETH, that each Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situated, lying and being in Manatee County, Florida, to wit:

Such Grantor's interest in and to the property described on **Exhibit "A,"** attached hereto and made a part hereof (the "Property").

TOGETHER with all tenements and hereditaments thereunto appertaining.

And said Grantor does hereby warrant the title to such Grantor's interest in and to said land and will defend the same against the lawful claims of all persons claiming by, through, under or against said Grantor, subject, however, to taxes and assessments for 2012 and subsequent years, restrictions, reservations, land use, environmental and other government regulations, and easements and encumbrances of record.

Subject to Mortgage dated December 14, 2007, recorded in Official Records Book 2239, Page 2153, in the Public Records of Manatee County Florida, as same may have been modified from time to time.

This Deed may be executed in multiple counterparts, which may be combined to constitute a single instrument.

IN WITNESS WHEREOF, each Grantor has executed and caused to be executed this Deed as of the day and year first above written.

SIGNATURES ON FOLLOWING PAGES

Signed, sealed and delivered

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SEP 12, 2016

in the presence of:

Witnesses as to SBC:

SBC DEVELOPMENTS, L.L.P.,
a Florida limited liability limited partnership

By: **BGI DEVELOPMENT, L.L.P.,** a
Florida limited liability limited partnership,
as its Managing General
Partner,

By: **GENBAR - 1, L.L.C.,** a Florida
Limited Liability Company, as
its General Partner

Print Name: **STEPHEN R. DYE**

Print Name: **STEPHEN R. DYE**

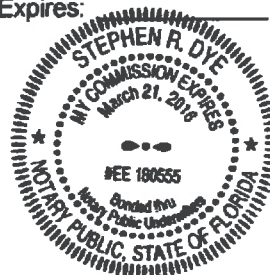
Larry Lieberman, as its Managing Member

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this 29 day of June, 2012, before me, in the aforesaid state and county, before me personally appeared Larry Lieberman, as Managing Member of Genbar-1, L.L.C. a Florida limited liability company, who is (☒) personally known to me or (☐) who produced _____ as identification, and acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned and that the said instrument is the act and deed of said limited liability company.

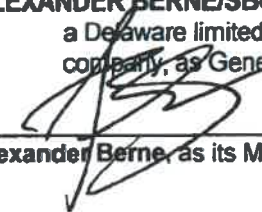
Notary Public
Print Name: _____

Notary Public
My Commission Expires: _____



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By: **ALEXANDER BERNE/SBC, L.L.C.,**
a Delaware limited liability
company, as General Partner


Alexander Berne, as its Managing Member


Print Name: **STEPHEN R. DYE**

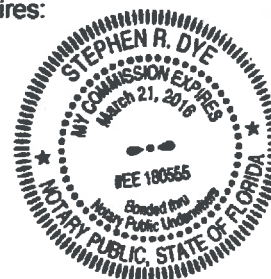

Print Name: **STEPHEN R. DYE**

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this 29 day of June, 2012, before me, in the aforesaid state and county, before me personally appeared Alexander Berne, as Managing Member of ALEXANDER BERNE/SBC, L.L.C., a Delaware limited liability company, who, ☒ is personally known to me or ☐ has produced _____ as identification, and acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned and that the said instrument is the act and deed of said limited liability company.


Notary Public
My Commission Expires:

I:\DOCS\SBC Developments, LLP\2012 Sale\Long Bar Pointe Transaction\SBC DEED 6-29.doc



PARCEL F:

FROM THE SOUTHEAST CORNER OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N.01°05'49"E., ALONG THE EAST LINE OF THE SAID N.W. 1/4, A DISTANCE OF 58.07 FEET TO THE POINT OF BEGINNING; THENCE S.48°13'52"W., A DISTANCE OF 925.95 FEET; THENCE N.46°11'37"W., A DISTANCE OF 2411.43 FEET; THENCE N. 43°48'23"E. A DISTANCE OF 960.15 FEET; THENCE N.69°05'28"E., A DISTANCE OF 593.95 FEET TO NORTH LINE OF SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE S.89°32'32"E., ALONG SAID NORTH LINE, A DISTANCE OF 1198.74 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY (100 FOOT WIDE) AS RECORDED IN OR BOOK 703, PAGE 731, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.01°05'49"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 333.84 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE AFORESAID EXISTING RIGHT OF WAY LINE AND THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY, THROUGH A CENTRAL ANGLE OF 57°40'05", A DISTANCE OF 1308.45 FEET; THENCE S.48°13'52"W., A DISTANCE OF 756.85 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

CONTAINING 102.37 ACRES, MORE OR LESS

PARCEL 2P:

FROM A LIGHTERWOOD POST FOUND AT THE N.W. CORNER OF U.S. LOT 1, SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, RUN S.89°13'41"E., (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM) ALONG THE NORTH LINE OF SAID U.S. LOT 1, A DISTANCE OF 725.30 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S.89°13'41"E., ALONG SAID NORTH LINE, A DISTANCE OF 613.16 FEET TO THE N.E. CORNER THEREOF; THENCE S.00°28'00"W., ALONG THE EAST LINE OF SAID U.S. LOT 1, A DISTANCE OF 676.04 FEET; THENCE S.69°05'28"W., A DISTANCE OF 524.00 FEET; THENCE S.43°48'23"W., A DISTANCE OF 966.88 FEET; THENCE N.46°11'37"W., A DISTANCE OF 1103.44 FEET; THENCE N.59°08'19"E., A DISTANCE OF 1569.79 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN U.S. LOT 1, SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AND SECTION 13, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD.

CONTAINING 36.72 ACRES, MORE OR LESS.

PARCEL Q:

FROM A LIGHTERWOOD POST FOUND AT THE N.W. CORNER OF U.S. LOT 1, SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, RUN S.89°13'41"E., (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM) ALONG THE NORTH LINE OF SAID U.S. LOT 1, A DISTANCE OF 668.10 FEET TO THE POINT OF BEGINNING; THENCE S. 59°08'19"W., A DISTANCE OF 1529.31 FEET; THENCE N.46°11'37"W., A DISTANCE OF 598.81 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SECTION 7, SAID TOWNSHIP AND RANGE, AS SURVEYED BY THE FLORIDA STATE ROAD DEPARTMENT IN 1949, AND AS SHOWN ON THE RIGHT

OF WAY MAPS FOR S.R. 654 (CORTEZ ROAD) SECTION 1304-201; THENCE N.00°21'23"E., ALONG THE SAID WEST LINE OF SECTION 7, AND SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1713.02 FEET TO INTERSECT THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED BOOK 348, PAGE 36, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.89°21'37"E., ALONG SAID NORTH LINE A DISTANCE OF 1091.97 FEET TO A FOUND CONCRETE MONUMENT; THENCE S.00°27'44"W., A DISTANCE OF 655.34 FEET; THENCE S.89°15'16"E., A DISTANCE OF 665.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE S.01°29'35"W., A DISTANCE OF 667.08 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AND SECTION 13, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHT-OF-WAS AND RESTRICTIONS OF RECORD

CONTAINING 61.17 ACRES, MORE OR LESS.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS, THE FOLLOWING PARCEL OF LAND PREVIOUSLY DEEDED TO MANATEE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN PARCEL F, AS RECORDED IN OFFICIAL RECORD BOOK 1534, PAGE 2605, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND LYING IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 18; THENCE S.01°05'02"W., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, ALSO BEING THE CENTER LINE OF EL CONQUISTADOR PARKWAY (100-FOOT WIDE PUBLIC RIGHT-OF-WAY) AS RECORDED IN OFFICIAL RECORD BOOK 703, PAGE 731, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 667.84 FEET; THENCE N 89°33'23"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED EL CONQUISTADOR PARKWAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) CALLS; (1) THENCE S 01°05'02" W, A DISTANCE OF 334.77 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,300.00 FEET AND A CENTRAL ANGLE OF 57°40'29"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,308.59 FEET TO THE END OF SAID CURVE, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF THE ABOVE MENTIONED PARCEL F; THENCE S 48°13'01"W., ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 10.34 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.33°31'30"E, A RADIAL DISTANCE OF 1,310.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, LYING 10.00 FEET WESTERLY OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF EL CONQUISTADOR PARKWAY, THROUGH A CENTRAL ANGLE OF 57°33'32", AN ARC LENGTH OF 1,316.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.01°05'02"E, 10.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 334.66 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE MENTIONED PARCEL F; THENCE S 89°33'23"E, ALONG SAID NORTH PARCEL LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL
LYING IN SECTIONS 17 & 20, T-35-S, R-17-E,
MANATEE COUNTY FLORIDA.

(PARCEL "B-C" MULTI FAMILY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTIONS 17 AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, BEING A PART OF THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2021, PAGE 3698, AND OFFICIAL RECORDS BOOK 1465, PAGE 741 MANATEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 AND THE NORTHWEST CORNER OF SAID SECTION 20; THENCE S.89°24'10"E. FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°25'51"E., PARALLEL WITH AND 15.00 FEET EASTERLY OF (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID SECTION 17, FOR 973.86 FEET; THENCE S.89°34'09"E. FOR 263.53 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, DELTA ANGLE OF 30°02'45", CHORD BEARING S.74°32'47"E., CHORD DISTANCE OF 129.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 131.10 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1900.00 FEET, DELTA ANGLE OF 11°15'21", CHORD BEARING S.53°53'44"E., CHORD DISTANCE OF 372.65 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 373.25 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, DELTA ANGLE OF 71°27'02", CHORD BEARING S.12°32'33"E., CHORD DISTANCE OF 210.20 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 224.47 FEET; THENCE S.23°10'58"W. FOR 57.18 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, DELTA ANGLE OF 52°20'49", CHORD BEARING S.02°59'26"E., CHORD DISTANCE OF 220.55 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 228.41 FEET; THENCE S.29°09'51"E. FOR 227.23 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, DELTA ANGLE OF 34°52'05", CHORD BEARING S.46°35'53"E., CHORD DISTANCE OF 134.82 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 136.93 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, DELTA ANGLE OF 31°53'31", CHORD BEARING S.48°05'10"E., CHORD DISTANCE OF 208.80 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 211.52 FEET; THENCE S.32°08'24"E. FOR 105.75 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, DELTA ANGLE OF 18°32'03", CHORD BEARING S.41°24'26"E., CHORD DISTANCE OF 161.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 161.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, DELTA ANGLE OF 13°11'19", CHORD BEARING S.44°04'48"E., CHORD DISTANCE OF 114.84 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 115.09 FEET; THENCE S.37°29'08"E. FOR 141.06 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, DELTA ANGLE OF 35°59'47", CHORD BEARING S.55°29'02"E., CHORD DISTANCE OF 123.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 125.65 FEET; THENCE S.73°28'55"E. FOR 115.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 740.00 FEET, DELTA ANGLE OF 07°57'11", CHORD BEARING S.12°32'29"W., CHORD DISTANCE OF 102.64 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 102.72 FEET; THENCE S.81°26'06"E. FOR 201.66 FEET TO THE BOUNDARY OF LEGENDS BAY SUBDIVISION, PLAT BOOK 52, PAGE 26, SAID PUBLIC RECORDS; THENCE S.12°19'37"W. ALONG SAID SUBDIVISION BOUNDARY FOR 1284.93 FEET; THENCE N.52°50'58"W. ALONG THE BOUNDARY OF SAID PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2021, PAGE 3698, AND OFFICIAL RECORDS BOOK 1465, PAGE 741 FOR 2303.56 FEET; THENCE N.37°09'02"E., ALONG THE BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1465, PAGE 741 FOR 486.74 FEET; THENCE N.00°25'55"E. PARALLEL WITH AND 15.00 FEET EASTERLY OF (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID SECTION 20, FOR 304.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3034598.52 SQUARE FEET OR 69.66 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON SAID WEST LINE OF SECTION 17 AS BEARING N.00°25'51"E.

BANKS ENGINEERING

JUNE 20, 2012

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

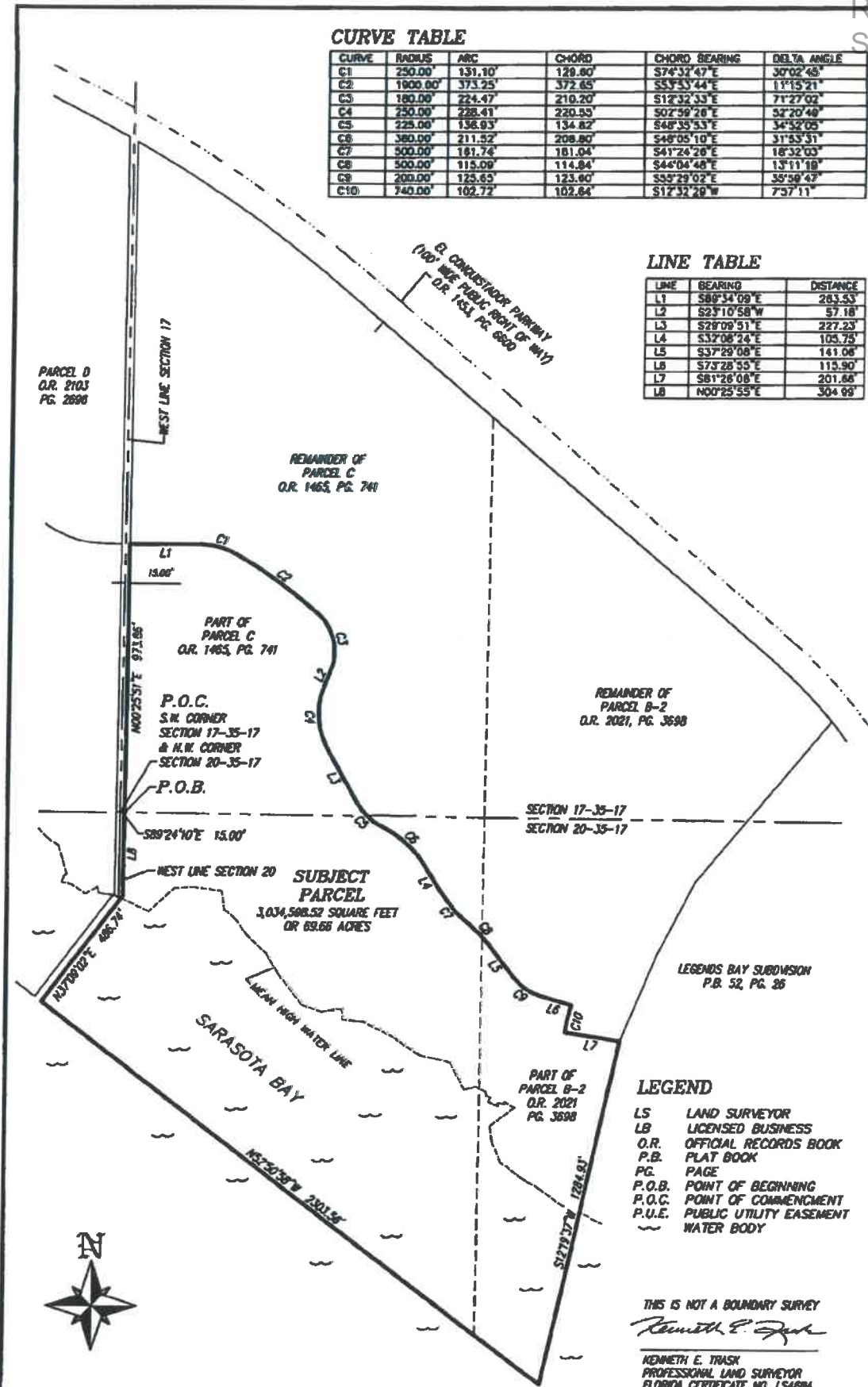
SHEET 1 OF 2

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	250.00'	131.10'	128.60'	S74°32'47"E	30°02'48"
C2	1900.00'	373.25'	372.65'	S53°53'44"E	1°15'21"
C3	180.00'	224.47'	210.20'	S12°32'33"E	71°27'02"
C4	250.00'	228.41'	220.93'	S02°59'28"E	52°20'48"
C5	225.00'	138.93'	134.82'	S48°35'53"E	34°52'05"
C6	380.00'	211.52'	208.80'	S48°05'10"E	31°53'31"
C7	500.00'	181.74'	181.04'	S41°24'28"E	18°32'03"
C8	500.00'	115.09'	114.84'	S44°04'48"E	13°11'18"
C9	200.00'	125.65'	123.90'	S55°29'02"E	35°50'47"
C10	740.00'	102.72'	102.84'	S12°32'28"W	7°37'11"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°54'09"E	283.53'
L2	S23°10'58"W	57.18'
L3	S28°09'51"E	227.23'
L4	S32°08'24"E	105.75'
L5	S37°29'08"E	141.06'
L6	S73°28'55"E	115.90'
L7	S81°28'08"E	201.66'
L8	N00°25'55"E	304.99'



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11000 W. GULFVIEW ROAD, SUITE 100
FORT MYERS, FLORIDA 33907
PHONE (813) 488-1100 FAX (813) 488-1110
WWW.BANKSENGINEERING.COM

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL LYING IN SECTIONS 17 & 20, T-35-S, R-17-E
MANATEE COUNTY, FLORIDA

DATE	PROJECT	REVISION	BY	DATE	SCALE	SHEET	FILE
6-28-12	6162	1	KE	6-28-12	1"=100'	2 of 2	17-35-17

4.10

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL
LYING IN SECTION 18, T-35-S, R-17-E,
MANATEE COUNTY FLORIDA.

(PARCEL "D-E" MULTI-FAMILY)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, BEING A PART OF THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2103, PAGE 2696, AND OFFICIAL RECORDS BOOK 1724, PAGE 4246, MANATEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N.89°24'10"W. FOR 15.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°25'55"W. PARALLEL WITH AND 15.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID SECTION 19 FOR 295.12 FEET; THENCE S.37°09'02"W. ALONG THE BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2103, PAGE 2696 FOR 476.78 FEET; THENCE N.52°50'58"W. ALONG THE BOUNDARY OF SAID PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2103, PAGE 2696, AND OFFICIAL RECORDS BOOK 1724, PAGE 4246 FOR 861.98 FEET; THENCE N.46°12'28"W. ALONG THE BOUNDARY OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1724, PAGE 4246 FOR 3239.52 FEET; THENCE N.48°13'01"E. ALONG SAID BOUNDARY FOR 1403.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 313.54 FEET, DELTA ANGLE OF 17°16'55", CHORD BEARING S.47°06'57"E., CHORD DISTANCE OF 94.22 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 94.57 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 713.47 FEET, DELTA ANGLE OF 24°30'09", CHORD BEARING S.26°13'24"E., CHORD DISTANCE OF 302.80 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 305.12 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1659.42 FEET, DELTA ANGLE OF 19°14'31", CHORD BEARING S.23°35'35"E., CHORD DISTANCE OF 554.68 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 557.29 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, DELTA ANGLE OF 01°52'54", CHORD BEARING S.34°09'18"E., CHORD DISTANCE OF 10.18 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 10.18 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2498.42 FEET, DELTA ANGLE OF 14°57'12", CHORD BEARING S.42°34'21"E., CHORD DISTANCE OF 650.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 652.04 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, DELTA ANGLE OF 35°25'06", CHORD BEARING S.67°45'30"E., CHORD DISTANCE OF 188.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 191.63 FEET; THENCE S.85°28'03"E. FOR 260.30 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, DELTA ANGLE OF 26°55'07", CHORD BEARING S.72°00'29"E., CHORD DISTANCE OF 162.93 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 164.44 FEET; THENCE S.58°32'56"E. FOR 204.97 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, DELTA ANGLE OF 29°13'37", CHORD BEARING S.43°56'07"E., CHORD DISTANCE OF 176.61 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 178.54 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 822.62 FEET, DELTA ANGLE OF 26°02'47", CHORD BEARING S.42°20'43"E., CHORD DISTANCE OF 370.75 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 373.96 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, DELTA ANGLE OF 34°12'03", CHORD BEARING S.72°28'08"E., CHORD DISTANCE OF 220.54 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 223.84 FEET; THENCE S.89°34'09"E. FOR 59.72 FEET; THENCE S.00°25'51"W. PARALLEL WITH AND 15.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID SECTION 18 FOR 973.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4744127.18 SQUARE FEET OR 108.91 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON SAID EAST LINE OF SECTION 18 AS BEARING S.00°25'51"W.

BANKS ENGINEERING

JUNE 20, 2012

Kenneth E. Trask

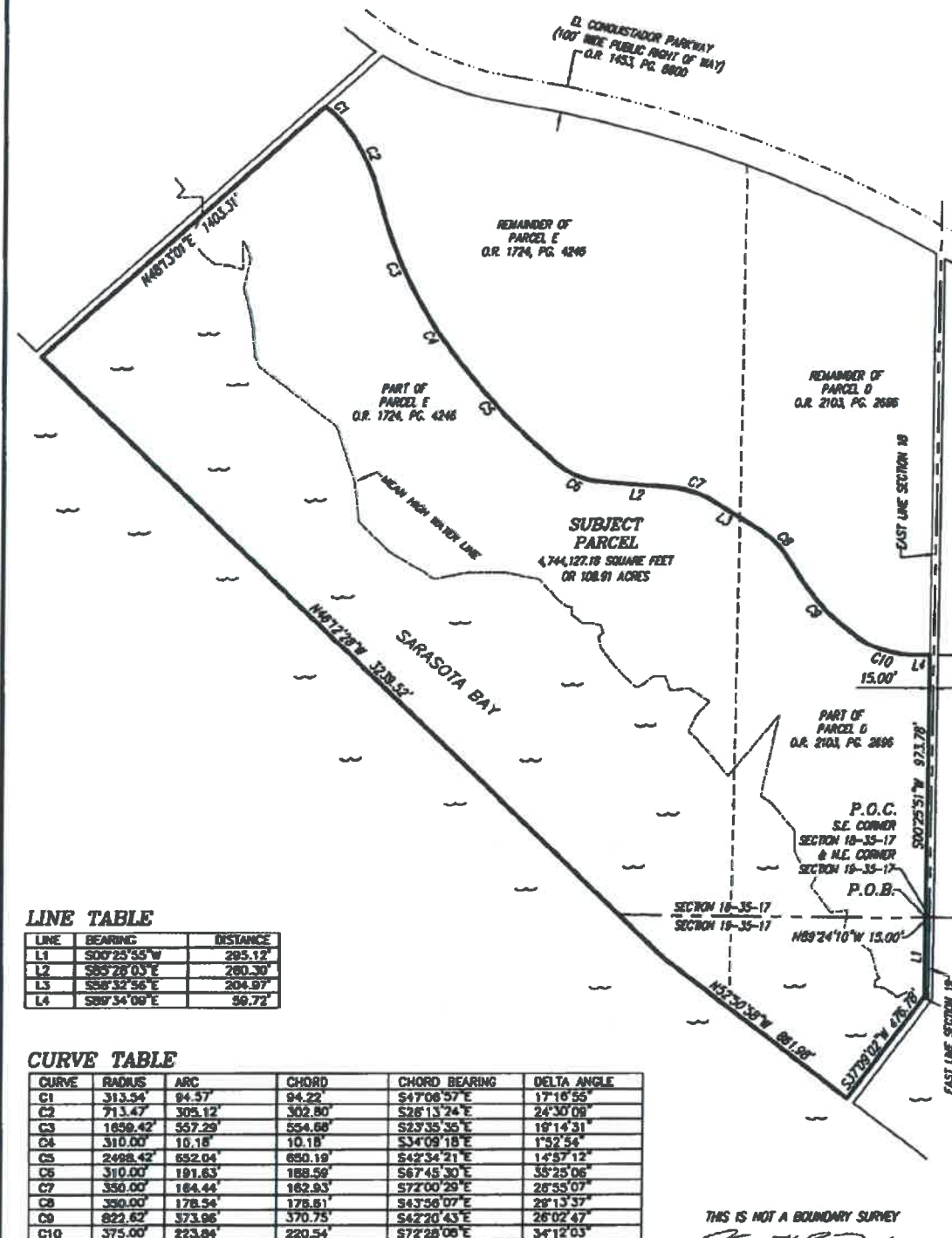
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

SHEET 1 OF 2



LEGEND

LS LAND SURVEYOR
LB LICENSED BUSINESS
O.R. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
~ WATER BODY



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°25'55"W	295.12'
L2	S89°28'03"E	280.30'
L3	S89°32'56"E	204.97'
L4	S89°34'08"E	59.72'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	313.54'	94.57'	94.22'	S47°08'57"E	17°16'55"
C2	713.47'	305.12'	302.80'	S26°13'24"E	24°30'09"
C3	1859.42'	357.29'	354.68'	S23°35'35"E	19°14'31"
C4	310.00'	10.18'	10.18'	S34°09'18"E	1°32'54"
C5	2498.42'	652.04'	650.19'	S42°34'21"E	14°57'12"
C6	310.00'	191.63'	188.59'	S67°45'30"E	35°25'06"
C7	350.00'	184.44'	182.93'	S72°00'29"E	28°55'07"
C8	350.00'	178.54'	176.61'	S43°56'07"E	28°13'57"
C9	822.62'	373.96'	370.75'	S42°20'43"E	26°02'47"
C10	375.00'	223.84'	220.54'	S72°28'08"E	34°12'03"

THIS IS NOT A BOUNDARY SURVEY

Kenneth E. Trask

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

BANKS ENGINEERING
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SURVEYING LICENSE # 13,000
Survey License # 13,000

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL LYING IN SECTIONS 18 & 19, T-35-S, R-17-E
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	FILE NO.
8-28-12	6452	0000-0-1	0000-0-1	1"=400'	2 of 2	18-35-17

EXHIBIT A
Page 6 of 10

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DESCRIPTION OF AN EASEMENT
LYING IN SECTION 17, T-35-S, R-17-E,
MANATEE COUNTY, FLORIDA.

(PARCEL "B-C" ACCESS EASEMENT)

AN EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, BEING OVER ACROSS AND THROUGH THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2021, PAGE 3698, AND OFFICIAL RECORDS BOOK 1465, PAGE 741, MANATEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE S.89°24'10"E. FOR 15.00 FEET; THENCE N.00°25'51"E., PARALLEL WITH AND 15.00 FEET EASTERLY OF (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID SECTION 17, FOR 2434.74 FEET TO THE BOUNDARY OF THE MANATEE COUNTY RIGHT OF WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2347, PAGE 3750, SAID MANATEE COUNTY PUBLIC RECORDS, BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4790.00 FEET, DELTA ANGLE OF 10°07'48", CHORD BEARING S.54°40'45"E., CHORD DISTANCE OF 845.78 FEET; THENCE ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE FOR 846.88 FEET; THENCE S.49°36'51"E. ALONG SAID BOUNDARY FOR 1192.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.49°36'51"E. ALONG SAID BOUNDARY FOR 65.00 FEET; THENCE S.40°23'09"W. FOR 783.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.50 FEET, DELTA ANGLE OF 72°47'50", CHORD BEARING S.76°47'03"W., CHORD DISTANCE OF 335.27 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 358.93 FEET; THENCE N.66°49'02"W. FOR 104.50 FEET; THENCE N.23°10'58"E. FOR 15.72 FEET; TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, DELTA ANGLE OF 15°53'22", CHORD BEARING N.15°14'17"E., CHORD DISTANCE OF 49.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 49.92 FEET; THENCE S.66°49'02"E. FOR 111.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 217.50 FEET, DELTA ANGLE OF 72°47'50", CHORD BEARING N.76°47'03"E., CHORD DISTANCE OF 258.13 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 276.34 FEET; THENCE N.40°23'09"E. FOR 783.78 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 78,496.86 SQUARE FEET OR 1.80 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON SAID WEST LINE OF SECTION 17 AS BEARING N.00°25'51"E.

BANKS ENGINEERING

JUNE 27, 2012

Kenneth E. Trask

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

SHEET 1 OF 2



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DESCRIPTION OF AN EASEMENT
LYING IN SECTION 18, T-35-S, R-17-E,
MANATEE COUNTY, FLORIDA.

(PARCEL "D-E" ACCESS EASEMENT)

AN EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, BEING OVER ACROSS AND THROUGH THE PARCELS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2013, PAGE 2696, AND OFFICIAL RECORDS BOOK 1724, PAGE 4246, MANATEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.89°24'10"W. FOR 15.00 FEET; THENCE N.00°25'51"E., PARALLEL WITH AND 15.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID SECTION 18, FOR 2451.71 FEET TO THE BOUNDARY OF THE MANATEE COUNTY RIGHT OF WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2347, PAGE 3750, SAID MANATEE COUNTY PUBLIC RECORDS, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4790.00 FEET, DELTA ANGLE OF 02°59'15", CHORD BEARING N.61°39'03"W., CHORD DISTANCE OF 249.74 FEET; THENCE ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE FOR 249.77 FEET TO THE POINT OF BEGINNING; THENCE S.26°28'00"W. FOR 191.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 357.50 FEET, DELTA ANGLE OF 52°08'32", CHORD BEARING S.52°32'15"W., CHORD DISTANCE OF 314.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 325.34 FEET; THENCE S.78°36'31"W. FOR 265.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 397.50 FEET, DELTA ANGLE OF 74°04'34", CHORD BEARING S.41°34'14"W., CHORD DISTANCE OF 478.86 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 513.92 FEET; THENCE S.04°31'57"W. FOR 185.45 FEET; THENCE N.85°28'03"W. FOR 65.00 FEET; THENCE N.04°31'57"E. FOR 185.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 462.50 FEET, DELTA ANGLE OF 74°04'34", CHORD BEARING N.41°34'14"E., CHORD DISTANCE OF 557.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 597.95 FEET; THENCE N.78°36'31"E. FOR 265.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 292.50 FEET, DELTA ANGLE OF 52°08'32", CHORD BEARING N.52°32'15"E., CHORD DISTANCE OF 257.10 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 266.19 FEET; THENCE N.26°28'00"E. FOR 201.44 FEET TO SAID MANATEE COUNTY RIGHT OF WAY PARCEL, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 4790.00 FEET, DELTA ANGLE OF 00°46'39", CHORD BEARING S.63°32'00"E., CHORD DISTANCE OF 65.00 FEET; THENCE ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE FOR 65.00 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 97,135.36 SQUARE FEET OR 2.23 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON SAID EAST LINE OF SECTION 18 AS BEARING N.00°25'51"E.

BANKS ENGINEERING

JUNE 27, 2012

Kenneth E. Trask

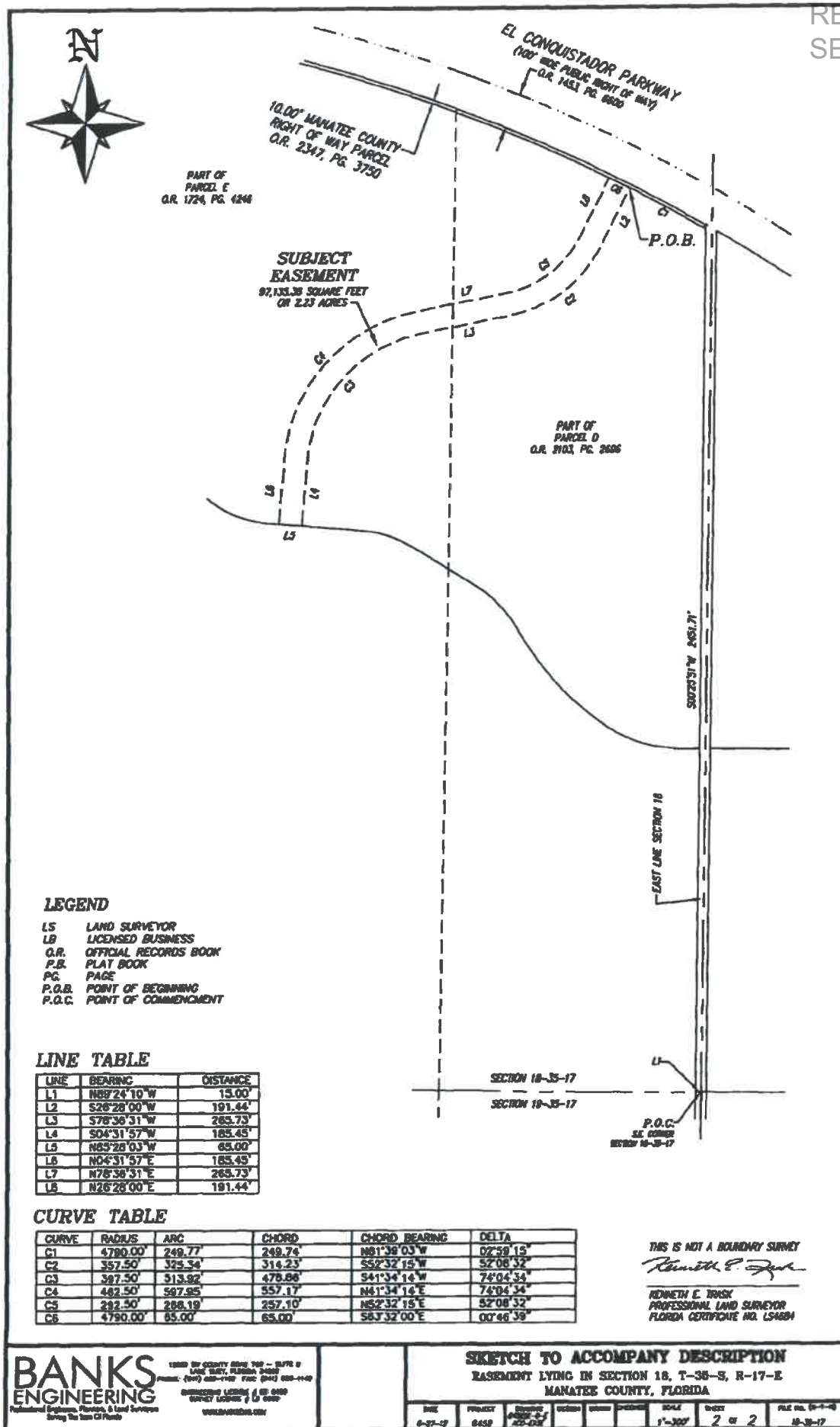
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

SHEET 1 OF 2

12653 SW CR769 • Suite B • Lake Suzy, Florida 34269
Phone 941-625-1165 • www.bankseng.com • Fax 941-625-1149
Engineering License No. EB 6469 • Surveying License No. LB 6690

DESIGN
9 10

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SEP 12, 2016



Page 16 of 16

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SEP 12, 2016

**Old Republic National Title Insurance Company
6000 Cattleridge Drive, #104
Sarasota, Florida 34232**

Revised Date: September 08, 2016 5:08 pm

SCHEDULE A

FILE NO.: 15109674 DH
Agent File # 12-1735

County: Manatee

1.	Effective Date: August 23, 2016 at 8:00 A.M.	
2.	Policies to be Issued:	Proposed Amount of Insurance:
(a)	ALTA 2006 OWNER'S POLICY (with Florida Modifications)	Amount: \$26,009.00
Proposed Insured:		Premium: \$
State of Florida, Department of Environmental Protection and U.S. Army Corps of Engineers, as their interest may appear		
(b)	ALTA 2006 LOAN POLICY (with Florida Modifications)	Amount: N/A
Proposed Insured:		Premium: \$
N/A		
3.	The estate or interest in the land described or referred to in this Commitment is Easement.	
4.	Title to the Easement estate or interest in the land is at the Effective Date vested in: Long Bar Pointe, LLLP, a Florida limited liability limited partnership	
5.	The land referred to in this Commitment is described as follows: See Attached Legal Description	

**SCHEDULE B - SECTION I
REQUIREMENTS**

Requirements:

1. Payment of the full consideration to, or for the account, of, the grantors or mortgagors.

2. Instrument(s) necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record:
 - a) Deed of Conservation Easement from Long Bar Pointe, LLLP, a Florida limited liability limited partnership to the proposed insured.
3. Other instruments which must be properly executed, delivered and duly filed for record, and/or other matters which must be furnished to the company:

The agent must:

- (1) Determine that Long Bar Pointe, LLLP, a Florida limited liability limited partnership is in good standing in the state of its formation; and
- (2) Establish that the person(s) executing the deed of conservation easement to be insured are authorized by law to execute said instruments on behalf of the company.

Satisfactory survey, in conformity with the minimum standards for land surveys made for title insurance purposes, certified to the company and/or its agents, through a current date, disclosing the nature and extent of any encroachments, overlaps, boundary line discrepancies, or other matters adversely affecting title to the property to be insured. Additional requirements and/or exceptions will be made for matters disclosed by the survey.

Determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F.S., or county ordinance.

Submit proof that all municipal charges and assessments and all municipal service charges for water, sewer and waste collection, if any, are paid.

The Official Records show an uncertified judgment against the owner dated April 20, 2016 and recorded April 25, 2016 in O.R. Book 2617, Page 1175. The closing of this transaction shall be in escrow pending a showing that a certificated copy of said judgment has not been recorded prior to the recording of the instruments creating the estate to be insured.

Note: Taxes for the year 2015 in the amount of \$1,038.15 became a lien on the land on January 1, 2015 and are due and payable on Nov. 1, 2015. Said taxes are PAID. Tax ID Number 61468.0000/4. (As to Parcel 1, assessed with other lands in Parcel Q)

Note: Taxes for the year 2015 in the amount of \$544.03 became a lien on the land on January 1, 2015 and are due and payable on Nov. 1, 2015. Said taxes are P. Tax ID Number 61469.0020/1. (As to Parcel 1, assessed with other lands in Parcel 2P)

Note: Taxes for the year 2015 in the amount of \$1,614.95 became a lien on the land on January 1, 2015 and are due and payable on Nov. 1, 2015. Said taxes are paid. Tax ID Number 61469.0003/7 (As to Parcel 1, Assessed with other lands in Parcel F)

Note: Taxes for the year 2015 in the amount of \$1,566.87 became a lien on the land on January 1, 2015 and are due and payable on Nov. 1, 2015. Said taxes are paid. Tax ID Number 61469.0035/9 (As to Parcels 1 and 2, Assessed with other lands in Parcel D-E)

Note: Taxes for the year 2015 in the amount of \$994.58 became a lien on the land on January 1, 2015 and are due and payable on Nov. 1, 2015. Said taxes are paid. Tax ID Number 61471.1030/9. (As to Parcel 2, Assessed with other lands in Parcel B-C)

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Manatee County, unless otherwise noted.

SCHEDULE B SECTION II IS CONTINUED ON AN ADDED PAGE

SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1.	Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2.	Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
3.	Rights or claims of parties in possession.
4.	Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5.	Easements or claims of easements not shown by the public records.
6.	General or special taxes and assessments required to be paid in the year 2016 and subsequent years.

The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.

Easement reserved in instrument recorded in Deed Book 278, Page 89, of the Public Records of Manatee County, Florida.

Easement Agreement recorded in Deed Book 374, Page 371, of said records.

Matters set forth in Deed recorded in Deed Book 270, Page 154, of said records.

Agreement recorded in Deed Book 348, Page 36, of said records.

Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 409, Page 53 and Deed Book 410, Page 395, followed by a Release of Right of Entry as filed in O.R. Book 2177, page 2746, of said records.

Easement contained in instrument recorded in O.R. Book 647, Page 606, of said records.

Terms and conditions of Deed of Conservation Easement from Long Bar Pointe, LLP, a Florida limited liability

limited partnership to State of Florida, Department of Environmental Protection and the U.S. Army Corps of Engineers, to be recorded.

EXHIBIT A

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID SECTION 7, NORTH 00°20'31" EAST 954.59 FEET; THENCE NORTH 69°26'57" EAST 79.31 FEET; THENCE NORTH 61°05'27" EAST 106.30 FEET; THENCE NORTH 36°12'34" EAST 95.53 FEET; THENCE SOUTH 89°52'48" EAST 499.02 FEET; THENCE SOUTH 67°39'07" EAST 123.25 FEET; THENCE SOUTH 46°32'53" EAST 109.05 FEET; THENCE SOUTH 21°56'36" EAST 15.47 FEET; THENCE SOUTH 00°03'25" EAST 340.10 FEET; THENCE SOUTH 05°01'42" EAST 31.20 FEET; THENCE SOUTH 15°30'00" EAST 34.50 FEET; THENCE SOUTH 25°00'00" EAST 25.11 FEET; THENCE SOUTH 33°30'00" EAST 28.25 FEET; THENCE SOUTH 42°00'00" EAST 25.11 FEET; THENCE SOUTH 49°00'00" EAST 18.84 FEET; THENCE SOUTH 56°00'00" EAST 25.11 FEET; THENCE SOUTH 64°30'00" EAST 28.25 FEET; THENCE SOUTH 72°00'00" EAST 18.84 FEET; THENCE SOUTH 76°00'00" EAST 6.28 FEET; THENCE SOUTH 81°00'00" EAST 9.17 FEET; THENCE SOUTH 13°13'05" EAST 159.69 FEET; THENCE SOUTH 25°12'53" EAST 169.71 FEET; THENCE SOUTH 20°20'36" EAST 253.61 FEET; THENCE SOUTH 20°59'02" EAST 142.02 FEET TO REFERENCE POINT #1; THENCE SOUTH 32°08'26" EAST 69.62 FEET; THENCE SOUTH 64°21'08" EAST 59.75 FEET; THENCE CONTINUE SOUTH 64°21'08" EAST 33.50 FEET; THENCE NORTH 81°15'03" EAST 34.41 FEET; THENCE NORTH 70°33'36" EAST 37.56 FEET; THENCE NORTH 61°01'56" EAST 22.22 FEET; THENCE NORTH 48°03'10" EAST 36.88 FEET; THENCE NORTH 54°02'22" EAST 21.88 FEET; THENCE NORTH 61°51'30" EAST 33.86 FEET; THENCE NORTH 63°22'34" EAST 37.77 FEET; THENCE NORTH 78°57'31" EAST 24.82 FEET; THENCE SOUTH 89°31'44" EAST 100.22 FEET; THENCE SOUTH 84°19'36" EAST 33.05 FEET; THENCE SOUTH 55°35'35" EAST 13.21 FEET; THENCE SOUTH 41°37'01" EAST 9.86 FEET; THENCE SOUTH 29°44'12" EAST 13.25 FEET; THENCE SOUTH 12°14'46" EAST 14.26 FEET; THENCE SOUTH 06°14'30" EAST 17.23 FEET; THENCE CONTINUE SOUTH 06°14'30" EAST 33.79 FEET; THENCE SOUTH 09°23'29" EAST 36.22 FEET; THENCE SOUTH 02°29'22" WEST 23.98 FEET; THENCE SOUTH 06°32'47" WEST 31.98 FEET; THENCE SOUTH 24°02'07" WEST 55.87 FEET; THENCE SOUTH 03°19'50" EAST 139.78 FEET; THENCE SOUTH 10°32'04" EAST 53.26 FEET; THENCE SOUTH 21°55'31" EAST 39.62 FEET; THENCE SOUTH 28°27'55" EAST 27.11 FEET; THENCE SOUTH 36°27'26" EAST 42.61 FEET; THENCE SOUTH 44°51'31" EAST 28.73 FEET; THENCE SOUTH 41°38'01" EAST 62.72 FEET; THENCE SOUTH 54°59'57" EAST 83.31 FEET TO REFERENCE POINT #2; THENCE SOUTH 61°22'46" EAST 55.38 FEET; THENCE SOUTH 33°46'15" EAST 30.61 FEET; THENCE CONTINUE SOUTH 33°46'15" EAST 130.20 FEET; THENCE CONTINUE SOUTH 33°46'15" EAST 56.71 FEET; THENCE CONTINUE SOUTH 33°46'15" EAST 76.22 FEET; THENCE CONTINUE SOUTH 33°46'15" EAST 141.30 FEET; THENCE SOUTH 47°13'43" EAST 60.21 FEET; THENCE CONTINUE SOUTH 47°13'43" EAST 87.79 FEET; THENCE SOUTH 46°40'29" EAST 36.74 FEET; THENCE CONTINUE SOUTH 46°40'29" EAST 36.74 FEET; THENCE SOUTH 44°23'38" EAST 94.44 FEET; THENCE SOUTH 44°47'20" EAST 105.86 FEET; THENCE SOUTH 30°31'00" EAST 87.79 FEET; THENCE CONTINUE SOUTH 30°31'00" EAST 24.43 FEET; THENCE SOUTH 29°07'15" EAST 37.35 FEET; THENCE SOUTH 31°51'40" EAST 38.77 FEET; THENCE SOUTH 32°26'56" EAST 27.57 FEET; THENCE SOUTH 52°46'11" EAST 100.94 FEET; THENCE SOUTH 75°41'39" EAST 54.23 FEET; THENCE SOUTH 51°46'13" EAST 55.58 FEET; THENCE SOUTH 67°26'24" EAST 36.19 FEET; THENCE SOUTH 70°21'39" EAST 22.64 FEET; THENCE SOUTH 67°41'38" EAST 29.27 FEET; THENCE SOUTH 77°00'19" EAST 18.53 FEET; THENCE NORTH 87°52'44" EAST 18.76 FEET; THENCE NORTH 82°05'34" EAST 25.24 FEET; THENCE NORTH 77°28'16" EAST 32.01 FEET; THENCE SOUTH 87°17'34" EAST 20.85 FEET; THENCE SOUTH 75°03'01" EAST 41.03 FEET; THENCE SOUTH 69°16'35" EAST 28.97 FEET; THENCE SOUTH 74°38'01" EAST 29.34 FEET; THENCE SOUTH 68°56'37" EAST 39.86 FEET; THENCE SOUTH 67°35'45" EAST 66.71 FEET;

THENCE SOUTH 73°02'43" EAST 88.41 FEET; THENCE SOUTH 37°46'59" EAST 52.09 FEET; THENCE SOUTH 32°44'08" EAST 125.07 FEET; THENCE SOUTH 34°37'36" EAST 36.76 FEET; THENCE SOUTH 26°08'37" EAST 6.78 FEET; THENCE CONTINUE SOUTH 26°08'37" EAST 27.91 FEET; THENCE SOUTH 17°20'52" EAST 56.55 FEET; THENCE SOUTH 12°26'56" EAST 16.89 FEET; THENCE SOUTH 19°50'44" EAST 49.10 FEET; THENCE SOUTH 27°21'00" EAST 22.67 FEET; THENCE SOUTH 41°29'47" EAST 60.27 FEET; THENCE SOUTH 39°32'10" EAST 28.36 FEET; THENCE SOUTH 26°30'56" EAST 37.39 FEET; THENCE SOUTH 22°18'34" EAST 227.42 FEET; THENCE SOUTH 15°29'58" EAST 10.36 FEET TO REFERENCE POINT #3; THENCE CONTINUE SOUTH 15°29'58" EAST 71.23 FEET; THENCE SOUTH 23°38'04" EAST 49.73 FEET; THENCE SOUTH 41°44'10" EAST 25.54 FEET; THENCE SOUTH 55°39'45" EAST 45.09 FEET; THENCE CONTINUE SOUTH 55°39'45" EAST 74.54 FEET; THENCE SOUTH 34°45'27" EAST 10.09 FEET; THENCE SOUTH 15°07'44" EAST 23.06 FEET; THENCE SOUTH 11°28'50" EAST 16.50 FEET; THENCE SOUTH 18°37'18" EAST 25.28 FEET; THENCE SOUTH 32°22'57" EAST 26.89 FEET; THENCE SOUTH 38°03'13" EAST 11.38 FEET; THENCE SOUTH 55°11'46" EAST 21.67 FEET; THENCE SOUTH 37°21'27" EAST 19.38 FEET; THENCE SOUTH 26°38'33" EAST 26.43 FEET; THENCE SOUTH 44°41'40" EAST 50.29 FEET; THENCE SOUTH 26°02'54" EAST 34.04 FEET; THENCE SOUTH 17°08'37" EAST 35.46 FEET; THENCE SOUTH 36°23'34" EAST 30.35 FEET; THENCE SOUTH 34°59'31" EAST 16.95 FEET; THENCE SOUTH 56°50'34" EAST 19.68 FEET; THENCE SOUTH 63°56'24" EAST 32.17 FEET; THENCE SOUTH 64°33'44" EAST 21.46 FEET; THENCE SOUTH 44°10'26" EAST 55.07 FEET; THENCE SOUTH 36°31'44" EAST 23.33 FEET; THENCE SOUTH 37°08'20" EAST 70.12 FEET; THENCE SOUTH 43°00'22" EAST 8.16 FEET; THENCE SOUTH 12°31'51" WEST 6.83 FEET; THENCE SOUTH 33°15'43" EAST 25.18 FEET; THENCE SOUTH 26°47'42" EAST 14.70 FEET; THENCE SOUTH 42°33'26" EAST 62.77 FEET; THENCE SOUTH 57°48'45" EAST 25.54 FEET; THENCE SOUTH 60°13'04" EAST 26.80 FEET; THENCE SOUTH 42°59'16" EAST 105.85 FEET; THENCE SOUTH 43°03'19" EAST 74.04 FEET; THENCE SOUTH 43°18'18" EAST 250.86 FEET; THENCE SOUTH 47°48'52" EAST 49.69 FEET; THENCE SOUTH 42°04'45" EAST 60.23 FEET; THENCE SOUTH 33°14'02" EAST 55.56 FEET; THENCE SOUTH 51°42'35" EAST 28.67 FEET; THENCE SOUTH 54°54'15" EAST 39.25 FEET; THENCE SOUTH 52°25'53" EAST 28.47 FEET; THENCE SOUTH 50°42'38" EAST 30.84 FEET; THENCE SOUTH 49°27'20" EAST 47.41 FEET; THENCE SOUTH 51°20'25" EAST 38.91 FEET; THENCE SOUTH 46°13'08" EAST 17.85 FEET; THENCE SOUTH 50°54'46" EAST 26.13 FEET; THENCE SOUTH 40°20'08" EAST 45.32 FEET; THENCE SOUTH 39°24'00" EAST 32.05 FEET; THENCE SOUTH 47°05'56" EAST 7.07 FEET; THENCE SOUTH 53°23'25" WEST 818.68 FEET; THENCE NORTH 46°13'31" WEST 1807.46 FEET; THENCE NORTH 46°11'12" WEST 2441.04 FEET; THENCE NORTH 46°07'47" WEST 1136.28 FEET; THENCE NORTH 46°08'09" WEST 598.69 FEET TO THE WEST LINE OF SAID SECTION 18; THENCE ALONG SAID LINE, NORTH 00°20'31" EAST 390.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 163.088 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL (LESS-OUT#1)

COMMENCE AT SAID REFERENCE POINT #1; THENCE SOUTH 32°08'26" EAST 42.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32°08'26" EAST 27.27 FEET; THENCE SOUTH 64°21'08" EAST 2.92 FEET; THENCE SOUTH 59°10'52" WEST 978.50 FEET TO A POINT ON THE MEAN HIGH WATER LINE PURSUANT TO MEAN HIGH WATER SURVEY FILE No. 2657, IN THE PUBLIC REPOSITORY OF DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING; THENCE NORTH 22°46'32" WEST ALONG SAID MEAN HIGH WATER LINE, 29.99 FEET; THENCE NORTH 59°10'52" EAST 972.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.664 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL (LESS-OUT#2)

COMMENCE AT SAID REFERENCE POINT #2 ; THENCE SOUTH 61°22'46" EAST 0.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°22'46" EAST 39.43 FEET; THENCE SOUTH 69°06'11" WEST 120.52 FEET; THENCE SOUTH 43°49'06" WEST 961.01 FEET; THENCE NORTH 46°11'12" WEST 30.0 FEET; THENCE NORTH 43°49'06" EAST 967.73 FEET; THENCE NORTH 69°06'11" EAST 101.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.741 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL (LESS-OUT#3)

COMMENCE AT SAID REFERENCE POINT #3; THENCE SOUTH 15°29'58" EAST 28.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 15°29'58" EAST 33.46 FEET; THENCE SOUTH 48°12'54" WEST 149.35 FEET TO A POINT ON THE MEAN HIGH WATER LINE PURSUANT TO MEAN HIGH WATER SURVEY FILE No. 2657, IN THE PUBLIC REPOSITORY OF DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING; THENCE NORTH 25°35'34" EAST ALONG SAID MEAN HIGH WATER LINE 3.70 FEET; THENCE NORTH 02°12'15" EAST ALONG SAID MEAN HIGH WATER LINE 39.72 FEET; THENCE NORTH 48°12'54" EAST 133.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 4209 SQUARE FEET MORE OR LESS.

AND

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID SECTION 18, NORTH 89°24'10" WEST 1165.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°11'15" WEST 1100.00 FEET; THENCE NORTH 53°24'00" EAST 776.44 FEET; THENCE NORTH 52°39'06" EAST 62.69 FEET; THENCE SOUTH 60°50'48" EAST 69.16 FEET; THENCE SOUTH 66°32'26" EAST 70.53 FEET; THENCE SOUTH 77°37'09" EAST 18.22 FEET; THENCE NORTH 83°17'25" EAST 22.29 FEET; THENCE NORTH 73°06'48" EAST 25.40 FEET; THENCE NORTH 71°04'29" EAST 25.58 FEET; THENCE NORTH 47°05'24" EAST 94.95 FEET; THENCE NORTH 69°40'42" EAST 66.09 FEET; THENCE NORTH 61°36'27" EAST 31.51 FEET; THENCE SOUTH 86°37'36" EAST 68.26 FEET; THENCE SOUTH 79°27'39" EAST 22.78 FEET; THENCE SOUTH 53°58'21" EAST 14.17 FEET; THENCE SOUTH 28°36'38" EAST 26.10 FEET; THENCE SOUTH 26°33'54" EAST 9.55 FEET; THENCE SOUTH 19°55'18" EAST 36.54 FEET; THENCE SOUTH 14°18'01" EAST 16.65 FEET; THENCE SOUTH 16°40'45" EAST 44.41 FEET; THENCE SOUTH 28°36'17" EAST 26.60 FEET; THENCE SOUTH 36°11'57" EAST 57.86 FEET; THENCE SOUTH 39°57'27" EAST 50.28 FEET; THENCE SOUTH 38°42'42" EAST 39.51 FEET; THENCE SOUTH 28°01'52" EAST 12.48 FEET; THENCE SOUTH 31°00'21" EAST 29.17 FEET; THENCE SOUTH 21°21'14" EAST 44.55 FEET; THENCE SOUTH 44°33'30" EAST 63.72 FEET; THENCE SOUTH 54°52'53" EAST 48.29 FEET; THENCE SOUTH 57°25'47" EAST 52.57 FEET; THENCE SOUTH 53°41'08" EAST 38.75 FEET; THENCE SOUTH 42°30'38" EAST 39.57 FEET; THENCE SOUTH 41°08'52" EAST 40.30 FEET; THENCE SOUTH 48°01'43" EAST 23.54 FEET; THENCE SOUTH 54°37'00" EAST 28.11 FEET; THENCE SOUTH 67°49'10" EAST 23.95 FEET; THENCE SOUTH 78°29'10" EAST 23.92 FEET; THENCE NORTH 81°21'46" EAST 34.68 FEET; THENCE NORTH 86°05'04" EAST 25.48 FEET; THENCE SOUTH 42°21'46" EAST 15.19 FEET; THENCE SOUTH 35°51'40" EAST 24.18 FEET; THENCE SOUTH 34°28'20" EAST 28.22 FEET; THENCE SOUTH 51°58'52" EAST 24.24 FEET; THENCE SOUTH 65°04'37" EAST 25.65 FEET; THENCE SOUTH 81°32'38" EAST 35.10 FEET; THENCE NORTH 83°49'47" EAST 38.77 FEET; THENCE NORTH 80°45'43" EAST 60.84 FEET; THENCE NORTH 89°27'34" EAST 27.10 FEET TO REFERENCE POINT #4; THENCE SOUTH 84°59'13" EAST 39.74 FEET; THENCE SOUTH 76°03'59" EAST 19.61 FEET; THENCE CONTINUE SOUTH 76°03'59" EAST 8.10 FEET; THENCE SOUTH 60°18'00" EAST 43.43 FEET; THENCE SOUTH 37°52'30" EAST 49.49 FEET; THENCE SOUTH 40°30'55" EAST 62.80 FEET; THENCE SOUTH 33°18'38" EAST 72.71 FEET; THENCE SOUTH 30°36'23" EAST 71.61 FEET; THENCE SOUTH 29°32'20" EAST 119.73 FEET; THENCE SOUTH 34°52'31" EAST 69.83 FEET; THENCE SOUTH 36°44'26" EAST 76.91 FEET; THENCE SOUTH 50°00'47" EAST 35.12 FEET; THENCE SOUTH 60°48'09" EAST 33.81 FEET; THENCE SOUTH 49°53'57" EAST 43.12 FEET; THENCE SOUTH 41°59'14" EAST 35.04 FEET; THENCE SOUTH 37°34'07" EAST 42.71 FEET; THENCE SOUTH 20°40'45" EAST 37.86 FEET; THENCE SOUTH 34°54'32" EAST 26.85 FEET; THENCE SOUTH 64°08'27" EAST 21.37 FEET; THENCE SOUTH 69°12'28" EAST 22.32 FEET; THENCE SOUTH 65°48'15" EAST 22.70 FEET; THENCE SOUTH 55°48'17" EAST 22.68 FEET; THENCE SOUTH 23°42'10" EAST 10.17 FEET; THENCE CONTINUE SOUTH 23°42'10" EAST 7.28 FEET; THENCE SOUTH 29°27'13" EAST 50.84 FEET; THENCE SOUTH 30°52'47" EAST 49.23 FEET; THENCE SOUTH 48°33'12" EAST 24.04 FEET; THENCE SOUTH 17°37'38" EAST 19.22 FEET; THENCE SOUTH 29°59'10" EAST 41.60 FEET; THENCE SOUTH 48°44'33" EAST 44.92 FEET; THENCE SOUTH 42°33'17" EAST 26.31 FEET; THENCE SOUTH 63°45'20" EAST 32.83 FEET; THENCE SOUTH 48°25'18" EAST 62.41 FEET; THENCE SOUTH 60°41'17" EAST 47.00 FEET; THENCE CONTINUE SOUTH 60°41'17" EAST 12.02 FEET; THENCE

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60°41'17" EAST 47.90 FEET; THENCE CONTINUE SOUTH 60°41'17" EAST 12.03 FEET; THENCE SOUTH 49°54'26" EAST 35.90 FEET; THENCE SOUTH 43°47'45" EAST 27.53 FEET; THENCE CONTINUE SOUTH 43°47'45" EAST 4.87 FEET; THENCE CONTINUE SOUTH 43°47'45" EAST 21.43 FEET; THENCE SOUTH 40°20'40" EAST 132.80 FEET; THENCE SOUTH 40°38'05" EAST 129.03 FEET; THENCE SOUTH 38°12'22" EAST 136.98 FEET; THENCE SOUTH 38°39'35" EAST 102.27 FEET; THENCE SOUTH 34°29'24" EAST 110.37 FEET; THENCE SOUTH 35°52'11" EAST 55.70 FEET; THENCE SOUTH 37°57'33" EAST 70.72 FEET; THENCE SOUTH 43°49'47" EAST 50.38 FEET; THENCE CONTINUE SOUTH 43°49'47" EAST 12.48 FEET; THENCE SOUTH 67°08'26" EAST 29.69 FEET; THENCE SOUTH 76°53'02" EAST 118.35 FEET; THENCE SOUTH 75°17'45" EAST 76.61 FEET; THENCE NORTH 77°50'51" EAST 72.04 FEET; THENCE NORTH 15°13'31" EAST 88.08 FEET; THENCE NORTH 21°05'14" EAST 98.07 FEET; THENCE NORTH 16°42'46" EAST 110.41 FEET; THENCE SOUTH 64°20'04" EAST 3.53 FEET; THENCE SOUTH 19°44'50" EAST 9.74 FEET; THENCE SOUTH 17°35'33" WEST 118.20 FEET; THENCE SOUTH 12°19'37" WEST 181.89 FEET; THENCE CONTINUE SOUTH 12°19'37" WEST 416.79 FEET; THENCE CONTINUE SOUTH 12°19'37" WEST 628.02 FEET; THENCE NORTH 52°50'58" WEST 3195.54 FEET; THENCE NORTH 46°11'15" WEST 240.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.933 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL (LESS-OUT#4)

COMMENCE AT SAID REFERENCE POINT #4; THENCE SOUTH 84°59'13" EAST 12.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°59'13" EAST 26.90 FEET; THENCE SOUTH 76°03'59" EAST 3.27 FEET; THENCE SOUTH 00°25'50" WEST 979.13 FEET; THENCE SOUTH 37°08'55" WEST 10.46 FEET TO A POINT ON THE MEAN HIGH WATER LINE PURSUANT TO MEAN HIGH WATER SURVEY FILE No. 2657, IN THE PUBLIC REPOSITORY OF DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING;; THENCE NORTH 66°28'35" WEST ALONG SAID MEAN HIGH WATER LINE, 30.87 FEET; THENCE NORTH 37°08'55" EAST 7.78 FEET; THENCE NORTH 00°25'50" EAST 972.09 FEET TO THE POINT OF BEGINNING.

0.678 ACRES MORE OR LESS.

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IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION

LONG BAR POINTE, LLLP,
a Florida limited liability limited
partnership; CARGOR PARTNERS
VIII - LONG BAR POINTE, LLLP,
a Florida limited liability limited
partnership.

Plaintiffs,

v.

Case No. 2014-CA-5229

MANATEE COUNTY, a political
subdivision of the State of Florida,

Defendant.

ORDER TAXING AND AWARDING COSTS TO
DEFENDANT MANATEE COUNTY

THIS CAUSE having come before the Court on Defendant, MANATEE COUNTY'S,
Motion to Tax Costs, pursuant to Florida Rule of Civil Procedure 1.525 and § 57.041, Fla. Stat.
(2015), and the Court having heard the argument of counsel, and being otherwise duly advised in
the premises, it is hereby

ORDERED AND ADJUDGED that:

1. A Final Summary Judgment was entered in this case on January 5, 2016 and an
Amended Final Summary Judgment and Final Judgment was entered in this case on January 14,
2016 in favor of Defendant, Manatee County, in which the Court ordered that Defendant, as the
prevailing party in this lawsuit, is entitled to recovery and reimbursement of its taxable legal
costs.

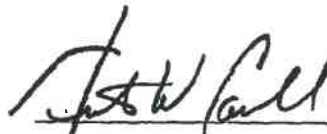
2. Defendant, Manatee County's, Motion to Tax Costs is GRANTED.

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SEP 12, 2016

3. Defendant, Manatee County, incurred reasonable and necessary taxable legal costs in the amount of \$2,598.49 in the defense of this matter. The enumerated items on which this cost judgment is based are attached hereto as Exhibit A and incorporated herein by reference.

4. Defendant, Manatee County, 1112 Manatee Avenue West, Bradenton, Florida, 34206, shall take judgment against the Plaintiffs, LONG BAR POINTE LLLP, a Florida limited liability limited partnership; CARGOR PARTNERS VIII-LONG BAR POINTE LLLP, a Florida limited liability limited partnership, 1651 Whitfield Avenue, Sarasota, Florida, 34243 in the amount of \$2,598.49, that shall bear interest at the Florida statutory annual rate, all for which let execution issue forthwith.

DONE AND ORDERED in Chambers in Bradenton, Manatee County, Florida, on this
20th day of April 2016.



CIRCUIT COURT JUDGE

Copies by email to:

S. William Moore, Esq.
bmoore@mbrfirm.com

Christopher M. De Carlo, Esq.
Christopher.decarlo@mvmanatee.org

Ralf Brookes, Esq.
ralfbrookes@gmail.com

Justin Bloom, Esq.
Bloomesq1@gmail.com

RECEIVED
SEP 12, 2016EXHIBIT A

Invoice Date	Invoice No.	Service Description	Service Provider	Invoice Amount
5/20/2015	2053696	Transcription Fee - John Osborne taken 05/12/2015	Vincent M. Lucente & Associates, Inc.	569.25
7/16/2015	2054769	Transcription Fee - Joel Christian taken 06/19/2015	Vincent M. Lucente & Associates, Inc.	\$249.00
11/19/2015	N/A	5" D-Ring Binders (total of 2)	Keaton's Office Supply	\$23.20
12/30/2011	2057690	Appearance Fee for hearing before Judge Lakin on 12/04/2015 (split cost with opposing party)	Vincent M. Lucente & Associates, Inc.	\$1,447.32
11/18/2015	N/A	Copy charges	Manatee County Property Management (Copy Center)	\$12.70
11/25/2015	N/A	Copy charges	Manatee County Property Management (Copy Center)	\$162.80
11/26/2015	N/A	Copy charges	Manatee County Property Management (Copy Center)	\$134.22
			TOTAL	\$2,598.49

RECEIVED
SEP 12, 2016

Vincent M. Luciani & Associates, Inc.

PO Box 1121

Bradenton, FL 34206

Phone: 1-800-282-8275 Fax: (941) 748-5800

Email: Vinny@vincentlucente.com

Web: www.vincentlucente.com

Invoice

Date	5/20/2015
Invoice #	2053696
Job #	LJL 1530A
Rep	LJL

Bill To	
Manatee County Attorney's Office P.O. Box 1000 Bradenton, FL 34206	
Attorney	Jim Minix

Case Style	
Long Bar Pointe vs. Manatee County	
Case #	2014CA5229

Date	Pages	Description	Rate	Amount
5/12/2015	207	Copy of Transcript Depo of: John Osborne	2.75	569.25

Received By
Manatee County Attorney's Office
Date 5/26/15
Time 10:00 A
☒ Rec'd By Mail
☐ Rec'd By Hand Delivery
☐ Rec'd By Fax
Time Sensitive ☐ ☐ ☐

F.I.D. 59-2232430

Total

\$569.25

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SEP 12, 2016**Vincent M. Lucente & Associates, Inc.**

PO Box 1121
 Bradenton, FL 34206
 Phone: 1-800-282-8275 Fax: (941) 748-5800
 Email: Vinny@vincentlucente.com
 Web: www.vincentlucente.com

Invoice

Date	7/16/2015
Invoice #	2054769
Job #	JZ-9148B
Rep	JZ

Bill To	
Manatee County Attorney's Office P.O. Box 1000 Bradenton, FL 34206	
Attorney	C. DeCarlo

Case Style	
Long Bar Pointe, LLLP, et al. vs. Manatee County	
Case #	2014-CA-5229

Date	Pages	Description	Rate	Amount
6/19/2015	83	Technical Transcript Copy of Joel Christian Sent electronically 7/15/15 to: christopher.decarlo@mymanatee.org and trudy.morris@mymanatee.org	3.00	249.00

OK
 C. DeCarlo
 7/27/15

F.I.D. 59-2232430**Total \$249.00**

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817 Manatee Ave. W.
Bradenton, FL 34205Phone: 941-747-2995 or 800-833-4735
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Website: www.keetonsonline.com**PREPAID
INVOICE**

PREPAID INVOICE # 1477517-0

INVOICE DATE 11/19/15

PRINT TIME 17:45:34

ACCOUNT 8432

DEPT 1909

DEPT NAME COUNTY ATTORNEY

BILLING ADDRESS		SHIPPING ADDRESS	
MANATEE CO GOVERNMENT BOARD OF CO COMMISSIONERS PO BOX 1000 BRADENTON FL 34206		MANATEE CO GOVERNMENT COUNTY ATTORNEY 1112 MANATEE AVE W #969 BRADENTON FL 34205	
CUSTOMER PURCHASE ORDER	ACCOUNT EXECUTIVE	TYPE	ROUTE
	159	ORIGINAL	9001
		PAYCODE	ORDER TAKER
		PREPAID	KOL2

VISIT KEETONSONLINE.COM FOR HP PROMOTIONS & MORE!

ITEM NUMBER	MFG	ITEM DESCRIPTION	UM	QTY	UNIT PRICE	EXTEND PRICE
43767	QUA	Who Called : Joann Grace				
23304	GPC	ENVELOPE, CAT10X13, 28#BRKR	BK	1	21.630	.00
70727	SMD	TOWEL, MULTIFLO, 4000/CT, BW	CT	1	29.820	29.82
E260A	IVR	FILE, ANTIMIC EXPANDING, 3E	EA	1	17.530	17.53
10250	UNV	TONER, EP CP4025, 2K	EA	1	96.000	96.00
20997	UNV	FOLDER, PSBD, 4SEC, LTR, RD	BK	1	18.750	18.75
		BND3, VIEW, D-RNG, 5", WE	EA	8	11.630	92.80
		Phone: 941-746-4501				
		Email: joann.grace@mymanatee.org				
		AMOUNT PAID: 254.90 AMOUNT DUE: 21.63				

Joann Grace
11/23/15

TERMS: This invoice is due by the 10th of the month following the invoice date. Statement will follow.
RETURN POLICY: Upon approval, 30 days from the invoice date. Invoice number needed for all returned items.

Subtotal 254.90

Tax

PAID WITH VISA

XXXXXXXXXXXX

*** DO NOT PAY ***

Received By:

Signature may appear on our delivery manifest

Page 1 of 1

Total Paid 254.90

RECEIVED
SEP 12, 2016

Vincent M. Lucente & Associates, Inc.

Phone: 1-800-282-8275 Fax: (941) 748-5800

Email: Vinny@vincentlucente.com

PO Box 1121

Bradenton, FL 34206

Web: www.vincentlucente.com

Invoice

Date	12/11/2015
Invoice #	2057690
Job #	JB3165
Rep	JB

Bill To	
Manatee County Attorney's Office P.O. Box 1000 Bradenton, FL 34206	
Attorney	DeCarlo

Case Style	
Cargor Partners VIII- Long Bar Pointe vs. Manatee County	
Case #	2014CA5229

Date	Pages	Description	Rate	Amount
12/4/2015	6.5	Appearance Fee for Hearing Before Judge Lakin from 10:00 a.m., (10:31 a.m), until 5:22 pm.	80.00	520.00
	239	Original and Two Copies of Hearing Before Judge Lakin	3.88	927.32
		Note: Original and copy to Mr. Bowman and Copy to Mr. Decarlo **Attorney's are splitting the cost for the production of the Original and 2 copies ONLY** Attorneys are splitting the cost. The price shown is your portion of the cost.		0.00
		Electronic Transcript ONLY was e-mailed to christopher.decarlo, trudy.morris and carlowsianka@mymanatee.org		

Received By
Manatee County Attorney's
Office
On: 12/11/15
Time: 10:20 am
By: [Signature]
and By Fax
Sensitive OY GN QU

F.I.D. 59-2232430

Total \$1,447.32

Payment Due Upon Receipt
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DEC. 14, 2015 10:24AM LUCENTE & ASSOCIATE

NO 9831-1

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SEP 12, 2016

Account	Department	Post Center	Pri Br	Prints Color	Cards Black	Cards Color	Tabs	Binds	Fold
1470606005									
		BWC-ATTY - Cargor Partners vs Man Co #41 Tracy							
		11/26/15		2,511		104			
		BWC-ATTY - Cargor vs Man County #51 Tracy							
		11/25/15		61		1,917			
		D110-ATTY - Cargor Partners vs Man Co Tracy							
		11/18/15		254					

LEGAL DESCRIPTION:

(AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER)

SHEET 1 OF 2 SHEETS

A PARCEL OF LAND LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE ALONG THE SOUTH LINE OF SAID SECTION 18, NORTH 89°24'10" WEST 1165.88 FEET TO THE POINT OF BEGINNING, THENCE NORTH 46°11'15" WEST 1100.00 FEET; THENCE NORTH 53°24'00" EAST 776.44 FEET; THENCE NORTH 52°39'08" EAST 62.69 FEET; THENCE SOUTH 60°50'48" EAST 69.16 FEET; THENCE SOUTH 66°32'26" EAST 70.53 FEET; THENCE SOUTH 77°37'09" EAST 18.22 FEET; THENCE NORTH 83°17'25" EAST 22.29 FEET; THENCE NORTH 73°06'48" EAST 25.40 FEET; THENCE NORTH 71°04'29" EAST 25.58 FEET; THENCE NORTH 47°05'24" EAST 94.95 FEET; THENCE NORTH 69°40'42" EAST 66.09 FEET; THENCE NORTH 61°36'27" EAST 31.51 FEET; THENCE SOUTH 86°37'36" EAST 68.26 FEET; THENCE SOUTH 79°27'39" EAST 22.78 FEET; THENCE SOUTH 53°58'21" EAST 14.17 FEET; THENCE SOUTH 28°36'38" EAST 26.10 FEET; THENCE SOUTH 26°33'54" EAST 9.55 FEET; THENCE SOUTH 19°55'18" EAST 36.54 FEET; THENCE SOUTH 14°18'01" EAST 16.65 FEET; THENCE SOUTH 16°40'45" EAST 44.41 FEET; THENCE SOUTH 28°36'17" EAST 26.60 FEET; THENCE SOUTH 38°11'57" EAST 57.86 FEET; THENCE SOUTH 39°57'27" EAST 50.28 FEET; THENCE SOUTH 38°42'42" EAST 39.51 FEET; THENCE SOUTH 28°01'52" EAST 12.48 FEET; THENCE SOUTH 31°00'21" EAST 29.17 FEET; THENCE SOUTH 21°21'14" EAST 44.55 FEET; THENCE SOUTH 44°33'30" EAST 63.72 FEET; THENCE SOUTH 54°32'53" EAST 48.28 FEET; THENCE SOUTH 57°25'47" EAST 52.57 FEET; THENCE SOUTH 53°41'08" EAST 38.75 FEET; THENCE SOUTH 42°30'38" EAST 39.57 FEET; THENCE SOUTH 41°08'52" EAST 40.30 FEET; THENCE SOUTH 48°01'43" EAST 23.54 FEET; THENCE SOUTH 23°41'00" EAST 28.11 FEET; THENCE SOUTH 42°21'46" EAST 23.95 FEET; THENCE SOUTH 78°29'10" EAST 23.92 FEET; THENCE NORTH 81°21'46" EAST 34.68 FEET; THENCE NORTH 86°05'04" EAST 25.48 FEET; THENCE SOUTH 65°04'37" EAST 25.65 FEET; THENCE SOUTH 35°51'40" EAST 24.18 FEET; THENCE SOUTH 34°28'20" EAST 28.22 FEET; THENCE SOUTH 48°01'43" EAST 34.68 FEET; THENCE NORTH 89°27'34" EAST 27.10 FEET TO REFERENCE POINT #4; THENCE SOUTH 84°59'13" EAST 39.74 FEET; THENCE SOUTH 76°03'59" EAST 19.61 FEET; THENCE CONTINUE SOUTH 76°03'59" EAST 8.10 FEET; THENCE SOUTH 60°18'00" EAST 43.43 FEET; THENCE SOUTH 37°52'30" EAST 49.49 FEET; THENCE SOUTH 40°30'55" EAST 62.80 FEET; THENCE SOUTH 33°18'36" EAST 72.71 FEET; THENCE SOUTH 30°36'23" EAST 71.61 FEET; THENCE SOUTH 29°32'20" EAST 119.73 FEET; THENCE SOUTH 34°52'31" EAST 69.83 FEET; THENCE SOUTH 36°44'26" EAST 76.91 FEET; THENCE SOUTH 50°00'47" EAST 35.12 FEET; THENCE SOUTH 60°48'09" EAST 33.81 FEET; THENCE SOUTH 49°53'57" EAST 43.12 FEET; THENCE SOUTH 41°59'14" EAST 35.04 FEET; THENCE SOUTH 37°54'07" EAST 42.71 FEET; THENCE SOUTH 20°40'45" EAST 37.86 FEET; THENCE SOUTH 34°54'32" EAST 26.85 FEET; THENCE SOUTH 64°08'27" EAST 21.37 FEET; THENCE SOUTH 72°04'07" EAST 22.32 FEET; THENCE SOUTH 65°48'15" EAST 22.70 FEET; THENCE SOUTH 55°48'17" EAST 22.68 FEET; THENCE SOUTH 23°42'10" EAST 10.17 FEET; THENCE CONTINUE SOUTH 23°42'10" EAST 7.28 FEET; THENCE SOUTH 29°27'15" EAST 50.84 FEET; THENCE SOUTH 48°44'33" EAST 44.92 FEET; THENCE SOUTH 42°33'17" EAST 26.31 FEET; THENCE SOUTH 49°54'26" EAST 35.90 FEET; THENCE SOUTH 43°47'45" EAST 27.53 FEET; THENCE CONTINUE SOUTH 60°41'17" EAST 47.90 FEET; THENCE CONTINUE SOUTH 60°41'17" EAST 12.03 FEET; THENCE SOUTH 40°20'40" EAST 132.80 FEET; THENCE SOUTH 40°38'05" EAST 129.03 FEET; THENCE SOUTH 38°12'22" EAST 136.98 FEET; THENCE SOUTH 38°39'35" EAST 102.27 FEET; THENCE SOUTH 34°29'24" EAST 110.37 FEET; THENCE SOUTH 35°52'11" EAST 55.70 FEET; THENCE SOUTH 37°57'33" EAST 70.72 FEET; THENCE SOUTH 43°49'47" EAST 50.38 FEET; THENCE CONTINUE SOUTH 43°49'47" EAST 12.48 FEET; THENCE SOUTH 67°08'26" EAST 29.69 FEET; THENCE SOUTH 76°53'02" EAST 118.35 FEET; THENCE SOUTH 75°17'45" EAST 76.61 FEET; THENCE NORTH 77°50'51" EAST 72.04 FEET; THENCE NORTH 151°3'31" EAST 88.08 FEET; THENCE NORTH 21°05'14" EAST 98.07 FEET; THENCE NORTH 16°42'46" EAST 110.41 FEET; THENCE SOUTH 64°20'04" EAST 3.53 FEET; THENCE SOUTH 19°44'50" EAST 9.74 FEET; THENCE SOUTH 17°35'33" WEST 118.20 FEET; THENCE SOUTH 12°19'37" WEST 181.89 FEET; THENCE CONTINUE SOUTH 12°19'37" WEST 416.79 FEET; THENCE CONTINUE SOUTH 12°19'37" WEST 628.02 FEET; THENCE NORTH 52°50'56" WEST 3195.54 FEET; THENCE NORTH 46°11'15" WEST 240.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.933 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL (LESS-OUT#4)

COMMENCE AT SAID REFERENCE POINT #4; THENCE SOUTH 84°59'13" EAST 12.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 84°59'13" EAST 26.90 FEET; THENCE SOUTH 76°03'59" EAST 3.27 FEET; THENCE SOUTH 00°25'50" WEST 979.13 FEET; THENCE SOUTH 37°08'55" WEST 10.46 FEET TO A POINT ON THE MEAN HIGH WATER LINE PURSUANT TO MEAN HIGH WATER SURVEY FILE NO. 2657, IN THE PUBLIC REPOSITORY OF DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING; THENCE NORTH 66°28'35" WEST ALONG SAID MEAN HIGH WATER LINE, 30.87 FEET; THENCE NORTH 37°08'55" EAST 7.78 FEET; THENCE NORTH 00°25'50" EAST 972.09 FEET TO THE POINT OF BEGINNING.

0.678 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 90 DATUM), DERIVED FROM THE SOUTH RIGHT OF WAY LINE OF EL CONQUISTADOR PARKWAY, HAVING A BEARING OF S49°36'58"E.

2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

REVISED AUGUST 18, 2016
REVISED NOVEMBER 9, 2015
OCTOBER 10, 2015

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998



MHW = MEAN HIGH WATER LINE
R.P. = REFERENCE POINT

A. DUCHART LAND SURVEYING, INC.

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oduchart@gmail.com
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SHEET 2 OF 2 SHEETS



MHW = MEAN HIGH WATER LINE
R.P. = REFERENCE POINT

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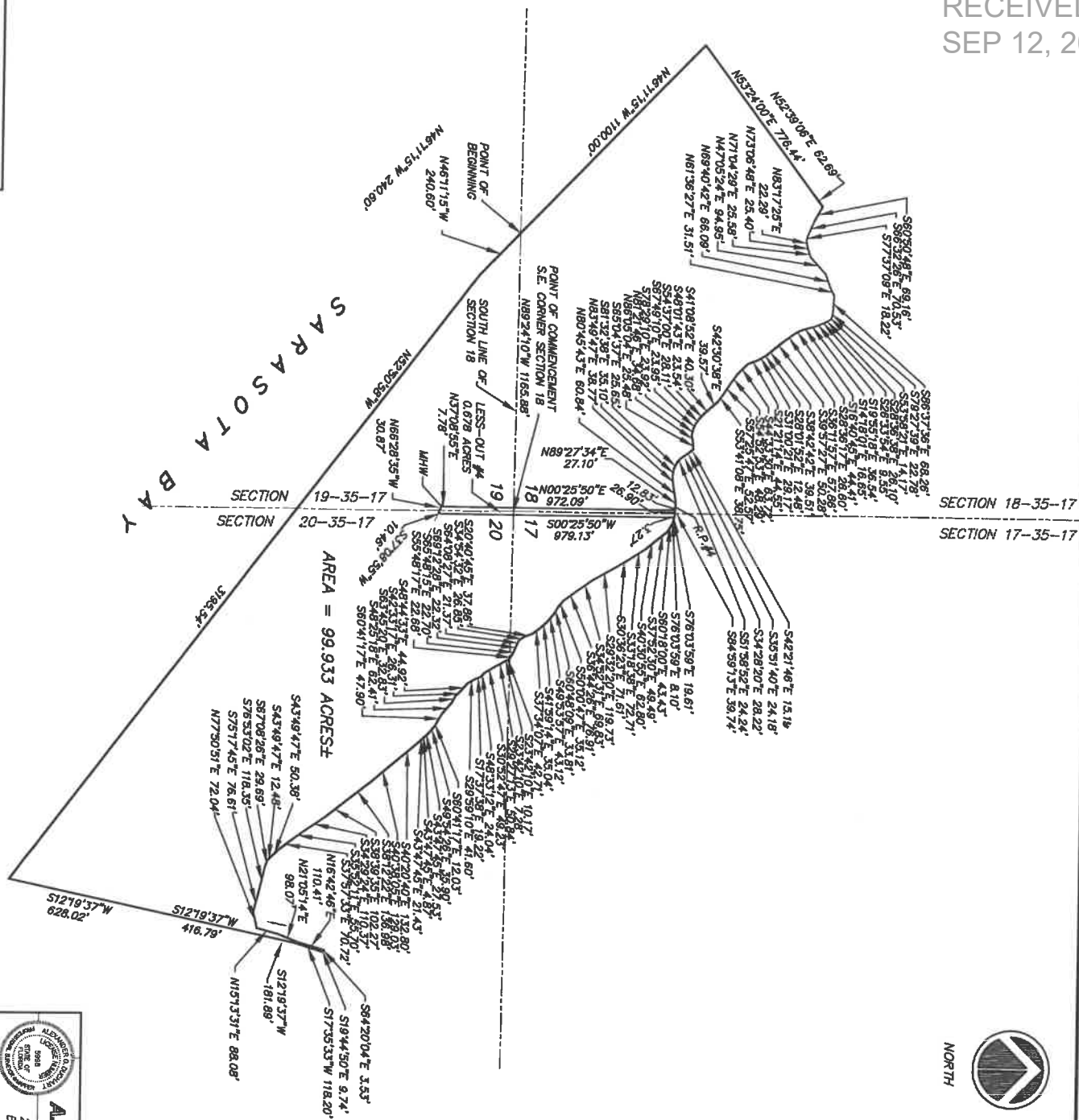
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BRADENTON, FL 34208
aduchart@gmail.com
1-800-402-8768



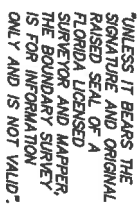
- Boundary
- Construction
- Platting
- ALTA
- Topographic

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SCALE: 1" = 600'



SHEET 2 OF 3 SHEETS



SCALE: 1" = 600'



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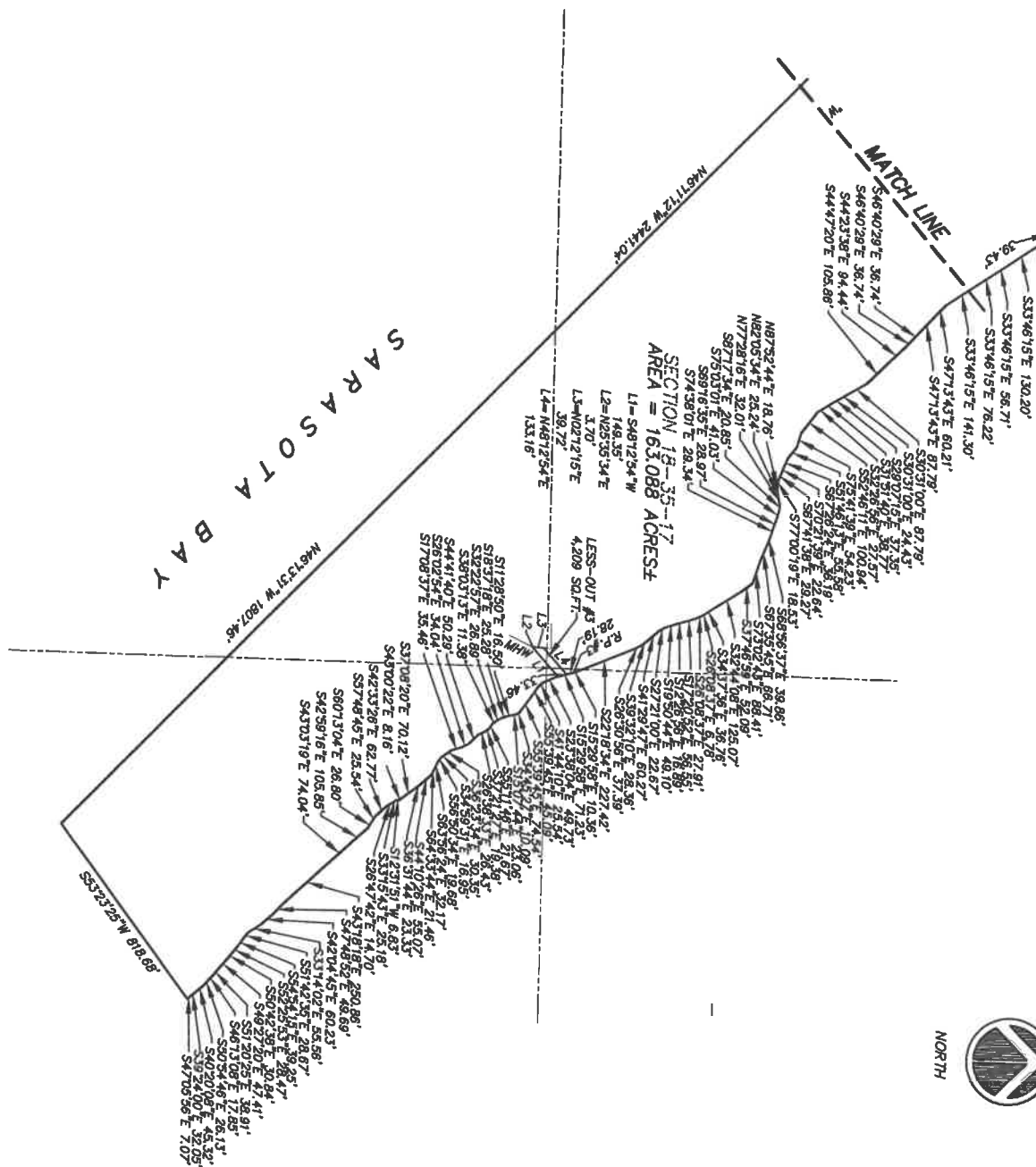
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SHEET 3 OF 3 SHEETS



NORTH



MHW = MEAN HIGH WATER LINE
R.P. = REFERENCE POINT

SCALE: 1" = 600'



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05-JAN-2016

NANETTE County Property Appraiser
2016

Page 1
Report: CA320FLMNH

Total Values - Parcel Level										Last Inspection:		By: GSM		When: 12/10/2015									
Land Mkt	16,116	Last Valuation:		By:		When:																	
Land Mkt Not Capped	16,116	Notes:																					
Impr Mkt	0																						
Impr Mkt Not Capped	0																						
New Const	0																						
Additions	0																						
Demolition	0																						
Total Mkt Not Capped	16,116																						
Prev Year Capped Val	0																						
Adj Prev Year Capped	0																						
Total Market	16,116																						
Total Market Capped	0.00																						
Total Market Eligibl	0																						
Capped Adj Value	0																						
Final Mkt Capped	0																						
Assd Savings	0																						
Mkt Val Of Ag	0																						
Class Use Value	0																						
Ag Savings	0																						
Final Assd Value	16,116																						
Exemption Indicator	N																						
Total Taxable Value	16,116																						
Prev Year AV Taxes	0.00																						
Other Value Methods																							
Rev Code Value																							
Short Description																							
Dwelling Value	0																						
Misc Obj Value	0																						
Market Model	0																						
Income Method	0																						
Income Total	0																						
Personal Prop	0																						
County Bldg Factor	0.0000																						
Nbhd Bldg Factor	0.0000																						
Area Sum	0																						
Land Characteristics																							
Topo	- - -																						
Utility	- - -																						
Road	- - -																						
Traffic	- - -																						
Fronting	- - -																						
Loc Factor	- - -																						
Market Land Lines																							
Ln#	1	Act	0.0	Dep	1	Sf	Acres	Brate	Emptct	Size	InflCd	Pct	A	Rate	Value	Zoning	Note						
A	500							100	0.00	161.16	BF	161	N	100	16,116	PDR/CH							
TOTALS:																							
TOTALS:																							
Improvements / Additions														Parcel ID		61469.0100/9		Card 1 of 1					
Ln# 1st 2nd 3rd Area Trblt Grd Factor CDU														Lot ID		0000000		Block ID					
Total														Subdiv No.		0000000							
Rate														Name		NOT IN SUBDIVISION		0/0					
Run Value														Tax District		0302							
Depr														Routing No.		U							
Rendep														Sec/Twp/Rng		18-35S-17E							
Fundep														Location		NO ASSIGNED ADDRESS		SCT					
RCMND														Lnc 6000 Desc		Nbhd No. 3180							
														Nbhd Group		Mkt Cluster		Mkt Area 14					
														Map ID		3581 8		U					
														Legal: PARCEL A: A PARCEL OF LAND LYING IN SEC 7 &									
														18, TWP 35S, RNG 17E, DESC AS FOLLOWS: BEG AT 1" NW									
														COR OF SD SEC 18" REPLACE WITH "SW COR OF SD SEC									
														7"1": TH ALG W LN OF SD SEC 7, N 00									
														Owner Name: LONG BAR POINTE LLP									
														Secondary									
														1651 WHITEFIELD AVE									
														SARASOTA FL 34243									
														2nd Loc: NO ASSIGNED ADDRESS									
														Unit Desc		Unit No							
Extra Features / Obs														Sales/Comp Info:									
Cd Code Desc														Date		V/I		Book/Page		Qual		Amount	
														10/26/2015		V		0000/0000		11		0	
														Grantee: LONG BAR POINTE LLP									
														Agricultural Land									
														Ln# Soil		Use		Acreage		Rate		Value	
														TOTAL:									

THIS INFORMATION IS BELIEVED CORRECT BUT SUBJECT TO CHANGE AND IS NOT GUARANTEED.

Report: CA320FLMAN

*** THIS INFORMATION IS BELIEVED CORRECT BUT SUBJECT TO CHANGE AND IS NOT GUARANTEED. ***

05-JUN-2016

NANAYEE County Property Appraiser
2016

Office Work Area: Construction Characteristics Property Class 0 Story Height 0 Construction Style Heat Code Heat Fuel Type Physical Cond Year Built/Est Remodeled Year Total Rooms Full Bts/Half Additional Fx Total Fixture Bedrooms Masonry Trim 0 Unfinished Ar 0 WB Fireplace Class Grade CDU Lower Level Depreciation Percent Comp Exemption Pt 0 Cost/Design Pct Total Under Functional/2 Main Ground 0 Exterior Wall Interior Flooring Roofing Mat Roof Type Electric Plumbing Garage Type SF/A 0 NBHD Index 0			
Land Characteristics Topo - - - Utility - - - Road - - - Traffic Fronting Loc Factor			
*** THIS INFORMATION IS BELIEVED CORRECT BUT SUBJECT TO CHANGE AND IS NOT GUARANTEED. ***			
Parcel ID 61469.0100/9 Lot ID Subdiv No. 0000000 Name NOT IN SUBDIVISION 0/0 Tax District 0302 Routing No. U Sec/Twp/Rng 18-35S-17E		Block ID Card 1 of 1	
Location NO ASSIGNED ADDRESS SCT Loc 6000 Desc Mbhd No. 3180 Mbhd Group Mkt Cluster Mkt Area 14 Map ID 5851 8 Legal: PARCEL A: A PARCEL OF LAND LYING IN SEC 7 & 18, T2N 35S, R18E, D35S AS FOLLOWS: BEG AT 1 "NW" 1; COR OF SD SEC 18" REPLACE WITH "SW COR OF SD SEC 7" 1; 7TH ALG W LN OF SD SEC 7, N 00 Owner Name: LONG BAR POINTE LLP Secondary 1651 WHITEFELD AVE SARASOTA FL 34243			
Vectors: Codes		Area Vectors	
OBX Desc Area Vector			
Permit#	O/C Permit Dt	CO Date	Permit Value

05-JUN-2016

NANETTE County Property Appraiser
2016

Page 1
Report: CA320FMAN

Parcel Values - Parcel Level Land Mkt 9,893 Land Mkt Not Capped 9,893 Impr Mkt 0 Impr Mkt Not Capped 0 New Const 0 Additions 0 Demolition 0 Total Mkt Not Capped 9,893 Prev Year Capped Val 0 Adj Prev Year Capped 0 Total Market 9,893 Total Market Capped 0.00 Total Market Eligibl 0 Capped Adj Value 0 Final Mkt Capped 0 Ased Savings 0 Mkt Val Of Ag 0 Class Use Value 0 Ag Savings 0 Final Ased Value 9,893 Exemption Indicator N Total Taxable Value 9,893 Prev Year AV Taxes 0.00		Last Inspection: By: GSM Last Valuation: By: Notes: When: 12/10/2015 When: / /005		Improvements / Additions LW 1st 2nd 3rd Area 1stlt Grd Factor CDU Rate Rcn Value Depr Ecodep Fundep Total RCHMD		Parcel ID 61469.0150/9 Card 1 of 1 Lot ID 0000000 Block ID Subdiv No. 0000000 Name NOT IN SUBDIVISION 0/0 Tax District 0302 Routing No. U Sec/Twp/Rng 18-35S-17E	
Other Value Methods Rev Code Value Short Description Dwelling Value 0 Misc Obj Value 0 Market Model 0 Income Method 0 Income Total 0 Personal Prop 0 County Bldg Factor 0.0000 Mhhd Bldg Factor 0.0000 Area Sum 0		Land Characteristics Ropo - - - Utility - - - Road - - - Traffic - - - Fronting - - - Loc Factor - - - Size Adjust 0,1		Market Land Lines Mhhd 3180 Mhhd Model 3180 Zoning Model 0 Location Model 0 Utility Model 0 Street Model 0 Size Adjust 0,1		Location NO ASSIGNED ADDRESS SCT Loc 6000 Desc Mhhd No. 3180 Mhhd Group Mkt Cluster Mkt Area 14 Map ID 5851 8 U Legal: PARCEL B: A PARCEL OF LAND LYING IN SEC 17, 18 19 AND 20, TWR 35S, RNG 17E AS DESC AS FOLLOWS: COR AT SE COR OF SD SEC 18; TH ALG S LN OF SD SEC 18, N 89 DEG 24 MIN 10 SEC W, Owner Name: LONG BAR POINTE LLLP Secondary 1651 WHITEFIELD AVE SARASOTA FL 34243 2nd Loc: NO ASSIGNED ADDRESS Unit Desc Unit No	
Extra Features / Obj's Cd Code Desc 1stlt Bldg Wth Lgth Grd Area UntsDeprFnde End Rcn Adj Fact RCHMD TOTAL		Sales/Comp Info: Date 10/26/2015 V 0000/0000 Qual Amount 11 Grantee: LONG BAR POINTE LLLP 0		Market Land Lines Mhhd 3180 Mhhd Model 3180 Zoning Model 0 Location Model 0 Utility Model 0 Street Model 0 Size Adjust 0,1		Aggricultural Land Inf Soil Use Acreage Rate Value TOTAL:	

*** THIS INFORMATION IS BELIEVED CORRECT BUT SUBJECT TO CHANGE AND IS NOT GUARANTEED. ***

05-JAN-2016

NANANTEE County Property Appraiser
2016

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Office File Area:	
Construction Characteristics Property Class 0 Story Height 0 Construction Style Heat Code Heat Fuel Type Physical Cond Year Built/EIF Remodeled Year Total Rooms Full Bts/Half Additional Fx Total Fixture Bedrooms Masonry Trim 0 Unfinished Ar 0 WB Fireplace Class Grade CDU Lower Level Depreciation Percent Comp Exemption Pt 0 Cost/Design Pct Total Under 0 Functional/E Main Ground 0 Exterior Wall Interior Flooring Roofing Mat Roof Type Electric Plumbing Garage Type STIA 0 NBHD Index 0	
Land Characteristics Topo - - - Utility - - Road - Traffic Fronting Loc Factor	
### THIS INFORMATION IS BELIEVED CORRECT BUT SUBJECT TO CHANGE AND IS NOT GUARANTEED. ###	
Parcel ID 61469.0150/9 Loc ID Block ID Subdiv No. 00000000 Name NOT IN SUBDIVISION 0/0 Tax District 0302 Routing No. 0 Sec/Twp/Rng 18-35S-17E Location NO ASSIGNED ADDRESS SCT Loc 6000 Desc Mhd No. 3180 Mhd Group Mkt Cluster Mkt Area 14 Map ID 5351.8 U Legal: PARCEL B: A PARCEL OF LAND LYING IN SEC 17, 18 19 AND 20, T2N 35S, R18E AS DESC AS FOLLOWS: COM AT SE COR OF SD SEC 18; TH ALG S LN OF SD SEC 18, N 89 DEG 24 MIN 10 SEC W, Owner Name: LONG BAR POINTE LIME Secondary 1651 WHITEFIELD AVE SARASOTA FL 34243	
Vectors: Codes Area Vectors	OBY Desc Area Vector
Permit# O/C Permit Dt CO Date Permit Value	

**JOINT APPLICATION FOR
INDIVIDUAL AND CONCEPTUAL ENVIRONMENTAL
RESOURCE PERMIT/
AUTHORIZATION TO USE STATE-OWNED
SUBMERGED LANDS/
FEDERAL DREDGE AND FILL PERMIT**

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION/
WATER MANAGEMENT DISTRICTS/
U.S. ARMY CORPS OF ENGINEERS

Effective October 1, 2013



**US Army Corps
of Engineers®**

INSTRUCTIONS FOR USE OF THIS FORM:

This form is designed to assist you in submitting a complete application. All applications must include Section A- General Information for All Activities. Sections B through H list typical information that is needed based on the proposed activities, and are only required as applicable. Part 1-C of Section A will guide you to the correct sections needed based on your proposed activities. Applicants are advised to consult Chapter 62-330, F.A.C., and the Environmental Resource Permit Applicant's Handbook Volumes I and II for information regarding the ERP permitting process and requirements while preparing their application. Internet addresses for Chapter 62-330, F.A.C. and the Applicant's Handbook, Agency contact information, and additional instructions for this form can be found in Attachment 1.

What Sections of the Application Must I Fill Out?

Does the project involve....	Section							
	A- General Information	B- Single Family Projects	C- Wetlands and other Surface Waters	D- Structures or Works in Surface Waters	E- Stormwater Management System	F- State-owned Submerged Lands	G- Mitigation Banks	H- Mines
Fill in wetlands or waters for a single family residence?	X	X						
Docks, shoreline stabilization, seawalls associated with a single family residence?	X	X				X, if applicable		
Wetland impacts (other than associated with an individual residence)?	X		X					
Boating facilities, a marina, jetty, reef, or dredging?	X		X	X		X if applicable		
Any work on state owned submerged land?	X		X			X		
Construction of a stormwater management system?	X		X, if applicable		X			
Constructing a mitigation bank?	X		X		X, if applicable		X	
Creating a mine?	X		X, if applicable					X

Note- if you are required to provide Section B, then you do not have to provide any other Sections, unless the activities are on state-owned submerged lands. In that case, Section F will also be required.

If you have any questions, or would like assistance completing this form, please contact the staff of the nearest office of either the Florida Department of Environmental Protection (DEP) or a Water Management District (WMD) (see Attachment 2).

Section A: General Information for All Activities

PART 1: NAME, APPLICATION TYPE, LOCATION, AND DESCRIPTION OF ACTIVITY

- A. Name of project, including phase if applicable: Long Bar Pointe Mitigation Bank
- B. This is for (check all that apply):
- ☒ Construction or operation of **new** works, activities and/ or a stormwater management system
 - ☐ **Conceptual Approval** of proposed works, activities and/ or a stormwater management system
 - ☐ Modification or Alteration of **existing** works activities and / or a stormwater management system.
Provide the existing DEP or WMD permit #, if known: Note: Minor modifications do not require completion of this form, and may instead be requested by letter.
 - ☐ **Maintenance or repair** of works, activities and/ or stormwater management system previously permitted by the DEP or WMD Provide existing permit #, if known:
 - ☐ Abandonment or removal of works, activities and/ or stormwater management system
Provide existing DEP or WMD permit #, if known:
 - ☐ Operation of an **existing unpermitted** stormwater management system.
 - ☐ Construction of additional phases of a permitted work, activity and/ or stormwater management system.
Provide the existing DEP or WMD permit #, if known:
- C. **List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections. Please also reference Applicant's Handbooks I and II for the type of information that may be needed.**
- ☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a General Permit: **Provide the information requested in Section B. Do not complete Section C.**
 - ☒ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual residence). *Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, restoration/enhancement.* **Provide the information requested in Section C.**
 - ☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: **In addition to Section C, also provide the information requested in Section D.**
 - ☐ Activities that are (or may be) located within, on or over state-owned submerged lands (See Chapter 18-21, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21>): **In addition to Section B or C, also provide the information requested in Section F**

- ☐ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). **Provide the information requested in Section E.**
- ☒ Creation or modification of Mitigation Bank (refer to Chapter 62-342, F.A.C. <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342>): **Provide the information requested in Section G.**
- ☐ Mines (as defined in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: **Provide the information requested in Section H.**
- ☐ Other, describe:
Please contact the Agency to determine which additional sections of the application are need.
See Attachment 1 for Agency contacts.

- D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: SWERP to construct a Private Mitigation Bank.
- E. For activities in, on, or over wetlands or other surface waters, check the type of federal dredge and fill permit requested (if known): ☒ Individual ☐ Programmatic General permit #:
☐ General ☐ Nationwide permit #: ☐ Not Applicable ☐ Not sure
- F. Project/Activity Street/Road Address or other location (if applicable): 5115 86th Street West
City: Bradenton County(ies): Manatee Zip:
- Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.
- G. Project location map and Section, Township, and Range information (use additional sheets if needed):
Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.
Section(s): 12,19 Township: 35S Range: 16E Land Grant name, if applicable:
Section(s): 7, 17, 18, 20 Township: 35S Range: 17E
Section(s): Township: Range:
- H. Latitude (DMS) 27 ° 26 ' 16.82 " Longitude (DMS) 82 ° 37 ' 46.57 " (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource):
- I. Tax Parcel Identification Number(s): 5164800004, 6146900201, 6146900037, 6146900359, 6147110309
[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]
- J. Directions to Site (from major roads; include distances and landmarks as applicable):
Take Interstate 75 to Manatee Avenue West/SR-64 (Exit 220). Turn left onto 75th Street west and proceed to El Conquistador Parkway.
- K. Project area or phase area: 260.8 acres

- L. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge:
Sarasota Bay.

The following questions (M-O) are not applicable to activities related to a single-family residence, including private single-family residential docks, piers, seawalls or boat ramps.

- M. Is it part of a larger plan of development or sale? ☐ yes ☒ no
- N. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable):
N/A acres or square feet
- O. Volume of water the system is capable of impounding (if applicable): N/A acre-feet.

PART 2: SUPPLEMENTAL INFORMATION, AND PERMIT HISTORY

- A. Is this an application to modify an existing Environmental Resource Permit, or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? ☐ Yes ☒ No *If you answered "yes", please provide permit numbers below:*

AGENCY	DATE	PERMIT/APPLICATION NO.	PROJECT NAME

- B. Indicate if there have been any **pre-application meeting(s)** or other discussions about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

AGENCY	DATE	LOCATION	MEETING ATTENDEES

- C. **Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. **Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H.** However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.
- D. Processing Fee: **Please submit the application processing fee along with this application form and supplemental information.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Attachment 3 to determine the appropriate fee.

PART 3: APPLICANT AND ASSOCIATED PARTIES INFORMATION

Instructions: Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3 (d) of Applicant's Handbook Volume I. Please attach evidence of sufficient real property interest over the land upon which the activities subject to the application will be conducted, including mitigation (if applicable). Refer to Section 4.2.3 (d) for acceptable ownership or real property interest documentation. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. APPLICANT (ENTITY MUST HAVE SUFFICIENT REAL PROPERTY INTEREST)			
☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION			
Name: Last: Logan	First: Peter	Middle:	
Title: Authorized Agent	Company: Long Bar Pointe, LLLP and Cargor Partners VIII- Long Bar Pointe, LLLP		
Address: 1651 Whitfield Avenue			
City: Sarasota	State: FL	Zip: 34243	
Home Telephone:	Work Telephone: 941-359-9000		
Cell Phone:	Fax:		
E-mail Address: petel@medallionhomes.com			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐			
B. LAND OWNER(S) (IF DIFFERENT OR IN ADDITION TO APPLICANT)			
☐ CHECK HERE IF LAND OWNER IS ALSO A CO-APPLICANT			
Name: Last:	First:	Middle:	
Title:	Company:		
Address:			
City:	State:	Zip:	
Home Telephone:	Work Telephone:		
Cell Phone:	Fax:		
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐			
C. OPERATION AND MAINTENANCE ENTITY (see Applicant's Handbook I, Section 12.3)			
Entity Name:	Contact: Last:	First:	Middle:
Title:	Company:		
Address:			
City:	State:	Zip:	
Home Telephone:	Work Telephone:		
Cell Phone:	Fax:		
E-mail Address:			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐			

D. CO-APPLICANT (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		
E. ENGINEERING CONSULTANT ☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		
F. ENVIRONMENTAL CONSULTANT ☒ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last: Hoffner	First: Alec	Middle:
Title: Principal	Company: E Co Consultants, Inc.	
Address: 1523 8th Avenue West		
City: Palmetto	State: FL	Zip: 34221
Home Telephone:	Work Telephone: 941-722-0901	
Cell Phone:	Fax:	
E-mail Address: ahoffner@ecoconsultants.net		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		
G. AGENT AUTHORIZED TO SECURE PERMIT (IF DIFFERENT FROM CONSULTANT) ☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

ml

If necessary, please add additional pages for other contacts and property owners related to this project.

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume 1) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

<u>Peter R. Logan</u>	<u>[Signature]</u>	<u>9/9/16</u>
Typed/Printed Name of Applicant or Applicant's Authorized Agent	Signature of Applicant or Applicant's Authorized Agent	Date
<u>Auth Agent</u>		
(Corporate Title if applicable)		

B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY:

I certify that:

☒ I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume 1, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having the power of eminent domain and condemnation authority, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

<u>Peter R. Logan</u>	<u>[Signature]</u>	<u>9/9/16</u>
Typed/Printed Name	Signature	Date
<u>Auth Agent</u>		
(Corporate Title if applicable)		

C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE):

I hereby designate and authorize E Co Consultants, Inc. to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and / or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Peter R. Logan		9/9/16
Typed/Printed Name of Applicant	Signature of Applicant	Date

Auth Agent
(Corporate Title if applicable)

SECTION C: SUPPLEMENTAL INFORMATION FOR WORKS OR OTHER ACTIVITIES IN, ON, OR OVER WETLANDS AND/OR OTHER SURFACE WATERS

(Note: This section is not required if all the proposed activities are covered in Section B.)

Instructions: This section is for ERP applications that do not involve activities associated with an individual single-family residence, duplex, triplex or quadruplex. For those activities, please use Section B. This form is to be completed if the proposed work or activity will occur in, on, over, or within 25 feet of a wetland or other surface water. The supplemental information required by this section is in addition to the information required by Section A of the ERP application.

PART 1: WETLAND OR OTHER SURFACE WATER IMPACT SUMMARY

1. Describe the basic purpose of the project or activity:

The applicant is requesting the issuance of a Mitigation Bank Statewide Environmental Resource Permit (SWERP) for the 260.8-acre Long Bar Pointe Mitigation Bank. The project is located in western Manatee County, west of El Conquistador Parkway and 75th Street West in Sections 12 and 13, Township 35 South, Range 16 East and Sections 7, 17, 18, 20, Township 35 South, Range 17 East. The Long Bar Pointe Mitigation Bank property consists of disturbed hardwood exotic wetlands (freshwater) dominated by Brazilian pepper, Brazilian pepper dominated uplands, mixed hardwood uplands, mangrove swamps w/ areas supporting lower coverage of Brazilian pepper, and Sarasota Bay bottomlands supporting seagrasses and oyster reefs. Adjacent to the mitigation bank lands to the east and north are agricultural lands under common ownership, as well as El Conquistador Parkway and Manatee Fruit Company agricultural lands. Legends Bay residential development community occurs to the south of the mitigation bank lands.

The mitigation bank will: preserve 35.5 acres of seagrass and oyster reef bottomlands (adjacent to mangroves intact preservation); preserve 74.6 acres of seagrass and oyster reef bottomlands (adjacent to mangroves trimmed preservation); enhance and preserve 9.7 acres pf hardwood-conifer mixed uplands; preserve 4.3 acres of salt marsh; enhance and preserve 44.4 acres of mangrove swamps (trimmable and proposed to be trimmed to 12' plus); enhance and preserve 74.7 acres of mangrove swamps (not trimmable preservation); and enhance and preserve 17.5 acres of freshwater marsh. The 30% of the total mangrove swamp area is proposed be trimmed to a minimum of 12' in height and totals 36.4 acres. The applicant also proposes to install twelve (12) seagrass information buoys in Sarasota Bay at the approximate bathymetric depth of -3.0' from MHWL to inform vessel operators of sensitive seagrass and oyster reef w/in mitigation banks bottomlands. Where the mitigation bank interfaces with uplands landward of the bank, the applicant will install fencing and no trespassing/conservation area signage as part of the proposed security plan.

The applicant proposes to hand cut and stump treat, or grind in place (using low ground pressure equipment) and stump treat all nuisance species within the mitigation bank lands. Grinding in place is proposed in locations dominated by Brazilian pepper where any remnant native vegetation can be avoided. Hand cut material will be carried out to offsite uplands and disposed of properly. No grading or soil disturbances are proposed that would change the existing contours or hydrologic flow patterns within mitigation bank uplands or wetlands. The applicant has prepared management plans to implement initial mitigation bank activities, as well as long-term



Form #62-330.060(1) - Joint Application for Individual and Conceptual Environmental Resource Permit/ Authorization to Use State-Owned Submerged Lands/ Federal Dredge and Fill Permit

Incorporated by reference in subsection 62-330.060(1), F.A.C. (10-1-2013)

management activities. The applicant has also prepared a security plan to ensure mitigation bank lands are protected both in upland areas, and shoreline bottomlands of Sarasota Bay. Through the issuance of the requested mitigation bank permit, the applicant is requesting a total of 18.6 credits achieved through enhancement and preservation. All bank lands will be placed in conservation easements, and managed in perpetuity through a long term management and security plans that preserves the proposed ecological functions.

2. Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters: sq. ft.; **150 ac.**
3. Total volume of material in wetlands or other surface waters:
 - a. to be dredged: **N/A/cubic yards,**
 - b. to be filled: **N/A/ cubic yards.**
4. Identify the seasonal high water level (SHWL) and wetland normal pool elevations for each wetland or surface water within the project site. For tidal wetlands and/or surface waters provide the elevation of mean high and mean low water. Include an aerial photograph showing the location of each sampling location, dates, datum, and methods used to determine these elevations. **Not applicable. No changes in existing upland or wetland contours or hydrologic flow patterns are proposed within the mitigation bank.**
5. Name of waterbody(ies) (if applicable & if known) in which work will occur? **Sarasota Bay.**
6. Is the activity proposed in an Outstanding Florida Water or Aquatic Preserve?
☒ yes, name: **Sarasota Bay** ☐ no ☐ I don't know
7. Has there ever been a formal or informal wetland determination for the project site? If yes, provide the identifying number and/ or a copy of the jurisdictional map. **Yes, the Long Bar Pointe Formal Determination of the Landward Extent of Wetlands and Other Surface Waters permit, no. 42040157.000, issued November 22, 2011, is an active permit until November 22, 2016.**
8. Provide a map(s) of the project area and vicinity delineating USDA/NRCS soil types. **See NRCS soils map prepared by E Co Consultants, Inc. (E Co) attached.**
9. Provide recent aerials, legible for photointerpretation (no photocopies) with a scale of 1" = 400 ft, or more detailed, with project boundaries and wetland boundaries delineated on the aerial. **See E Co 2015 Manatee County high resolution aerial map with state binding wetland jurisdictional limits illustrated.**
10. Provide existing and proposed maps indicating vegetative community types based on Florida Land Use and Cover Classification System (FLUCCS) (FDOT 1999). For vegetated areas dominated by exotic vegetation, use the FLUCCS code representative of the native community type that was present prior to exotic infestation. **See E Co Consultants, Inc. Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application.**
11. Provide existing and proposed maps indicating vegetative community types based on the Florida Natural Areas Inventory Guide to the Natural Communities of Florida. **See existing and proposed FNAI maps prepared by E Co attached to this application.**



12. Impact Summary Tables (located at the end of this section):

a. For all projects, complete Table 1, 2 and 3 as applicable. **See Table 1 prepared by E Co attached to this application.**

b. For shoreline stabilization projects, provide the information requested in Table 4.
Not applicable.

13. Adjacent property owners. The following information is required only for projects proposed to occur in, on or over wetlands that need a federal dredge and fill permit and/or authorization to use state owned submerged lands and is not necessary when applying solely for an Environmental Resource Permit. If the activity is located on state owned submerged lands and requires a lease or easement, provide a list of names and addresses from the latest county tax assessment roll of all property owners located within a 500 ft. radius of the proposed lease or easement boundary in mailing label format, or you may elect to send notice to those persons by certified mail, with the return-receipt card addressed to the DEP or water management district, as applicable, in accordance with subsection 18-21.005(3), F.A.C., and Section 253.115, F.S. For projects that need a federal dredge and fill permit, please provide the names, addresses and zip codes of property owners whose property directly adjoins the project (excluding applicant). Attach additional sheets if necessary. No applicable since this application is a request for a Conceptual SWERP. **This information is not required for this Project. However, as a courtesy, this information will be provided the ACOE if requested.**

1.	2.
3.	4.
5.	6.

PART 2: ENVIRONMENTAL CONSIDERATIONS

Note: for many questions, a state rule/Applicant's Handbook Volume I (AH I) section is cited to assist the applicant in addressing these questions. However, additional Federal criteria may apply.

1. Elimination or Reduction of Impacts (Avoidance and Minimization). Describe measures taken to eliminate or reduce impacts to wetlands and other surface waters (Refer to AH I Section 10.2.1). **The project does not propose any wetland dredge or fill activities, and therefore, is a complete avoidance project. The mitigation bank will: preserve 35.5 acres of seagrass and oyster reef bottomlands (adjacent to mangroves intact preservation); preserve 74.6 acres of seagrass and**

oyster reef bottomlands (adjacent to mangroves trimmed preservation); enhance and preserve 9.7 acres pf hardwood-conifer mixed uplands; preserve 4.3 acres of salt marsh; enhance and preserve 44.4 acres of mangrove swamps (trimmable and proposed to be trimmed to 12' plus); enhance and preserve 74.7 acres of mangrove swamps (not trimmable preservation); and enhance and preserve 17.5 acres of freshwater marsh. The 30% of the total mangrove swamp area is proposed be trimmed to a minimum of 12' in height and totals 36.4 acres. The applicant also proposes to install twelve (12) seagrass information buoys in Sarasota Bay at the approximate bathymetric depth of -3.0' from MHWL to inform vessel operators of sensitive seagrass and oyster reef w/in mitigation banks bottomlands. Where the mitigation bank interfaces with uplands landward of the bank, the applicant will install fencing and no trespassing/conservation area signage as part of the proposed security plan. All enhanced and preserved lands will be placed in a conservation easement and managed in perpetuity. See E Co Consultants, Inc. Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application.

2. Fish, Wildlife, Listed Species and their Habitats. Provide results of any wildlife assessments that have been conducted on the project site and provide any comments pertaining to the project from the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service (*Refer to AH I Section 10.2.2*). E Co Senior Scientists have spent extensive periods of time within the Long Bar Pointe Mitigation Bank property conducting listed species surveys, and secondarily looking for listed species and suitable habitat during wetland delineations, seagrass surveys and habitat mapping periodically from 2016 through the summer of 2016. In December 2013 E Co conducted pedestrian and vehicle surveys within pasturelands for listed species. In addition, E Co Senior Scientists delineated the ecotone of Brazilian pepper and mangrove swamps also surveying for listed species within these habitats. E Co observed a previously undocumented bald eagle (*Haliaeetus leucocephalus*) nest within a pine tree at the delineated interface at the central portion of the property (See E Co Listed Species Map attached to this application). Since this nest has never been documented as being occupied, its status is unknown. During seagrass bottomlands and mangrove swamp shoreline surveys in October 2014, no threatened or endangered marine species were documented. However, the federally threatened west indian manatee (*Trichechus manatus*) is well documented within this section of Sarasota Bay. The Sarasota Bay bottomlands support high quality seagrasses and oyster reefs that are essential fish habitat for many estuarine and bay species including game fish such as snook (*Centropomus undecimalis*), redfish (*Sciaenops ocellatus*) and sea trout (*Cynoscion nebulosus*). Larger predatory species including bull sharks (*Carcharhinus leucas*) also frequent this portion of Sarasota Bay. These bottomlands are critical fish nurseries, and red mangrove prop roots provide structure for juvenile fish species to avoid predation from larger fish and bird species that forage in Sarasota Bay. Along the mangrove shoreline several species of special concern wading birds and birds of prey including roseate spoonbill (*Platalea ajaja*), white ibis (*Eudocimus albus*), reddish egret (*Egretta rufescens*), brown pelican (*Pelecanus occidentalis*) and osprey (*Pandion haliaetus*) were observed loafing or feeding in the mangroves, or foraging within shallow bottomlands. Uplands including disturbed Brazilian pepper and mixed hardwoods were surveyed by E Co in June 2015. No listed species were documented in these locations. See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application.



The proposed mitigation bank will preserve in perpetuity all native lands including bottomlands, mangrove swamps, freshwater marshes and mixed hardwood uplands. In addition, the project will enhance freshwater shrub/marsh wetlands, hardwood conifer mixed uplands and mangrove swamps. All lands within the mitigation bank will be actively managed in perpetuity. The enhanced and preserved areas will be available for the continued use of the listed species documented during surveys completed by E Co, as well as be available for other regionally common and listed wildlife, marine and fish species. Areas such as mangrove swamps will be preserved for the potential nesting of wading birds known throughout Sarasota Bay.

3. Water quantity impacts to wetlands and other surface waters (Refer to AH I Section 10.2.2.4 and AH II).
 - a. Does the activity include a proposed stormwater water management system with a control elevation different than the wetland normal pool elevation(s) of existing or proposed created wetlands or other surface waters? **Not applicable.**
 - b. If yes to (a), provide documentation (e.g. drawdown assessment or other methods) that shows the proposed surface water management system will not change the hydroperiod of the existing or created wetland or other surface water.
4. Public Interest Test. Please describe how the proposed activity will **not be contrary** to the public interest, OR if such an activity significantly degrades or is located within an Outstanding Florida Water (OFW), that the regulated activity will be **clearly in** the public interest (Refer to AH I Section 10.2.3).
 - a. Please describe how the project will be designed to avoid adverse affects to public health, safety, or the welfare or the property of others. **The project is for the establishment of a mitigation bank within the coastal portion of Manatee County that includes uplands, and shoreline and bottomlands within Sarasota Bay. The bank will preserve native lands within the mitigation bank in perpetuity. In addition, the project will enhance freshwater shrub/marsh wetlands, mangrove swamps and hardwood-conifer mixed uplands. All lands within the mitigation bank will be placed in a conservation easement and be managed in perpetuity. The project will have a significant benefit to public health, safety and welfare through the improvements to water quality by the enhancement of onsite wetlands and uplands. In addition, the mitigation bank will install seagrass information buoys within bottomlands that will inform vessel operators of sensitive seagrass as oyster reefs within the mitigation bank bottomlands. Bottomlands will remain available for public use consistent w/ allowances that occur today, including canoeing and kayaking, as well as back country fishing. See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application.**
 - b. Please describe how the project will be designed to avoid adverse affects to the conservation of fish and wildlife, including endangered or threatened species, or their habitats. **The project is for the creation of a mitigation bank within the coastal portion of Manatee County that includes uplands, and shoreline and bottomlands within Sarasota Bay. The bank**



will preserve native lands within the mitigation bank in perpetuity. In addition, the project will enhance freshwater shrub/marsh wetlands, mangrove swamps and hardwood-conifer mixed uplands. All lands within the mitigation bank will be placed in a conservation easement and be managed in perpetuity. As part of the Long Bar Pointe Mitigation Bank Security Plan (attached to this application), the applicant will construct a fence and place no trespassing/conservation lands signs at the interface of the mitigation bank and adjacent uplands. In addition, the project will place seagrass information buoys in Sarasota Bay (as depicted on attached exhibits) to inform vessel operators of the sensitive seagrass and oyster reefs within the mitigation bank bottomlands. These measures will protect habitats and species preserved within the mitigation bank, as well as maintain the high quality seagrasses and oyster reefs utilized by game fish species, manatees and other estuarine and bay species in perpetuity. See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application.

- c. Please describe how the project will be designed to avoid adverse affects to navigation or the flow of water or cause harmful erosion or shoaling. **Not applicable. The project is for a mitigation bank that will improve coastal resources. The project proposes to enhance freshwater wetlands and uplands dominated by nuisance species, as well well as mangrove swamps that have lesser coverage of Brazilian pepper. These areas will also be preserved in perpetuity along with salt marshes and bottomlands. Enhancement activities include hand cutting and stump treating or grinding in place and stump treating nuisance plant species. No ground disturbances are proposed within mitigation bank lands that would alter the existing ground contours, or change the hydrologic patters through the mitigation bank. No harmful erosion or shoaling in Sarasota Bay will occur through the establishment of the Long Bar Pointe Mitigation Bank.**
- d. Please describe how the project will be designed to avoid adverse affects to the fishing or recreational values or marine productivity in the vicinity of the activity. **Not applicable. The project is for a mitigation bank that will enhance and preserve coastal resources that will benefit marine productivity and enhance fishing and recreational values for Sarasota Bay. The project will enhance freshwater wetlands and uplands dominated by nuisance plant species, as well well as mangrove swamps that have lesser coverage of Brazilian pepper. The removal of Brazilian pepper from mangrove swamps, as well as committing to not trim certain areas of mangroves swamps that could be trimmed under a General Permit, provides water quality improvement that will be beneficial to fishing, recreational values and marine productivity. The replanted freshwater shrub/marsh wetlands and hardwood-conifer mixed uplands will also increase nutrient uptake and provide some water quality improvement to overland flows entering Sarasota Bay. These proposed actions will in turn provide benefits to marine productivity to Sarasota Bay. The applicant also proposes to install seagrass information buoys in Sarasota Bay (see attachments) to inform vessel operators of the sensitive seagrass and oyster reefs that occur w/in the mitigation bank bottomlands.**



These activities will all improve the fishing and recreational values of this section of Sarasota Bay.

- e. Will the project be of a temporary or permanent nature? **Permanent**
- f. Please describe how the project will be designed to avoid adverse impacts to significant historical and archaeological resources, under the provisions of section 267.061, F.S. **Previous SWERP's issued for lands within the vicinity of the proposed mitigation bank, the State of Florida Department of State Historical Resources identified two historical and cultural resources sites within the mitigation bank lands. This is based on a 2002 cultural resources report prepared for the subject property. The two archeological sites, 8MA01232 and 8M01234, are illustrated on the attached map. The establishment and long term management of the proposed mitigation bank does not propose any ground disturbances that would adversely affect these documented archaeological sites. Therefore, the project has been designed to completely avoid any adverse impacts to historical and archeological resources pursuant to Florida Statute.**
- g. Please describe how the project will be designed to avoid adverse affects to the current condition and relative value of functions being performed by areas affected by the proposed regulated activity. **See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application. The project is for the establishment and long term management of a mitigation bank. The project will enhance freshwater wetlands and uplands dominated by nuisance plant species, as well as remove lesser areas of Brazilian pepper within mangrove swamps. These areas, along with mixed hardwood uplands, saltwater marshes and bottomlands will be placed in a conservation easement and preserved/managed in perpetuity. Through these activities the project will actually improve the current condition and relative value of functions for the habitats within the mitigation bank. By planting enhancement areas with freshwater shrub/marsh species and hardwood-conifer mixed upland species, the project will restore wetland and upland habitats for wildlife movement, loafing and foraging. The project will remove Brazilian pepper that occurs within mangrove swamps, as well as committing to not trim certain areas of mangrove swamps that could otherwise be trimmed under a General Permit. These actions will provide water quality improvement to the receiving waters of Sarasota Bay. The proposed replanting of freshwater wetlands and upland dominated by Brazilian pepper will improve nutrient uptake, and is also anticipated to provide some limited water quality improvements to the mangrove shoreline and bottomlands within the mitigation bank and beyond.**

The project will install fencing and signage as part of the attached security plan to protect the mitigation bank. he applicant also proposes to install seagrass information buoys in Sarasota Bay (see attachments) to inform vessel operators of the sensitive seagrass and oyster reefs that occur w/in the mitigation bank bottomlands. These activities will all improve the fishing and recreational values of this section of Sarasota Bay.



US Army Corps
of Engineers.

5. Water Quality. Provide a description of how water quality will be maintained in wetlands and other surface waters that will be preserved or will remain undisturbed, both on and offsite. Please address both short-term (such as during construction) and long-term water quality considerations (*Refer to AH I Section 10.2.4*). **See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application. The project will remove Brazilian pepper that occurs within mangrove swamps, as well as committing to not trim certain areas of mangrove swamps that could otherwise be trimmed under a General Permit. These actions will provide water quality improvement to the receiving waters of Sarasota Bay. The proposed replanting of freshwater wetlands and upland dominated by Brazilian pepper will improve nutrient uptake, and is also anticipated to provide some limited water quality improvements to the mangrove shoreline and bottomlands within the mitigation bank and beyond.**

All construction and implementation activities will be implemented in accordance w/ Attachment E (attached). In the short-term, nuisance species will either be hand cut or ground in place, and stumps treated with herbicides approved for aquatic systems. No ground disturbances that would alter the existing ground contours are proposed. In addition, no hydrologic flow patterns are proposed to be modified beyond the changes in overland flow from replanted wetlands and uplands. No grading activities are proposed that would further change flow patterns, discharge points, etc. Nuisance removal areas will be planted with freshwater shrub/marsh and hardwood-conifer mixed. These lands along with mixed hardwood uplands, mangrove swamps, saltwater marshes and bottomlands will be placed in a conservation easement. In the long term, water quality will be maintained through in perpetuity monitoring and maintenance. Quarterly maintenance including spraying nuisance plant species trying to recruit back into mitigation bank lands will occur. Once success of enhanced areas is achieved, the project will maintain quarterly site visits as part of the security plan and long term maintenance. Fencing and no trespassing/conservation lands signage will be investigated to see if repairs are needed. Habitats will be checked to see if nuisance species need to be treated. Monitoring events will also be conducted in accordance with Attachments K (attached). These long term activities will be implemented to ensure that the water quality improvements conducted at the inception of the mitigation bank are maintained in perpetuity.

6. Class II Waters; Waters approved for shellfish harvesting (*Refer to AH I Section 10.2.5*).

- a. Will the project occur in Class II that are NOT approved for shellfish harvesting? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(a)*. **No.**
- b. Is the project located adjacent to or in close proximity to Class II waters? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(b)*. **Yes, The mangrove shoreline and Sarasota Bay bottomlands within the mitigation bank are Class II waters. No grading or construction activities are proposed within the mitigation bank that would adversely affect these Class II waters. The project will remove Brazilian pepper that occurs within mangrove swamps, as well as committing to not trim certain areas of mangrove swamps that could otherwise be**



trimmed under a General Permit. These actions will provide water quality improvement to the receiving waters of Sarasota Bay. The proposed replanting of freshwater wetlands and upland dominated by Brazilian pepper will improve nutrient uptake, and is also anticipated to provide some limited water quality improvements to the mangrove shoreline and bottomlands within the mitigation bank and beyond. The project will maintain or provide some improvement to the quality of these Class II waters.

c. Is the project located in Class II or Class III waters that are classified as "approved", "restricted", "conditionally approved", or "conditionally restricted"? If yes, demonstrate that the project meets the requirements of *AH I Section 10.2.5(c)*. **No.**

7. Vertical seawalls. Are vertical seawalls proposed in an estuary or lagoon as part of the project? If yes, please describe how the project meets the requirements of *AH I Section 10.2.6*. **No.**

8. Secondary Impacts (*AH I Section 10.2.7*).

a. Will an upland buffer, with a minimum width of 15' and an average width of 25', be provided between the proposed activities and existing wetlands or wetlands to be preserved, enhanced, restored, or created? Provide the location and dimension of all buffers on the plans. If not, demonstrate that secondary impacts will not occur or how they will be offset. **The project will enhance 6.4 acres of mixed hardwoods and 3.2 acres of hardwood-conifer mixed (currently dominated by Brazilian pepper) uplands which will buffer significant portions of enhanced freshwater wetlands, mangrove swamps, saltwater marsh and bottomlands. Several enhanced freshwater wetlands continue offsite and it is not feasible to provide buffers to these areas within the mitigation bank. The project will also construct security fencing and install no trespassing/conservation signage as measures to preclude primary or secondary impacts and encroachments into the mitigation bank (see Attachment C). These actions provide a type of buffer to the mitigation bank. Fencing, signage and enhanced habitats will be investigated in accordance with the security and long term management plans (see Attachments C and K).**

b. If listed species are present or may be present then coordination with wildlife agencies is needed. Have you coordinated with the FFWCC and/or USFWS? If so, please provide correspondence from the wildlife agencies indicating concurrence with the species management plan(s). **As noted in responses above, E Co Senior Scientists have extensively surveyed the Long Bar Pointe Mitigation Bank property several times over the past three (3) years. No state or federally listed threatened or endangered species have been observed within the mitigation bank lands. Several State species of special concern wading birds and birds of prey have been documented utilizing mangrove shoreline and and bottomlands within the mitigation bank. In addition, west indian manatees are also known to move through and foraging within this area of Sarasota Bay. No coordination has occurred with FFWCC and/or USFWS. As part of this application review process, these agencies will be notified, and the application will**



coordinate with these agencies as necessary. Since the project is for a mitigation bank which includes enhancement of freshwater wetland and preservation of Sarasota Bay shoreline and bottomlands area, the project will benefit fish and wildlife species that utilize this portion of Sarasota Bay.

- c. What measures will be taken to avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning? See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application. The project is for the establishment of a mitigation bank along a coastal portion of Sarasota Bay. Preserving and managing these lands in perpetuity will provide significant benefit to water-dependent wildlife and listed species that use uplands for nesting or denning. The project will enhance 17.5 acres of freshwater shrub/marsh that will provide significantly improved habitat to wetland-dependent species when compared to the current condition that includes monocultures of Brazilian pepper and provide little to no wildlife habitat. The project will also enhance 3.2 acres of hardwood-conifer mixed and 6.4 acres mixed hardwood uplands which will provide significant buffering to wetland and bottomland habitats in which wetland-dependent and listed species have been documented utilizing. The enhancement of wetlands and uplands within the proposed mitigation bank will provide foraging, loafing, denning and nesting opportunities for species common to Sarasota Bay. The preservation of mangrove swamps (enhancement of Brazilian pepper in several locations), saltwater marshes and bottomlands will also provide these same functions as identified for enhancement areas.
- d. Describe whether there are any other relevant activities that are very closely linked and causally related to any proposed dredging or filling in wetlands or other surface waters that have the potential to cause impacts to significant historical and archaeological resources. Previous SWERP's issued for lands within the vicinity of the proposed mitigation bank, the State of Florida Department of State Historical Resources identified two historical and cultural resources sites within the mitigation bank lands. This is based on a 2002 cultural resources report prepared for the subject property. The two archeological sites, 8MA01232 and 8M01234, are illustrated on the attached map. The establishment and long term management of the proposed mitigation bank does not propose any ground disturbances that would adversely affect these documented archaeological sites. Therefore, the project has been designed to completely avoid any adverse impacts to historical and archeological resources pursuant to Florida Statute.
- e. Are there additional future phases or extensions of the proposed activities that are not shown? If yes, please describe. No.

9. Cumulative Impacts. Is the proposed mitigation located within the same drainage basin (Refer to AH I Figures 10.2.8.1 – 10.2.8.5) as the proposed wetland impacts? **Not applicable. The project is for the creation of a mitigation bank to offset wetland and upland impacts on other lands, wetlands or bottomlands within the Current Service Area (see Figure 4 attached to this application).** If not, please submit a Cumulative Impact Evaluation in accordance with AH I Section 10.2.8.



10. Mitigation Plan (Refer to AH I Section 10.3).

The project is for the construction of a private mitigation bank within Sarasota Bay. See E Co Long Bar Pointe Mitigation Bank SWERP Application Environmental Narrative and Attachments A through K (all dated September 2016) attached to this application.

a. If a mitigation bank is proposed to offset wetland/other surface water impacts, provide:

a.i. the name of the bank: . A letter of reservation from the banker will be required once the application has been evaluated.

a.ii. If the mitigation bank was assessed using UMAM, provide UMAM worksheets for impact area(s). If the bank was assessed using a method other than UMAM, then prepare the impact assessment using the same method.

b. If mitigation is proposed to offset wetland/other surface water impacts, please provide a mitigation plan that includes, at a minimum, the following:

b.i. ☐ Proposed mitigation narrative:

(b.i.1) ☐ Describe the current and proposed condition for each type of mitigation component (restoration, enhancement, creation, preservation), including:

(b.i.1.a) ☐ Describe current and proposed vegetation

(b.i.1.b) ☐ Describe current and proposed hydrologic conditions for the proposed mitigation.

(b.i.1.c) ☐ Describe the soil types from NRCS maps and confirm if actual soil conditions appear to match.

(b.i.2) ☐ Provide details of the proposed construction/mitigation activities including phasing and timing, as appropriate.

(b.i.3) ☐ Identify measures that will be implemented during and after construction to avoid adverse impacts related to the proposed activities.

(b.i.4) ☐ A mitigation implementation and monitoring schedule with dates.

(b.i.5) ☐ Identify the success criteria.

(b.i.6) ☐ Describe the anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented.

(b.i.7) ☐ Provide a comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented.

b.ii. ☐ Provide a Management Plan that includes, as appropriate, aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access.



b.iii. ☐ Maps:

(b.iii.1) ☐ Soil map (include soil names/codes, hydrologic soil groups and hydric soil types).

(b.iii.2) ☐ Topographic map of the mitigation area and adjacent contributing and receiving areas.

(b.iii.3) ☐ Hydrologic features map of the mitigation area and adjacent contributing and receiving areas.

(b.iii.4) ☐ Vegetative communities map (using FLUCCS or other appropriate classification system).

(b.iii.5) ☐ For all maps, identify source.

b.iv. Provide the necessary supporting information for the application of sections 62-345.400 - .600 (Uniform Mitigation Assessment Method (UMAM)). To meet this requirement, submittal of UMAM worksheets is acceptable for impact and mitigation areas.

b.v. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a draft Conservation Easement document or other form of restrictive covenant that provides for protection of the mitigation area in perpetuity. Standard forms, as described in subsection 62-330.301(6), F.A.C., are available from the Agency or on its website.

b.vi. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a cost estimate for completing the mitigation, including monitoring and maintenance.

b.vii. If onsite and/or offsite applicant-responsible mitigation is proposed and the proposed mitigation exceeds \$25,000, please provide a draft financial assurance document.

b.viii. Identify the entity responsible for monitoring, maintenance and long-term stewardship of the mitigation area (i.e. the landowner or homeowner association, not the consultant or contractor that will do the work).

PART 3: PLANS



PLANS: The information listed in the checklist below represent the typical information required on the submitted project plans. The Plans checklists in each application section are cumulative unless otherwise noted. Separate plans for each application section are not required.

1. ☐ Include the following on the construction plans and cross sections:
 - a. ☐ An Existing Conditions sheet showing the entire project and wetland/other surface water boundaries. Include the following: Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water.
 - b. ☐ A Proposed Conditions sheet showing the entire project and wetland/other surface water boundaries with construction plan overlay.
 - c. ☐ A Proposed Wetland Impact sheet that include the following:
 - c.i. ☐ Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water to be impacted.
 - c.ii. ☐ Proposed upland buffers with dimensions.
 - c.iii. ☐ Identify the seasonal high water and wetland normal pool elevations on the plans.
 - c.iv. ☐ Separately identify WMD/FDEP and USACE wetland/other surface water impacts if different.
 - d. ☐ Include wetland boundaries on all construction plan sheets.
2. ☐ If onsite and/or offsite applicant-responsible mitigation is proposed, submit mitigation permit plans and cross sections including, at a minimum:
 - a. ☐ existing conditions plan sheet identifying upland and wetland communities and acreage of each, topography, drainage patterns, and location of cross-section detail.
 - b. ☐ proposed conditions plan sheet identifying proposed improvements by type (restoration, enhancement, creation, preservation), acreage of each, topography, drainage patterns, and location of cross-section detail.
 - c. ☐ monitoring plan sheet including proposed improvements, monitoring transects, photostations, and mitigation signage (if applicable).
 - d. ☐ cross-section and/or profile detail(s) sheet(s) including representative section of each type of mitigation component. Include existing and proposed conditions and representative elevations.
 - e. ☐ planting schedule, plant species including common and scientific names divided into three sections (canopy, shrub, herbaceous) by mitigation component, quantity, spacing, size, and elevation range.

SECTION G: SUPPLEMENTAL INFORMATION REQUIRED FOR MITIGATION BANKS

Instructions: Please provide the information requested below if you are applying for a mitigation bank permit or a mitigation bank conceptual approval in accordance with Chapter 62-342, F.A.C. To obtain a mitigation bank permit, the applicant must provide reasonable assurance in accordance with 373.4136(1), F.S. that:

- (a) The proposed mitigation bank will improve ecological conditions of the regional watershed;
- (b) The proposed mitigation bank will provide viable and sustainable ecological and hydrological functions for the proposed mitigation service area;
- (c) The proposed mitigation bank will be effectively managed in perpetuity;
- (d) The proposed mitigation bank will not destroy areas with high ecological value;
- (e) The proposed mitigation bank will achieve mitigation success;
- (f) The proposed mitigation bank will be adjacent to lands that will not adversely affect the perpetual viability of the mitigation bank due to unsuitable land uses or conditions;
- (g) A phased Mitigation Bank demonstrates that each phase independently meets the requirements of subsections 62-342.400(a)-(f) above;
- (h) Any surface water management system to be constructed, altered, operated, maintained, abandoned, or removed within the mitigation bank will meet the requirements of this part and the rules adopted thereunder;
- (i) It has sufficient legal or equitable interest in the property to ensure perpetual protection and management of the land within a mitigation bank; and
- (j) It can meet the financial responsibility requirements prescribed for mitigation banks.

PART 1: LOCATION OF THE PROPOSED MITIGATION BANK (62-342.450(1), F.A.C.)

Please provide the following information:

1. ☒ A map, at regional scale, of the mitigation bank in relation to the regional watershed and proposed mitigation service area;
2. ☒ A vicinity map showing the mitigation bank in relation to adjacent lands and off-site areas of ecological or hydrologic significance which could affect the long term viability or ecological value of the bank;
3. ☒ A recent aerial photo of the mitigation bank (in color; 11x17 inches or greater) identifying boundaries of the project area and showing the proposed assessment areas;
4. ☒ A recent aerial photo of the mitigation bank (in color; 11x17 inches or greater) identifying boundaries of the project area and showing the proposed assessment areas;
5. ☒ One or more historic aerial photos of the mitigation bank (no photocopies) identifying boundaries of the project area and the proposed assessment areas, if substantially different from current conditions;
6. ☒ A highway map showing points of access to the mitigation bank for site inspection;



7. ☒ A legal description of the proposed mitigation bank; and,

PART 2: ECOLOGICAL SIGNIFICANCE (62-342.450(2), F.A.C.)

Please provide the following information:

1. ☒ A description of the ecological significance of the proposed mitigation bank to the regional watershed in which it is located

See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative dated September 2015 attached.

PART 3: CURRENT SITE CONDITIONS (62-342.450(3), F.A.C.)

Please provide the following information:

1. ☒ A soils map of the mitigation bank site; **See NRCS soils map prepared by E Co attached.**
2. ☒ A topographic map of the mitigation bank site and adjacent hydrologic contributing and receiving areas; **See the USGS topographic map prepared by E Co attached.**
3. ☒ A hydrologic features map of the mitigation bank and adjacent hydrologic contributing and receiving areas; **See the NHD Flow Line and 2 Foot Contours Map prepared by E Co attached.**
4. ☒ Current hydrologic conditions in the mitigation bank site; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
5. ☒ A vegetation communities map of the mitigation bank site, and site-specific descriptions of each significantly different aerial signature or assessment area including the native community types, a species list of the dominant canopy and groundcover plants, its structure relative to reference condition, and historic impacts; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
6. ☒ Ecological benefits currently provided to the regional watershed by the mitigation bank site; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
7. ☒ Adjacent lands, including existing land uses and conditions, projected land uses according to comprehensive plans adopted pursuant to Chapter 163, F.S., by local governments having jurisdiction, and any special designations or classifications associated with adjacent lands or waters; and, **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**



8. ☐ A disclosure statement of any material fact which may affect the contemplated use of the property.

PART 4: MITIGATION PLAN (62-342.450(4), F.A.C.)

Please provide the following information:

1. ☒ Proposed construction/mitigation activities, including a detailed schedule for implementation; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached. The project proposes to record the conservation easement, and complete all mitigation enhancement activities at one time. No phasing is proposed. See Credit Release Schedule attached to this application.**
2. ☒ The proposed vegetation enhancement activities, such as plant removal/eradication, planting, seeding, or prescribed fire, and detailed schedule for implementation; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
3. ☒ Measures to be implemented during and after construction/implementation to avoid adverse impacts related to proposed activities; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
4. ☒ A detailed perpetual management plan comprising all aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access, inspection and implementation schedule of each activity, and adaptive management alternatives; and **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
5. ☒ A proposed monitoring plan to demonstrate mitigation success. **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**

PART 5: ASSESSMENT OF IMPROVEMENTS IN ECOLOGICAL VALUE (62-342.450(5), F.A.C.)

Please provide the following information:

1. ☒ a description of anticipated site conditions in the mitigation bank after the mitigation plan is successfully implemented, including proposed community map and GIS shapefile, and quantitative and qualitative success criteria; **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**



2. ☒ a comparison of current fish and wildlife habitat and utilization functions to those after the mitigation plan is successfully implemented; and **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**
3. ☒ a description of the specific expected ecological, benefits to the regional watershed; and the timeframe to achieve these benefits. **See E Co Consultants, Inc. Long Bar Pointe Mitigation Environmental Narrative and Attachments A through K (all dated September 2016) attached.**

**PART 6: EVIDENCE OF SUFFICIENT LEGAL OR EQUITABLE INTEREST IN THE PROPERTY
(62-342.450(6), F.A.C.)**

Please provide the following information:

1. ☐ Evidence of sufficient legal or equitable interest in the property which is to become the mitigation bank to meet the requirements of 62-342.650(1), F.A.C., including Phase I environmental audit;

PART 7: FINANCIAL RESPONSIBILITY (62-342.450(7), F.A.C.)

Please provide the following information:

1. ☐ Cost estimates and draft documentation of financial responsibility meeting the requirements of 62-342.700, F.A.C.

PART 8: ADDITIONAL INFORMATION (62-342.450(8), F.A.C.)

Please provide the following information:

1. ☒ Any additional information which the Agency requests or would need in order to evaluate whether the proposed Mitigation Bank meets the criteria of Section 373.4136, F.S., and this chapter.
2. ☐ Any engineering calculations and/or computer modeling (such as hydrograph or staging) needed to assess the effects of the project on the hydrologic characteristics of the mitigation bank site and upstream and downstream areas. **Not applicable. No grading or changes to hydrologic regime are proposed.**

PART 9: LAND USE RESTRICTIONS (62-345.650)

Please provide the following information:



- a. ☒ Documentation the form of: (a) a draft warranty deed for the fee interest to be conveyed to the Agency, or (b) a draft conservation easement to be conveyed to both the Department and the District in accordance with 62-345.650 (3) (4), F.A.C.;
- b. ☒ A boundary survey of the real property interest being conveyed. The survey must be certified, by a land surveyor and mapper, registered in the State of Florida, to meet the requirements of the Agency and the minimum technical standards set forth by the Florida Board of Professional Land Surveyors and mappers in Chapter 5J-17, F.A.C., under Section 472.027, F.S.;
- c. ☒ A certified appraisal or other documentation demonstrating the market value of the property or interest to be conveyed to determine the appropriate amount of title insurance;
- d. ☒ A marketable title commitment issued to the Agency as beneficiary in an amount at least equal to the fair market value, as established in accordance with paragraph 62-342.650(4)(b), F.A.C.;
- e. ☒ A Phase I environmental audit; and
- f. ☐ If applicable, evidence that all abandoned personal property, solid waste, or hazardous substances have been removed from the property.





Legend

Approximate Project Boundary

G3/S2, Maritime Hammock

G3/S2, Seagrass Beds

G3/S3, Mollusk Reef

G5/S4, Mangrove Swamps

G5/S4, Salt Marsh

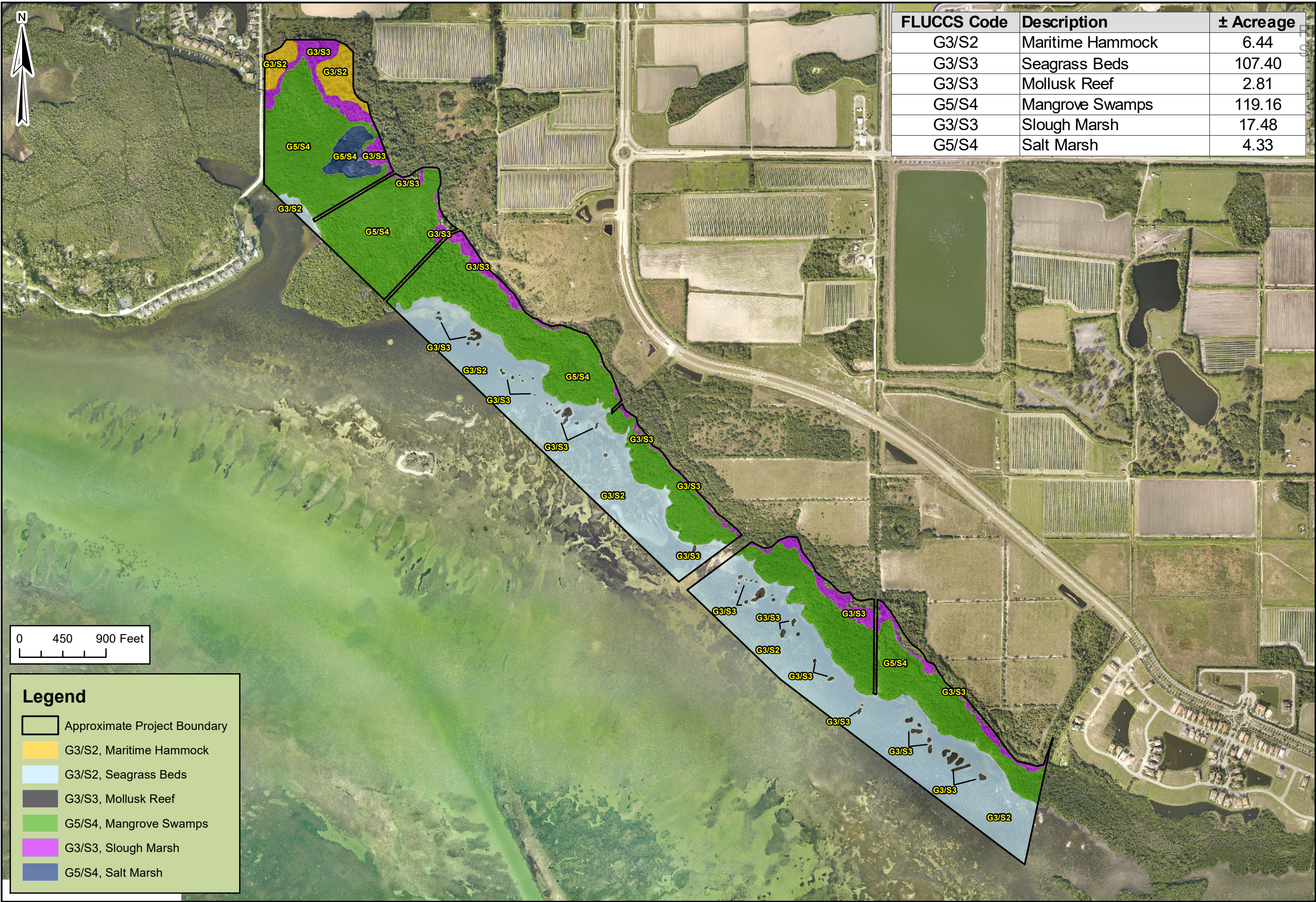
FLUCCS Code	Description	± Acreage
G3/S2	Maritime Hammock	6.44
G3/S3	Seagrass Beds	107.40
G3/S3	Mollusk Reef	2.81
G5/S4	Mangrove Swamps	119.16
G5/S4	Salt Marsh	4.33
Total Project Acreage		260.84

RECEIVED
SEP 14 2016
TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County

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Palmetto, FL 34221
Telephone: 941.722.0901
Fax: 941.722.4931
Website: www.ecoconsultants.com

CONSULTANTS INCORPORATED

Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: FNAI Habitat Map



FLUCCS Code	Description	± Acreage
G3/S2	Maritime Hammock	6.44
G3/S3	Seagrass Beds	107.40
G3/S3	Mollusk Reef	2.81
G5/S4	Mangrove Swamps	119.16
G3/S3	Slough Marsh	17.48
G5/S4	Salt Marsh	4.33

Legend

Approximate Project Boundary

G3/S2, Maritime Hammock

G3/S2, Seagrass Beds

G3/S3, Mollusk Reef

G5/S4, Mangrove Swamps

G3/S3, Slough Marsh

G5/S4, Salt Marsh

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Post-FNAI Habitat Map

ECO

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Fax: 941.722.4931

Website: www.ecoconsultants.net

TRS: 35S16E12,19; 35S17E7,17,18,20

Scale: 1" = 900'

Date Drawn: 9/7/2016

Drawn by: MJ

Source: Manatee County

Sheet: 1 of 1



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Figure #17
Sec: 12,19 Twp: 35S Rng: 16E
Sec: 7,17,18,20 Twp: 35S Rng: 17E
Scale: 1" = 1 mile
Date Drawn: 9/9/2016
Source: ESRI World Imagery
Drawn by: MJ



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Website: www.ecoconsultants.net

Client: Long Bar Point, LLLP
Project: Fish/Wildlife Corridors Linkages
and Migration Routes
Title: Post Project Habitat Map

Legend

- Bird Migration
- Fish
- Wildlife (Mammals, Reptiles, Amphibians)
- Mangrove, Swamp, & Salt Marsh Habitats
- Approximate Project Boundary



Legend

Approximate Project Boundary (±260.84 ac.)

Client: Long Bar Pointe, LLLP

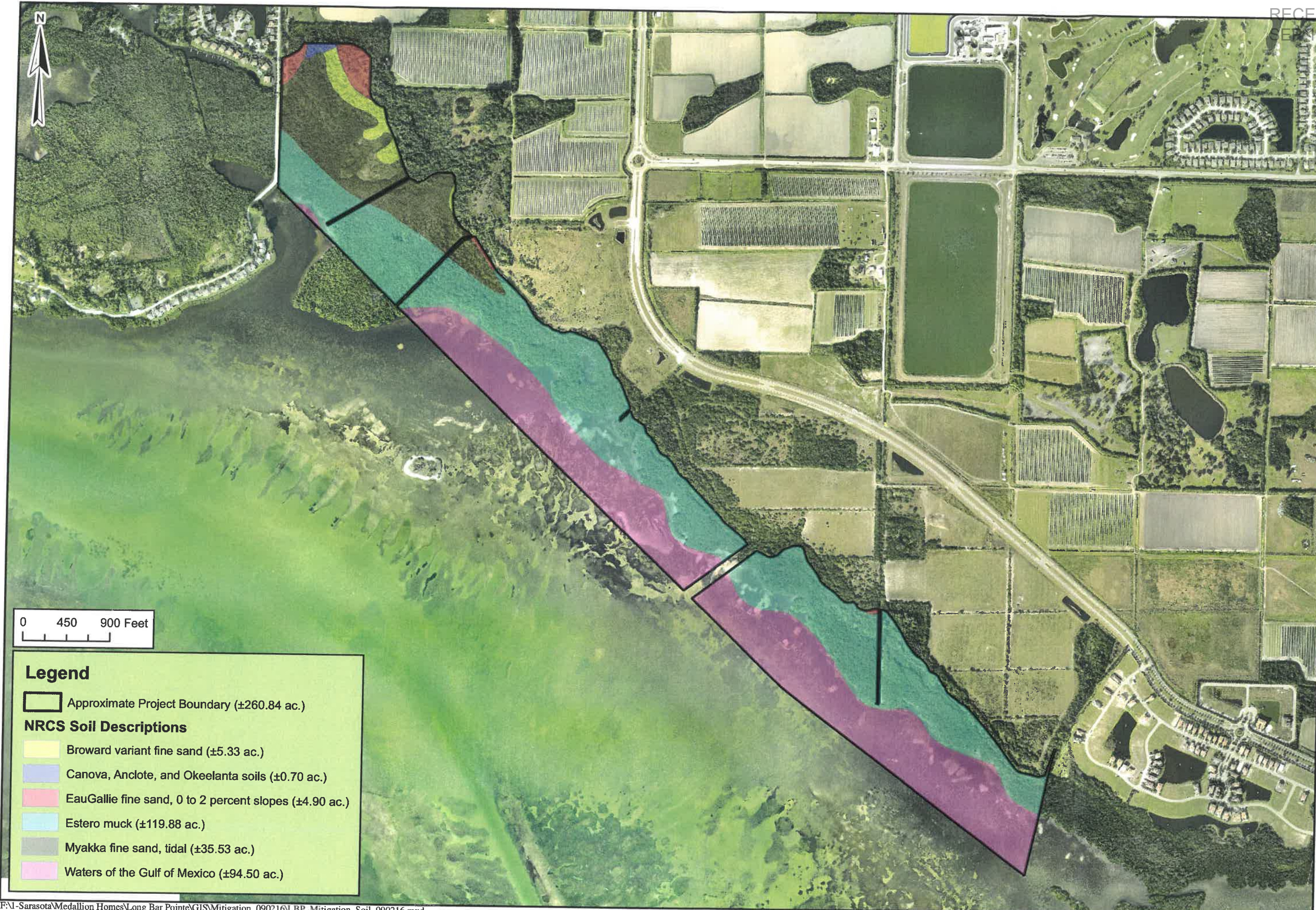
Project: Long Bar Pointe Mitigation Bank

Title: PID Numbers Located In
Mitigation Bank Boundary



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Website: www.ecoconsultants.com

TRIS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/8/2016
Drawn by: MJ



0 450 900 Feet

Legend

 Approximate Project Boundary (±260.84 ac.)

NRCS Soil Descriptions

-  Broward variant fine sand (±5.33 ac.)
-  Canova, Anclote, and Okeelanta soils (±0.70 ac.)
-  EauGallie fine sand, 0 to 2 percent slopes (±4.90 ac.)
-  Estero muck (±119.88 ac.)
-  Myakka fine sand, tidal (±35.53 ac.)
-  Waters of the Gulf of Mexico (±94.50 ac.)

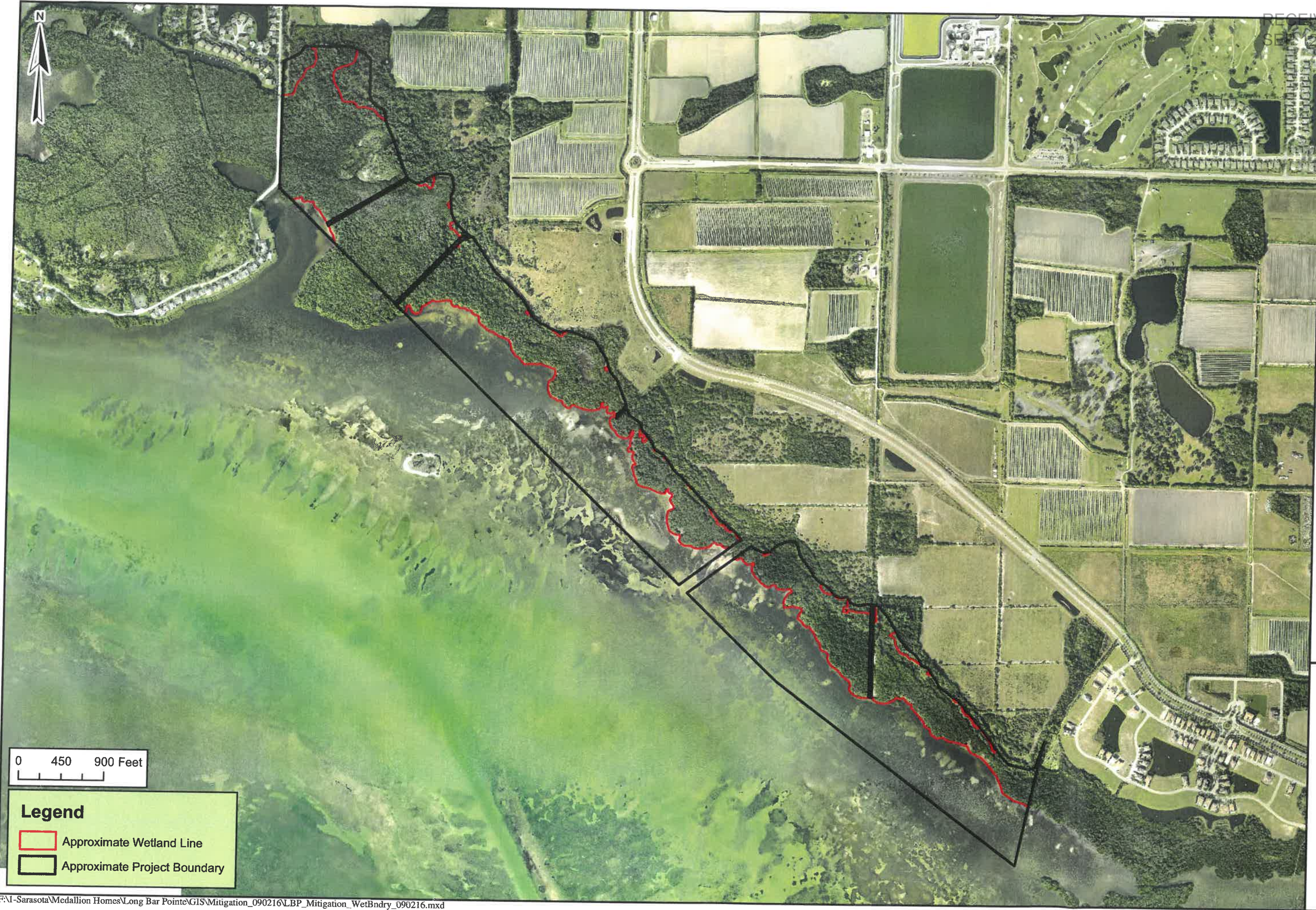
RECEIVED
SERIAL 20

TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County, ND/C

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Website: www.ecoconsultants.com



Client: Long Bar Pointe, LLP
Project: Long Bar Pointe Mitigation Bank
Title: NRCS Soils Map



0 450 900 Feet

Legend

Approximate Wetland Line

Approximate Project Boundary

F:\I-Sarasota\Medallion Homes\Long Bar Pointe\GIS\Mitigation_090216\LBP_Mitigation_WetBndry_090216.mxd

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Mitigation Bank Boundary and Wetland Limits Aerial Map



CONSULTANTS INCORPORATED Website: www.ecoconsultants.net

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TRIS: 35S16E12, 19; 35S17E7, 17, 18, 20
Scale: 1" = 900'
Date Drawn: 9/9/2016
Drawn by: MJ
Source: Manatee County

Long Bar Pointe

Mitigation Bank

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATEWIDE ENVIRONMENTAL RESOURCE PERMIT APPLICATION
ENVIRONMENTAL NARRATIVE

September 2016

Prepared for:

Long Bar Pointe, LLLP
1651 Whitfield Avenue
Sarasota, Florida 34243

Prepared by:

E Co Consultants, Inc.
1523 8th Avenue West
Suite B
Palmetto, FL 34221
941.722.0901 fax 941.722.4931

Exhibits:

1. **Location Map**
2. **USGS Quadrangle Map**
3. **Existing Conditions Land Use Map**
4. **Post Project Habitat Map**
5. a. **Seagrass Survey Transect Map**
b. **Seagrass Coverage Map**
6. **Seagrass Percent Cover Data Tables**
7. **Service Area Map**
8. **Service Area Land Uses Per Manatee County Zoning**
9. **Hardwood-Conifer Mixed Upland and Wetland Shrub/Freshwater Marsh Enhancement Planting Plan**

Introduction

The applicant is requesting the issuance of a Mitigation Bank Statewide Environmental Resource Permit (SWERP) for the 260.8-acre Long Bar Pointe mitigation bank. The project is located in western Manatee County, west of El Conquistador Parkway and 75th Street West in Sections 12 and 13, Township 35 South, Range 16 East (Exhibits 1 and 2). The Long Bar Pointe Mitigation Bank property consists of disturbed exotic wetland hardwoods (freshwater) dominated by Brazilian pepper (*Schinus terebinthifolius*), mixed hardwood uplands, mangrove swamps and Sarasota Bay bottomlands supporting seagrass and oyster reefs. Adjacent to the mitigation bank lands are lands to the east and north that are agricultural lands under common ownership, as well as El Conquistador Parkway and Manatee Fruit Company lands. Legends Bay residential development community occurs to the south of the mitigation bank lands.

E Co Consultants, Inc. (E Co) Senior Scientists have investigated the Long Bar Pointe Mitigation Bank lands for the past two (2) years mapping habitats and identifying opportunities for enhancement and preservation within the mitigation bank lands. In December 2013 E Co delineated the interface between Brazilian pepper wetlands and mangroves/buttonwoods. Subsequent to this effort E Co mapped the different upland, wetland and bottomlands within the Bank. E Co conducted extensive seagrass surveys in October 2014. In March and July 2015, E Co conducted field reviews of mitigation bank lands with Florida Department of Environmental Protection (FDEP) staff. In addition, E Co and the Applicant have had a series of pre-application meetings and conference calls to refine the mitigation bank.

The Long Bar Pointe shoreline is the largest contiguous natural shoreline in Sarasota Bay, stretching over two (2) miles and supporting mangrove forests and seagrass flats (Exhibit 3). The Long Bar Pointe shoreline, combined with the one (1) mile of Legends Bay shoreline (which is preserved under a conservation easement), is a significant resource for Sarasota Bay, Tampa Bay and the Southern Coastal Drainage Basins. The shoreline supports high quality mangroves and bay bottomlands that are essential fish habitat including nurseries, breeding grounds and wading bird habitat. The establishment of Long Bar Pointe Mitigation Bank will contribute to the overall ecology of Sarasota Bay, Tampa Bay and the Manatee River. The watersheds of these bays and river will significantly benefit from the preservation, protection and enhancement of these lands in perpetuity.

Preservation and enhancement of mitigation bank lands will: protect extensive mangrove shorelines and seagrass bottomlands lands in perpetuity; improve habitat and nutrient uptake (some water quality benefit) for uplands, freshwater wetlands; water quality benefit from mangrove swamp enhancement to receiving Bay bottomlands; and provide high quality buffers from future offsite uplands. Preserved and enhanced uplands and freshwater wetlands will improve nutrient uptake. Enhancement of Brazilian pepper uplands and the addition of mixed hardwood uplands will provide buffering to the mangroves and bottomlands, and reduce the potential for secondary impacts to Bank lands. This, along with the enhancement of mangrove swamps that contain areas of Brazilian pepper, will provide some water quality improvement to Sarasota Bay, Tampa Bay and Manatee River, and provide lift to the overall quality of the mangrove swamps, seagrass and oyster reefs in this portion of the bay proposed to be preserved in perpetuity by the mitigation bank.

The mitigation bank will: preserve seagrass and oyster reef bottomlands, saltwater marsh; enhance and preserve mangrove swamps (30% of the mangroves within onsite mangrove swamps that are 500' or less in width from the shoreline will be trimmed to a minimum of 12' in height); enhance freshwater shrub/marsh wetlands; enhance hardwood-conifer mixed uplands; and enhance mixed hardwood uplands in accordance with Attachment E – Construction and Implementation Monitoring Plan and Figure 9 accompanying this narrative, as well as Exhibit 4 attached.

In addition, as part of the Long Bar Pointe Perpetual Management Plan, the Bank owner will conduct mangrove trimming (in accordance with Attachment A – Conceptual Mangrove Trimming Plan accompanying this narrative) within the 30% of Bank's mangrove swamps that are located within mangrove swamps 500' or less in width perpendicular from the shoreline. If trimming is proposed, Florida Department of Environmental Protection mangrove trimming General Permits will be obtained based on areas requested to be trimmed.

Through the issuance of the requested mitigation Bank permit, the applicant is requesting a total of 18.6 credits achieved through enhancement and preservation. All Bank lands will be managed in perpetuity through a long term management plan (Attachment K accompanying this narrative) that preserves the proposed ecological functions of the conditions outlined below. While not proposed to receive any UMAM credits, the Bank proposes to manage in perpetuity the Town of Longboat Key Force Main Easement and narrow strips of lands owned by Manatee Fruit Company (MFC) consistent with Banks lands that abut these areas.

Summary

Seagrass

Existing Condition:

- Predominantly *Halodule wrightii* within the bottomlands owned by Long Bar Pointe
- Patches of *Thalassia testudinum* also within bottomlands owned by Long Bar Pointe
- Rock and oyster reefs located near the shoreline
- Silt and sand shoreline
- Scoured bottomlands

Mitigation Activities:

- Preserve Bottomlands
- Water Quality Improvements from adjacent mangrove swamp enhancement
- Preservation - Conservation Easement
- Install Seagrass Information Buoys
- In perpetuity management

Mangroves and Salt Marsh

Existing Condition:

- Red, white and black mangroves
- Buttonwoods mixed w/ Brazilian pepper mangrove interface
- Varying densities of Brazilian pepper throughout the mangrove swamps
- Salt tern marsh

Mitigation Activities:

- Brazilian pepper/nuisance species removal

- Preservation – Conservation Easement
- In perpetuity management

Exotic Wetland Hardwoods

Existing Condition:

- Dominated by monocultures of Brazilian pepper
- Inclusions of native maritime hammock supporting bays and oaks

Mitigation Activities:

- Preservation – Conservation Easement
- Brazilian pepper/nuisance species removal
- Replanting w/ desirable freshwater marsh species
- Fencing and signage in conformance w/ Attachment C
- In perpetuity management

Uplands

Existing Condition:

- Uplands dominated by monocultures of Brazilian pepper
- Small inclusions of live oaks, immature pines, cabbage palms, bays, saw palmetto and beautyberry w/in Brazilian pepper areas
- Mixed hardwood

Mitigation Activities:

- Nuisance removal and replanting
- Preservation – Conservation Easement
- Fencing and signage in conformance w/ Attachment C
- In perpetuity management

Existing Conditions

The 260.8-acre Long Bar Pointe Mitigation Bank consists of owned bottomlands that vary from sparse to dense seagrass beds, oyster reefs and sand/silt bottom areas adjacent to the shoreline, mangrove swamps, disturbed Brazilian pepper wetland shoreline and forested uplands (Exhibit 3). Uplands that border the shoreline are dominated by Brazilian pepper with limited inclusions of native trees including live oaks (*Quercus virginiana*), cabbage palms (*Sabal palmetto*), immature slash pine (*Pinus elliotii*), swamp bay (*Persea palustris*) and sweet bay (*Magnolia virginiana*). The limited locations of native understory include saw palmetto (*Serenoa repens*), wild coffee (*Psychotria nervosa*), swamp fern (*Blechnum serrulatum*) and Virginia chain fern (*Woodwardia virginiana*). The Brazilian pepper also dominates the transitional zones between uplands and shoreline mangroves. Brazilian pepper wetlands make a continuous swath along the entire shoreline of Long Bar Pointe, and vary in width depending on location. In this zone, the Brazilian pepper and mangrove ecotone is intermixed with low densities of buttonwoods (*Conocarpus erectus*). In the northwestern portion of the mitigation bank is 6.4 acres of mixed hardwood maritime hammock. This area also supports live oaks, cabbage palms, bays, immature slash pines, Australian pines (*Casuarina equisetifolia*) and Brazilian pepper. Areas of the mixed hardwood uplands have significant coverage of grape vine (*Vitis* sp.) choking out immature native trees, shrubs and herbs. The understory has ferns, saw palmetto and wild coffee among other species.

Brazilian pepper and mixed hardwood maritime hammock areas transition into mangrove swamps where all three species of mangrove: black mangrove (*Avicennia germinans*), red mangrove

(*Rhizophora mangle*), and white mangrove (*Laguncularia racemosa*), are present. Brazilian pepper is present throughout the mangrove swamps in varying densities. Mangroves occur in typical distribution with white mangroves higher in the landscape, and red and black mangroves extending below the mean high tide line. The Long Bar mangrove swamps are moderate to high quality and provide habitat functions including bird nesting opportunity and foraging, as well as essential fish habitat as nurseries and foraging grounds. The exception is in locations higher in the landscape where Brazilian pepper is at the interface of the mangrove areas where Brazilian pepper is dense, and throughout the mangrove swamps where there are clusters of mature individuals of Brazilian pepper.

There is an area at the north end of Long Bar Pointe where mangrove swamps intermix with a historically disturbed salt tern marsh. In this location hypersaline conditions have somewhat limited growth of other brackish to saline species. Within this marsh habitat there is open sandy areas, open canopy mangroves, predominantly white mangroves, as well as other hypersaline marsh species including glasswort (*Salicornia bigelovii*), saltwort (*Batis maritima*), sea oxeye daisy (*Borrchia frutescens*) and black needle rush (*Juncus roemerianus*). In open, historically disturbed areas, immature black and white mangroves and other marsh species are recruiting to the area. There is also a small, shallow lagoon associated with the salt marsh area.

Mangrove swamps transition to bottomlands dominated by a mix of sand/silt and hard bottom, oyster reefs and shallower seagrass beds. E Co Senior Scientists spent extensive periods of time throughout September and October 2014 identifying seagrass species, and mapping the seagrass bed limits within the owned bottomlands (Exhibits 5a and 5b). Exhibit 6 quantifies the percentage of seagrass coverage based on the extensive survey.

The seagrass beds out to the limits of the owned bottomlands are dominated by shoal grass (*Halodule wrightii*) as they transition from the mangroves. In several deeper areas the shoal grass mixes with turtle grass (*Thalassia testudinum*). Throughout the bottomlands there are deeper sand holes where changes in bathymetry create light limitations which in turn limit seagrass growth. There are a few vessel propeller prop scars within the mitigation bank bottomlands that have either damaged or destroyed seagrasses. Excluding the prop scars and sediment deltas from agricultural outfall runoff, the seagrass beds within the Long Bar Pointe bottomlands are high quality and provide full function including nutrient cycling and essential fish habitat. A series of oyster reefs also occur along the entire shoreline of Long Bar Pointe.

Lands adjacent to the mitigation bank have a series of agricultural ditches and large canals that traverse through 1,300 acres of high intensity agricultural uplands. These large conveyance canals ultimately discharge through the mitigation bank mangrove shoreline and out to Sarasota Bay. These uplands have been farmed for many decades. These ditches cross El Conquistador Parkway and 75th Street West to enter onto the Long Bar Pointe property which has also been historically farmed including cattle ranching and other activities. These ditches and canals either terminate at the mitigation bank boundary or run parallel with bank lands, or defuse through the mangrove shoreline. Several sections of these ditches have been filled by changes in agricultural or development activities. There is mosquito and other historical ditching within mitigation bank lands as well.

In the past five (5) years the State of Florida, along with the Environmental Protection Agency (EPA), estuary programs and other stakeholders, have worked to develop new water quality standards for

State's streams and down stream receiving waters including bays and estuaries. The Sarasota Bay Estuary Program (SBEP) and stakeholder partners developed water quality "targets" for all portions of Sarasota Bay including the Long Bar Pointe section. These targets were ultimately adopted by the State in 2012 as part of the Numeric Nutrient Criteria (NNC) for Sarasota Bay. The Numeric Nutrient Criteria considered both nutrient concentrations and nutrient loading of receiving waters. The Numeric Nutrient Criteria for Sarasota Bay includes targets of 0.28 – 1.34 mg/L for Total Nitrogen (TN), and 0.19 mg/L for Total Phosphorus (TP) (Numeric Nutrient Criteria Recommendations for the Sarasota Bay Estuary Program, March 2011). Based on the fact that there is no treatment areas for these canals, and that these canals have been discharging runoff for decades, data collected by the applicant has documented that water quality of these agricultural canal discharges is low, with nutrient concentrations significantly higher than the NNC TN and TP target concentrations. It has been well documented that nutrient loading, particularly nitrogen loading, reduces water clarity by resulting light attenuation from phytoplankton responding to the loading (NNC Recommendations for the Sarasota Bay Estuary Program, March 2011). The light attenuation then adversely affects seagrass growth which is a target indicator for water quality based on the NNC. Conversely, when nutrient concentrations and loading are reduced phytoplankton blooms are reduced and seagrass coverage expands.

The proposed enhancement of mangrove swamps will provide water quality improvement to this habitat as well as receiving waters of Sarasota Bay within the Bank lands and beyond. Enhancement of freshwater shrub/marsh and hardwood-conifer mixed uplands through nuisance removal and replaning will provide increases in nutrient uptake, and also provide some limited water quality improvement to Sarasota Bay. These enhancement activities will provide lift to the overall Bay with respect to meeting NNC targets.

Listed Species

E Co Senior Scientists have spent extensive periods of time within the Long Bar Pointe Mitigation Bank property conducting listed species surveys, and secondarily looking for listed species and suitable habitat during wetland delineations, seagrass surveys and habitat mapping from late 2013 through summer 2016. In December 2013 E Co conducted pedestrian and vehicle surveys within pasturelands for listed species. In addition, E Co Senior Scientists delineated the ecotone of Brazilian pepper and mangrove swamps also surveying for listed species within these habitats. E Co observed a previously undocumented bald eagle (*Haliaeetus leucocephalus*) nest within a pine tree at the delineated interface at the central portion of the property (See E Co Listed Species Map attached to this application). Since this nest has never been documented as being occupied, its status is unknown. During seagrass bottomlands and mangrove swamp shoreline surveys in October 2014, no threatened or endangered marine species were documented. However, the federally threatened west indian manatee (*Trichechus manatus*) is well documented within this section of Sarasota Bay. The Sarasota Bay bottomlands support high quality seagrasses and oyster reefs that are essential fish habitat for many estuarine and bay species including game fish such as snook (*Centropomus undecimalis*), redfish (*Sciaenops ocellatus*) and sea trout (*Cynoscion nebulosus*). Larger predatory species including bull sharks (*Carcharhinus leucas*) also frequent this portion of Sarasota Bay. These bottomlands are critical fish nurseries, and red mangrove prop roots provide structure for juvenile fish species to avoid predation from larger fish and bird species that forage in Sarasota Bay. Along the mangrove shoreline several species of special concern wading birds and birds of prey including roseate spoonbill (*Platalea ajaja*),

white ibis (*Eudocimus albus*), reddish egret (*Egretta rufescens*), brown pelican (*Pelecanus occidentalis*) and osprey (*Pandion haliaetus*) were observed loafing or feeding in the mangroves, or foraging within shallow bottomlands. Uplands including disturbed Brazilian pepper and mixed hardwoods were surveyed by E Co in June 2015.

No listed species were documented within the limits of the proposed Bank. The Bank proposes to preserve in perpetuity all native lands including bottomlands, mangrove swamps, freshwater marshes and mixed hardwood uplands. In addition, the project will enhance freshwater shrub/marsh wetlands, hardwood conifer mixed uplands and mangrove swamps. All lands within the mitigation bank will be actively managed in perpetuity. The enhanced and preserved areas will be available for the continued use of the listed species documented during surveys completed by E Co, as well as be available for other regionally common and listed wildlife, marine and fish species. Areas such as mangrove swamps will be preserved for the potential nesting of wading birds known throughout Sarasota Bay.

Service Area

The Service Area lands requested for the Long Bar Pointe Mitigation Bank includes Southern Coastal watershed lands as well as portions of the Manatee River Basin HUC 8 (03100202) and the portion of the Tampa Bay HUC 8 (03100206) (Exhibit 7). This Service Area may be modified in the future to be consistent with any expansion of coastal basin boundaries. All of the lands requested to be included in the bank Service Area have biological, chemical and/or water current connections similar to the Long Bar Pointe Mitigation Bank, and it is reasonably expected that functional loss in these watersheds can be compensated for through enhancement of uplands and wetlands (Brazilian pepper removal and replanting), preservation (conservation easements and improvements to waters discharged into the bay) and restoration (restoring areas historically covered by seagrasses and oysters) within this portion of Sarasota Bay. Exhibit 8 illustrates Manatee County zoning and Comprehensive Plan land use designations, as well as special land use classifications within the proposed bank Service Area.

Mitigation Activities

The applicant will perform the following activities within the mitigation bank lands:

- Preserve in perpetuity 110.2 acres of bottomlands (seagrass beds, oyster reefs, sand/silt bottom)
- Enhance and preserve in perpetuity 119.2 acres of mangrove swamps
- Preserve and enhance 17.5 acres of wetlands through nuisance species removal and replanting.
- Preserve and enhance 3.2 acres of hardwood-conifer mixed uplands and 6.4 acres of mixed hardwood uplands through nuisance species removal and replanting.
- Preserve 4.3 acres of saltwater marsh
- Construct fencing and conservation lands signage at the mitigation bank boundary/adjacent upland interface
- Install twelve (12) seagrass information buoys in Sarasota Bay as illustrated on Figure 10 accompanying this narrative.

The narrow strips of lands owned by Manatee Fruit Company (MFC) that run through the Bank are not within the Bank boundaries, but will be managed consistent with the habitats and management strategies for those Bank lands that abut these MFC lands.

A Long Bar Pointe Mitigation Bank Credit Release Schedule table has been prepared and accompanies this narrative.

Conservation Easement

The first step in the establishment of the Long Bar Pointe Mitigation Bank will be to preserve in a conservation easement the bottomlands, mangrove swamps, Brazilian pepper wetlands and uplands, and hardwood-conifer mixed uplands totaling 260.8 acres, currently owned by Long Bar Pointe, LLLP. A draft version of the Long Bar Pointe Mitigation Bank conservation easement listing the Bank owner as the Bank operator is accompanying this narrative.

It is anticipated that the conservation easement will be recorded within 90 days of the mitigation bank permits being issued by FDEP and U.S. Army Corps of Engineers (ACOE). A Duchart Professional Surveyor has prepared the boundary and conservation easement survey (accompanying this narrative) for the State to review. Also accompanying this narrative is a draft conservation easement document for the State to review. Upon issuance of State and federal Bank permits, the applicant will provide a final conservation easement document for the State's approval. The Bank owner will record then document with Manatee County. The conservation easement will be maintained in perpetuity. As part of the conservation easement process, the Long Bar Pointe Mitigation Bank will install buoys to inform vessel operators that there are sensitive bottomlands within and immediately beyond the Bank limits (Exhibit 4). As part of the Long Bar Pointe Mitigation Bank Security Plan (see Attachment C accompanying this narrative), the Bank will also install fencing and no trespassing/conservation signage at the interface of the Bank boundary and offsite uplands. This will notify adjacent landowners that these are protected conservation lands and access is strictly prohibited. The fencing, signage and conservation easement will ensure these lands are preserved in perpetuity and protect against any future development within these lands. This will provide a significant ecological benefit to fish and wildlife within Sarasota Bay and the region that would otherwise be vulnerable to future development in the "without project" scenario, which also includes the further spread of nuisance plant species, lack of any water quality improvement through onsite enhancement of native wetland and upland vegetation, and intense mangrove trimming down to 6' in height pursuant to standard State mangrove trimming General Permit criteria.

Nuisance Species Removal

Concurrent with recording the conservation easement, the Bank will begin to remove nuisance plant species and replant areas dominated by a monocultures of Brazilian pepper with desirable upland and wetland species. It is anticipated that the nuisance species removal and replanting within the mitigation bank will take one (1) year to complete. The Applicant does not propose phasing this work, and nuisance species removal and replanting will be completed at one time. Brazilian pepper and other nuisance species will be removed from 17.5 acres of exotic wetland hardwoods, 3.2 acres Brazilian pepper uplands, 6.4 acres of mixed hardwood uplands, and 119.2 acres of mangrove swamps (Brazilian

pepper in varying densities through the mangrove swamps). Nuisance species that occur within the Town of Longboat Key Drainage Easement and the narrow strips of lands owned by MFC will have nuisance species removed as well. All nuisance species removal will be either hand cut and stump treated, or ground in place using a low ground pressure vehicle (where there are high densities of Brazilian pepper or Australian pines) and then stump treated. No other mechanical work will occur within mitigation bank lands. All hand cut nuisance material removed from these areas will be hauled offsite to be stockpiled and burned in uplands or brought to a landfill or other proper disposal location. The designated Qualified Mitigation Specialist (QMS) will work with the site contractor to identify areas for avoidance that support native habitat. The Long Bar Point Mitigation Bank Attachment Construction and Implementation Monitoring Plan, accompanying this narrative, further outlines the initial removal effort, replanting and ongoing maintenance and monitoring.

Once the nuisance species are removed from uplands and wetlands, all 17.5 acres of exotic hardwood wetlands and 3.3 acres of Brazilian pepper uplands, including those portions of lands that are located w/in the Town of Longboat Key Force Main Easement and the narrow strips of lands owned by MFC, will be planted with desirable native upland and wetland species typical of coastal habitats (Exhibit 9). The exotic hardwood wetlands will be planted with native plant species consistent with the post project target habitat of wetland shrub/freshwater marsh, and the Brazilian pepper uplands will be planted within native plant species consistent with the post project target habitat of hardwood-conifer mixed. The exception to planting will be in the few locations where bay swamps, oak hammock/saw palmetto or other significant stand of native habitat avoided by the activities summarized above.

Nuisance species, particularly Brazilian pepper, is intermittently distributed within the buttonwoods that interface with the uplands along the over two (2) mile of the Long Bar Pointe Mitigation Bank shoreline. The density of Brazilian pepper varies throughout the mangrove swamps with some areas being a monoculture within the buttonwoods, and other areas moderate to sparse with Brazilian pepper. Concurrent with other nuisance species removal efforts, the project will remove Brazilian pepper and other nuisance species from onsite mangrove swamps.

The removal of nuisance plant species, and the replanting with desirable native plant species within freshwater marsh/shrub wetlands and hardwood-conifer mixed uplands will restore historical upland and wetland functions for fish and wildlife where there is currently very limited function today. It is anticipated that enhanced uplands and wetlands will provide foraging habitat for a multitude of wading and shore birds common within Sarasota Bay. Reptile and amphibian habitat will significantly increase when compared to the low quality infestation of Brazilian pepper that currently dominates this area. Native canopy and understory will be available for small and medium mammal movement, foraging and loafing. There will also be opportunities for freshwater and anadromous fish species to utilize these areas during high water conditions caused by the rainy season. Enhancement of these areas will also provide improvements to water quality for receiving bay bottomlands.

Mangrove Trimming

The Bank owner will trim 30% of onsite mangrove swamps within the Bank boundary in accordance with Attachment A accompanying this narrative. The Bank owner will also trim mangroves in accordance with Attachment A in locations where the 30% of proposed mangrove trimmed areas occur within the Town of Longboat Key Force Main Easement and the narrow strips of land owned by MFC that abut the Bank. The 30% of all onsite mangrove swamps totals 36 acres. The Bank mangroves

swamps that are 500' or less of width measures perpendicular from the shoreline totals 61.6 acres. Locations of the 61.6 acres of mangrove swamp shoreline, and the 30% of total mangrove swamps onsite to be trimmed within the 61.6 acres are illustrated within Attachment A. No mangroves are proposed to be trimmed below a minimum height of 12'.

The applicant will obtain General Permits prior to initiating any mangrove trimming activities summarized in Attachment A. All mangrove trimming will be completed with the oversight of a professional mangrove trimmer in accordance with the 1996 Mangrove Trimming & Preservation, Sections 403.9321- 403.9333, Florida Statute. All mangrove trimming will be completed by hand, and all trimmings will be hand carried out to be properly disposed of in offsite common ownership uplands or taken to a landfill.

UMAM Analysis

Areas of enhancement and preservation have been analyzed pursuant to the Uniform Mitigation Assessment Method (UMAM) Chapter 62-345, Florida Administrative Code, F.A.C. to determine mitigation credits available for the Long Bar Pointe Mitigation Bank. Attachment H and the Long Bar Pointe Mitigation Bank UMAM Scoring Justification Table accompanying this narrative summarizes UMAM scoring and proposed mitigation bank credits by habitat type and adjacent lands. The requested mitigation bank credits are justified based on the environmental benefits the mitigation bank will provide to enhanced and preserved lands within the Bank, as well as to Sarasota Bay and the region. Attachment H summarizes UMAM scoring pre- and post project. Long Bar Pointe, LLLP is requesting that the Long Bar Pointe Mitigation Bank receive 18.6 credits.

Examples of development and other types of projects that will purchase credits from the Long Bar Pointe Mitigation Bank include: bridge construction or repair projects; dredge projects; marinas, commercial and residential dock dredge/fill projects; dock shading projects; port dredging; residential or commercial projects that dredge or fill freshwater or saltwater wetlands; and mangrove alteration permits. These, as well as other potential wetland or bottomland impacts can be mitigated through the purchase credits from the Long Bar Pointe Mitigation Bank.

Schedule

Concurrent with permitting the mitigation bank through FDEP, the applicant will coordinate with the ACOE to initiate the federal mitigation bank process. Once State and federal permits are issued, the applicant will follow the Long Bar Pointe Mitigation Bank Work Schedule table accompanying this narrative.

Cost Analysis

This cost analysis provides cost estimates for construction, planting, monitoring and maintenance of the mitigation bank lands. The cost breakdown per activity is summarized in Attachment B (accompanying this narrative) and Table 1 below:

Table 1. Long Bar Pointe Mitigation Bank Perpetual Management Success Criteria Monitoring Cost Estimates.

Task	Frequency	Quantity	Unit Cost	Total Cost
Habitat Maintenance (uplands, wetland shrub/freshwater marsh, mangrove swamps)	Semi-annual	152.8 acres	\$5,500.00/event	In Perpetuity
Fencing/Signage Maintenance	Quarterly	Repair/Replacement Locations	\$1,100.00/event	In Perpetuity
Monitoring	Annual	Alternating Transects (even years monitor even numbered transects and odd years monitor odd numbered transects)	\$6,000.00/event	In Perpetuity

These costs are approximate, and will be finalized when work bid contracts are approved. The Bank owner will bond for implementation costs, as well as the maintenance and perpetual management of the mitigation bank.

Construction and Implementation Monitoring Plan

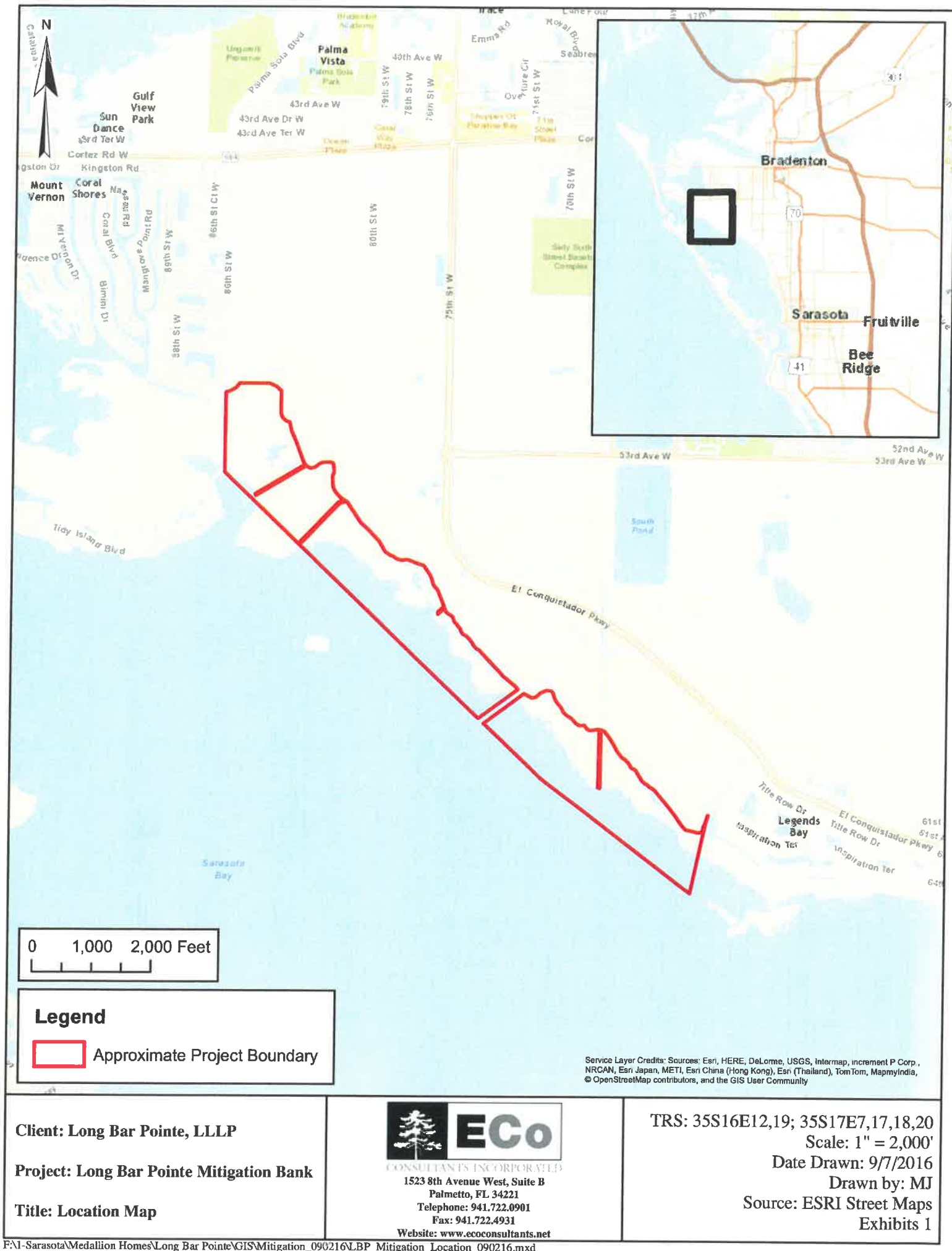
See Attachment E - Long Bar Pointe Mitigation Bank Construction and Implementation Monitoring Plan accompanying this narrative.

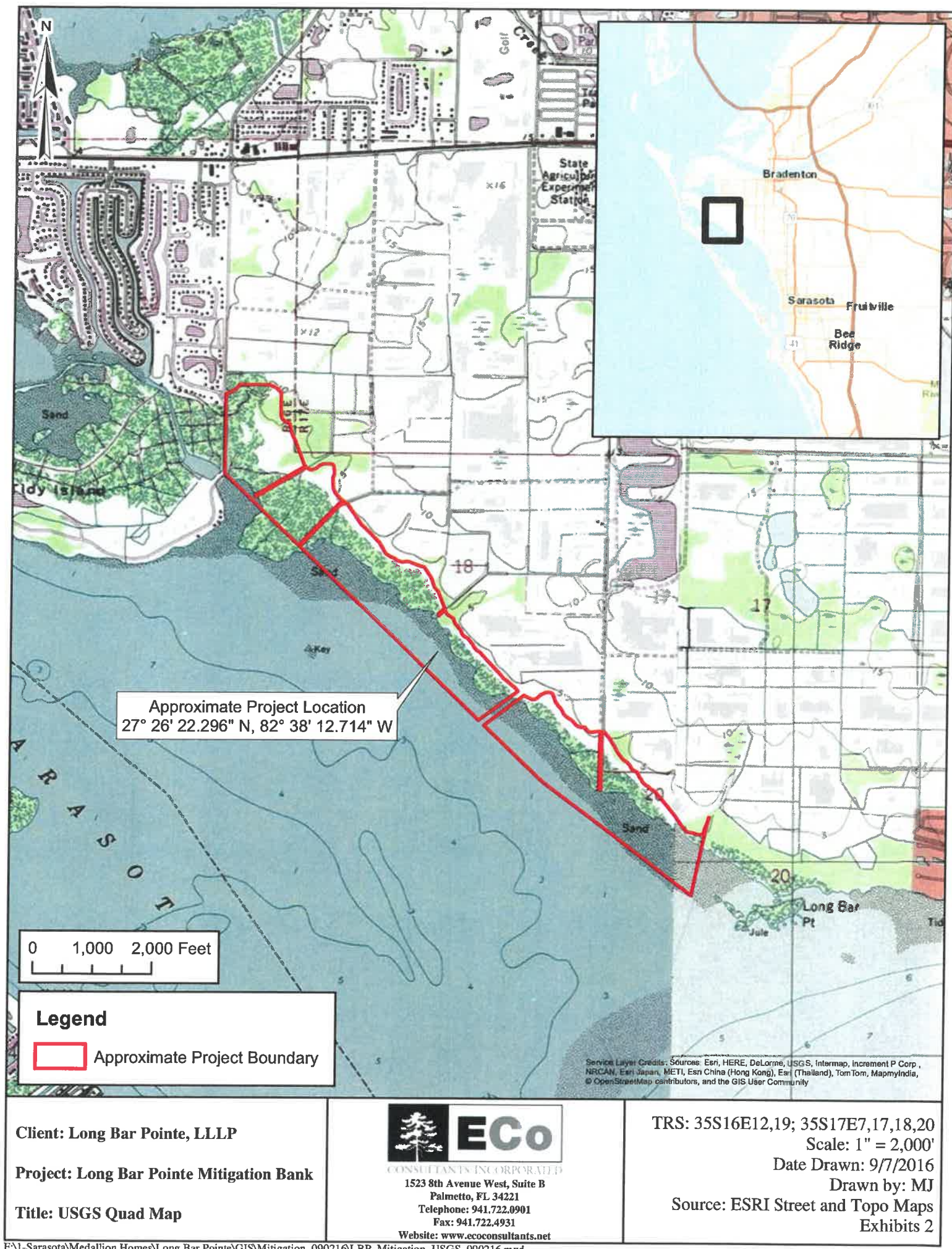
Perpetual Management Plan

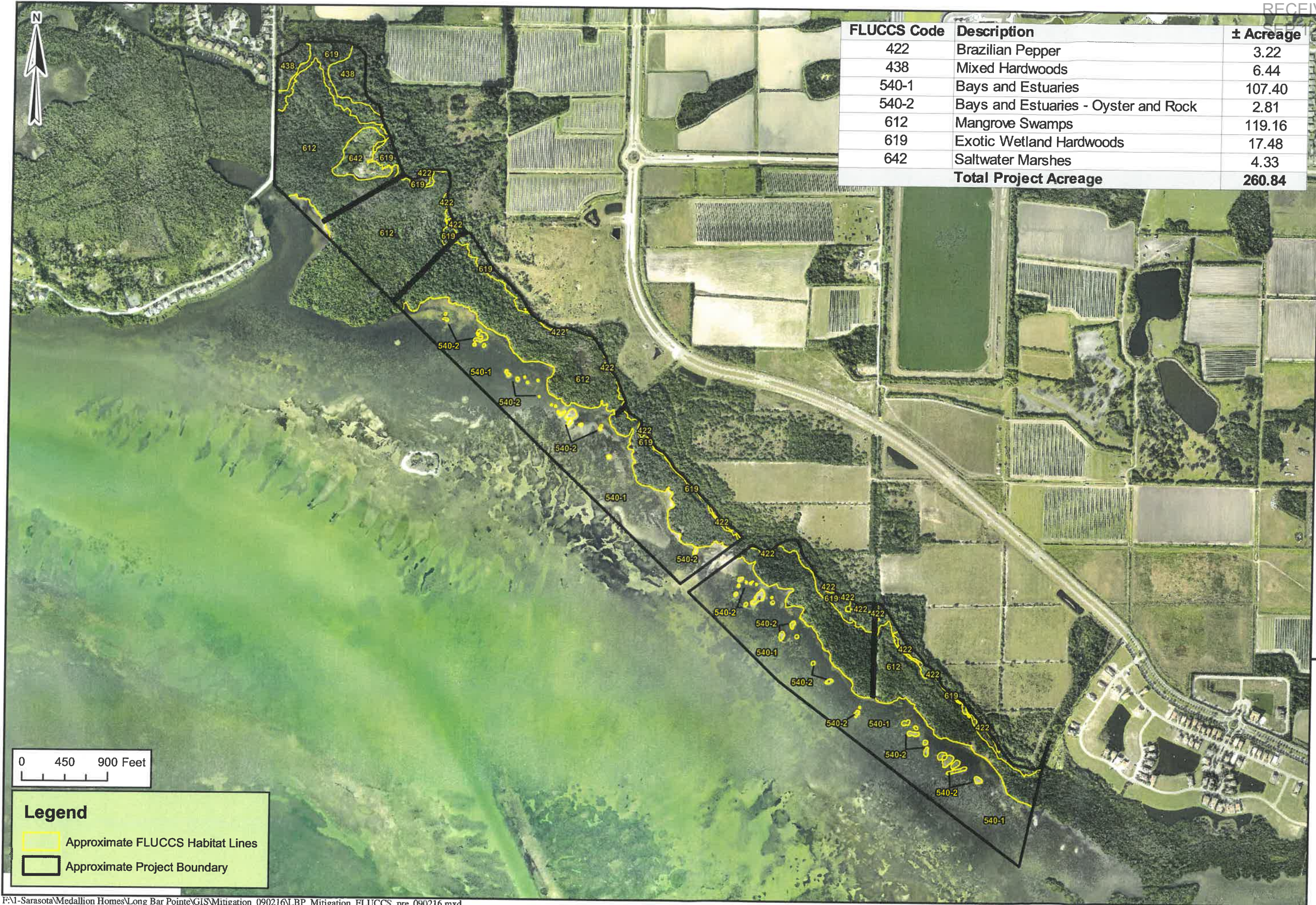
See Attachment K - Long Bar Pointe Mitigation Bank Perpetual Management Plan accompanying this narrative.

Security Plan

See Attachment C - Long Bar Pointe Mitigation Bank Security Plan accompanying this narrative.







FLUCCS Code	Description	± Acreage
422	Brazilian Pepper	3.22
438	Mixed Hardwoods	6.44
540-1	Bays and Estuaries	107.40
540-2	Bays and Estuaries - Oyster and Rock	2.81
612	Mangrove Swamps	119.16
619	Exotic Wetland Hardwoods	17.48
642	Saltwater Marshes	4.33
Total Project Acreage		260.84

Legend

Approximate FLUCCS Habitat Lines

Approximate Project Boundary

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SEP 12 2016

TRIS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 900'
Date Drawn: 9/7/2016
Drawn by: MJ
Source: Manatee County

1523 8th Avenue West, Suite B
Palmetto, FL 34221
Telephone: 941.722.0901
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Website: www.ecoconsultants.net

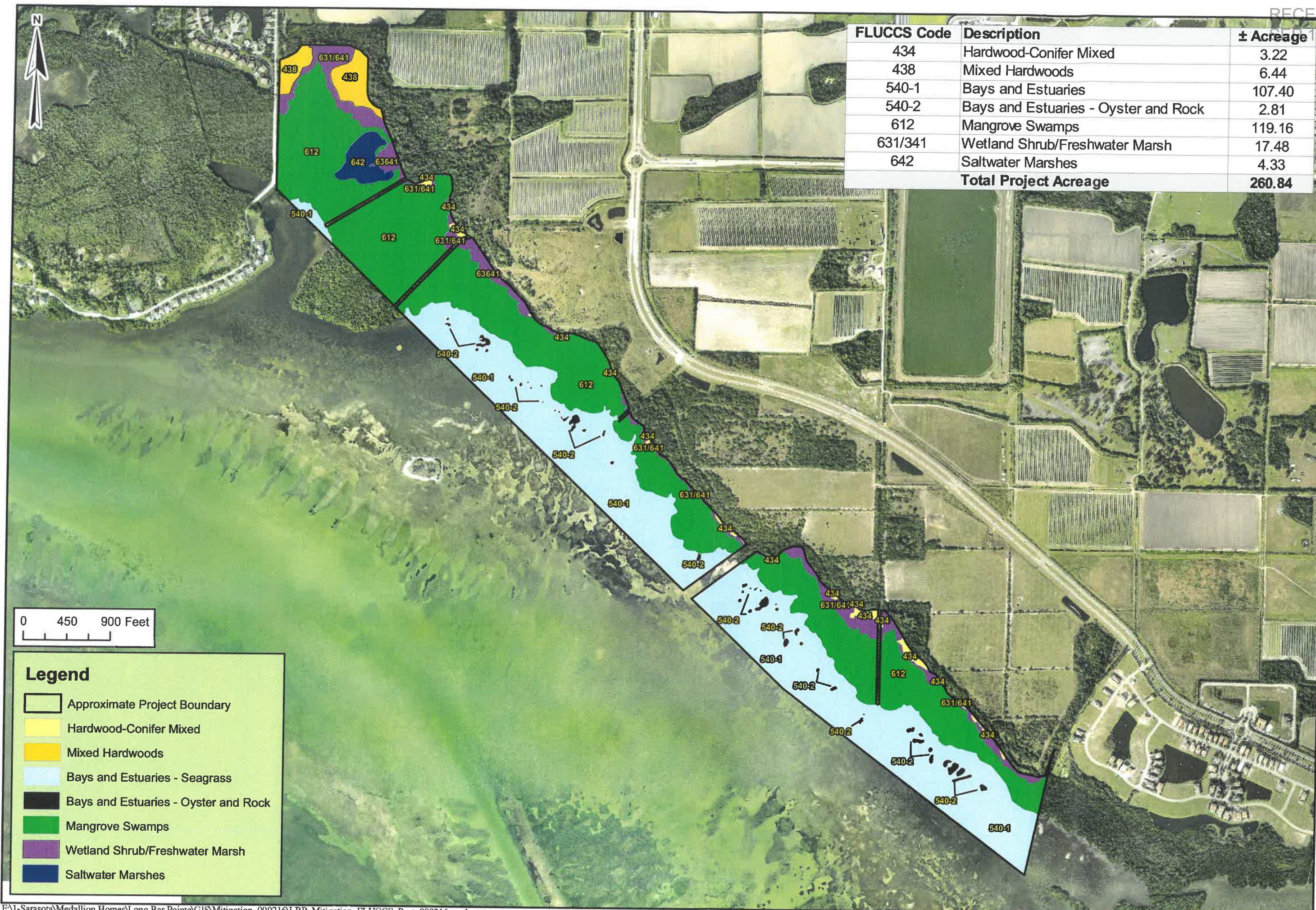
ECO

CONSULTANTS INCORPORATED

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Existing FLUCCS Habitat Map



FLUCCS Code	Description	± Acreage
434	Hardwood-Conifer Mixed	3.22
438	Mixed Hardwoods	6.44
540-1	Bays and Estuaries	107.40
540-2	Bays and Estuaries - Oyster and Rock	2.81
612	Mangrove Swamps	119.16
631/341	Wetland Shrub/Freshwater Marsh	17.48
642	Saltwater Marshes	4.33
Total Project Acreage		260.84

Legend

- Approximate Project Boundary
- Hardwood-Conifer Mixed
- Mixed Hardwoods
- Bays and Estuaries - Seagrass
- Bays and Estuaries - Oyster and Rock
- Mangrove Swamps
- Wetland Shrub/Freshwater Marsh
- Saltwater Marshes

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CONSULTANTS INCORPORATED

Client: Long Bar Pointe, LLP

Project: Long Bar Pointe Mitigation Bank

Title: Post-FLUCCS Habitat Map



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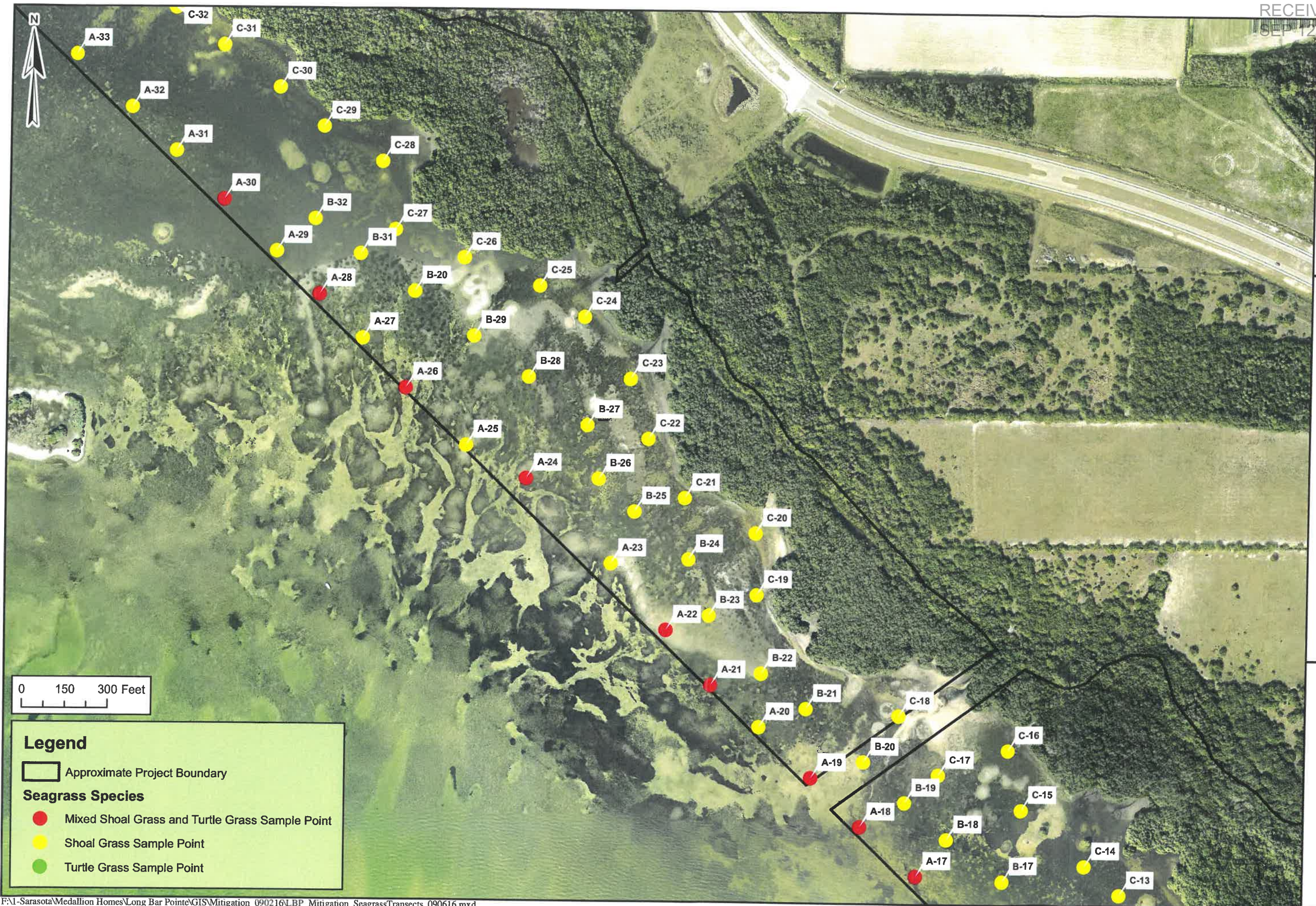
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Website: www.ecoconsultants.net



Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: Seagrass Survey Transect Map



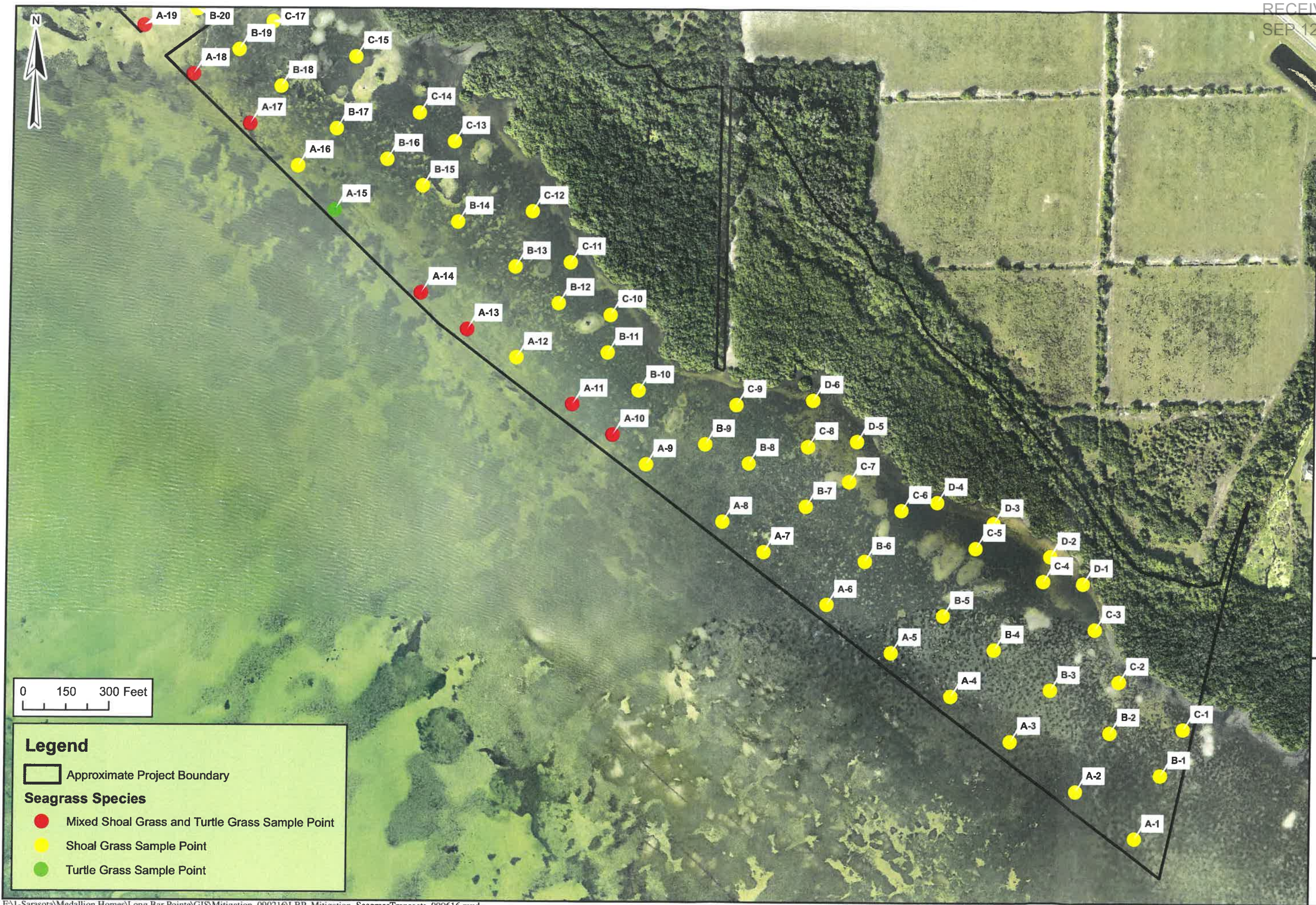
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Drawn by: MJ
Source: Manatee County

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Client: Long Bar Pointe, LLLP
Project: Long Bar Pointe Mitigation Bank
Title: Seagrass Survey Transect Map



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TRS: 35S16E12, 19; 35S17E7, 17, 18, 20
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Drawn by: MJ
Source: Manatee County

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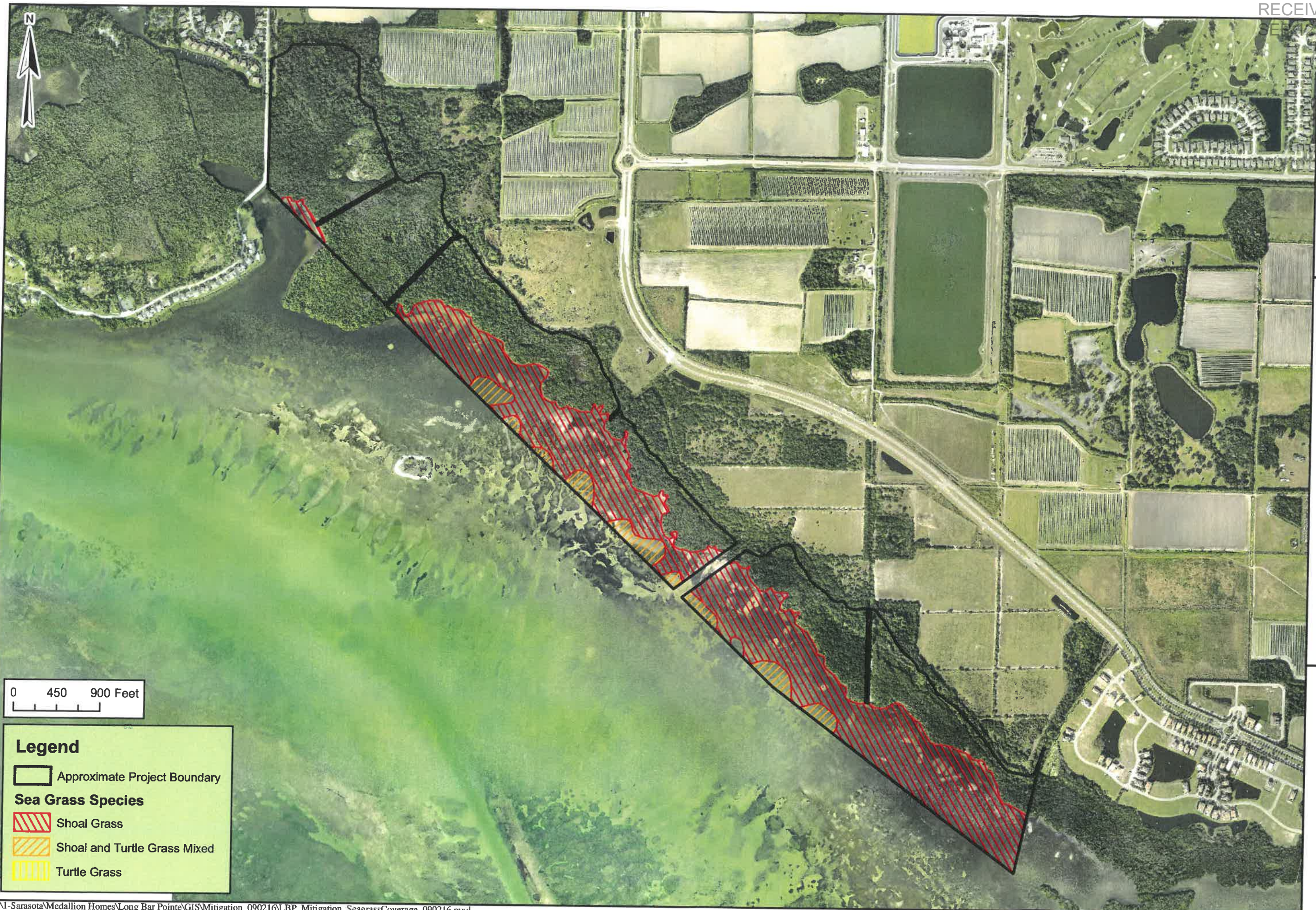
Client: Long Bar Pointe, LLP
Project: Long Bar Pointe Mitigation Bank
Title: Seagrass Survey Transect Map

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 Date Drawn: 9/7/2016
 Drawn by: MJ
 Source: Manatee County

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 Telephone: 941.722.0901
 Fax: 941.722.4931
 Website: www.ecoconsultants.net



Client: Long Bar Pointe, LLLP
 Project: Long Bar Pointe Mitigation Bank
 Title: Seagrass Coverage Map



0 450 900 Feet

Legend

Approximate Project Boundary

Sea Grass Species

Shoal Grass

Shoal and Turtle Grass Mixed

Turtle Grass

ATTACHMENT 6

Long Bar Pointe Mitigation Bank - Seagrass Coverage Data

Section	Number	% Coverage Shoal Grass	% Coverage Turtle Grass	% Coverage All Seagrass	Depth in feet below MLW	Notes
A	1	85		85	-1.55	
A	2	90		90	-1.5	
A	3	95		95	-1.3	
A	4	70		70	-1.4	sandy potholes
A	5	80		80	-1.41	small potholes
A	6	70		70	-1.41	sandy potholes
A	7	80		80	-1.46	
A	8	70		70	-1.91	sandy potholes
A	9	50		50	-2.26	broken sand & grass
A	10	50	20	70	-2.51	sandy potholes
A	11	30	20	50	-2.66	sandy potholes
A	12	40		40	-1.55	sandy potholes
A	13	30	30	60	-2.85	large sandy potholes
A	14	10	30	40	-3.17	
A	15		60	60	-2.92	
A	16	30		30	-2.99	
A	17	15	15	30	-2.92	sandy potholes
A	18	30	50	80	-2.59	
A	19	30	10	40	-2.46	
A	20	85		85	-2.84	small potholes
A	21	40	40	80	-2.81	
A	22	50	35	85	-2.84	
A	23	70		70	-2.86	
A	24	20	30	50	-3.23	
A	25	60		60	-3.31	
A	26	40	20	60	-2.98	
A	27	60		60	-3.05	
A	28	25	50	75	-2.78	
A	29	75		75	-2.5	
A	30	75	5	80	-2.32	
A	31	90		90	-2.1	
A	32	90		90	-1.82	
A	33	90		90	-1.74	

Long Bar Pointe Mitigation Bank - Seagrass Coverage Data

Section	Number	% Coverage Shoal Grass	% Coverage Turtle Grass	% Coverage All Seagrass	Depth in feet below MLW	Notes
B	1	50		50	-1.91	potholes
B	2	70		70	-1.62	potholes
B	3	60		60	-1.62	potholes
B	4	60		60	-1.72	sandy potholes & rock
B	5	60		60	-1.82	sandy patches
B	6	80		80	-1.57	
B	7	75		75	-1.62	potholes
B	8	80		80	-1.47	small potholes
B	9	50		50	-1.42	oysters
B	10	50		50	-1.98	small potholes
B	11	60		60	-1.83	large potholes
B	12	60		60	-1.88	potholes
B	13	70		70	-2.12	sandy potholes
B	14	50		50	-2.54	sandy potholes & rock
B	15	70		70	-2.56	sandy potholes
B	16	50		50	-2.79	
B	17	50		50	-2.51	sandy potholes
B	18	40		40	-2.29	
B	19	40		40	-1.86	
B	20	60		60	-2.13	
B	21	60		60	-2.46	sandy potholes
B	22	40	35	75	2.48	
B	23	70		70	-2.45	
B	24	20		20	-2.53	
B	25	15		15	-2.5	sand & rock
B	26	50		50	-2.25	
B	27	30		30	-2.53	sand, rock & oyster
B	28	70		70	-2.36	
B	29	50		50	-2.29	
B	30	70		70	-2.76	
B	31	60		60	-2.89	sand
B	32	40	20	60	-2.32	

Long Bar Pointe Mitigation Bank - Seagrass Coverage Data

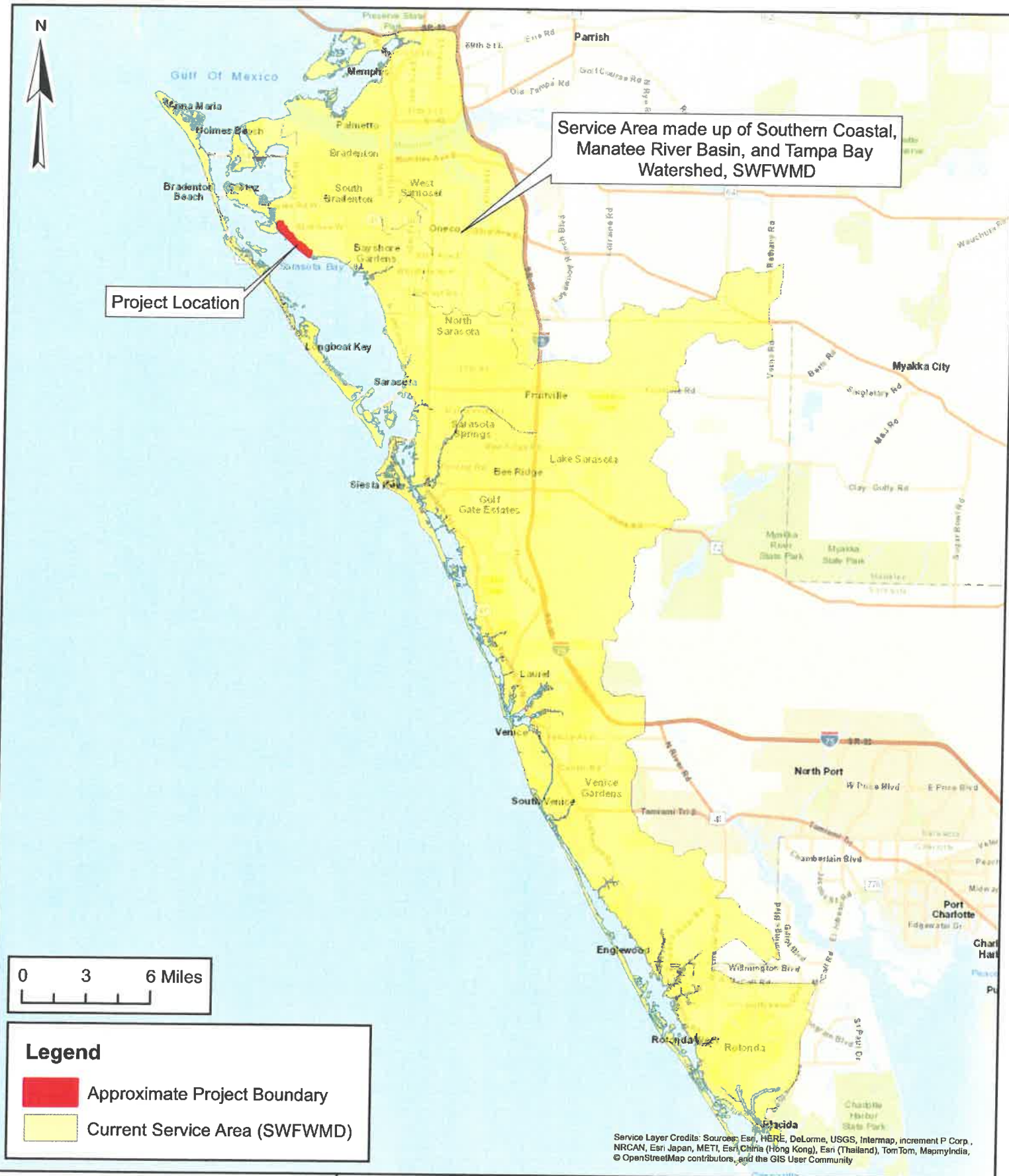
Section	Number	% Coverage Shoal Grass	% Coverage Turtle Grass	% Coverage All Seagrass	Depth in feet below MLW	Notes
C	1	50		50	-1.53	sand & rock
C	2	20		20	-1.58	sand & rock
C	3	60		60	-1.49	sand & rock
C	4	50		50	-1.5	sand & rock
C	5	50		50	-1.41	sand & rock
C	6	70		70	-2.12	scattered potholes
C	7	>10		>10	-1.33	Rock & oysters
C	8	40		40	-1.24	Rock & oysters
C	9	60		60	-1.54	sand & rock
C	10	60		60	-2.01	sand & rock
C	11	60		60	-2.12	
C	12	70		70	-2.13	
C	13	70		70	-2.04	
C	14	60		60	-2.16	
C	15	40		40	-2.22	Rock & oysters
C	16	40		40	-1.98	
C	17	50		50	1.94	
C	18	10		10	-1.7	Sand & oysters
C	19	50		50	-2.2	sand & rock
C	20	5		5	-1.88	Sand & silt
C	21	50		50	-2.2	sand & rock
C	22	30		30	-2.18	
C	23	30		30	-2.11	
C	24	70		70	-2.03	
C	25	90		90	-1.96	
C	26	20		20	-1.74	Rock & oysters
C	27	40		40	-2.37	Sand, rock & oysters
C	28	10		10	-2.09	Sand & silt
C	29	70		70	-2.07	
C	30	50		50	-2.35	sand & rock
C	31	10		10	-2.32	
C	32	>5		>5	-2.2	sand
C	33	40		40	-2.18	

Long Bar Pointe Mitigation Bank - Seagrass Coverage Data

Section	Number	% Coverage Shoal Grass	% Coverage Turtle Grass	% Coverage All Seagrass	Depth in feet below MLW	Notes
D	1	>5		>5	-1.15	sand
D	2	10		10	-1.26	
D	3	50		50	-1.32	sand
D	4	20		20	-1.43	
D	5	10		10	-1.54	Sand & rock
D	6	5		5	-1.35	Sand & rock

Long Bar Pointe Mitigation Bank - Seagrass Coverage Data

Section	Number	% Coverage Shoal Grass	% Coverage Turtle Grass	% Coverage All Seagrass	Depth in feet below MLW	Notes
E	1	15	0	15	-0.8	sandy bottom w/ sparse shoal grass



Client: Long Bar Pointe, LLLP

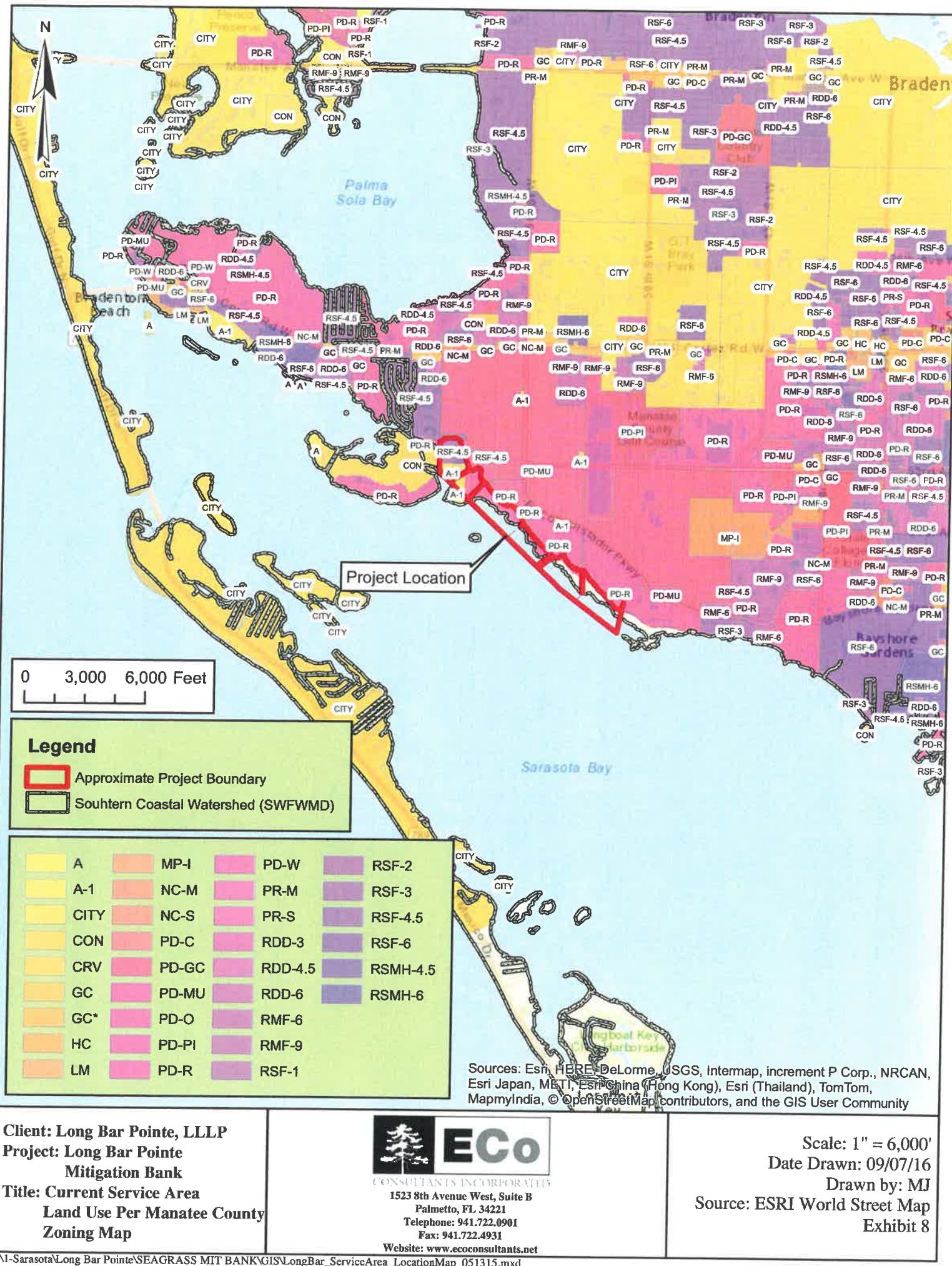
Project: Long Bar Pointe Mitigation Bank

Title: Current Service Area Location Map



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TRS: 35S16E12,19; 35S17E7,17,18,20
Scale: 1" = 6 Miles
Date Drawn: 9/7/2016
Drawn by: MJ
Source: ESRI Street Maps
Exhibit 7



**Long Bar Pointe Mitigation Bank
Hardwood-Conifer Mixed Upland and Freshwater Shrub/Marsh
Enhancement Planting Plan
Attachment #9**

Freshwater Shrub/Marsh Enhancement Area (±17.5 acres)				
Species	Common Name	Size	Spacing	Quantity
<i>Muhlenbergia capillaris</i>	Gulf Muhly Grass	4" plug	5' on center	6273
<i>Blechnum serrulatum</i>	Swamp Fern	4" plug	5' on center	6273
<i>Spartina alterniflora</i>	Smooth Cordgrass	4" plug	5' on center	6273
<i>Juncus roemerianus</i>	Needlegrass Rush	4" plug	5' on center	6273
<i>Acrostichum danaeifolium</i>	Leather Fern	4" plug	5' on center	6273
<i>Muyrica cerifera</i>	Wax Myrtle	3 gal.	10' on center	1960
<i>Baccharis halimifolia</i>	Saltbush	3 gal.	10' on center	1960
<i>Conocarpus erectus</i>	Buttonwood	3 gal.	10' on center	1960
<i>Cephalanthus occidentalis</i>	Buttonbush	3 gal.	10' on center	1960

Hardwood-Conifer Mixed Upland Enhancement Area (± 3.2 acres)				
Species	Common Name	Size	Spacing	Quantity
<i>Pinus elliotii</i>	Slash Pine	7 gal.	25' on center	58
<i>Juniperus virginiana</i>	Red Cedar	7 gal.	25' on center	58
<i>Sabal palmetto</i>	Cabbage Palm	7 gal.	25' on center	58
<i>Quercus virginiana</i>	Live Oak	7 gal.	25' on center	58
<i>Muhlenbergia capillaris</i>	Gulf Muhly Grass	4" plug	5' on center	2875
<i>Tripsacum dactyloides</i>	Fakahatchee Grass	4" plug	5' on center	2875
<i>Muyrica cerifera</i>	Wax Myrtle	3 gal.	10' on center	719
<i>Baccharis halimifolia</i>	Saltbush	3 gal.	10' on center	719

Client: Long Bar Pointe, LLLP

Project: Long Bar Pointe Mitigation Bank

Title: Hardwood-Conifer Mixed Upland
and Freshwater Shrub/Marsh
Enhancement Planting Plan



Attachment #9
Scale: N.T.S.
Date Drawn: 09/09/16
Drawn by: BT

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SEP 12, 2016

**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Long Bar Pointe Mitigation Bank
Submerged Lands, Sarasota Bay
BRADENTON, FLORIDA**

Prepared for:

Mr. Peter R. Logan

**Long Bar Pointe, LLLP
&**

**Cargor Partners VIII – Long Bar Pointe, LLLP
1651 Whitfield Avenue
Sarasota, Florida 34243**

Prepared by:

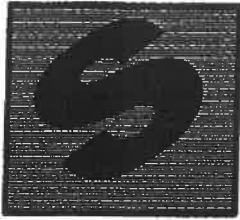
STEELE ENVIRONMENTAL CONSULTING, INC.

Sarasota, Florida

October 2015

SEC Project 15-200b

**820 Faulkwood Court, Sarasota, Florida 34232
941-355-4395 steele-environmental@live.com**



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

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SEP 12, 2016

Celebrating Our 2nd Decade!

October 17, 2015

Mr. Peter R. Logan
Long Bar Pointe, LLLP
Cargor Partners VIII – Long Bar Pointe, LLLP
1651 Whitfield Avenue
Sarasota, Florida 34243

VIA E-mail: petel@medallionhome.com

**Subject: AAI / Phase I Environmental Site Assessment
Long Bar Pointe Mitigation Bank: Sarasota Bay, Bradenton, Florida
SEC Project Number 15-200b**

Dear Mr. Logan:

Steele Environmental Consulting, Inc. (SEC) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced site located in Manatee County, Florida. All work was performed in accordance with the Scope of Work outlined the Professional Services Agreement (PSA) dated October 1, 2015. SEC was authorized to proceed with this Phase I on October 1, 2015.

This Phase I ESA was conducted in accordance with the scope and limitations of American Standards for Testing and Materials (ASTM) Practice E-1527-13, and is in compliance with the EPA's Final All Appropriate Inquiry Standard (November 2006). This report documents the environmental findings identified on the subject site and addresses the associated risks to the environment. SEC acknowledges the fact that Mr. Logan is relying on the information contained in this Phase I ESA report to assess the environmental condition of the property, and the scope of work was sufficient in SEC's opinion to uncover potential Recognized Environmental Conditions (RECs) at the property pursuant to the above standard. This ESA report was prepared for and is certified to Mr. Peter R. Logan, Long Bar Pointe, LLLP for their exclusive use. SEC warrants that this Phase I ESA was conducted in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

In the professional opinion of SEC, an appropriate level of inquiry has been made into the current and previous ownership and uses of the property consistent with good commercial and customary practices in an effort to minimize liability. No evidence of Historic or Recognized Environmental Conditions have been identified at the site (See Executive Summary).

Should you have any questions, please feel free to call us at (941) 355-4395.

Respectfully submitted,

Richard G. Steele, P.G., REPA, CFEA, President,
Registered Environmental Property Assessor No. 5896



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

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SEP 12, 2016

Celebrating Our 2nd Decade!

I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON SOUND GEOLOGIC PRINCIPALS AND PRACTICES.

SEC CERTIFIES THIS ENVIRONMENTAL ASSESSMENT DATED OCTOBER 2015, TO LONG BAR POINTE, LLLP, CARGOR PARTNERS VIII – LONG BAR POINTE LLLP, MR. PETER R. LOGAN. THE ACCURACY, CORRECTNESS AND COMPLETENESS OF THIS ENVIRONMENTAL ASSESSMENT IS PROVIDED WITH THE KNOWLEDGE OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION LIABILITY ACT AS SET FORTH IN 42 U.S.C. SECTION 9601 ET SEQ., AS AMENDED (CERCLA). MR. LOGAN IS ENTITLED TO RELY ON THE INFORMATION SET FORTH IN THIS ENVIRONMENTAL ASSESSMENT.

SIGNED,

RICHARD G. STEELE, P.G.

REGISTERED PROFESSIONAL GEOLOGIST

STATE OF FLORIDA

LICENSE NO. 0000151

October 24, 2015

DATE

PROJECT NAME: Phase I Environmental Site Assessment
Long Bar Pointe Mitigation Bank
Submerged Lands Sarasota Bay
Bradenton, Florida

PROJECT NUMBER: 15-200b

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Photograph

Photograph 1: View of the property looking towards the northeast. The homes in the left side are on the adjacent Tidy Island.

Photograph 2: View of the property looking towards the east.

Photograph 3: View of the property looking towards the east.

Photograph 4: view of the property looking towards the east.

Photograph 5: View of the property looking towards the east.

Photograph 6: View of the subject property looking towards the southeast.

EXECUTIVE SUMMARY

Mr. Peter R. Logan and Long Bar Pointe, LLLP, Cargor Partners VIII – Long Bar Pointe LLLP have engaged Steele Environmental Consulting, Inc. (SEC) to perform a Phase I Environmental Site Assessment for a property located at El Conquistador Parkway in Bradenton, Florida. Under the agreement, SEC has performed the assessment in general accordance with SEC's Proposal 15-200a dated October 1, 2015 and ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM E 1527-13). This Executive Summary presents a summary of findings for the Phase I Environmental Site Assessment. Our assessment included: A review of readily available documents, topographic maps, aerial photographs, city directories, and regulatory lists; an on-site reconnaissance of the site; and an off-site tour of nearby properties. The remainder of this document should be reviewed in its entirety for a more complete discussion of our observations, findings, evaluations and conclusions.

Physical Setting

The site is a Mangrove Forest and submerged lands located adjacent to Sarasota Bay, near El Conquistador Parkway, east of Bradenton, Manatee County, Florida. The property consists of four adjacent parcels: open land, 264 acres total. The parcel is listed in the Manatee County Property Appraisers as Submerged Lands of Long Bar Pointe. No improvements were observed at the site (See Photographs 1 and 2).

Historical Review

The site has been vacant and undeveloped since at least 1940.

Regulatory Review

There were no regulatory listed facilities located at the site. There were 20 regulatory sites near the property. None of these sites are considered to represent significant environmental findings to the property.

On-Site Concerns

No significant environmental findings were observed on the property during SEC's site reconnaissance. According to ECO Consultants, Inc. of Palmetto, the property contains Brazilian Pepper trees, mixed hardwoods, Streams and Waterways, Bays and Estuaries, Mangrove Swamps, Exotic Wetland Hardwoods and Saltwater Marshes.

Off-Site Concerns

The adjacent Long Bar Pointe farm fields previously grew gladiolus plants. State-approved fertilizers, pesticides and fungicides were previously applied to the farm fields. No other nearby properties are considered to represent significant environmental concerns.

Conclusions

Based on the results of SEC's assessment, no significant environmental finding were identified related to the property.

1.0 INTRODUCTION

1.1 BACKGROUND

Mr. Peter R. Logan of Long Bar Pointe, LLLP has engaged Steele Environmental Consulting, Inc. (SEC) to perform a Phase I Environmental Site Assessment for a property located at near El Conquistador Parkway in Bradenton, Florida. Under the agreement, SEC has performed the assessment in accordance with SEC's Proposal 15-200a dated October 1, 2015 and ASTM Standards on Environmental Site Assessments for Commercial Real Estate, ASTM E 1527-13.

1.2 PURPOSE

The purpose of our services was to identify obvious environmental findings from practices and activities that have occurred on the site or adjacent sites that could potentially contaminate the site. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, on the site. This would require additional exploratory work, including sampling and laboratory analysis.

1.3 SCOPE OF WORK

The Phase I Environmental Site Assessment is a general characterization of environmental findings based on readily available information and site observations. This report has been prepared in accordance with SEC's Proposal Number 15-200a dated October 1, 2015 and ASTM designation E1527-13. Our scope of services was based on our understanding of your needs and requirements. Tasks performed for the investigation were as follows:

- A site reconnaissance was made by one of our professionals specializing in environmental projects. Our representative looked for surface indications of past or present hazardous material handling, storage, use or operational activities that may have posed a hazard to the subsurface environment. Photographic documentation of the site was made where applicable. SEC interviewed people with knowledge of the property.
- SEC reviewed federal and state regulatory environmental lists and publications to identify pertinent facilities or locations registered on a regulatory list in the vicinity of the property. The search included information from U.S. EPA and FDEP records of sites located within the ASTM standard search radii from the subject site, and included the subject site.
- SEC performed a vehicular reconnaissance of the surrounding area, not exceeding an approximate one-quarter-mile radius from the subject site, to verify locations of regulatory listed facilities, where possible, and to help assess whether or not the use of adjacent land has a potential environmental impact on the subject site.
- SEC reviewed available aerial photographs, city directories, fire insurance maps, chain-of-title information, soil surveys, and topographic maps to assist in assessing the local hydrogeology and in reviewing past and present land use.

- SEC prepared a written report summarizing our findings and conclusions.

The evaluation of air quality, noise impacts, and the identification or delineation of geological or geotechnical hazards, wetland areas, storm-water features, as they relate to National Pollution Discharge Elimination System (NPDES) regulations, and regulatory aspects related to the American Disabilities Act (ADA) of 1990, endangered or protected plant and animal species, or historical and archaeological sites were beyond the scope of this assessment. The scope of this assessment also did not include detection of the presence of radon gas, asbestos containing material (ACM), lead-based paint, urea formaldehyde, or other potentially hazardous substances in construction materials on site, if any, except as otherwise provided herein. The collection and testing of soil, and/or ground-water samples were beyond the scope of these environmental services. No previous reports or chain-of-title information was provided for our review.

1.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made or considered for this report.

1.5 LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment presents the results of Steele Environmental Consulting, Inc. (SEC's) initial review of the documents and information provided, and is intended only for use by the above-mentioned client. It was prepared in accordance with an agreement between the client and SEC for consulting services. Should additional documents and information become available, it may be necessary for re-evaluation of our conclusions. The conclusions of this report are based on available data.

Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data and site usage. The assessment of a property may require the review of publicly available documents prepared by a third party. SEC makes no warranty as to the accuracy of these documents. No borings, soil or groundwater sampling or chemical testing was conducted specifically for this Phase I Environmental Site Assessment. Therefore, conclusions regarding the conditions of the site do not represent a warranty that all areas are of the same quality as may be inferred from observable site conditions and readily available site history.

This Phase I Assessment is not designed to provide information concerning improvements to the property in particular, the construction materials of building and support facilities. Conclusions drawn from the result of this assessment should recognize the limitations of the methods utilized.

This report is not intended to be taken, in any manner, to include any critique or evaluation of the present land use activities or the structural, mechanical or electrical systems that may be incorporated into the project. It is not intended to be an opinion with respect to any legal relationship or responsibilities as between the architect, the engineers, the contractor, potential purchaser or the owner of the project. While we have reviewed some documents, any statement which we make related thereto is based on our experience as consultants and is not intended to be deemed a legal opinion or conclusion. In making this review and subsequent in-site inspection, SEC does not assume any of the legal responsibilities of the design architects and engineers, or contractors for this project, nor is any other warranty or representation either expressed or implied, included or intended.

1.6 SPECIAL TERMS AND CONDITIONS

No special terms and or conditions are associated with this report.

1.7 USER RELIANCE

This report was prepared for the exclusive use of Long Bar Pointe, LLLP, Mr. Peter R. Logan who can rely on the report contents. The use of this report by an unauthorized third party is done so at their own risk.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The site is located at Sarasota Bay, just southwest of El Conquistador Parkway, just south of the intersection of 53rd Avenue West, west of Bradenton, Manatee County, Florida. The property is located in Sections 17, 18, 19 and 20, Township 35 South, and Range 17 East in Manatee County. The site is adjacent to El Conquistador Parkway. The property consists of submerged lands and Sarasota Bay (264 acres total). A copy of the legal descriptions are provided in Appendix C.

No site improvements were observed at the property (See Photographs 1 and 2).

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The property is located near El Conquistador Parkway in Bradenton, Manatee County, Florida. The property is located west of Bradenton. The area is dominated by residential properties and vacant properties.

2.3 CURRENT USE OF THE PROPERTY

The property is currently Sarasota Bay, Mangroves Forest, and Saltwater Marshes.

2.4 DESCRIPTION OF THE STRUCTURES

Not applicable.

2.5 CURRENT USES OF THE ADJOINING PROPERTIES

The property to the north is agriculture use and vacant land. The property to the west is Sarasota Bay. The site to the east is open land and agriculture use land. The property to the south is Sarasota Bay.

3.0 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

A 50-year Chain-of-Ownership for the property was not requested as part of this Phase I ESA. This lack of chain-of-ownership is considered to represent a Data-Gap. This data-gap is not considered to represent a significant environmental concern to the property.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No Environmental Lien information or activity and use limitation information was provided for SEC's review.

3.3 SPECIALIZED KNOWLEDGE

Pursuant to ASTM E 1527-13, user supplied information in the form of a User Questionnaire, was forwarded to SEC. **This questionnaire can be found in Appendix F.** The questionnaire did not reveal any issues that would indicate Recognized Environmental Conditions (REC's).

Prior Assessment Activities

No previous Environmental Site Assessment was provided to SEC to review.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The property owner has not disclosed or provided any information regarding the relationship of the purchase price for the property to its fair market value based on the existing site conditions.

3.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

According to the Manatee County Property Appraisers office, the current owner is Cargor Partners VIII – Long Bar Pointe.

3.6 REASON FOR PERFORMING PHASE I

According to Mr. Logan's office, the reason for performing the Phase I is due to a pending loan for the property.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

SEC reviewed the following available information in order to ascertain the historical uses and regulatory uses of the site and immediately adjacent properties to evaluate the presence of activity of potential environmental concern:

- Manatee County Property Appraiser's office aerial photographs dated 1966, 1967, 1970, 1972, 1975, 1977, 1980, 1981, 1984, 1986, 1990, 1993, 1996, 1999 and 2014.
- Manatee County Historical Archives Division's aerial photographs dated 1947 / 1958.
- U.S. Geological Survey (USGS), Bradenton, SE, Florida, Quadrangle, 7.5-minute series topographic map, dated 1973, photo-revised 1987.
- Polk City Directories: 1955, 1959, 1965, 1970, 1975, 1980, and 1999.
- Sanborn Fire Insurance Maps: 1925, 1940, 1954 and 1963.
- Teknophobic Solutions, Houston, Texas, ASTM Standard Radius Report.

4.1.1 FLORIDA'S POLK CITY DIRECTORIES

SEC reviewed historical Polk City Directories (since 1951) at the Manatee County Public Library located in Bradenton, Florida. The address listed for the subject site is shown below. The historical research data indicated that the subject site was not traceable to any physical address. This is considered a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release.

1980: No listing
1993: No listing
1999: No listing
2012: No listing

4.1.2 SANBORN FIRE INSURANCE MAPS

An extensive on-line collection of Sanborn Maps is available through the Florida Public Library System. Sanborn Fire Insurance Maps were used by insurance companies to determine potential fire hazards for specific buildings. This was accomplished by color-coding building construction, labeling automatic sprinkler systems, fire hydrants, and gas tanks as well as facilities that may contain other flammable liquids. This research revealed no Sanborn maps available for the property; this is considered a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release.

4.2 U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

SEC conducted a review of regulatory lists published by the state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact, or are under investigation for an environmental impact. It should be noted that regulatory listings are limited, and include only those sites that are known to the regulatory agencies at the time of publication to be contaminated, in the process of evaluation, or subject to monitoring for potential contamination. All of the regulatory sites are found on the ASTM Standard Report and Map included in Appendix E, provided by Teknophobic Solutions, of Houston, Texas.

4.2.1 EPA National Priorities Lists (NPL)

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the National Priorities (NPL) of federal "superfund" site. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA.

- The site does not appear on the NPL database.
- There are no sites located within 1 mile of the subject site on the NPL database.

4.2.2 EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS list identifies suspected contamination sites throughout the nation; however, a facility or site on this list does not necessarily have environmental problems.

- The site does not appear on the CERCLIS database.
- There are no facilities listed on the CERCLIS list within 1 mile radius of the site.

4.2.3 Resource Conservation and Recovery Act (RCRA) TSD List

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities that treat, store and/or dispose of hazardous waste.

- The property is not listed on the EPA RCRA list for Small Quantity Generators.
- There are no facilities listed on the EPA RCRA TDS database within ½ mile of the site.

The EPA RCRIS and HWDMS lists also identify non-TSD facilities that generate and/or handle hazardous wastes. The appearance of a site on this list does not necessarily indicate environmental issues at the site.

- The property was not on the EPA RCRIS lists for Non-TSD facilities.
- There were no facilities located 1 mile of the property identified on the EPA RCRIS list of Non-TSD facilities.

4.2.4 Emergency Response Notification System (ERNS)

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances.

- The site does not appear on the ERNS list.
- There were no sites within 1 mile listed on the ERNS database.

4.2.5 RCRA National Oversight Database Handlers with Corrective Action Activity (CORRACTS) List

The CORRACTS list identifies facilities that are currently or at one time were subject to EPA enforcement for activities related to their handling of hazardous wastes and summarizes the results of any action taken by the EPA.

- The property was not on the CORRACTS list.
- There are no facilities located within one mile of the property on the CORRACTS list.

4.2.6 Facilities Index (FINDS) Report

The EPA FINDS Report identifies facilities and/or locations that are subject to regulation under certain EPA programs and serves as an index to the other EPA program office data bases or records. These facilities may not have an environmental problem but may have the potential to impact the environment due to activities related to the handling of hazardous waste.

- The site was not identified on the FINDS Report.
- There were no facilities located within 1 mile of the property identified on the FINDS database.

4.2.7 Toxic Release Inventory System (TRIS) List

The EPA TRIS list identifies facilities subject to reporting inventories of specified chemicals per requirements of the Superfund Amendments and Re-authorization Act (SARA) of 1986. These facilities may not have an environmental problem but may have the potential to impact the environment due to activities related to the handling of hazardous waste.

- The property was not on the TRIS list.
- There were no facilities located within 1 mile of the site identified on the TRIS list.

4.3 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) LISTS

4.3.1 Florida Sites (SITES) and State Funded Action Sites (SFAS) Lists

The FDEP SITES list identifies facilities that have been identified by the FDEP as having known or suspected environmental contamination. The list has not been updated by the FDEP since 1989. The Florida SFAS list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.

- The property was not on the SITES or SFAS lists.
- There were no facilities located within a one-mile radius from the property identified on the SITES or SFAS lists.

4.3.2 Solid Waste Facilities (SLDWST) List

The FDEP SLDWST list identifies locations that have been permitted to conduct solid waste landfilling activities or other related waste handling activities. The appearance of a site on this list does not necessarily indicate that an environmental concern exists at the site.

- The property was not on the SLDWST list.
- There were no facilities located within 1 mile of the property identified on the SLDWST list.

4.3.3 Petroleum Contamination Tracking System (PCTS) Report

The FDEP PCTS report identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from petroleum storage systems.

- The property was not listed on the PCTS report.
- There were three sites located within 1 mile of the property identified on the PCTS report. None of these sites are considered to represent significant environmental concerns to the property.

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4.3.4 Stationary Tank Inventory (TANKS) List

The FDEP TANKS list identifies facilities with known registered aboveground and underground petroleum fuel storage tanks. The appearance of a site on this list does not necessarily indicate environmental problems at the site.

- The site is not listed on the TANKS list.
- There were eight facilities located within 1 mile identified on the TANKS list. None of these sites are considered to represent significant environmental findings to the property.

4.4 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

The environmental records at the Florida Department of Environmental Protection were searched for this report. No files for the property were observed in these files. SEC also researched the growing of Gladiolus plants adjacent to the site using exiting United States Department of Agriculture Animal and Plant Health Inspection Services documents. These reports document the use of fungicides to control the fungus known as Gladiolus Rust.

4.5 PHYSICAL SETTING SOURCE

SEC reviewed the following information regarding the Physical setting of the site and surrounding area:

- Florida Department of Natural Resources, Inc., Bureau of Geology, Bulletin 51, Geomorphology of the Florida Peninsula, dated 1970.
- Southwest Florida Water Management District (SWFWMD) publication, Ground-Water Resource Availability Inventory: Manatee County, Florida, 1988.
- Department of Agriculture (USDA) publication, Soil Survey of Manatee County, Florida, Soil Conservation Service, 1982.
- Geological Survey (USGS), Bradenton Florida, Florida, Quadrangle, 7.5-minute series topographic map, dated 1972, photo-revised 1988.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel 120230 0180C, dated March 15, 1984.
- Florida Department of Community Affairs (FDCA), Radon Protection Map, Manatee County, dated 1995.

4.6 HISTORICAL USE INFORMATION ON THE PROPERTY

The historical use information generated for this report indicates that the property has been vacant and undeveloped land since at least 1957. The adjacent site has been used to grow gladiolus plants. Active farming near the site ceased in approximately 2010. The adjacent site has also been partially used for cattle grazing in the past.

AERIAL PHOTOGRAPHS

SEC reviewed the Manatee County Property Appraiser's aerial photographs dated 1966, 1967, 1970, 1972, 1974, 1975, 1977, 1980, 1986, 1990, 1993, 1996, 1999, 2005 and 2013. In the 1940 through 2013 photographs, the site was visible as Sarasota Bay and Mangrove Forests.

4.7 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES

The review of the Sanborn Fire Insurance Maps, the City Directories and historical aerial photographs show the property and the surrounding area as being vacant from 1966 to the present. Other surrounding land uses in the immediate vicinity of the property include roads and vacant land.

5.0 SITE RECONNAISSANCE

Richard G. Steele, a Certified Florida Environmental Assessor, who is experienced in environmental site assessments, conducted the site and area reconnaissance on October 24, 2015.

5.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was performed to determine if there were obvious visual indications of present or past activities that have or could have contaminated the site. The site reconnaissance was conducted on foot. Reference is made to Figure 3, Aerial Photograph. The site inspection and reconnaissance was conducted on October 24, 2015 by Richard G. Steele, Environmental Professional (EP) with SEC. The EP traversed all readily accessible portions of the property. It is important to note that all but an exhaustive investigation might fail to locate buried, covered over or localized surficial events of hazardous materials or wastes on-site that are not reasonably visible or suspected at the ground surface. The client should realize that the property, which in our opinion, did not exhibit evidence that toxic or hazardous wastes were at the ground surface during our site inspection and field work, except as qualified herein, could later be impacted due to natural phenomena, human intervention, on-site pollution sources or contamination due to adjacent properties. These occurrences are beyond our control. SEC assumes that there are no hidden or unapparent environmental conditions of the site, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property whether the source is on-site, adjacent properties, or properties in the nearby surrounding. This purpose of this Phase I ESA was not to provide an operational audit of any businesses at the site, if any, which would determine their compliance with regulatory requirements that may affect them. SEC or its representatives have conducted no off-site tests or evaluations of materials or substances found on the site for the purpose of assessing the presence of environmental Conditions not readily apparent during our visual observations made during the site visit. Information, estimates, and opinions furnished to SEC and its representatives, and contained in this report, were obtained from sources that are considered and assumed to be reliable, and believed to be true and correct. SEC and its representatives assume no responsibility for any inaccuracies in such items that may be revealed as a result of subsequent action, either by SEC or others. These occurrences are beyond our control.

5.2 GENERAL SITE SETTINGS

5.2.1 PHYSIOGRAPHIC AND TOPOGRAPHIC FEATURES

The subject site is located in the Gulf Coastal Lowlands area of Manatee County. This is an area of relic back beach ridges left over from the series of regressions and transgressions the area experienced during the recent Pleistocene and Pliocene time frames. Generally, the site soils in the upper 30 to 40 feet of the soil matrix are a medium grained to fine-grained mixture of multi-colored sands, shell layers, and sandy clays. The underlying Hawthorne Group is typically encountered approximately 50 to 60 feet below land surface.

The subject site elevation is approximately 0-5 feet above mean sea level (MSL). Based on a review of the Topographic Map for the site, the gradient at the subject site is expected to be to the west towards the adjacent Sarasota Bay (see Figure 2, Topographic Survey Map).

5.2.2 SOIL CONDITIONS

According to the Soil Survey of Manatee County, the subject site consists primarily of soil described as depressional hydric soils. These sands are nearly level, poorly drained soils that are located on broad Flatwoods with numerous Pine and Malaluka trees. The season high water table is at a depth of 6 to 8 inches, 1 to 3 months of the year, and a depth of 10 inches during 2 to 6 months of the year.

5.2.3 SURFACE-WATER AND STORM-WATER CONDITIONS

Sarasota Bay was observed at the site, to the west.

5.2.4 HYDROGEOLOGIC CONDITIONS

Ground water is a minor source of water in Manatee County for residential, agricultural, and industrial use. In Manatee County, the Intermediate Aquifer is a minor source of drinking water. The County operates several drinking water wells at the water plant.

The surficial deposits in this area of Manatee County are composed of quartz sand, silts and clay, approximately 50 feet in thickness and Recent to Pliocene in age. Depth to groundwater in the surficial deposit is approximately 6 to 7 feet below land surface. Underlying the surficial deposits is residual clay, which is thin to absent. The carbonates comprising the Upper Floridan aquifer are Miocene to Eocene in age and exceed 1,000 feet in thickness. The Upper Floridan aquifer is considered to be semi-confined to unconfined in the vicinity of the property.

No direct observations or measurements of ground-water conditions were made at the subject site as part of this assessment. It is anticipated that the surficial aquifer system has a gradient generally resembling the local topography. Based on the local topographic gradient, the ground-water flow direction in the Surficial aquifer, is estimated to be to the west. The regional ground-water flow in the Floridan aquifer is reported to be to the northeast, towards Hillsborough County.

In the area of the property, facilities to the east are considered upgradient, areas to the west are considered to be downgradient, and areas to the north and south are considered crossgradient.

5.2.5 RADON POTENTIAL

Radon is a naturally occurring, odorless, invisible gas. Natural radon levels vary and closely related to geologic formations. Radon may enter buildings through basement sumps or other openings. The U.S. EPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 pico-Curies per Liter. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give valuable indication of the propensity of radon gas accumulation in structures. Radon sampling was not requested as part of this assessment. According to the EPA, the radon zone level for the area is "Zone 3", which has a predicted average indoor screening level of less than 2.0 pico-Curies per Liter set forth by the EPA.

5.2.6 Vapor Assessment

Due to the lack of known discharges from nearby sites, the known depth of groundwater (approximately 5 feet below land surface) and the lack of basements in this part of Florida, the risk of vapor encroachment on any existing or future building at the subject property is considered low.

5.3 EXTERIOR OBSERVATION

The exterior portion of the property was observed and consists of heavily overgrown land with Mangrove forests, shrubs and trees and Sarasota Bay. No cracks or staining were visible in the area around the site.

5.3.1 UNDERGROUND/ABOVEGROUND STORAGE TANKS

Vent lines, pump dispensers and/or ancillary equipment generally associated with petroleum USTs were not observed within the property limits during the site inspection.

5.3.2 CHEMICALS AND HAZARDOUS MATERIALS

No chemicals and/or hazardous materials were observed on the property during SEC's site reconnaissance. There were no areas of stained soil or stressed vegetation indicating that hazardous materials had been spilled or discarded on the site.

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5.3.3 HAZARDOUS AND SOLID WASTES

No solid waste was observed at the property.

5.3.4 PCB ELECTRICAL TRANSFORMERS

Electrical transformers are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB) containing cooling oils used in some units. No power transformers were observed at the property. The mineral oils used in transformers may contain polychlorinated biphenyls (PCB's) that are hazardous substances. Evidence of PCB contamination from a transformer can be found in streaks or leakage of mineral oil from the device. The Area Environmental Coordinator for Florida Power and Light (FPL) has mentioned that since 1980, stickers have been placed on transformers to indicate whether the device contains PCB's. If further assurance regarding PCB's is desired, the Area Coordinator indicated that FPL can test for PCB's in suspected transformers at the cost of labor and lab expenses. No transformer units were observed at the site.

5.3.5 WATER SUPPLY AND WELLS

Water to the property is provided by Manatee County.

5.3.6 WASTEWATER

Sanitary sewer service for the property is provided by Manatee County Utilities.

5.3.7 WETLANDS/LOWLANDS/CONSERVATION AREAS

The property is described by ECO as a Mitigation Bank.

5.3.8 STORM WATER

Storm water on the property runs by sheet flow into Sarasota Bay at the site.

5.3.9 FILL MATERIAL

No geo-technical studies were performed to characterize the soils on the property. No soils nor soil profiles were observable on the site. No adverse conditions were observed.

5.4 INTERIOR OBSERVATIONS

Not applicable.

5.5 AREA RECONNAISSANCE

The area reconnaissance was performed to assist in evaluating if surrounding land uses have or could have contaminated the site. The area reconnaissance was conducted by touring the area by automobile and viewing particular businesses from public right-of-ways, and by actual observations at selected businesses or properties. The site is located in an area dominated by commercial and residential use land. The findings of our area reconnaissance will be discussed according to the geographic relation to the site: north, east, south and west.

5.5.1 North

Properties located to the north are considered hydrologically crossgradient to the subject site. The property is bounded to the north by agriculture use land and vacant land. No significant environmental findings were observed north of the property during SEC's site reconnaissance.

5.5.2 East

Properties located to the east are considered hydrologically upgradient to the subject site. The property is bounded to the east by vacant land. No significant environmental findings were identified to the east of the property.

5.5.3 South

Properties located to the south are considered hydrologically crossgradient to the subject site. The property is bounded to the south by Sarasota Bay.

5.5.4 West

Properties located to the west are considered hydrologically downgradient to the subject site. The property to the west of the property is Sarasota Bay. No significant environmental findings were observed west of the property.

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6.0 INTERVIEWS

As part of this Phase I ESA, SEC interviewed several individuals in order to collect additional information concerning historical and present uses of the property.

6.1 INTERVIEW WITH OWNER

SEC interviewed Mr. Peter R. Logan of for this report.

6.2 INTERVIEW WITH SITE MANAGER

SEC interviewed Mr. Conner Chambers, manager with CJC Management Services regarding the existing conditions at the site.

6.3 INTERVIEWS WITH OCCUPANTS

See above.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

SEC interviewed Mr. Chuck Masella of the FDEP regarding the site.

6.5 INTERVIEWS WITH OTHERS

SEC attempted to contact Mr. John Scott of Scott's Gladiolus Farm in Marianna, Florida. As of the date of this report, no response has been received. SEC also attempted to contact Ms. Kimberly A. Schwartzburg of the University of North Carolina Plant Pathology Department. As of the date of this report, no response has been received.

7.0 FINDINGS AND OPINION

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, SEC has identified the following Recognized Environmental Conditions (RECs) in accordance with ASTM E 1527-13. A REC being defined by the above standard as the presence or likely presence of any hazardous substance or petroleum product on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON THE PROPERTY:

Hazardous substance contamination: **No Recognized Environmental Conditions Observed**

Petroleum product contamination: **No Recognized Environmental Condition Identified.**

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON ADJACENT PROPERTIES:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**

Petroleum product contamination: **No Recognized Environmental Conditions Identified.**

POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED WITHIN 1-MILE RADIUS:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**

Petroleum product contamination: **No Recognized Environmental Conditions Identified**

Further Discussion

No significant environmental issues were identified as having the potential to affect the proposed real estate transaction and / or the future business operations proposed for the subject site.

Historical Recognized Environmental Conditions (HREC's)

An HREC is a past release of hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority and meeting unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls (e.g. property use restrictions, AULs, institutional controls or engineering controls). No historical RECs were identified at the site.

Conditional Recognized Environmental Condition (CREC)

A CREC is a REC resulting from a past release of hazardous substances or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). No CREC were identified at the site.

Material Threats

No environmental issues were identified as a physically observable or obvious threat, which is reasonably

likely to lead to a release that, in the opinion of SEC, is threatening and might result in impact to public health or the environment.

De Minimis Conditions

No de minimus conditions with respect to the property were discovered during this Phase I ESA. These observances are not considered to be Recognized Environmental Conditions as defined by the ASTM E1527-13 practice.

OPINIONS

SEC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Long Bar Pointe Mitigation Bank that is located in Bradenton (Manatee County), Florida, the property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the property, with the exception of the items listed in Section 8.0.

8.0 ASSESSMENT SUMMARY

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, SEC has identified the following Recognized Environmental Conditions ("REC"s) at the property in accordance with ASTM E 1527-13. A "REC" is defined by the above standard as the presence or likely presence of any hazardous substance or petroleum product in, on or at a property: (1) due to any prior release to the environment. (2) Under conditions indicative of a current release to the environment or (3) under conditions that pose a material threat of a future release to the environment. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the property.

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9.0 DEVIATIONS

No deletions or deviations from ASTM E 1527-13 were noted in this report.

10.0 ADDITIONAL SERVICES

The following non-scope considerations were not performed as part of this Phase I ESA, and are not requirements of the ASTM E 1527-13 Practice: Asbestos Containing Materials (ACM), Radon, Lead-Based Paint, Lead In Drinking Water, Wetlands, Regulatory Compliance, Cultural And Historic Resources, Industrial Hygiene, Health & Safety, Ecological Resources, Endangered Species, Indoor Air Quality, Biological Agents and Mold.

The client may wish to assess the above issues in connection with a commercial real estate transaction. No implication is intended as to the relative importance of inquiry into such None-Scope Considerations, and this list is not intended to be all-inclusive.

11.0 REFERENCES

References:

- Florida Department of Natural Resources, Inc. Bureau of Geology
- Southwest Florida Water Management District (SWFWMD) publication, Ground Water Resource Availability In
- Bradenton Inventory: Manatee County Florida, 1998
- Department Of Agriculture (USDA) publication, Soil Survey of Manatee County, Florida, Soil Conservation Service, 1982
- U.S. Geological Survey (USGS), Bradenton, Florida Quadrangle, 7.5 minute series topographic map, dated 1973, photo-revised 1987
- Florida Community Affairs (FDCA), Radon Protection map, Manatee County, dated 1995
- Manatee County aerial photographs dated 1967, 1972, 1978, 1983, 1986, 1990, 1993, 1995, 1998 and 2006
- Manatee County Historical Division, aerial photographs dated 1948 and 1957
- Polk Historical City Directories: From 1960 until 2006
- Sanborn Fire Insurance Maps: 1925, 1940, 1954 and 1963
- Personal Interviews: 10/8/2015
- NPL list for properties within a 1-mile radius (EPA)
- CERCLIS list for properties within a 1/2-mile radius (EPA)
- RCRA TSD list for properties within a 1-mile radius (EPA)
- RCRA CORRACTS list for properties within a 1-mile radius (EPA)
 - RCRA Generator list for property and adjoining properties (EPA)
 - ERNS list for property (EPA)
- Registered Storage Tank Listings for properties within a 1/8-mile radius (FDEP)
- Leaking Underground Storage Tank list for properties within a 1/2 -mile radius (FDEP)
 - State of Florida Hazardous Waste sites list for properties within a 1-mile radius (FDEP)
 - State Landfill list for properties within a 1/2-mile radius (FDEP)

Definitions:

Abatement means asbestos control beyond a special operations and maintenance program: means removal, repair, encapsulation, or enclosure of an asbestos-containing material to prevent fiber release.

Asbestos means the asbestiform varieties of serpentinite (chrysotile), riebeckite (crocidolite), cummingtonite-grunertite, anthophyllite, and actinolite-tremolite. (EPA 40 CFR 61 Subpart M)

Adjacent Property includes those sites separated from the property by an easement such as a street, highway, railroad, etc., which would otherwise be immediately adjoining the subject site.

BPR means the State of Florida Department of Business and Professional Regulation

Capacitor - a device for accumulating and holding a charge of electricity and consisting of conducting surfaces separated by a dielectric (40 CFR 761.3); may contain a dielectric that contains PCB's.

Category I Non-Friable Asbestos-Containing Material means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than one percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR 763, Section 1, Polarized Light Microscopy. (EPA 40 CFR 61, Subpart M)

Category II Non-Friable Asbestos-Containing Material means any material, excluding Category I non-friable asbestos-containing material, containing more than one percent asbestos as determined using the methods specified in Appendix A, Subpart F, 40 CFR 763, Section 1, Polarized Light Microscopy that, when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure. (EPA 40 CFR 61, Subpart M)

Contamination means a non-permitted release of a hazardous substance, petroleum substance or product or polychlorinated biphenyl in sufficient quantity to cause damage to natural resources.

Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility (or sinking of a ship). (EPA 40 CFR 61, Subpart M)

EPA means the Environmental Protection Agency

Encapsulation means the application of a coating to asbestos-containing material to prevent fiber release.

Enclosure means the construction of an air-tight barrier around asbestos-containing material to prevent fiber release.

Exposure means the presence of people in an area where levels of an airborne contaminant is elevated; the total amount of a airborne contaminant inhaled by a person, typically approximated by the product of concentration and duration.

FDEP means the Florida Department of Environmental Protection

Facility means any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units); any ship; and any active or inactive waste disposal site. For purposes of this definition, any building, structure, or installation that contains a loft used as a dwelling is not considered a residential structure, installation,

or building. Any structure, installation or building that was previously subject to less of its current use or function. (EPA 40 CFR 61, Subpart M)

Facility Component means part of a facility including equipment. (EPA 40 CFR 61, Subpart M)

Fibrous means spongy, fluffy, composed of long strands of fiber.

Friable Asbestos Material - means any material contain more than one percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR 763 Section 1, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than ten percent as determined by a method other than point counting PLM, verify the asbestos content by point counting using PLM. This may include previously non-friable material which becomes broken or damaged by mechanical force. (EPA 40 CFR 61, Subpart M)

Hazardous Substance means those substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9601 (14), and includes any material that is toxic, flammable, explosive, or corrosive as these terms are defined by CERCLA. Excluded from this definition are petroleum substances or products as defined below.

Hazardous Waste defined in RCRA (Section 1004(5)) as a solid waste, or a combination of solid wastes, which because of its quantity concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Homogeneous Material means a material which may or may not extend through many functional spaces, and is uniform in color, size, texture, and relative date of installation or application, and appears to be the same identical material.

Miscellaneous Materials means interior or exterior material components such as wallboard, linoleum, floor and ceiling tiles, fire doors, roofing, siding, and other materials not an integral component of the building such as stage curtains, protective clothing, laboratory apparatus and equipment, and other materials considered to be part of the real estate.

Not Observed means no visual or olfactory evidence of said contamination was noted during the site inspection.

Not Discovered means no information regarding said contamination was obtained from persons interviewed and no information was discovered in the Regulatory records that were reviewed.

Non-PCB Containing means that the dielectric fluid in the electrical unit contains less than 50 ppm of PCB's.

Poly-Chlorinated Biphenyl's (PCB's) - a mixture of compounds composed of the biphenyl molecule which has been chlorinated to varying degrees or any combination of substances which contains such substances (40 CFR 761.3). A suspected human carcinogen.

PCB Contaminated means that the dielectric fluid in the electrical unit contains between 50 to 499 ppm of PCB's.

PCB Transformer means that the dielectric fluid in the electrical unit contains over 500 ppm of PCB's.

Petroleum Substance or Product means any material containing refined or crude oil, or any fraction thereof, and includes natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel, or mixtures of natural gas and such synthetic gas. Hazardous substances as defined above are excluded.

Release means such occurrences as defined by CERCLA, 42 U.S.C. 9601 (10), and includes any intentional or accidental discharging, spilling, leaking, pumping, pouring, emitting, injecting, escaping, leeching, dumping or disposing into the environment.

Transformer - devices that change (transform) one potential difference (voltage) to another. Typically transformers contain a dielectric fluid that has the potential to contain PCB's if the unit was manufactured before 1979; however, it is thought that most PCB production was ceased by 1972.

NESHAP means the National Emission Standard for Hazardous Air Pollutants - EPA Rules under the Clean Air Act.

Non-Friable Asbestos-Containing Material means any material containing more than one percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR 763, Section 1, Polarized Light Microscopy, that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. (EPA 40 CFR 61, Subpart M)

Operations & Maintenance (O&M) Program means a formulated plan of training, cleaning, work practices, and surveillance to maintain asbestos-containing materials in good condition. The principle objective of an O&M program is to minimize exposure of all building occupants to asbestos fibers.

Polarized Light Microscopy means an analytical method (600/M4-82-010) recommended by the EPA for asbestos identification based on analysis of the unique optical properties of mineral forms in the bulk samples.

Regulated Asbestos Containing Material (RACM) means (a) Friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subject to sanding, grinding, cutting, or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by forces expected to act on the material in the course of demolition or renovation operations regulated by NESHAPS (EPA 40 CFR 61, Subpart M).

Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of Regulated ACM from a facility component. Operations in which load-supporting structural members are wrecked or taken out are demolitions, and are excluded from this definition. **Resilient Floor Covering** means asbestos-containing floor tile, including asphalt and vinyl floor tile, and sheet vinyl floor covering containing more than one percent asbestos as determined using Polarized Light Microscopy according to the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy.

Structural Member means any load-supporting member of a facility, such as beams and load supporting walls; or any nonload-supporting member such as ceilings and nonload-supporting walls.

Surfacing Materials means materials which are sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

Thermal System Insulation means materials in a building distribution system applied to pipes, fittings, boilers, breeching, tanks, ducts, or other system components to prevent heat loss or gain, water condensation, or for other purposes.

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12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Steele Environmental Consulting, Inc.

8130 Coates Row Place, University Park, Florida 34201
(941) 355-4395

Background Summary

Steele Environmental Consulting Inc. (SEC) is a highly qualified environmental assessment-consulting firm based in Sarasota, Florida. SEC works with numerous clients locally and regionally to meet their environmental needs. SEC's emphasis is on the following areas:

- Phase I Environmental Site Assessments
- Contamination Assessments
- Leadership
- Groundwater Sampling
- Phase II Environmental Site Assessments
- Site Remediation
- Management Skills
- Soil Sampling

Professional Experience

Steele Environmental Consulting Inc., Sarasota, Florida 1998 - Present
President and Owner

Duties included business development of new clients; Provided evaluation of sites' potential soil and groundwater contamination (both hydrocarbons and solvent). Conducted Phase I & II Environmental Site Assessments, Underground Storage Tank (UST) removals, Closure Assessment Reports, prepared proposals, project budgets. Certified Florida Environmental Assessor, National Registry of Environmental Professionals.

Key Clients: Provident Bank, Landmark Bank, Northern Trust Bank, Sarasota Ford, VIP Commercial Realty, Kleiber, Richardson, Walter Real Estate

Law Engineering and Environmental Services, Inc., Sarasota, Florida 1996 - 1998
Senior Environmental Geologist, Manager of Sarasota Branch Office

Duties included business development of new clients; Provided evaluation of sites' potential soil and groundwater contamination (both hydrocarbons and solvent). Conducted Phase I & II Environmental Site Assessments, Hydrogeological investigations, Contamination Assessment Reports, prepared proposals, project budgets. Certified Florida Environmental Assessor, National Registry of Environmental Professionals.

Key Clients: NationsBank, First Union Bank, Barnett Bank, Starling Realty, Inc., Prudential Florida Realty, Huntington National Bank, Regions Bank, The Wynton Group.

Water Equipment Services, Inc., Sarasota, Florida 1992 - 1996
Senior Hydrogeologist

Professional Geologist, Registered in Florida (1988), Tennessee (1993) and Kentucky (1993). OSHA 40-Hour Health & Safety Training Class, 1990, 8-Hour Refresher Classes (Yearly)

Primarily responsibilities include the evaluation of sites for potential subsurface soil and groundwater contamination using soil vapor and groundwater monitoring programs. Experienced in detection, evaluation and Remediation of hydrocarbon and solvent contamination. Experienced in underground storage tank closures, Hydrogeological investigations, including aquifer testing and modeling. Skills include coordinating and supervising of monitor well installation, soil and groundwater sampling and surveying.

Steele Environmental Consulting, Inc.

PAGE TWO

Environmental Consulting & Technology, Inc., Tampa, Florida & Detroit, Michigan 1990 - 1992
Managed over 55 projects dealing with underground storage tank removals, site assessments and Remediation. Assisted with Hydrogeology segments of two major power plant siting projects and Lake Improvement Study for the St. John's River Water Management District.

Sarasota County Pollution Control Division, Sarasota, Florida..... 1986 - 1990

Environmental Specialist II and III

Coordinated Underground Storage Tank Program under contract with the Florida Department of Environmental Regulation. Inspected facilities for determination of eligibility into reimbursement program. Reviewed and approved over 50 Contamination Assessment Reports. Worked with public, station owners and consultants to help remediate contamination sites.

G.X. Consultants, Denver, Colorado 1979 - 1986

Well Site Geologist

Responsible for management of oil & gas drilling operations in seven Rocky Mountain States. Field representative for over 100 oil & gas wells. Duties included lithological collection and identification. Made recommendations to conduct coring operations and drill stem tests. Supervised electric wireline logging operations. Completed well reports upon the conclusion of drilling operations, which summarized all relevant data and reported our recommendations to the clients.

Education

Bachelor's Degree: Geology

University of South Florida, Tampa, Florida, 1979

A.S., Oceanography

Florida Institute of Technology, Melbourne, Florida, 1976

Academic and Professional Affiliations

Florida Association of Professional Geologists

Florida Environmental Assessors Association

National Well Water Association

Sarasota County Pollution Control Advisory Board

Sarasota County Stormwater Environmental Utilities Advisory Board

Leadership

United States Junior Chamber of Commerce (Jaycees)

Sarasota Florida Chapter

President (1989-1990). Oversaw all operations of the fifth largest Jaycee chapter in Florida.

Community Development Vice President (1988-1989). Supervised Directors and project chairmen who organized over 45 community projects. **Newsletter Editor (1987-1988):** Responsible for the monthly production of a newsletter to outline the coming activities of the chapter, spotlight the success of the chapter and help promote the Jaycee Experience to future members.

Boy Scouts of America (BSA) Pack 14, Sarasota, Florida

Assistant Pack Leader, Den Leader, Merit Badge Advisor

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CERTIFICATIONS

STATE OF FLORIDA
DEPARTMENT OF PROFESSIONAL REGULATION

This is to Certify that

Richard G. Steele

*Having furnished satisfactory evidence of Attainments and
Qualifications, and having passed the Examination, as required
by Chapter 492, is hereby duly Certified as a*

Professional Geologist

*In Conformity with an Act of the Legislature of the
State of Florida, creating and regulating the profession.*

William D. Logg
Chairman of the Board

Bob Martinez
Bob Martinez, Governor

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Larry Gonzalez
Larry Gonzalez, Secretary



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BOARD OF PROFESSIONAL GEOLOGISTS
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TALLAHASSEE FL 32399-0783

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STEELE, RICHARD G
820 FAULKWOOD COURT
SARASOTA FL 34232

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DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

PG151

ISSUED: 05/21/2014

PROFESSIONAL GEOLOGIST
STEELE, RICHARD G

IS LICENSED under the provisions of Ch.492 FS.
Expiration date: JUL 31, 2016 L1405210001124

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL GEOLOGISTS

LICENSE NUMBER

PG151

The PROFESSIONAL GEOLOGIST
Named below IS LICENSED
Under the provisions of Chapter 492 FS.
Expiration date: JUL 31, 2016

STEELE, RICHARD G
820 FAULKWOOD COURT
SARASOTA FL 34232



ISSUED 05/21/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1405210001124



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL GEOLOGISTS
1940 NORTH MONROE STREET
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820 FAULKWOOD COURT
SARASOTA FL 34232

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

GB646

ISSUED: 05/21/2014

GEOLOGY BUSINESS
STEELE ENVIRONMENTAL CONSULTING, INC.

IS CERTIFIED under the provisions of Ch.492 FS.
Expiration date JUL 31, 2016 L1405210001130

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL GEOLOGISTS

LICENSE NUMBER	
GB646	

The GEOLOGY BUSINESS
Named below IS CERTIFIED
Under the provisions of Chapter 492 FS.
Expiration date: JUL 31, 2016



STEELE ENVIRONMENTAL CONSULTING, INC.
820 FAULKWOOD COURT
SARASOTA FL 34232



ISSUED: 05/21/2014

DISPLAY AS REQUIRED BY LAW

SFO # 11405210001130



CERTIFICATE OF LIABILITY INSURANCE

RECEIVED
DATE (MM/DD/YYYY)
7/13/2011
SEP 13 2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lassiter-Ware Insurance 4401 W. Kennedy Blvd. #200 Tampa FL 33609		CONTACT NAME: PHONE (A/C No. Ext): 352.787.3441 FAX (A/C No.): 888.883.8580 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: 00044268	
INSURED Steele Environmental Consulting, Inc. 8130 Coates Row Place University Park, FL 34201		INSURER(S) AFFORDING COVERAGE INSURER A: Colony Insurance Company NAIC # 39993 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 11-12 Cert

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractors ☐ Pollution Liab			EPK300150	01/31/2011	01/31/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER. ☒ POLICY ☐ PROJECT ☐ LOC						
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS			EPK300150	01/31/2011	01/31/2012	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab limits incl with General Liab			EPK300150 CLAIMS MADE	01/31/2011	01/31/2012	\$1,000,000 Each Claim \$1,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Venice - Finance Dept.
Jonathan D. Mayes - CPPB
Procurement Manager
401 West Venice Ave.
Venice, FL 34285

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patricia

Patricia J. Schmitt



06-03-2009

RECEIVED
SEP 12, 2016ALEX SINK
CHIEF FINANCIAL OFFICERSTATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

* * CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW * *

NON-CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 06/03/2009 EXPIRATION DATE: N/A

PERSON: STEELE RICHARD G

FEIN: 650887833

BUSINESS NAME AND ADDRESS:
STEELE ENVIRONMENTAL CONSULTING INC
8130 COATES ROW PLACE
UNIVERSITY PARK FL 34201

SCOPES OF BUSINESS OR TRADE:

1- GEOLOGIST

IMPORTANT: Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to Chapter 440.05(12), F.S., Certificates of election to be exempt... apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to Chapter 440.05(13), F.S., Notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

QUESTIONS? (850) 413-1609

JWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 09-06

PLEASE CUT OUT THE CARD BELOW AND RETAIN FOR FUTURE REFERENCE

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION
NON-CONSTRUCTION INDUSTRY
CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA
WORKERS' COMPENSATION LAW

EFFECTIVE: 06/03/2009 EXPIRATION DATE: N/A

PERSON: RICHARD G STEELE

FEIN: 650887833

BUSINESS NAME AND ADDRESS:
STEELE ENVIRONMENTAL CONSULTING INC
8130 COATES ROW PLACE
UNIVERSITY PARK, FL 34201

SCOPE OF BUSINESS OR TRADE:

1- GEOLOGIST

IMPORTANT

F
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D
Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter.

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Pursuant to Chapter 440.05(12), F.S., Certificates of election to be exempt... apply only within the scope of the business or trade listed on the notice of election to be exempt.

Pursuant to Chapter 440.05(13), F.S., Notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

QUESTIONS? (850) 413-1609

CUT HERE

* Carry bottom portion on the job, keep upper portion for your records.

JWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 09-06

National Registry of Environmental Professionals



COLLEGE OF PUBLIC HEALTH
UNIVERSITY OF SOUTH FLORIDA
Center for Environmental/Occupational
Risk Analysis & Management (CEORAM)

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination is entitled to all the rights and privileges granted by the body and to be duly registered by it.



FLORIDA ENVIRONMENTAL
ASSESSORS ASSOCIATION



This is to certify that

Richard G Steele

is a
**Certified Florida Environmental Assessor and
Registered Environmental Property Assessor**

*This certificate will remain valid only if it bears the seal
of the current year, unless revoked, suspended or invalidated
by order of the Board of Directors of The National Registry
of Environmental Professionals.*



This 30th Day of April 1997

Richard A. Young
Executive Director



Certification Number: **CFEA 212**

Registration Number: **REPA 5896**

RECEIVED
SEP 12 2016

THE GREATER
SARASOTA
CHAMBER
OF COMMERCE

RECEIVED
SEP 12, 2016

February 22, 2001

Mr. Richard Steele
Steele Environmental
4164 King Richard Dr.
Sarasota, FL 34232

Dear Mr. Steele:

CONGRATULATIONS! On behalf of the Board of Directors and staff of the Greater Sarasota Chamber of Commerce, welcome to Sarasota's premier Business Association.

As our areas leading business community advocate, your Chamber of Commerce represents and works for you. The Chamber takes pride in embracing high standards for business and professional ethics within the membership. We are committed to the continued improvement of the quality of life for the community in which we live and work. Your commitment and support of the chamber will help nurture and ensure a healthy, balanced economy and business climate.

We recognize that every new member has different needs, therefore we encourage you to explore the various programs and activities offered by the chamber and take advantage of those programs that may benefit you most. Being active in your chamber strengthens the organization and makes it more effective. The contacts you make provide a boost to your business and help "open doors to success." Everyone likes a win/win situation and that is available to you when you participate.

We also welcome new ideas and fresh points of view. To help achieve a solid two-way communication between you and your chamber, you can expect to hear from us periodically. Through each contact, it will be our goal to make certain we are meeting your membership expectations and needs. We'll also look forward to hearing your comments on important business issues as well as your suggestions for the continued growth of the chamber.

In the meantime, should you have questions, or need information, please don't hesitate to contact us by phone 955-8187 or fax 366-5621. And thank you for joining other business leaders in supporting the Greater Sarasota Chamber of Commerce.

Sincerely,



Rex G. Richards
President

RGR/clc

THE GREATER SARASOTA CHAMBER OF COMMERCE

1819 Main Street • Suite 240 • Sarasota, Florida 34236-5988 • 941-955-8187 • Fax 941-366-5621
<http://www.sarasotachamber.org> • e-mail address: saracham@ix.netcom.com



**The International Society of Technical &
Environmental Professionals, Inc. (INSTEP)**

Hereby Certifies That:

Richard G. Steele, (LEP # 116)

Is a Member in Good Standing

Membership #: 609

Membership Number

December 31, 2015

Expiration Date

Eugene B. Jones

Administrator

RECEIVED
SEP 12, 2015



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

*Has completed the FEAA
All Appropriate Inquiry Workshop for CFEAs
May 24, 2005*

Eugene B Jones

Instructor

CEUs: 2.0



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

*Has completed the FEAA
Phase I & II Environmental Site Assessment Training Course
March 18-20, 2002*

Eugene B. Jones

Instructor

CEUs: 15.0



This is to certify that

RICK STEELE

has successfully completed a Course of Study in

OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120

offered in accordance with the Educational Program of

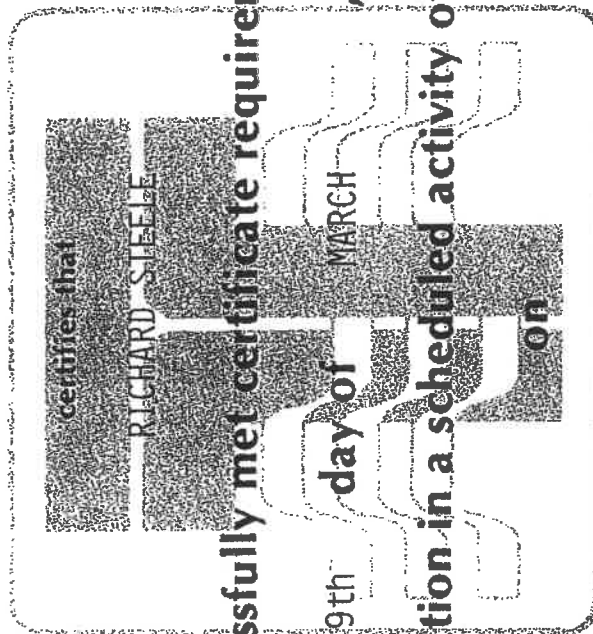
Water Equipment Services

Presented at **sarasota** *this the* **9th** *day of* **April 1993**

UNIVERSITY OF FLORIDA

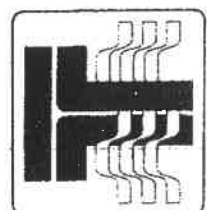
Center for Training, Research and Education for Environmental Occupations

has successfully met certificate requirements on
this 9th day of MARCH, 19 89
for participation in a scheduled activity of the center



INTRODUCTION TO GROUNDWATER:
CONTAMINATION, INVESTIGATION, AND
REMEDIATION ASSESSMENT

13350



CENTER FOR TRAINING, RESEARCH AND EDUCATION
FOR ENVIRONMENTAL OCCUPATIONS

CEU's Awarded
1.3

James O. Bryant, Jr.
James O. Bryant, Jr., Director

RECEIVED
SEP 12, 2016

W.E.S., Inc.
ENVIRONMENTAL
DIVISION

This is to certify that

RICK STEELE

has successfully completed a Course of Study in

OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120

offered in accordance with the Educational Program of

Water Equipment Services

Presented at Sarasota, *this the* 4th *day of* FEB 19 94

W.E.S. Inc.

Anthony J. Steele

SILVER STAR ENVIRONMENTAL CONSULTANTS, INC.

105-A DUNBAR AVENUE, OLDSMAR, FLORIDA 34677 (813) 854-5474 FAX (813) 854-1544

HAZARDOUS WASTE SAFETY REFRESHER

This certifies that

Rick Steele

SS # 264-84-3088

has successfully completed an eight-hour course with regard to hazardous waste site safety, the use of personal protective equipment, work practices, engineering controls and other requirements of 29 CFR 1910.120.



David J. Silver, CIH - Instructor



Date

RECEIVED
SEP 12, 2016

National Environmental Training Institute Inc.

CERTIFICATE OF ATTENDANCE

BE IT KNOWN THAT

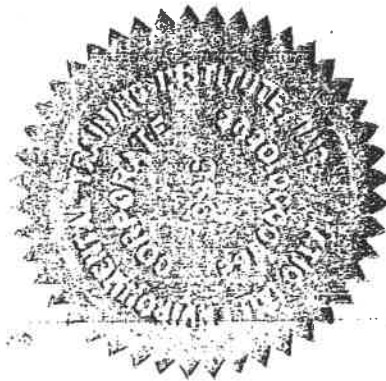
RICHARD G. STEELE

HAS SUCCESSFULLY COMPLETED A 8 HOUR COURSE AND,
AFTER PASSING THE REQUIRED EXAMINATION,
IS HEREBY AWARDED THIS CERTIFICATE
ON **February 5, 1998** FOR

HAZWOPER ANNUAL REFRESHER

WORKER

REF: 29 CFR 1910.120



(813) 662-5552
11516-B Valencia Dr.
Seffner, Florida 33584

Steve Fish
STEVE FISH
Instructor

Steve Fish
STEVE FISH
Director of Education

OHWOCS-AR08598
Certificate Number

February 5, 1999
Expiration Date

University of North Florida

DIVISION OF CONTINUING EDUCATION & EXTENSION
and the
ENVIRONMENTAL EDUCATION & SAFETY INSTITUTE

Certify that

R. STEELE

has successfully completed the certificate requirements for

HEALTH AND SAFETY TRAINING SITE WORKERS

and in evidence thereof is awarded this

Certificate of Completion

on the 7TH day of MAY, 1990

Passed Examination: 05/07/90 C.E.U. Awarded: 4.0 Accreditation Expires: 05/07/91

Marcelle C. Lovett
MARCELLE C. LOVETT
Dean

James E. Kelley
JAMES E. KELLEY
Director

Certificate No. 00689

Training provided by University of North Florida • 4567 St. Johns Bluff Road, South • Jacksonville, Florida 32216 • (904) 646-2690



UNIVERSITY OF
FLORIDA

Center for Training, Research and Education for Environmental Occupations
(TREEO Center)

certifies that

Richard G. Steele

attended

***Standard Operating Procedures for
Phase I Site Assessments***

*April 21-23, 1997
and is awarded this*

Certificate of Attendance

***Date issued: 04/23/97
CEU's : 1.8***

A handwritten signature in cursive script, reading "Dr. William T. Engel, Jr.".

Dr. William T. Engel, Jr.
Director

RECEIVED
SEP 12, 2000

RECEIVED
SEP 12, 2016

2007-08

SARASOTA COUNTY LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.

THIS TAX DOES NOT ASSURE QUALITY OF WORK OR CONFIRM THAT REGULATORY OR ZONING REQUIREMENTS HAVE BEEN MET. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE.

3901940042303

MACHINES

ROOMS

SEATS

EMPLOYEES

1

BUSINESS TYPE
390194 ENVIRONMENTAL CONSULTANT

BUSINESS ADDRESS
6389 TOWER LN
SARASOTA FL 34240-0000

PAID-6079782.0001-0001 HSP 08/08/2007 14.43

RICHARD G STEELE
8130 COATES ROW PL
UNIVERSITY PARK FL 34201-0000

ACTIVE

MUST BE DISPLAYED IN A CONSPICUOUS PLACE
VALID UNTIL 10/1/08


BARBARA FORD-COATES, TAX COLLECTOR
101 S. WASHINGTON BLVD., SARASOTA, FL 34236-6993
(941) 861-8300
www.SarasotaTaxCollector.com • Info@SarasotaTaxCollector.com

INFORMATION ONLY: REMOVE OR FOLD BEHIND BEFORE POSTING RECEIPT

**THIS RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA
AND SARASOTA COUNTY ORDINANCE 91-084, AS AMENDED**

Law requires this receipt to be displayed conspicuously at the place of business so that it is open to the view of the public and available for inspection. Upon failure to do so, the business shall be subject to the payment of another full tax for the same business, profession or occupation.

Payment is due each year by September 30th. Payment after September 30th is delinquent and subject to a penalty of 10% for the month of October, plus an additional 5% penalty for each month thereafter. The total delinquency penalty shall not exceed 25% of tax. A 25% penalty is imposed on any person engaged in any new business, occupation or profession without first paying a Sarasota County Business Tax.

This receipt is for a business tax only. It does not permit the person/business to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the business from licenses or permits that may be required by law. This receipt does not assure quality of work.

Businesses in Sarasota County are responsible for complying with the Sarasota County mandatory recycling ordinance.

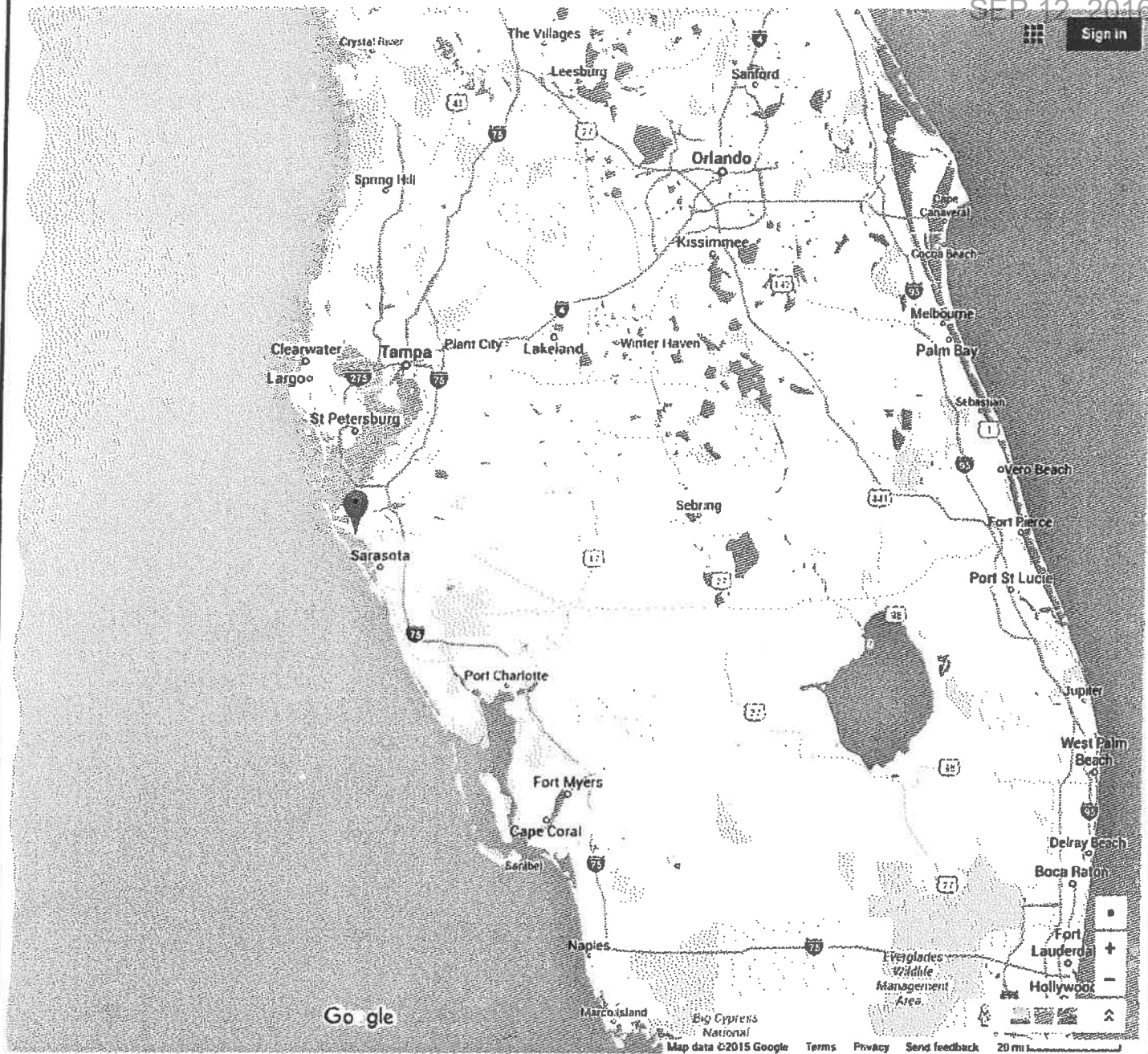
All Business Taxes are subject to change according to law.

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APPENDIX A
SITE FIGURES

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SEP 12 2016

Sign In



Source: Google Maps

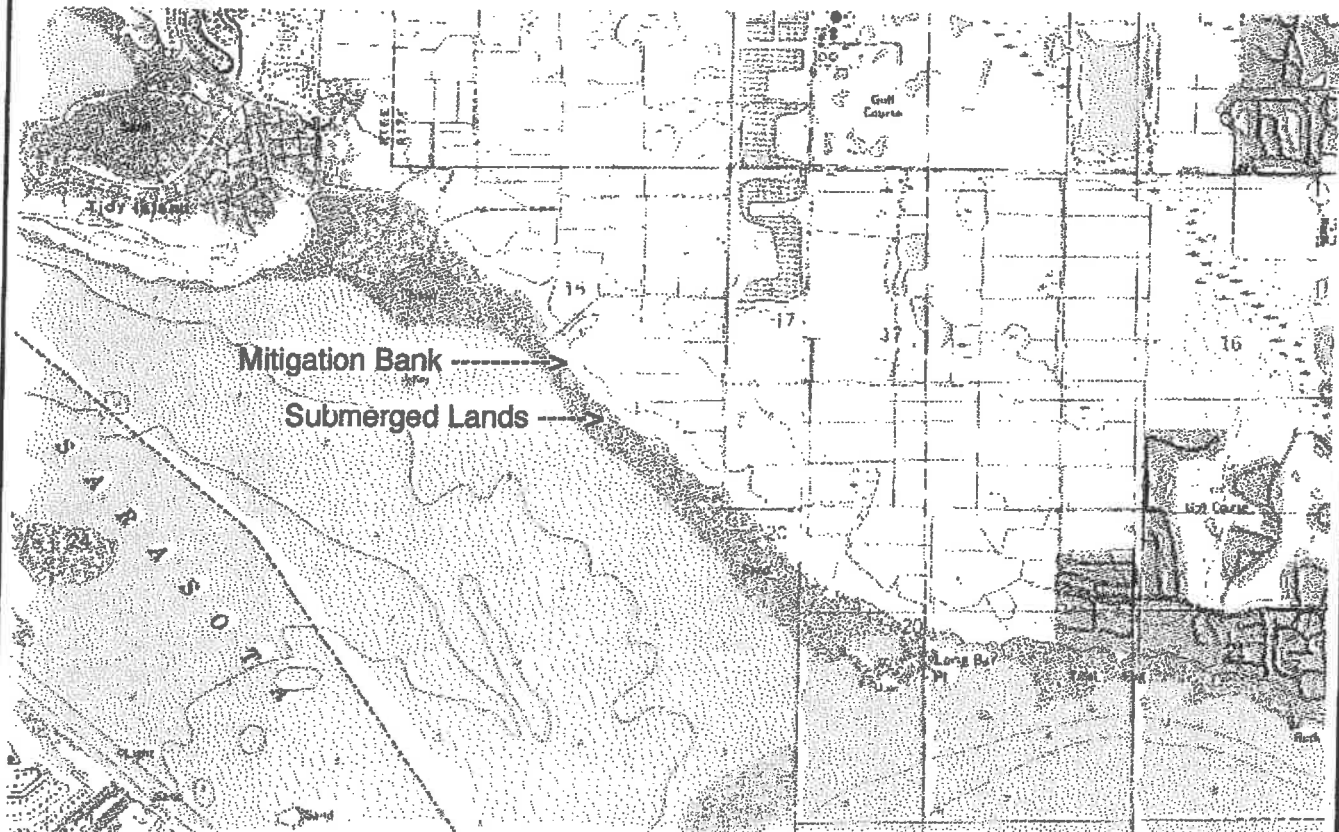
**Long Bar Point Mitigation Bank
Submerged Lands Sarasota Bay
Bradenton, Florida**



S. E. C.
Steele Environmental
Consulting, Inc.

SITE MAP

SEC Project No. 15-200a Figure 1



Source: Google Maps

Long Bar Point Project
Submerged Lands Sarasota Bay
Bradenton, Florida



S. E. C.
Steele Environmental
Consulting, Inc.

TOPOGRAPHIC MAP

SEC Project No. 15-200a Figure 2

RECEIVED
SEP 12, 2016



Source: Google Maps

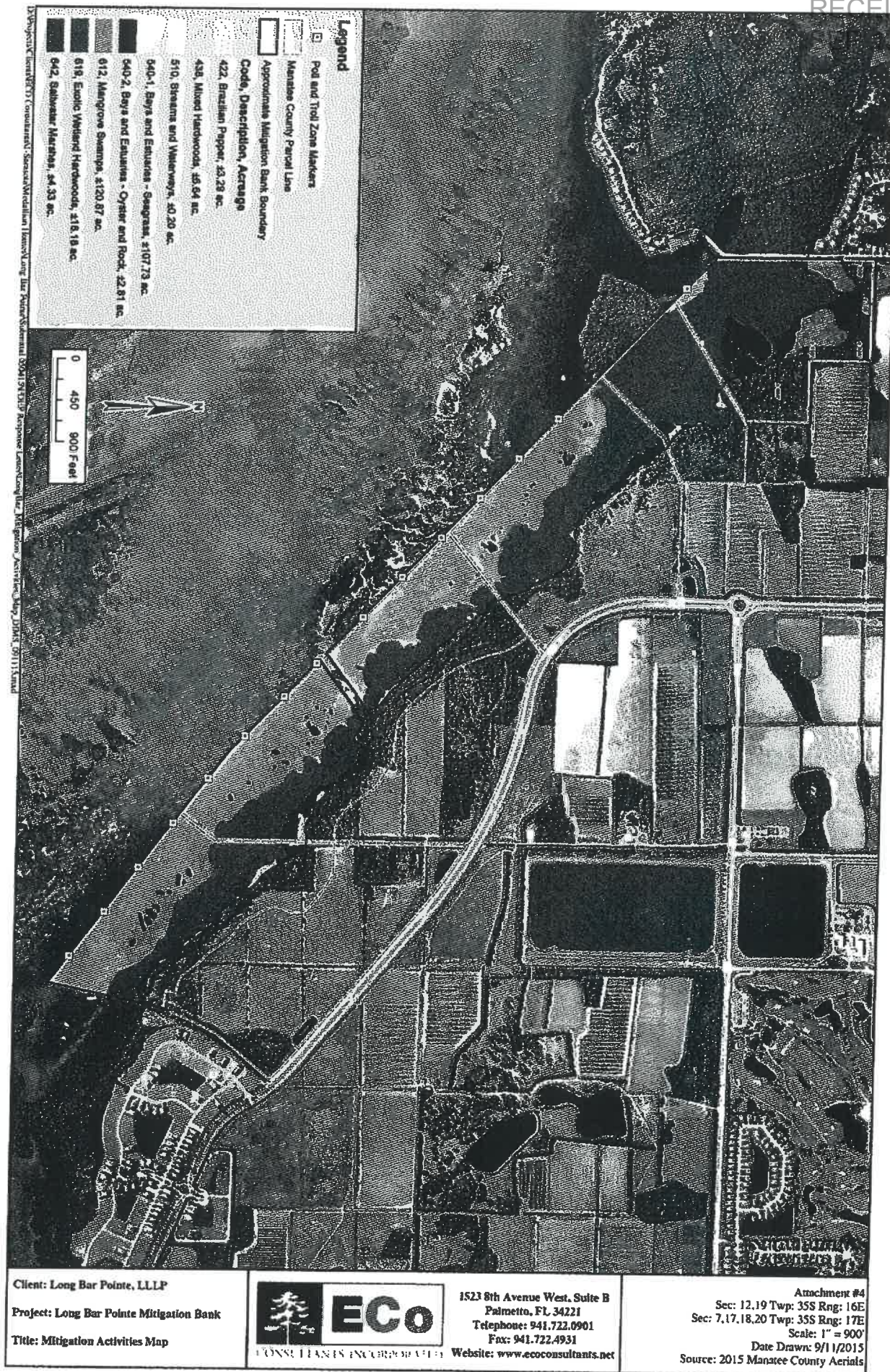
**Long Bar Point Project
Submerged Lands Sarasota Bay
Bradenton, Florida**



S. E. C.
Steele Environmental
Consulting, Inc.

AERIAL PHOTOGRAPH

SEC Project No. 15-200a Figure 3

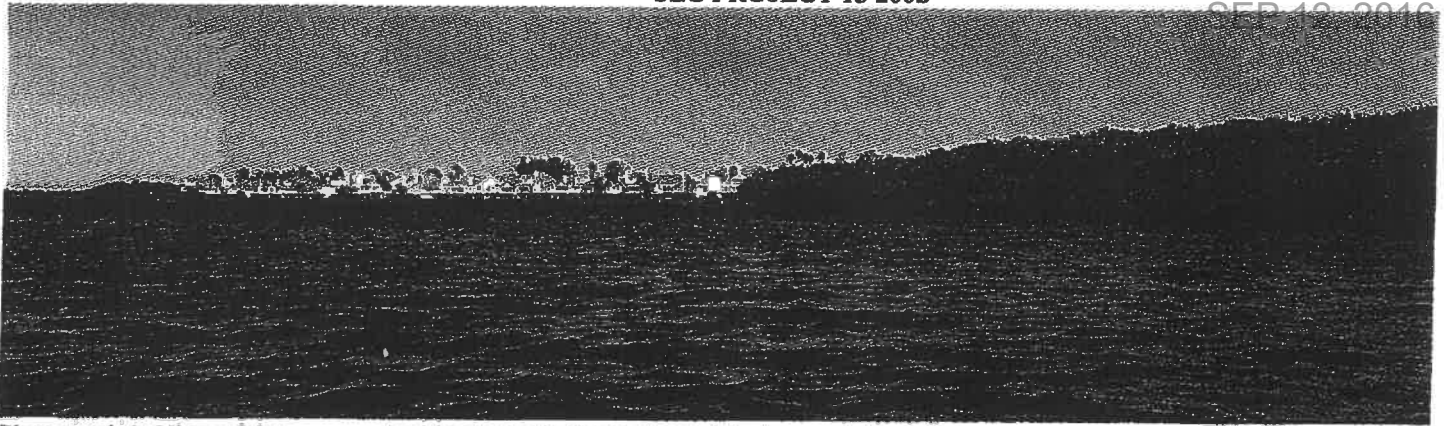


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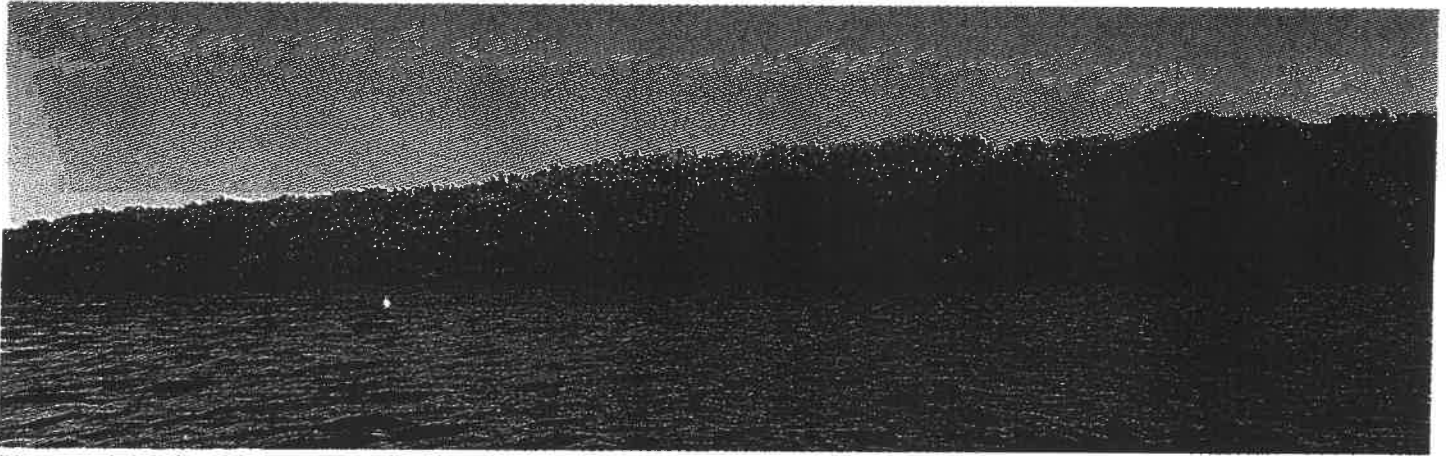
APPENDIX B
SITE PHOTOGRAPHS

**LONG BAR POINT PROJECT
BRADENTON, FLORIDA
SEC PROJECT 15-200b**

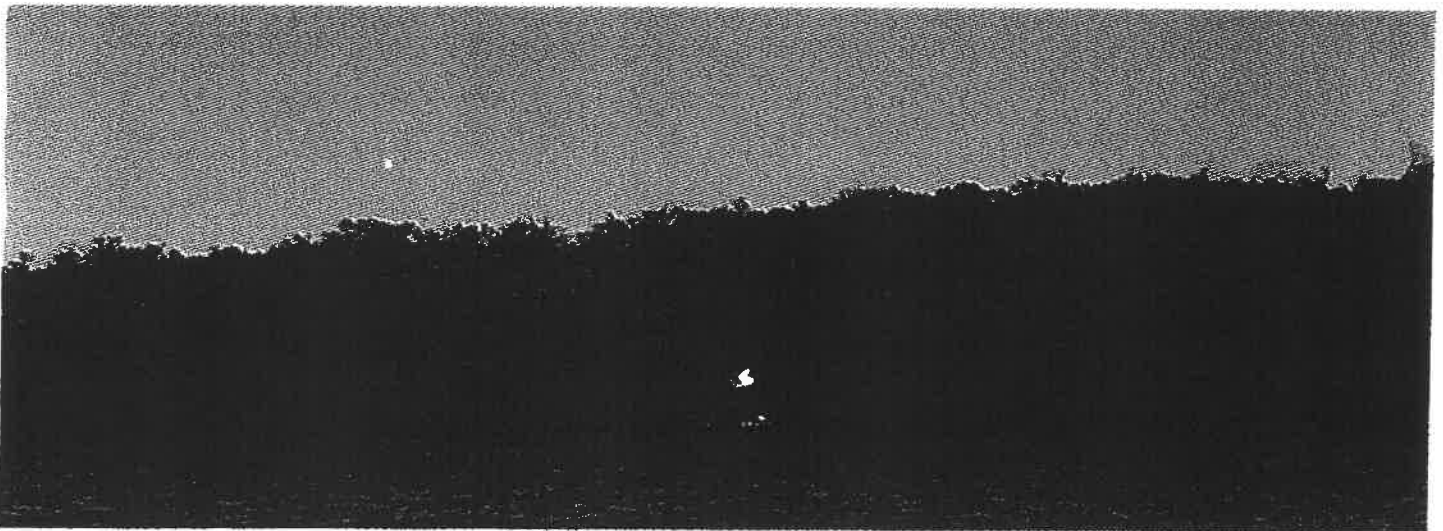
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SEP 12 2016



Photograph 1: View of the property looking towards the northeast. The homes in the left side are on the adjacent Tidy Island.



Photograph 2: View of the property looking towards the east.



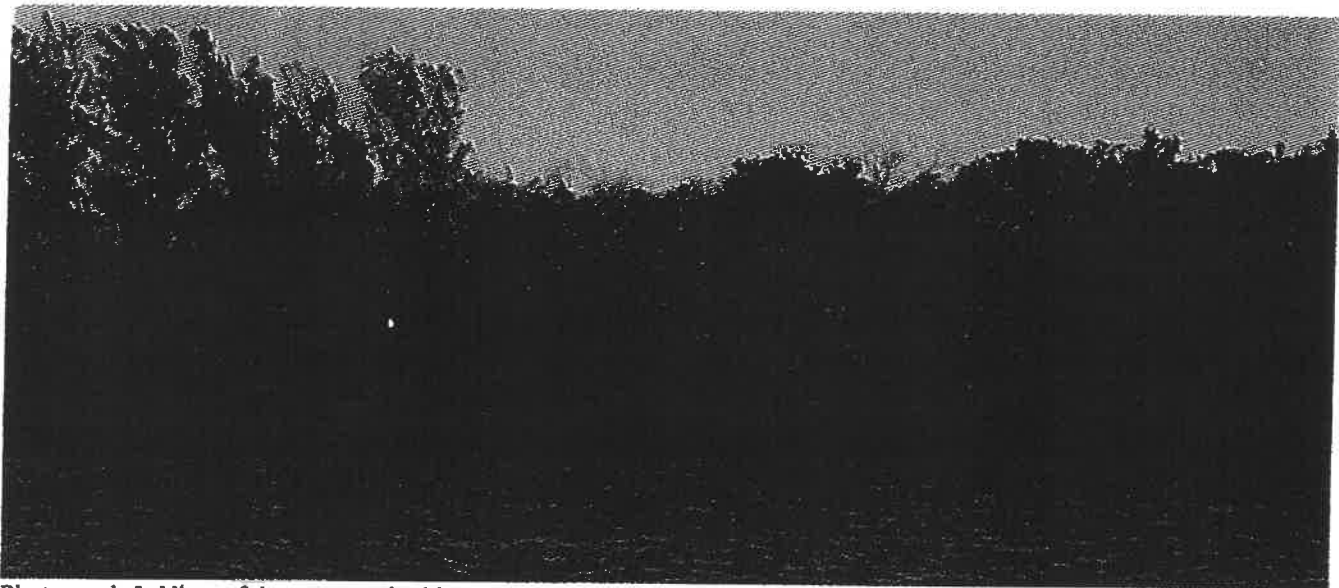
Photograph 3: View of the property looking towards the east.

**LONG BAR POINT PROJECT
BRADENTON, FLORIDA
SEC PROJECT 15-200b**

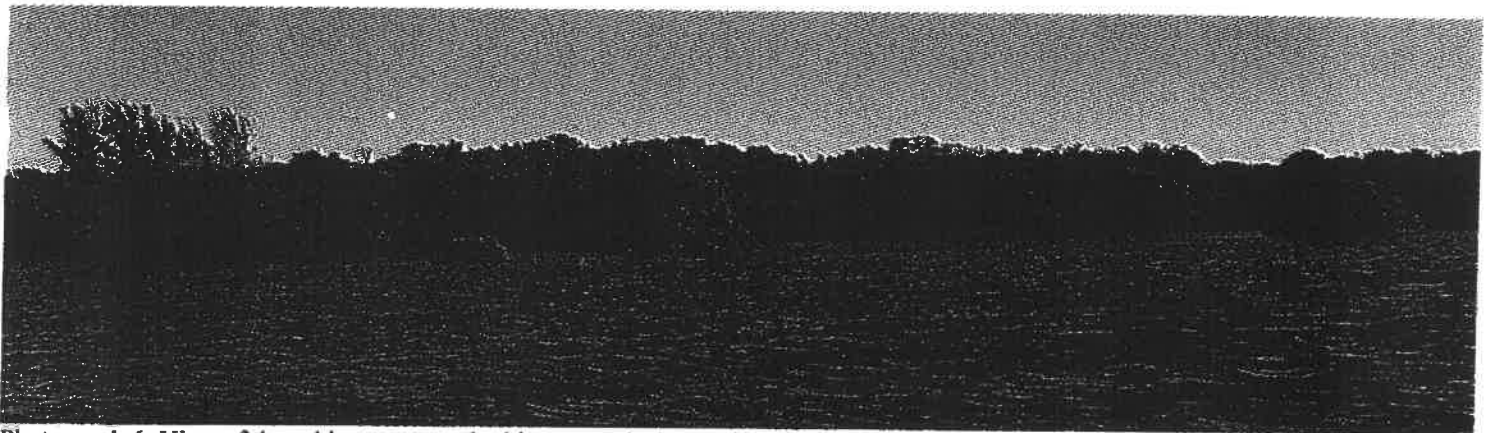
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Photograph 4: view of the property looking towards the east.



Photograph 5: View of the property looking towards the east.



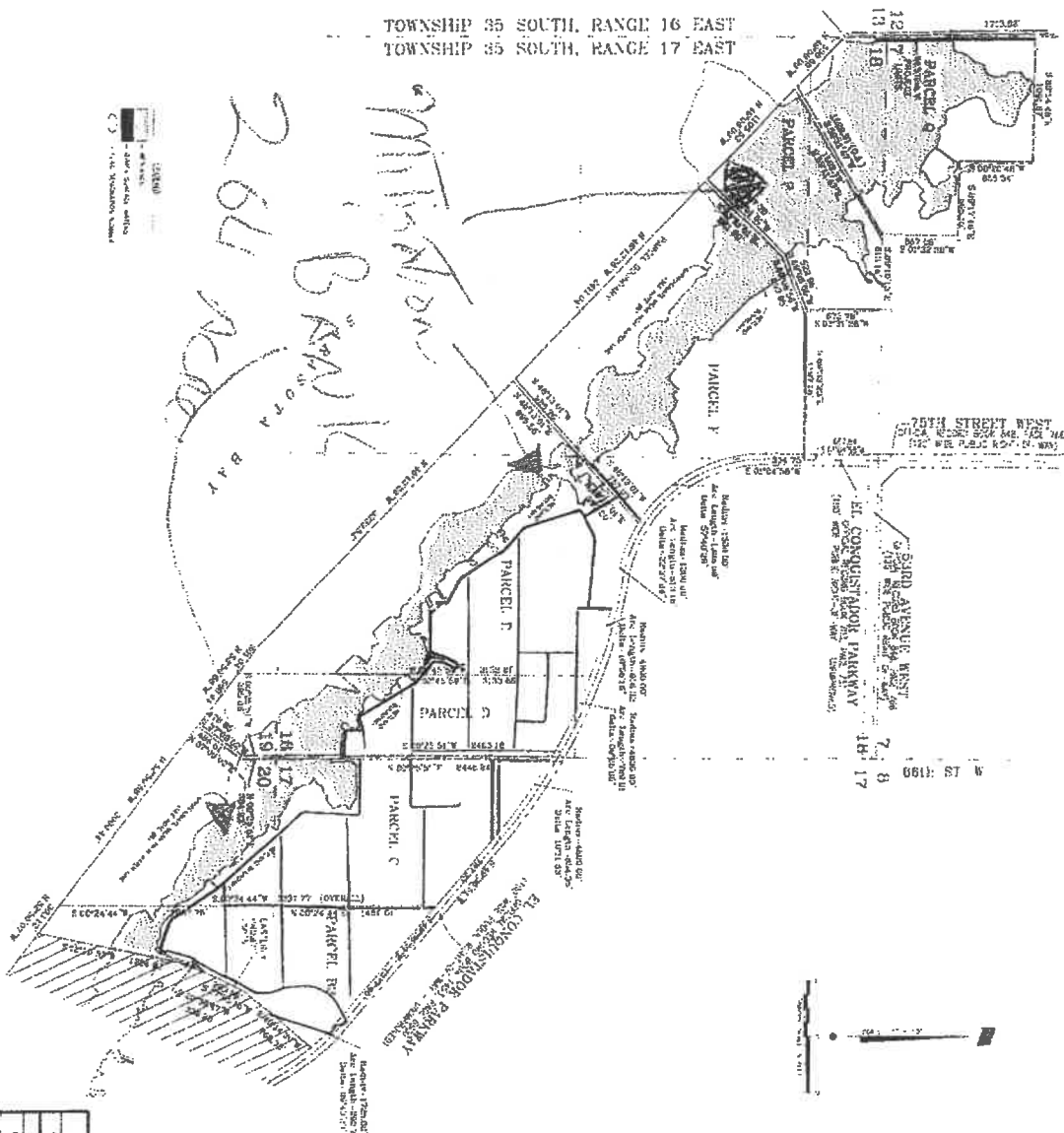
Photograph 6: View of the subject property looking towards the southeast.

RECEIVED
SEP 12 2018

APPENDIX C
LEGAL DESCRIPTION

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SEP 12, 2016

TOWNSHIP 35 SOUTH, RANGE 16 EAST
TOWNSHIP 35 SOUTH, RANGE 17 EAST



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1. "The following information was obtained from a review of the records of the Federal Bureau of Investigation, Department of Justice, regarding the activities of the Communist Party, United States of America, during the years 1940 through 1945." b6 b7C
2. "The following information was obtained from a review of the records of the Federal Bureau of Investigation, Department of Justice, regarding the activities of the Communist Party, United States of America, during the years 1940 through 1945." b6 b7C
3. "The following information was obtained from a review of the records of the Federal Bureau of Investigation, Department of Justice, regarding the activities of the Communist Party, United States of America, during the years 1940 through 1945." b6 b7C
4. "The following information was obtained from a review of the records of the Federal Bureau of Investigation, Department of Justice, regarding the activities of the Communist Party, United States of America, during the years 1940 through 1945." b6 b7C

~~Wed~~ Thursday
10:00 AM

ELECTRONIC FILM

CONTROL SURVEY

CONCISE HAZARDOUS WASTE

DUPLICATE

YOUNG & RUBINSTEIN, A. S. 1967. The Canadian Red Pine *Pinus resinosa* Ait. in the Great Lakes Region. *Can. J. Bot.* 45: 1231-1241.

SHEET 1 OF 12 SHEETS

Leo Mills & Associates, Inc.

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STANLEY & SONS
1000 N. 10th St., Milwaukee, Wis. 53233
Tel. 442-1000

Page 27 of 27

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LONG BAR POINTE

PARCEL ID	ACRES
6146900201	36.72
5164800004	61.17
6146900309	61.288
6147110309	69.665
6147110259	82.148
6146900037	102.992
6146900359	108.913
TOTAL:	522.896

Aerial Photo Review

2015 Open Land, old Ag use
2013 Ag use, Open Land
2010 Ag use, FARM house?
2005 Ag use
2000 Ag use Growing Fields
1995 Ag use

1971 Ag use
1969 Ag use
1962 Open Land, Ag use
1957 Open Land, Ag use
1940 Open Land, no Ag use

RECEIVED
SEP 12, 2016PARID: 6146900359
LONG BAR POINTE LLLP

NO ASSIGNED ADDRESS

Legal

Description

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 18, TWN 35, RNG 17, BEING A PART OF PARCELS AS DESC IN OR 2103/2696, AND OR 1724/4246, PRMCD AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE SE COR OF SD SEC 18; TH N 89 DEG 24 MIN 10 SEC W, FOR 15.00 FT TO THE POB; TH S 00 DEG 25 MIN 55 SEC W, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 19 FOR 295.12 FT; TH S 37 DEG 09 MIN 02 SEC W, ALG THE BDRY OF SD PARCEL AS DESC IN OR 2103/2696 FOR 476.78 FT; TH N 52 DEG 50 MIN 58 SEC W, ALG THE BDRY OF SD PARCELS AS DESC IN OR 2103/2696 AND OR 1724/4246 FOR 861.98 FT; TH N 46 DEG 12 MIN 38 SEC W, ALG THE BDRY OF SD PARCEL AS DESC IN OR OR 1724/4246 FOR 3239.52 FT; TH N 48 DEG 13 MIN 01 SEC E, ALG SD BDRY FOR 1403.31 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 313.54 FT, DELTA ANGLE OF 17 DEG 16 MIN 55 SEC, CHORD BEARING S 47 DEG 06 MIN 57 SEC E, CHORD DIST OF 94.22 FT; TH ALG THE ARC OF SD CURVE FOR 94.57 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 713.47 FT, DELTA ANGLE OF 24 DEG 30 MIN 09 SEC, CHORD BEARING S 26 DEG 13 MIN 24 SEC E, CHORD DIST OF 302.80 FT; TH ALG THE ARC OF SD CURVE FOR 305.12 FT TO THE BEG OF A REVERSE CURVE TO THE LEFT HAVING A RAD OF 1659.42 FT, DELTA ANGLE OF 19 DEG 14 MIN 31 SEC, CHORD BEARING S 23 DEG 35 MIN 35 SEC E, CHORD DIST OF 554.68 FT; TH ALG THE ARC OF SD CURVE FOR 557.29 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 310.00 FT, DELTA ANGLE OF 01 DEG 52 MIN 54 SEC, CHORD BEARING S 34 DEG 09 MIN 18 SEC E, CHORD DIST OF 10.18 FT; TH ALG THE ARC OF SD CURVE FOR 10.18 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 2498.42 FT, DELTA ANGLE OF 14 DEG 57 MIN 12 SEC, CHORD BEARING S 42 DEG 34 MIN 21 SEC E, CHORD DIST OF 650.19 FT; TH ALG THE ARC OF SD CURVE FOR 652.04 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 310.00 FT, DELTA ANGLE OF 35 DEG 25 MIN 06 SEC, CHORD BEARING S 67 DEG 45 MIN 30 SEC E, CHORD DIST OF 188.59 FT; TH ALG THE ARC OF SD CURVE FOR 191.63 FT; TH S 85 DEG 28 MIN 03 SEC E, FOR 260.30 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RAD OF 350.00 FT, DELTA ANGLE OF 26 DEG 55 MIN 07 SEC, CHORD BEARING S 72 DEG 00 MIN 29 SEC E, CHORD DIST OF 162.93 FT; TH ALG THE ARC OF SD CURVE FOR 164.44 FT; TH S 58 DEG 32 MIN 56 SEC E, FOR 204.97 FT TO THE BEG OF CURVE TO THE RIGHT HAVING A RAD OF 350.00 FT, DELTA ANGLE OF 29 DEG 13 MIN 37 SEC, CHORD BEARING OF S 43 DEG 56 MIN 07 SEC E, CHORD DIST OF 176.61 FT; TH ALG THE ARC OF SD CURVE FOR 178.54 FT TO THE BEG OF A REVERSE CURVE TO THE LEFT HAVING A RAD OF 822.62 FT, DELTA ANGLE OF 26 DEG 02 MIN 47 SEC, CHORD BEARING S 42 DEG 20 MIN 43 SEC E, CHORD DIST OF 370.75 FT; TH ALG THE ARC OF SD CURVE FOR 373.96 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 375.00 FT, DELTA ANGLE OF 34 DEG 12 MIN 03 SEC, CHORD BEARING S 72 DEG 28 MIN 08 SEC E, CHORD DIST OF 220.54 FT; TH ALG THE ARC OF SD CURVE FOR 223.84 FT; TH S 89 DEG 34 MIN 09 SEC E, FOR 59.72 FT; TH S 00 DEG 25 MIN 51 SEC W, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 18 FOR 973.78 FT TO THE POB; TOGETHER WITH EASMNT REC IN OR 2426/5790: AN EASMNT SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 18, TWN 35, RNG 17, BEING OVER AND ACROSS AND THROUGH THE PARCELS AS DESC IN OR 2013/2696, AND OR 1724/4246, PRMCF AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE [REPLACE "SW" WITH "SE"] COR OF SD SEC 18; TH N 89 DEG 24 MIN 10 SEC W, FOR 15.00 FT; TH S 00 DEG 25 MIN 51 SEC E, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 18, FOR 2451.71 FT TO THE BDRY OF THE MANATEE COUNTY R/W PARCEL AS DESC IN OR 2347/3750, SD PRMCF, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RAD OF 4790.00 FT, DELTA ANGLE OF 02 DEG 59 MIN

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SEP 12, 2016PARID: 6147110309
LONG BAR POINTE LLLP

NO ASSIGNED ADDRESS

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Description

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECS 17 AND 20, TWN 35, RNG 17, BEING A PART OF THE PARCELS AS DESC IN OR 2021/3698 AND OR 1465/741 MANATEE COUNTY PUBLIC RECS AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE SW COR OF SD SEC 17 AND THE NW COR OF SD SEC 20; TH S 89 DEG 24 MIN 10 SEC E, FOR 15.00 FT TO THE POB; TH N 00 DEG 25 MIN 51 SEC E, PAR WITH AN 15 FT ELY OF (AS MSRD ON A PERPENDICULAR) THE W LN OF SD SEC 17, FOR 973.86 FT; TH S 89 DEG 34 MIN 09 SEC E, FOR 263.53 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RAD OF 250 FT, DELTA ANGLE OF 30 DEG 02 MIN 45 SEC, CHORD BEARING S 74 DEG 32 MIN 47 SEC E, CHORD DIST OF 129.60 FT; TH ALG THE ARC OF SD CURVE FOR 131.10 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 1900.00 FT, DELTA ANGLE OF 11 DEG 15 MIN 21 SEC, CHORD BEARING S 53 DEG 53 MIN 44 SEC E, CHORD DIST OF 372.65 FT; TH ALG THE ARC OF SD CURVE FOR 373.25 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 180.00 FT, DELTA ANGLE OF 71 DEG 27 MIN 02 SEC, CHORD BEARING S 12 DEG 32 MIN 33 SEC E, CHORD DIST OF 210.20 FT; TH ALG THE ARC OF SD CURVE FOR 224.47 FT; TH S 23 DEG 10 MIN 58 SEC W, FOR 57.18 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 250.00 FT; DELTA ANGLE OF 52 DEG 20 MIN 49 SEC, CHORD BEARING S 02 DEG 59 MIN 26 SEC E, CHORD DIST OF 220.55 FT; TH ALG THE ARC OF SD CURVE FOR 228.41 FT; TH S 29 DEG 09 MIN 51 SEC E, FOR 227.23 FT TO THE BEG OF CURVE TO THE LEFT HAVING A RAD OF 225.00 FT, DELTA ANGLE OF 34 DEG 52 MIN 05 SEC, CHORD BEARING S 46 DEG 35 MIN 53 SEC E, CHORD DIST OF 134.82 FT; TH ALG THE ARC OF SD CURVE FOR 136.93 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 380.00 FT, DELTA ANGLE OF 31 DEG 53 MIN 31 SEC, CHORD BEARING S 48 DEG 05 MIN 10 SEC E, CHORD DIST OF 208.80 FT; TH ALG THE ARC OF SD CURVE FOR 211.52 FT; TH S 32 DEG 08 MIN 24 SEC E, FOR 105.75 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 500.00 FT, DELTA ANGLE OF 18 DEG 32 MIN 03 SEC, CHORD BEARING S 41 DEG 24 MIN 26 SEC E, CHORD DIST OF 161.04 FT; TH ALG THE ARC OF SD FOR 161.74 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 500.00 FT, DELTA ANGLE OF 13 DEG 11 MIN 19 SEC, CHORD BEARING S 44 DEG 04 MIN 48 SEC E, CHORD BEARING OF 114.84 FT; TH ALG THE ARC OF SD CURVE FOR 115.09 FT; TH S 37 DEG 29 MIN 08 SEC E, FOR 141.06 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 200 FT, DELTA ANGLE OF 35 DEG 59 MIN 47 SEC, CHORD BEARING S 55 DEG 29 MIN 02 SEC E, CHORD DIST OF 123.60 FT; TH ALG THE ARC OF SD CURVE FOR 125.65 FT; TH S 73 DEG 28 MIN 55 SEC E, FOR 115.90 FT TO THE BEG OF A NON-TANGENT CURVE TO THE LEFT HAVING A RAD OF 740.00 FT, DELTA ANGLE OF 07 DEG 57 MIN 11 SEC, CHORD BEARING S 12 DEG 32 MIN 29 SEC W, CHORD DIST OF 102.64 FT; TH ALG THE ARC OF SD CURVE FOR 102.72 FT; TH S 81 DEG 26 MIN 06 SEC E, FOR 201.66 FT TO THE BDY OF LEGENDS BAY SUB, PB 52/26, SD PUBLIC RECS; TH S 12 DEG 19 MIN 37 SEC W, ALG SD SUB BDY FOR 1284.93 FT; TH N 52 DEG 50 MIN 58 SEC W, ALG THE BDY OF SD PARCELS AS DESC IN OR 2021/3698, AND OR 1465/741 FOR 2303.56 FT; TH N 37 DEG 09 MIN 02 SEC E, ALG THE BDY OF SD PARCEL AS DESC IN OR 1465/741 FOR 486.74 FT; TH N 00 DEG 25 MIN 55 SEC E, PAR WITH AND 15 FT ELY OF (MSRD ON A PERPENDICULAR) THE W LN OF SD SEC 20, FOR 304.99 FT TO THE POB; SUBJ TO EASMT REC IN OR 2426/6684; TOGETHER WITH EASMT REC IN OR 2426/5790 DESC AS FOLLOWS: AN EASMT SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 17, TWN 35, RNG 17, BEING OVER ACROSS AND THROUGH THE PARCELS AS DESC IN OR 2021/3698, AND OR 1465/741, MANATEE COUNTY PUBLIC RECS AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE SW COR OF SD SEC 17; TH S 89 DEG 24 MIN 10 SEC E, FOR 15 FT; TH N 00 DEG 25 MIN 51 SEC E, PAR WITH AND 15 FT ELY OF (AS MSRD ON A PERPENDICULAR) THE W LN OF SD SEC

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LONG BAR POINTE LLLP

NO ASSIGNED ADDRESS

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PARCEL F, EL CONQUISTADOR: FROM THE SE COR OF THE NW1/4 OF SEC 18; TH N 01 DEG 05 MIN 49 SEC E, ALG THE E LN OF THE SD NW1/4, A DIST OF 58.07 FT TO THE POB; TH S 48 DEG 13 MIN 52 SEC W, A DIST OF 925.95 FT; TH N 46 DEG 11 MIN 37 SEC W, A DIST OF 2411.43 FT; TH N 43 DEG 48 MIN 23 SEC E, A DIST OF 960.15 FT; TH N 69 DEG 05 MIN 28 SEC E, A DIST OF 593.95 FT TO N LN OF S1/2 OF THE NW1/4 OF SD SEC 18; TH S 89 DEG 32 MIN 32 SEC E, ALG SD N LN, A DIST OF 1198.74 FT TO THE WLY R/W LN OF EL CONQUISTADOR PKWY (100 FT WIDE) AS REC IN (703/731); TH S 01 DEG 05 MIN 49 SEC W, ALG SD WLY R/W LN, A DIST OF 333.84 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 1300 FT; TH SELY ALG THE ARC OF SD CURVE & THE AFORESAID EXSTG R/W LN & THE PROPOSED SWLY R/W LN OF EL CONQUISTADOR PKWY, THROUGH A C/A OF 57 DEG 40 MIN 05 SEC, A DIST OF 1308.45 FT; TH S 48 DEG 13 MIN 52 SEC W, A DIST OF 756.85 FT TO THE POB, CONT 102.37 AC M/L; TOGETHER WITH EASMNT FOR INGRESS/EGRESS DESC IN OR 2137/7087 AS FOLLOWS: A PARCEL OF LAND LYING IN THE NW 1/4 OF SEC 18, TWN 35, RNG 17, AND DESC AS FOLLOWS: COM AT THE NE COR OF SD NW 1/4 OF SEC 18; TH S 01 DEG 05 MIN 02 SEC W, ALG THE E LN OF SD NW 1/4, ALSO BEING THE C/L OF EL CONQUESTADOR PKWY (100 FT WIDE PUBLIC R/W) AS REC IN OR 703/731, PRMCF, A DIST OF 667.84 FT TO THE NE COR OF THE S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 18; TH N 89 DEG 33 MIN 23 SEC W, ALG THE N LN OF SD S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 18, A DIST OF 60.00 FT TO THE POB; TH N 89 DEG 33 MIN 23 SEC W, CONT ALG SD N LN, A DIST OF 221.26 FT; TH N 44 DEG 08 MIN 20 SEC E, A DIST OF 28.38 FT TO THE PC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RAD PT LIES N 41 DEG 55 MIN 50 SEC E, A RAD DIST OF 97.00 FT; TH SELY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 07 DEG 36 MIN 56 SEC, AN ARC LENGTH OF 12.89 FT TO THE PC OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RAD PT LIES S 35 DEG 57 MIN 12 SEC E, A RAD DIS OF 171.00 FT; TH ELY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 36 DEG 23 MIN 49 SEC, AN ARC LENGTH OF 108.63 FT TO THE P.T. OF SD CURVE; TH S 89 DEG 33 MIN 23 SEC E, A DIST OF 64.81 FT TO A PC OF A CURVE TO THE LEFT HAVING A RAD OF 27.00 FT AND A C/A OF 73 DEG 41 MIN 58 SEC; TH NELY ALG THE ARC OF SD CURVE A DIST OF 34.73 FT TO THE END OF SD CURVE, SD PT BEING 10.00 FT W OF THE ABOVE MENTIONED W R/W LN OF EL CONQUISTADOR PKWY; TH S 01 DEG 05 MIN 02 SEC W, PAR WITH AND 10.00 FT W OF SD W R/W LN, A DIST OF 65.43 FT TO THE POB, LESS OR 2302/0693 FOR ADDTL RD R/W DESC AS FOLLOWS: A PARCEL OF LAND LYING IN PARCEL F, AS REC IN OR BK 1534, PG 2605, PRMCF & LYING IN THE NW 1/4 OF SEC 18, TWN 35S, RNG 17E & DESC AS FOLLOWS: COM AT THE NE COR OF SD NW 1/4 OF SEC 18; TH S 01 DEG 05 MIN 02 SEC W, ALG THE E LN OF SD NW 1/4, ALSO BIEN THE C/L OF EL CONQUISTADOR PKWY (100 FT WD PUBLIC R/W) AS REC IN OR BK 703, PG 731, PRMCF, A DIST OF 667.84 FT; TH N 89 DEG 33 MIN 23 SEC W, A DIST OF 50.00 FT TO THE POB, SD PT BEING ON THE W R/W LN OF THE ABOVE MENTIONED EL CONQUISTADOR PKWY; TH SLY ALG SD W R/W LN FOR THE FOLLOWING 2 CALLS; (1) TH S 01 DEG 05 MIN 02 SEC W, A DIST OF 334.77 FT TOA PC OF A CURVE TO THE LEFT HAVING A RAD OF 1,300.00 FT & A C/A OF 57 DEG 40 MIN 29 SEC; TH SELY ALG THE ARC OF SD CURVE A DIST OF 1,308.59 FT TO THE END OF SD CURVE, SD PT BEING ON THE SELY LN OF ABOVE MENTIONED PARCEL F; TH S 48 DEG 13 MIN 01 SEC W, ALG SD SELY LN, A DIST OF 10.34 FT TO THE PC OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RAD PT LIES N 33 DEG 31 MIN 30 SEC E, A RADIAL DIST OF 1,310.00 FT; TH NWLY ALG THE ARC OF SD CURVE, LYING 10.00 FT WLY OF & PARALLEL WITH SD W R/W LN OF EL CONQUISTADOR PKWY, THROUGH A C/A OF 57 DEG 33 MIN 32 SEC, AN ARC LENGTH OF 1,316.02 FT TO THE P.T. OF SD CURVE; TH N 01 DEG 05 MIN 02 SEC E, 10.00 FT W OF & PARALLEL WITH SD W R/W LN, A DIST OF 334.66 FT TO A PT ON THE N LN OF THE ABOVE MENTIONED PARCEL

PARID: 6146900309

CARGOR PARTNERS VIII-LONG BAR POINTE

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A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 18, TWN 35, RNG 17, BEING A PART OF THE PARCELS AS DESC IN OR 2103/2696 AND OR 1724/4246, PRMCF AND BEING FURTHER BOUNDED AND DESC FOLLOWS: COM AT THE SE COR OF SD SEC 18' TH N 89 DEG 24 MIN 10 SEC W, FOR 15.00 FT; TH N 00 DEG 25 MIN 51 SEC E, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 18, FOR 973.78 FT TO THE POB; TH CONT N 00 DEG 25 MIN 51 SEC E, ALG SD PAR LN OF 1477.93 FT TO THE BDRY OF THE MANATEE COUNTY R/W PARCEL AS DESC IN OR 2347/3750, SD PRMCF, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RAD OF 4790.00 FT, DELTA ANGLE OF 20 DEG 25 MIN 22 SEC, CHORD BEARING N 70 DEG 22 MIN 06 SEC W, CHORD DIST OF 1698.34 FT; TH ALG SD BDRY AND THE ARC OF SD CURVE FOR 1707.36 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 1310.00 FT, DELTA ANGLE OF 22 DEG 44 MIN 41 SEC, CHORD BEARING N 69 DEG 12 MIN 27 SEC W, CHORD DIST OF 516.62 FT, TH ALG SD BDRY AND THE ARC OF SD CURVE FOR 520.03 FT TO THE BDRY OF SD PARCEL AS DESC IN OR 1724/4246, SD PUBLIC RECS; TH S 48 DEG 13 MIN 01 SEC W, ALG SD BDRY FOR 275.04 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 313.54 FT, DELTA ANGLE OF 17 DEG 16 MIN 55 SEC, CHORD BEARING S 47 DEG 06 MIN 57 SEC E, CHORD DIST OF 94.22 FT; TH LEAVING SD BDRY, ALG THE ARC OF SD CURVE FOR 94.57 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 713.47 FT, DELTA ANGLE OF 24 DEG 30 MIN 09 SEC, CHORD BEARING S 26 DEG 13 MIN 24 SEC E, CHORD DIST OF 302.80 FT; TH ALG THE ARC OF SD CURVE FOR 305.12 FT TO THE BEG OF A REVERSE CURVE TO THE LEFT HAVING A RAD OF 1659.42 FT, DELTA ANGLE OF 19 DEG 14 MIN 31 SEC, CHORD BEARING S 23 DEG 35 MIN 35 SEC E, CHORD DIST OF 554.68 FT; TH ALG THE ARC OF SD CURVE FOR 557.29 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 310.00 FT, DELTA ANGLE OF 01 DEG 52 MIN 54 SEC, CHORD BEARING S 34 DEG 09 MIN 18 SEC E, CHORD DIST OF 10.18 FT; TH ALG THE ARC OF SD CURVE FOR 10.18 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 2498.42 FT, DELTA ANGLE OF 14 DEG 57 MIN 12, CHORD BEARING S 42 DEG 34 MIN 21 SEC E, CHORD DIST OF 650.19 FT; TH ALG THE ARC OF SD CURVE FOR 652.04 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 310.00 FT, DELTA ANGLE OF 35 DEG 25 MIN 06 SEC, CHORD BEARING S 67 DEG 45 MIN 30 SEC E, CHORD DIST OF 188.59 FT; TH ALG THE ARC OF SD CURVE FOR 191.63 FT; TH S 85 DEG 28 MIN 03 SEC E, FOR 260.30 FT TO THE BEG OF CURVE TO THE RIGHT HAVING A RAD OF 350.00 FT, DELTA ANGLE OF 26 DEG 55 MIN 07 SEC, CHORD BEARING S 72 DEG 00 MIN 29 SEC E, CHORD DIST OF 162.93 FT; TH ALG THE ARC OF SD CURVE FOR 164.44 FT; TH S 58 DEG 32 MIN 56 SEC E, FOR 204.97 FT TO THE BEG OF CURVE TO THE RIGHT HAVING A RAD OF 350.00 FT, DELTA ANGLE OF 29 DEG 13 MIN 37 SEC, CHORD BEARING S 43 DEG 56 MIN 07 SEC E, CHORD DIST OF 176.61 FT; TH ALG THE ARC OF SD CURVE FOR 178.54 FT TO THE BEG OF A REVERSE CURVE TO THE LEFT HAVING A RAD OF 822.62 FT, DELTA ANGLE OF 26 DEG 02 MIN 47 SEC, CHORD BEARING S 42 DEG 20 MIN 43 SEC E, CHORD DIST OF 370.75 FT; TH ALG THE ARC OF SD CURVE FOR 373.96 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT A RAD HAVING A RAD OF 375.00 FT, DELTA ANGLE OF 34 DEG 12 MIN 03 SEC, CHORD BEARING S 72 DEG 28 MIN 08 SEC E, CHORD DIST OF 220.54 FT; TH ALG THE ARC OF SD CURVE FOR 223.84 FT; TH S 89 DEG 34 MIN 09 SEC E, 59.72 FT TO THE POB; SUBJ TO EAMNT REC IN OR 2426/6684, (OR 2426/6684), PI#61469.0030/9

PARID: 6147110259

CARGOR PARTNERS VIII-LONG BAR POINTE

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Legal

Description

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECS 17 AND 20, TWN 35, RNG 17, BEING PART OF THE PARCELS AS DESC IN OR 2021/3698 AND OR 1465/741, PRMCF AND BEING FURTHER DESC AS FOLLOWS: COM AT THE SW COR FO SD SEC 17 AND THE NW COR OF SD SEC 20; TH S 89 DEG 24 MIN 10 SEC E, FOR 15.00 FT; TH N 00 DEG 25 MIN 51 SEC E, PAR WITH AND 15 FT ELY OF (AS MSRD ON A PERPENDICULAR) THE W LN OF SD SEC 17, FOR 973.86 FT TO THE POB; TH CONT N 00 DEG 25 MIN 51 SEC E, ALG SD PAR LN FOR 1460.88 FT TO THE BDY OF THE MANATEE COUNTY R/W PARCEL AS DESC IN OR 2347/3750, SD PRMCF, BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 4790.00 FT, DELTA ANGLE OF 10 DEG 07 MIN 48 SEC, CHORD BEARING S 54 DEG 40 MIN 45 SEC E, CHORD DIST OF 845.78 FT; TH ALG SD BDY AND THE ARC OF SD CURVE FOR 846.88 FT; TH S 49 DEG 36 MIN 51 SEC E, ALG SD BDY FOR 2174.75 FT TO THE BEG OF CURVE TO THE RIGHT HAVING A RAD OF 1715.00 FT, DELTA ANGLE OF 09 DEG 46 MIN 52 SEC, CHORD BEARING S 44 DEG 43 MIN 25 SEC E, CHORD DIST OF 292.42 FT; TH ALG SD BDY AND THE ARC OF SD CURVE FOR 292.77 FT TO THE WLY BDY OF LEGENDS BAY SUB, PB 52/26, SD PUBLIC RECORDS; TH S 40 DEG 14 MIN 30 SEC W, ALG THE BDY OF SD SUB FOR 758.18 FT; TH S 27 DEG 05 MIN 16 SEC W, ALG SD SUB BDY FOR 299.56 FT; TH S 22 DEG 39 MIN 47 SEC W, ALG SD SUB BDY FOR 338.28 FT; TH LEAVING SD SUB BDY N 81 DEG 26 MIN 06 SEC W, FOR 201.66 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 740.00 FT, DELTA ANGLE OF 07 57 MIN 11 SEC, CHORD BEARING N 12 DEG 32 MIN 29 SEC E, CHORD DIST OF 102.64 FT; TH ALG THE ARC OF SD CURVE FOR 102.72 FT; TH N 73 DEG 28 MIN 55 SEC W, FOR 115.0 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RAD OF 200.00 FT, DELTA ANGLE OF 35 DEG 59 MIN 47 SEC, CHORD BEARING N 55 DEG 29 MIN 02 SEC W, CHORD DIST OF 123.60 FT; TH ALG THE ARC OF SD CURVE FOR 125.65 FT; TH N 37 DEG 29 MIN 08 SEC W, FOR 141.06 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 500.00 FT, DELTA ANGLE OF 13 DEG 11 MIN 19 SEC, CHORD BEARING N 44 DEG 04 MIN 48 SEC, CHORD DIST OF 114.84 FT; TH ALG THE ARC OF SD CURVE FOR 115.09 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 500.00 FT, DELTA ANGLE OF 18 DEG 32 MIN 03 SEC, CHORD BEARING N 41 DEG 24 MIN 26 SEC W, CHORD DIST OF 161.04 FT; TH ALG THE ARC OF SD CURVE FOR 161.74 FT; TH N 32 DEG 08 MIN 24 SEC W, FOR 105.75 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 380.00 FT, DELTA ANGLE OF 31 DEG 53 MIN 31 SEC, CHORD BEARING N 48 DEG 05 MIN 10 SEC W, CHORD DIST OF 208.80 FT; TH ALG THE ARC OF SD CURVE FOR 211.52 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 225.00 FT, DELTA ANGLE OF 34 DEG 52 MIN 05 SEC, CHORD BEARING N 46 DEG 35 MIN 53 SEC W, CHORD DIST OF 134.82 FT; TH ALG THE ARC OF SD CURVE FOR 136.93 FT; TH N 29 DEG 09 MIN 51 SEC W, FOR 227.23 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RAD OF 250.00 FT, DELTA ANGLE OF 52 DEG 20 MIN 49 SEC, CHORD BEARING N 02 DEG 59 MIN 26 SEC W, CHORD DIST OF 220.55 FT; TH ALG THE ARC OF SD CURVE FOR 228.41 FT; TH N 23 DEG 10 MIN 58 SEC E, FOR 57.18 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 180.00 FT, DELTA ANGLE OF 71 DEG 27 MIN 02 SEC, CHORD BEARING N 12 DEG 32 MIN 33 SEC W, CHORD DIST OF 210.20 FT, TH ALG THE ARC OF SD CURVE FOR 224.47 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 1900.00 FT, DELTA ANGLE OF 11 DEG 15 MIN 21 SEC, CHORD BEARING N 53 DEG 53 MIN 44 SEC W, CHORD DIST OF 372.65 FT; TH ALG THE ARC OF SD CURVE FOR 373.25 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 250.00 FT, DELTA ANGLE OF 30 DEG 02 MIN 45 SEC, CHORD BEARING N 74 DEG 32 MIN 47 SEC W, CHORD DIST OF 129.60 FT; TH ALG THE ARC OF SD CURVE FOR 131.10 FT; TH N 89 DEG 34 MIN 09 SEC W, FOR 263.53 FT TO THE POB; SUBJ TO EASMNT REC IN OR 2426/6684; TOGETHER WITH EASMNT REC IN OR 2426/6684 DESC AS FOLLOWS: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING

RECEIVED
SEP 12, 2016PARID: 6146900359
LONG BAR POINTE LLLP

NO ASSIGNED ADDRESS

Legal

Description

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 18, TWN 35, RNG 17, BEING A PART OF PARCELS AS DESC IN OR 2103/2696, AND OR 1724/4246, PRMCD AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE SE COR OF SD SEC 18; TH N 89 DEG 24 MIN 10 SEC W, FOR 15.00 FT TO THE POB; TH S 00 DEG 25 MIN 55 SEC W, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 19 FOR 295.12 FT; TH S 37 DEG 09 MIN 02 SEC W, ALG THE BDRY OF SD PARCEL AS DESC IN OR 2103/2696 FOR 476.78 FT; TH N 52 DEG 50 MIN 58 SEC W, ALG THE BDRY OF SD PARCELS AS DESC IN OR 2103/2696 AND OR 1724/4246 FOR 861.98 FT; TH N 46 DEG 12 MIN 38 SEC W, ALG THE BDRY OF SD PARCEL AS DESC IN OR OR 1724/4246 FOR 3239.52 FT; TH N 48 DEG 13 MIN 01 SEC E, ALG SD BDRY FOR 1403.31 FT TO THE BEG OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RAD OF 313.54 FT, DELTA ANGLE OF 17 DEG 16 MIN 55 SEC, CHORD BEARING S 47 DEG 06 MIN 57 SEC E, CHORD DIST OF 94.22 FT; TH ALG THE ARC OF SD CURVE FOR 94.57 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 713.47 FT, DELTA ANGLE OF 24 DEG 30 MIN 09 SEC, CHORD BEARING S 26 DEG 13 MIN 24 SEC E, CHORD DIST OF 302.80 FT; TH ALG THE ARC OF SD CURVE FOR 305.12 FT TO THE BEG OF A REVERSE CURVE TO THE LEFT HAVING A RAD OF 1659.42 FT, DELTA ANGLE OF 19 DEG 14 MIN 31 SEC, CHORD BEARING S 23 DEG 35 MIN 35 SEC E, CHORD DIST OF 554.68 FT; TH ALG THE ARC OF SD CURVE FOR 557.29 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 310.00 FT, DELTA ANGLE OF 01 DEG 52 MIN 54 SEC, CHORD BEARING S 34 DEG 09 MIN 18 SEC E, CHORD DIST OF 10.18 FT; TH ALG THE ARC OF SD CURVE FOR 10.18 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 2498.42 FT, DELTA ANGLE OF 14 DEG 57 MIN 12 SEC, CHORD BEARING S 42 DEG 34 MIN 21 SEC E, CHORD DIST OF 650.19 FT; TH ALG THE ARC OF SD CURVE FOR 652.04 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 310.00 FT, DELTA ANGLE OF 35 DEG 25 MIN 06 SEC, CHORD BEARING S 67 DEG 45 MIN 30 SEC E, CHORD DIST OF 188.59 FT; TH ALG THE ARC OF SD CURVE FOR 191.63 FT; TH S 85 DEG 28 MIN 03 SEC E, FOR 260.30 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RAD OF 350.00 FT, DELTA ANGLE OF 26 DEG 55 MIN 07 SEC, CHORD BEARING S 72 DEG 00 MIN 29 SEC E, CHORD DIST OF 162.93 FT; TH ALG THE ARC OF SD CURVE FOR 164.44 FT; TH S 58 DEG 32 MIN 56 SEC E, FOR 204.97 FT TO THE BEG OF CURVE TO THE RIGHT HAVING A RAD OF 350.00 FT, DELTA ANGLE OF 29 DEG 13 MIN 37 SEC, CHORD BEARING OF S 43 DEG 56 MIN 07 SEC E, CHORD DIST OF 176.61 FT; TH ALG THE ARC OF SD CURVE FOR 178.54 FT TO THE BEG OF A REVERSE CURVE TO THE LEFT HAVING A RAD OF 822.62 FT, DELTA ANGLE OF 26 DEG 02 MIN 47 SEC, CHORD BEARING S 42 DEG 20 MIN 43 SEC E, CHORD DIST OF 370.75 FT; TH ALG THE ARC OF SD CURVE FOR 373.96 FT TO THE BEG OF A COMPOUND CURVE TO THE LEFT HAVING A RAD OF 375.00 FT, DELTA ANGLE OF 34 DEG 12 MIN 03 SEC, CHORD BEARING S 72 DEG 28 MIN 08 SEC E, CHORD DIST OF 220.54 FT; TH ALG THE ARC OF SD CURVE FOR 223.84 FT; TH S 89 DEG 34 MIN 09 SEC E, FOR 59.72 FT; TH S 00 DEG 25 MIN 51 SEC W, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 18 FOR 973.78 FT TO THE POB; TOGETHER WITH EASMNT REC IN OR 2426/5790: AN EASMNT SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 18, TWN 35, RNG 17, BEING OVER AND ACROSS AND THROUGH THE PARCELS AS DESC IN OR 2013/2696, AND OR 1724/4246, PRMCF AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE [REPLACE "SW" WITH "SE"] COR OF SD SEC 18; TH N 89 DEG 24 MIN 10 SEC W, FOR 15.00 FT; TH S 00 DEG 25 MIN 51 SEC E, PAR WITH AND 15 FT WLY OF (AS MSRD ON A PERPENDICULAR) THE E LN OF SD SEC 18, FOR 2451.71 FT TO THE BDRY OF THE MANATEE COUNTY R/W PARCEL AS DESC IN OR 2347/3750, SD PRMCF, BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RAD OF 4790.00 FT, DELTA ANGLE OF 02 DEG 59 MIN

RECEIVED
SEP 12, 2016PARID: 6147110309
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NO ASSIGNED ADDRESS

Legal

Description

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECS 17 AND 20, TWN 35, RNG 17, BEING A PART OF THE PARCELS AS DESC IN OR 2021/3698 AND OR 1465/741 MANATEE COUNTY PUBLIC RECS AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE SW COR OF SD SEC 17 AND THE NW COR OF SD SEC 20; TH S 89 DEG 24 MIN 10 SEC E, FOR 15.00 FT TO THE POB; TH N 00 DEG 25 MIN 51 SEC E, PAR WITH AN 15 FT ELY OF (AS MSRD ON A PERPENDICULAR) THE W LN OF SD SEC 17, FOR 973.86 FT; TH S 89 DEG 34 MIN 09 SEC E, FOR 263.53 FT TO THE BEG OF A CURVE TO THE RIGHT HAVING A RAD OF 250 FT, DELTA ANGLE OF 30 DEG 02 MIN 45 SEC, CHORD BEARING S 74 DEG 32 MIN 47 SEC E, CHORD DIST OF 129.60 FT; TH ALG THE ARC OF SD CURVE FOR 131.10 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 1900.00 FT, DELTA ANGLE OF 11 DEG 15 MIN 21 SEC, CHORD BEARING S 53 DEG 53 MIN 44 SEC E, CHORD DIST OF 372.65 FT; TH ALG THE ARC OF SD CURVE FOR 373.25 FT TO THE BEG OF A COMPOUND CURVE TO THE RIGHT HAVING A RAD OF 180.00 FT, DELTA ANGLE OF 71 DEG 27 MIN 02 SEC, CHORD BEARING S 12 DEG 32 MIN 33 SEC E, CHORD DIST OF 210.20 FT; TH ALG THE ARC OF SD CURVE FOR 224.47 FT; TH S 23 DEG 10 MIN 58 SEC W, FOR 57.18 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 250.00 FT; DELTA ANGLE OF 52 DEG 20 MIN 49 SEC, CHORD BEARING S 02 DEG 59 MIN 26 SEC E, CHORD DIST OF 220.55 FT; TH ALG THE ARC OF SD CURVE FOR 228.41 FT; TH S 29 DEG 09 MIN 51 SEC E, FOR 227.23 FT TO THE BEG OF CURVE TO THE LEFT HAVING A RAD OF 225.00 FT, DELTA ANGLE OF 34 DEG 52 MIN 05 SEC, CHORD BEARING S 46 DEG 35 MIN 53 SEC E, CHORD DIST OF 134.82 FT; TH ALG THE ARC OF SD CURVE FOR 136.93 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 380.00 FT, DELTA ANGLE OF 31 DEG 53 MIN 31 SEC, CHORD BEARING S 48 DEG 05 MIN 10 SEC E, CHORD DIST OF 208.80 FT; TH ALG THE ARC OF SD CURVE FOR 211.52 FT; TH S 32 DEG 08 MIN 24 SEC E, FOR 105.75 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 500.00 FT, DELTA ANGLE OF 18 DEG 32 MIN 03 SEC, CHORD BEARING S 41 DEG 24 MIN 26 SEC E, CHORD DIST OF 161.04 FT; TH ALG THE ARC OF SD FOR 161.74 FT TO THE BEG OF A REVERSE CURVE TO THE RIGHT HAVING A RAD OF 500.00 FT, DELTA ANGLE OF 13 DEG 11 MIN 19 SEC, CHORD BEARING S 44 DEG 04 MIN 48 SEC E, CHORD BEARING OF 114.84 FT; TH ALG THE ARC OF SD CURVE FOR 115.09 FT; TH S 37 DEG 29 MIN 08 SEC E, FOR 141.06 FT TO THE BEG OF A CURVE TO THE LEFT HAVING A RAD OF 200 FT, DELTA ANGLE OF 35 DEG 59 MIN 47 SEC, CHORD BEARING S 55 DEG 29 MIN 02 SEC E, CHORD DIST OF 123.60 FT; TH ALG THE ARC OF SD CURVE FOR 125.65 FT; TH S 73 DEG 28 MIN 55 SEC E, FOR 115.90 FT TO THE BEG OF A NON-TANGENT CURVE TO THE LEFT HAVING A RAD OF 740.00 FT, DELTA ANGLE OF 07 DEG 57 MIN 11 SEC, CHORD BEARING S 12 DEG 32 MIN 29 SEC W, CHORD DIST OF 102.64 FT; TH ALG THE ARC OF SD CURVE FOR 102.72 FT; TH S 81 DEG 26 MIN 06 SEC E, FOR 201.66 FT TO THE BDRY OF LEGENDS BAY SUB, PB 52/26, SD PUBLIC RECS; TH S 12 DEG 19 MIN 37 SEC W, ALG SD SUB BDRY FOR 1284.93 FT; TH N 52 DEG 50 MIN 58 SEC W, ALG THE BDRY OF SD PARCELS AS DESC IN OR 2021/3698, AND OR 1465/741 FOR 2303.56 FT; TH N 37 DEG 09 MIN 02 SEC E, ALG THE BDRY OF SD PARCEL AS DESC IN OR 1465/741 FOR 486.74 FT; TH N 00 DEG 25 MIN 55 SEC E, PAR WITH AND 15 FT ELY OF (MSRD ON A PERPENDICULAR) THE W LN OF SD SEC 20, FOR 304.99 FT TO THE POB; SUBJ TO EASMT REC IN OR 2426/6684; TOGETHER WITH EASMT REC IN OR 2426/5790 DESC AS FOLLOWS: AN EASMT SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SEC 17, TWN 35, RNG 17, BEING OVER ACROSS AND THROUGH THE PARCELS AS DESC IN OR 2021/3698, AND OR 1465/741, MANATEE COUNTY PUBLIC RECS AND BEING FURTHER BOUNDED AND DESC AS FOLLOWS: COM AT THE SW COR OF SD SEC 17; TH S 89 DEG 24 MIN 10 SEC E, FOR 15 FT; TH N 00 DEG 25 MIN 51 SEC E, PAR WITH AND 15 FT ELY OF (AS MSRD ON A PERPENDICULAR) THE W LN OF SD SEC

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Description

PARCEL F, EL CONQUISTADOR: FROM THE SE COR OF THE NW1/4 OF SEC 18; TH N 01 DEG 05 MIN 49 SEC E, ALG THE E LN OF THE SD NW1/4, A DIST OF 58.07 FT TO THE POB; TH S 48 DEG 13 MIN 52 SEC W, A DIST OF 925.95 FT; TH N 46 DEG 11 MIN 37 SEC W, A DIST OF 2411.43 FT; TH N 43 DEG 48 MIN 23 SEC E, A DIST OF 960.15 FT; TH N 69 DEG 05 MIN 28 SEC E, A DIST OF 593.95 FT TO N LN OF S1/2 OF THE NW1/4 OF SD SEC 18; TH S 89 DEG 32 MIN 32 SEC E, ALG SD N LN, A DIST OF 1198.74 FT TO THE WLY R/W LN OF EL CONQUISTADOR PKWY (100 FT WIDE) AS REC IN (703/731); TH S 01 DEG 05 MIN 49 SEC W, ALG SD WLY R/W LN, A DIST OF 333.84 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 1300 FT; TH SELY ALG THE ARC OF SD CURVE & THE AFORESAID EXSTG R/W LN & THE PROPOSED SWLY R/W LN OF EL CONQUISTADOR PKWY, THROUGH A C/A OF 57 DEG 40 MIN 05 SEC, A DIST OF 1308.45 FT; TH S 48 DEG 13 MIN 52 SEC W, A DIST OF 756.85 FT TO THE POB, CONT 102.37 AC M/L; TOGETHER WITH EASMNT FOR INGRESS/EGRESS DESC IN OR 2137/7087 AS FOLLOWS: A PARCEL OF LAND LYING IN THE NW 1/4 OF SEC 18, TWN 35, RNG 17, AND DESC AS FOLLOWS: COM AT THE NE COR OF SD NW 1/4 OF SEC 18; TH S 01 DEG 05 MIN 02 SEC W, ALG THE E LN OF SD NW 1/4, ALSO BEING THE C/L OF EL CONQUESTADOR PKWY (100 FT WIDE PUBLIC R/W) AS REC IN OR 703/731, PRMCF, A DIST OF 667.84 FT TO THE NE COR OF THE S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 18; TH N 89 DEG 33 MIN 23 SEC W, ALG THE N LN OF SD S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SD SEC 18, A DIST OF 60.00 FT TO THE POB; TH N 89 DEG 33 MIN 23 SEC W, CONT ALG SD N LN, A DIST OF 221.26 FT; TH N 44 DEG 08 MIN 20 SEC E, A DIST OF 28.38 FT TO THE PC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RAD PT LIES N 41 DEG 55 MIN 50 SEC E, A RAD DIST OF 97.00 FT; TH SELY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 07 DEG 36 MIN 56 SEC, AN ARC LENGTH OF 12.89 FT TO THE PC OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RAD PT LIES S 35 DEG 57 MIN 12 SEC E, A RAD DIS OF 171.00 FT; TH ELY ALG THE ARC OF SD CURVE, THROUGH A C/A OF 36 DEG 23 MIN 49 SEC, AN ARC LENGTH OF 108.63 FT TO THE P.T. OF SD CURVE; TH S 89 DEG 33 MIN 23 SEC E, A DIST OF 64.81 FT TO A PC OF A CURVE TO THE LEFT HAVING A RAD OF 27.00 FT AND A C/A OF 73 DEG 41 MIN 58 SEC; TH NELY ALG THE ARC OF SD CURVE A DIST OF 34.73 FT TO THE END OF SD CURVE, SD PT BEING 10.00 FT W OF THE ABOVE MENTIONED W R/W LN OF EL CONQUISTADOR PKWY; TH S 01 DEG 05 MIN 02 SEC W, PAR WITH AND 10.00 FT W OF SD W R/W LN, A DIST OF 65.43 FT TO THE POB, LESS OR 2302/0693 FOR ADDTL RD R/W DESC AS FOLLOWS: A PARCEL OF LAND LYING IN PARCEL F, AS REC IN OR BK 1534, PG 2605, PRMCF & LYING IN THE NW 1/4 OF SEC 18, TWN 35S, RNG 17E & DESC AS FOLLOWS: COM AT THE NE COR OF SD NW 1/4 OF SEC 18; TH S 01 DEG 05 MIN 02 SEC W, ALG THE E LN OF SD NW 1/4, ALSO BIEN THE C/L OF EL CONQUISTADOR PKWY (100 FT WD PUBLIC R/W) AS REC IN OR BK 703, PG 731, PRMCF, A DIST OF 667.84 FT; TH N 89 DEG 33 MIN 23 SEC W, A DIST OF 50.00 FT TO THE POB, SD PT BEING ON THE W R/W LN OF THE ABOVE MENTIONED EL CONQUISTADOR PKWY; TH SLY ALG SD W R/W LN FOR THE FOLLOWING 2 CALLS; (1) TH S 01 DEG 05 MIN 02 SEC W, A DIST OF 334.77 FT TOA PC OF A CURVE TO THE LEFT HAVING A RAD OF 1,300.00 FT & A C/A OF 57 DEG 40 MIN 29 SEC; TH SELY ALG THE ARC OF SD CURVE A DIST OF 1,308.59 FT TO THE END OF SD CURVE, SD PT BEING ON THE SELY LN OF ABOVE MENTIONED PARCEL F; TH S 48 DEG 13 MIN 01 SEC W, ALG SD SELY LN, A DIST OF 10.34 FT TO THE PC OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RAD PT LIES N 33 DEG 31 MIN 30 SEC E, A RADIAL DIST OF 1,310.00 FT; TH NWLY ALG THE ARC OF SD CURVE, LYING 10.00 FT WLY OF & PARALLEL WITH SD W R/W LN OF EL CONQUISTADOR PKWY, THROUGH A C/A OF 57 DEG 33 MIN 32 SEC, AN ARC LENGTH OF 1,316.02 FT TO THE P.T. OF SD CURVE; TH N 01 DEG 05 MIN 02 SEC E, 10.00 FT W OF & PARALLEL WITH SD W R/W LN, A DIST OF 334.66 FT TO A PT ON THE N LN OF THE ABOVE MENTIONED PARCEL

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SEP 12, 2016

15 SEC, CHORD BEARING N 61 DEG 39 MIN 03 SEC W, CHORD DIST
OF 249.74 FT; TH ALG SD BDY AND THE ARC OF SD CURVE FOR
249.77

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SEP 12, 2016

17, FOR 2434.74 FT TO THE BDRY OF THE MANATEE COUNTY RIGHT
OF WAY PARCEL AS DESC IN OR 2347/3750, SD PRMCF, BEING A

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SEP 12, 2016

F; TH S 89 DEG 33 MIN 23 SEC E, ALG SD N PARCEL LN, A DIST OF
10.00 FT TO

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LONG BAR POINTE LLLP

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Description

FM LIGHTERWOOD POST FOUND AT NW COR OF U S LOT 1 SEC 18,
RUN S 89 DEG 13 MIN 41 SEC E ALG N LN OF SD U S LOT 1 A DIST OF
725.3 FT TO THE POB; TH CONT S 89 DEG 13 MIN 41 SEC E ALG SD N
LN A DIST OF 613.16 FT TO NE COR THEREOF; TH S 00 DEG 28 MIN W
ALG E LN OF SD U S LOT 1 A DIST OF 676.04 FT; TH S 69 DEG 05 MIN
28 SEC W A DIST OF 524 FT; TH S 43 DEG 48 MIN 23 SEC W 966.88
FT; TH N 46 DEG 11 MIN 37 SEC W 1103.44 FT; TH N 59 DEG 08 MIN
19 SEC E 1569.79 FT TO THE POB DESC (1044/424), ALSO IN SEC
13-35-16 (36.72 AC) PARCEL "2P" PI#61469.0020/1

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SEP 12, 2016PARID: 5164800004
LONG BAR POINTE LLLP

5115 86TH ST W

Legal

Description

PARCEL Q: FM A LIGHTWOOD POST FD AT NW COR OF U.S. LOT 1, SEC 18-35S-17E, RUN S 89 DEG 13 SEC 41 SEC E (WITH BEARINGS REFERRED TO GRID NORTH OF THE W ZONE OF FL STATE PLANE COORDINATE SYSTEM), ALG N LN OF SD U.S. LOT 1, A DIST OF 668.1 FT TO THE POB; TH S 59 DEG 08 MIN 19 SEC W 1529.31 FT; TH N 46 DEG 11 MIN 37 SEC W 598.81 FT TO THE SLY EXTENSION OF THE W LN OF SEC 7, SD TOWNSHIP AND RANGE, AS SURVEYED BY FL ST RD DEPT IN 1949, & AS SHOWN ON THE R/W MAPS OF SR 684 (CORTEZ RD) SEC 1304-201; TH N 00 DEG 21 MIN 23 SEC E ALG THE SD W LN OF SEC 7 & SLY EXT THEREOF, A DIST OF 1713.02 FT TO INTERSEC THE N LN OF THAT CERTAIN PARCEL OF LAND DESC IN DB 348 P 36 PRMCF; TH S 89 DEG 21 MIN 37 SEC E ALG SD N LN A DIST OF 1091.97 FT TO A CONC MON; TH S 00 DEG 27 MIN 44 SEC W A DIST OF 655.34 FT; TH S 89 DEG 15 MIN 16 SEC E A DIST OF 665.1 FT TO A FOUND CONC MON; TH S 01 DEG 29 MIN 35 SEC W A DIST OF 667.08 FT TO THE POB DESC AS PARCEL "Q" IN OR 1724/4246 PI#51648.0000/4

RECEIVED
SEP 12, 2016

15 SEC, CHORD BEARING N 61 DEG 39 MIN 03 SEC W, CHORD DIST
OF 249.74 FT; TH ALG SD BDRY AND THE ARC OF SD CURVE FOR
249.77

RECEIVED
SEP 12, 2016

17, FOR 2434.74 FT TO THE BDRY OF THE MANATEE COUNTY RIGHT
OF WAY PARCEL AS DESC IN OR 2347/3750, SD PRMCF, BEING A

RECEIVED
SEP 12, 2016

F; TH S 89 DEG 33 MIN 23 SEC E, ALG SD N PARCEL LN, A DIST OF
10.00 FT TO

RECEIVED
SEP 12 2016

APPENDIX D
HISTORICAL RESEARCH DOCUMENTATION

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APPENDIX E
REGULATORY RECORDS DOCUMENTATION

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Environmental Regulatory Database Report (Standard)

Federal, State, Tribal and Local Governmental Record Sources

ASTM (E1527-13) / AAI (40 CFR Part 312)

Subject Property:

Name/Description: Long Bar Pointe Development

Address: El Conquistador Boulevard
Bradenton, Florida 34210

Job Number: SEC Project No. 15-200a

Performed For:

Company Name: Steele Environmental Consulting, Inc.

Report Date: 10/06/2015

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Report Contents

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3. Site Summary - List
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6. Unplottable Site List
7. Report Definitions

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Subject Property Profile

The Subject Property Profile highlights the target upon which this report is based. The subject property details are listed along with an On-site Summary Site Listing, Physical Setting Information and Additional Environmental Record Sources.

On-site Summary Site Listing

This section lists sites that are considered to exist at the subject/target property or within the subject property's site boundary.

No regulatory environmental sites were found to be located on the subject property.

Physical Setting Information

This section provides physical setting information for the subject property area.

Source	Information		
USGS Topographic Map:	Quad Name:	Bradenton, Florida	Year Published: 1982
	Year Revised:	1977	Photo Revised: Not provided
	Quad Name:	Bradenton Beach, Florida	Year Published: 1982
	Year Revised:	1979	Photo Revised: Not provided
	Source: U.S. Geological Survey		
Site Elevation:	10 feet		
	5 feet		
	Source: U.S. Geological Survey		
Geologic Information:	Formation:	TQSU	Period: TERTIARY/QUATERNARY
	Epoch:	PLIOCENE/PLEISTOCENE (YELLOW WITH DARK GREEN PATTERN)	
	Description:	SHELLY SEDIMENTS OF PLIO-PLIESTOCENE. SHELLY SAND AND CLAY	
	Source: U.S. Geological Survey		
NRCS Soil Information:	Area:	Manatee County, Florida	
Soil Type:	Waters of the Gulf of Mexico (symbol: 100)		
Description:	Generated brief soil descriptions are created for major soil components. The Waters of the Gulf of Mexico is a miscellaneous area.		

- Soil Type:** Chobee loamy fine sand (symbol: 13)
- Description:** The Chobee component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 3 inches during January, February, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 5 percent. The soil has a slightly sodic horizon within 30 inches of the soil surface.
- Soil Type:** EauGallie fine sand hydric (symbol: 20)
- Description:** The EauGallie, hydric component makes up 15 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 5 percent. This component is in the R155XY003FL South Florida Flatwoods ecological site. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.
- Soil Type:** EauGallie fine sand non-hydric (symbol: 20)
- Description:** The EauGallie, non-hydric component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 5 percent. This component is in the R155XY003FL South Florida Flatwoods ecological site. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.
- Soil Type:** Estero muck (symbol: 21)
- Description:** The Estero component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on tidal marshes on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 60 percent. Nonirrigated land capability classification is 8w. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface. The soil has a strongly sodic horizon within 30 inches of the soil surface.

- Soil Type:** Floridana-Immokalee-Okeelanta association (symbol: 26)
- Description:** The Immokalee component makes up 30 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 2 percent. This component is in the R155XY010FL Freshwater Marshes And Ponds ecological site. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.
- Soil Type:** Floridana-Immokalee-Okeelanta association (symbol: 26)
- Description:** The Okeelanta component makes up 20 percent of the map unit. Slopes are 0 to 1 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of herbaceous organic material over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 80 percent. This component is in the R155XY010FL Freshwater Marshes And Ponds ecological site. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.
- Soil Type:** Floridana-Immokalee-Okeelanta association depressional (symbol: 26)
- Description:** The Floridana, depressional component makes up 35 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 10 percent. This component is in the R155XY010FL Freshwater Marshes And Ponds ecological site. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.
- Soil Type:** Broward variant fine sand hydric (symbol: 6)
- Description:** The Broward variant, hydric component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 2 percent. This component is in the R155XY003FL South Florida Flatwoods ecological site. Nonirrigated land capability classification is 4w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Soil Type: Broward variant fine sand non-hydric (symbol: 6)

Description: The Broward variant, non-hydric component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, October. Organic matter content in the surface horizon is about 2 percent. This component is in the R155XY003FL South Florida Flatwoods ecological site. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Soil Type: Canova, Anclote, and Okeelanta soils (symbol: 7)

Description: The Okeelanta component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of herbaceous organic material over sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 80 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Soil Type: Canova, Anclote, and Okeelanta soils (symbol: 7)

Description: The Canova component makes up 40 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 55 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 5 percent. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Soil Type: Canova, Anclote, and Okeelanta soils (symbol: 7)

Description: The Anclote component makes up 25 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 3 inches during June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria. The soil has a slightly sodic horizon within 30 inches of the soil surface.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service

Aquifer Information:

Rock Name: Unconsolidated sand and gravel aquifers Aquifer Name: Surficial aquifer system
Description: KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE).
DISCHARGE/LESS THAN 1

Source: U.S. Geological Survey

FEMA Flood Hazard Area: FIRM Panel: 1201530309C Flood Zone: AE
Description: AREA LOCATED WITHIN SPECIAL FLOOD HAZARD AREA
FIRM Panel: 1201530309C Flood Zone: UNDES
Description: AREA LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREA
FIRM Panel: 1201530309C Flood Zone: VE
Description: AREA LOCATED WITHIN SPECIAL FLOOD HAZARD AREA

Source: Federal Emergency Management Agency (FEMA)

Radon Zones: Low Potential: Zone 3 - Counties that have a predicted average indoor radon screening level less than 2 pCi/L.

Source: U.S. Environmental Protection Agency

USFWS Wetlands Inventory: Attribute: E2AB2M Water: IRREGULARLY EXPOSED
Wetland Type: ESTUARINE AND MARINE WETLAND Water2:
System: ESTUARINE Chemistry: EUHALINE
Subsystem: INTERTIDAL Chemistry2:
Class: AQUATIC BED Soil:
Subclass: Special Desc.:
Class2: General Desc.: ESTUARINE WETLANDS
Subclass2:
Attribute: E2SS3U Water: UNKNOWN
Wetland Type: ESTUARINE AND MARINE WETLAND Water2:
System: ESTUARINE Chemistry:
Subsystem: INTERTIDAL Chemistry2:
Class: SCRUB-SHRUB Soil:
Subclass: BROAD-LEAVED EVERGREEN Special Desc.:
Class2: General Desc.: ESTUARINE WETLANDS
Subclass2:

Attribute: E2USN
Wetland Type: ESTUARINE AND
MARINE WETLAND
System: ESTUARINE
Subsystem: INTERTIDAL
Class: UNCONSOLIDATED
SHORE

Water: REGULARLY FLOODED

Water2:

Chemistry:

Chemistry2:

Soil:

Special Desc.:

General Desc.: ESTUARINE WETLANDS

Subclass:

Class2:

Subclass2:

Attribute: PFO3/1C

Water: SEASONALLY FLOODED

Water2:

Wetland Type: FRESHWATER
FORESTED/SHRUB
WETLAND

System: PALUSTRINE

Chemistry:

Subsystem:

Chemistry2:

Class: FORESTED

Soil:

Subclass: BROAD-LEAVED
EVERGREEN

Special Desc.:

Class2:

General Desc.: PALUSTRINE WETLANDS

Subclass2: BROAD-LEAVED
DECIDUOUS

Attribute: PFO4/SS3S

Water: TEMPORARY-TIDAL

Water2:

Wetland Type: FRESHWATER
FORESTED/SHRUB
WETLAND

System: PALUSTRINE

Chemistry:

Subsystem:

Chemistry2:

Class: FORESTED

Soil:

Subclass: NEEDLE-LEAVED
EVERGREEN

Special Desc.:

Class2: SCRUB-SHRUB

General Desc.: PALUSTRINE WETLANDS

Subclass2: BROAD-LEAVED
EVERGREEN

Attribute:	PSS3/1C	Water:	SEASONALLY FLOODED
Wetland Type:	FRESHWATER FORESTED/SHRUB WETLAND	Water2:	
System:	PALUSTRINE	Chemistry:	
Subsystem:		Chemistry2:	
Class:	SCRUB-SHRUB	Soil:	
Subclass:	BROAD-LEAVED EVERGREEN	Special Desc.:	
Class2:		General Desc.:	PALUSTRINE WETLANDS
Subclass2:	BROAD-LEAVED DECIDUOUS		

Source: U.S. Fish and Wildlife Service

American Indian Lands and Native Entities: The subject property is not located on any Native-American governed lands.
Source: U.S. Census Bureau

Federal Lands: The subject property is not located on any federally owned lands.
Source: National Atlas of the United States/U.S. Geological Survey

Additional Environmental Record Sources

This section provides additional record sources that may be contacted for additional environmentally relevant information.

Type	Contact	Contact Info
Building & Development Services	Manatee County	941-749-3047
County Administration	Manatee County	941-745-3717
Natural Resources	Manatee County	941-748-4501
Public Works	Manatee County	(941) 708-7480
Public Safety	Manatee County	941-749-3500
Environmental Protection Division	Manatee County	941-748-4501

Site Summary Count

This summary count lists each program searched by enviro-search along with the number of sites found at each respective search distance, including totals.

The sites located by enviro-search were found within the search parameters defined by the ASTM E1527-13 (Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process), unless otherwise instructed by our client.

Standard Environmental Record Sources (For program definitions and dates see the Definitions Section)

FEDERAL	Search Distance miles (km)	Located On-site	Adjoining (0.125)	0.5 mile	1 mile	Total Sites
NPL	1.000 (1.6)	0	0	0	0	0
D-NPL	0.500 (0.8)	0	0	0	0	0
CERCLIS	0.500 (0.8)	0	0	0	0	0
NFRAP	0.500 (0.8)	0	0	0	0	0
CORRACTS	1.000 (1.6)	0	0	0	0	0
RCRA-TSD	0.500 (0.8)	0	0	0	0	0
RCRA	0.125 (0.2)	0	0	0	1	1
ERNS	Property Only	0	0	0	0	0
IC-NPD	0.125 (0.2)	0	0	0	4	4
IC-FEC	0.125 (0.2)	0	0	0	0	0
IC-AFS	0.125 (0.2)	0	0	0	0	0
IC-PCS	0.125 (0.2)	0	0	0	0	0
FRS	0.125 (0.2)	0	0	0	0	0
TRI	0.125 (0.2)	0	0	0	0	0
STATE	Search Distance miles (km)	Located On-site	Adjoining (0.125)	0.5 mile	1 mile	Total Sites
Superfund	1.000 (1.6)	0	0	0	0	0
State Cleanup	0.500 (0.8)	0	0	0	0	0
Brownfield Area	0.500 (0.8)	0	0	0	0	0
Brownfield	0.500 (0.8)	0	0	0	0	0
Contam Area	0.500 (0.8)	0	0	0	3	3
Dry Cleaner	0.500 (0.8)	0	0	0	0	0
LUST	0.500 (0.8)	0	0	0	3	3
SWLF	0.500 (0.8)	0	0	0	0	0
UST/AST	0.125 (0.2)	0	0	2	6	8
Enviro Permit	0.125 (0.2)	0	0	0	0	0
SPILL	Property Only	0	0	0	1	1
AUL	Property Only	0	0	0	0	0
Totals		0	0	2	18	20

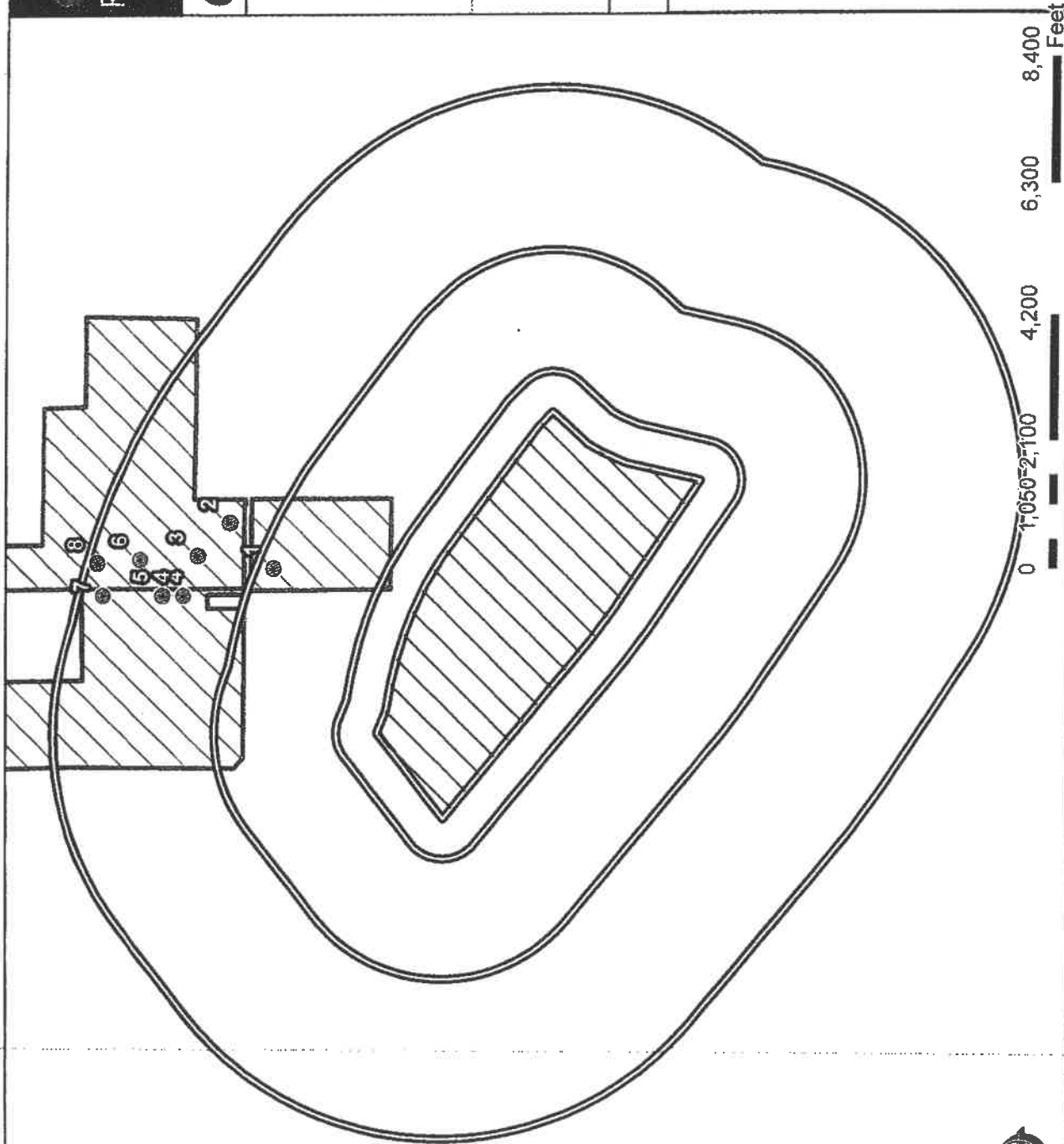
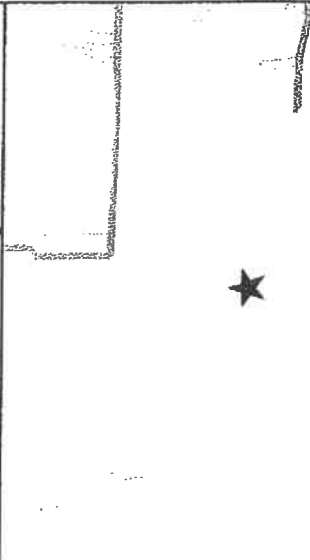
General Location Map

Legend

-  Subject Property
-  Buffer
-  Regulatory Site
-  Regulatory Area
-  Parcels

Map Information:
USGS Quad: Bradenton/Bradenton Beach, FL
Year: 1979/1977
Source: LABINS

Overview Map



Performed For:

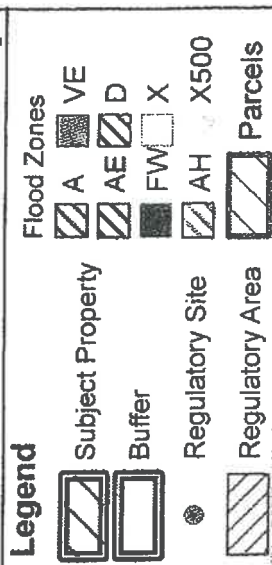
Steele Environmental Consulting, Inc.
User/Contact: Richard Steele, P.G.
Date Ordered: 10/06/15
SEC Project No. 15-200a

Property Name:

Long Bar Pointe Development
El Conquistador Boulevard
Bradenton, Florida
Search Distance: 1 mile (standard)

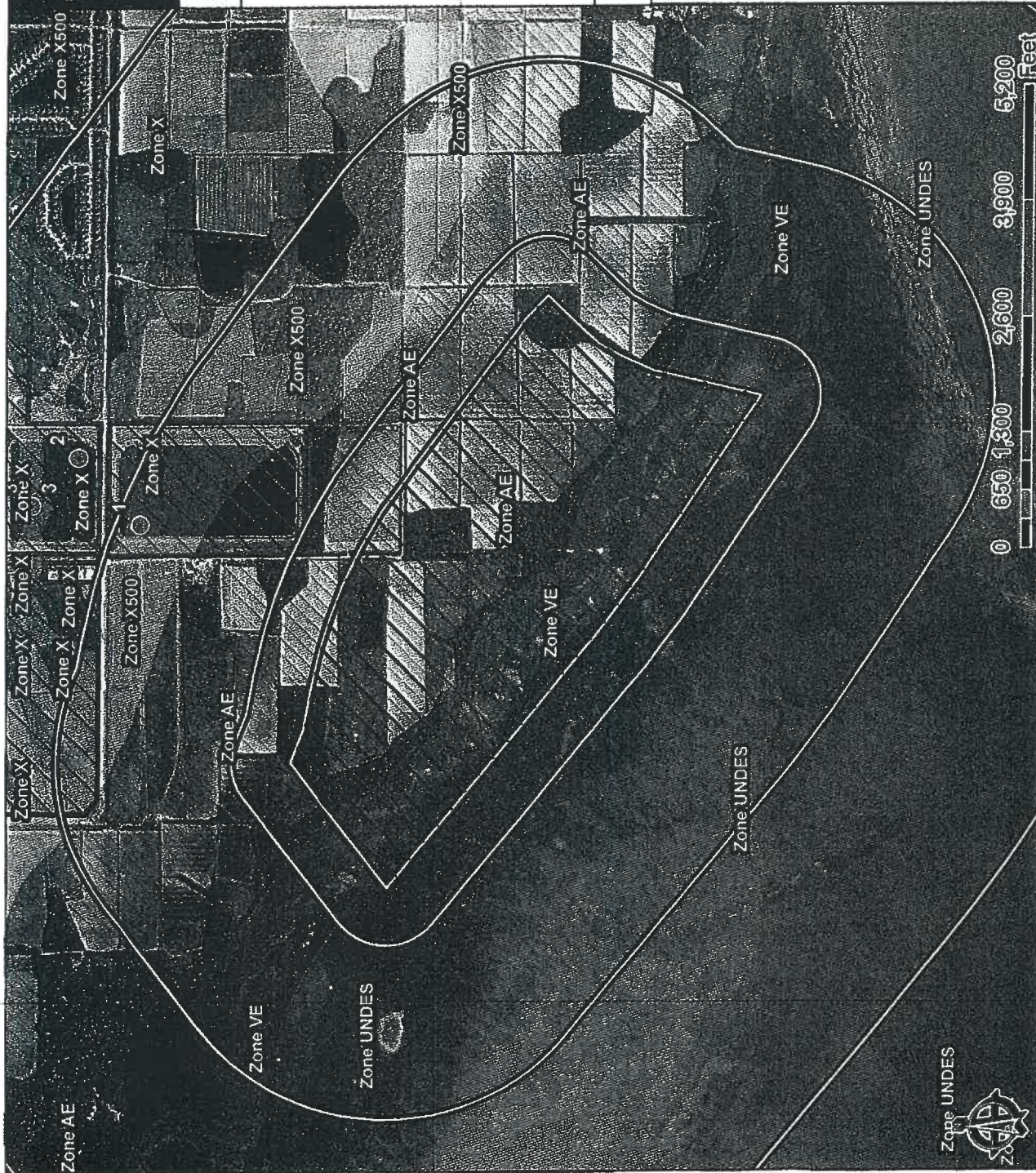
Note: Mapping displayed is a geographic interpretation or derivative of public information and is subject to omissions and inaccuracies. Teknophobic Solutions, Inc. in no way gaurantees the geographic accuracy of locations or data depicted.
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General Location Map



Map Information:
USGS Quad: Bradenton/Bradenton Beach, FL
Year: 2005
Source: LABINS

Overview Map



Property Name:
Long Bar Pointe Development
El Conquistador Boulevard
Bradenton, Florida
Search Distance: 1/2 mile (standard)

Performed For:
Steele Environmental Consulting, Inc.
User/Contact: Richard Steele, P.G.
Date Ordered: 10/06/15
SEC Project No. 15-200a

Note: Mapping displayed is a geographic interpretation or derivative of public information and is subject to omissions and inaccuracies. Teknophobic Solutions, Inc. in no way guarantees the geographic accuracy of locations or data depicted.
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General Location Map

Legend



Subject Property



Buffer



Regulatory Site



Regulatory Area



Parcels

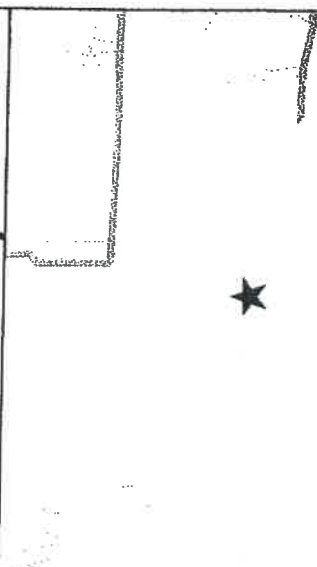
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USGS Quad: Bradenton/Bradenton Beach, FL

Year: 2005

Source: LABINS

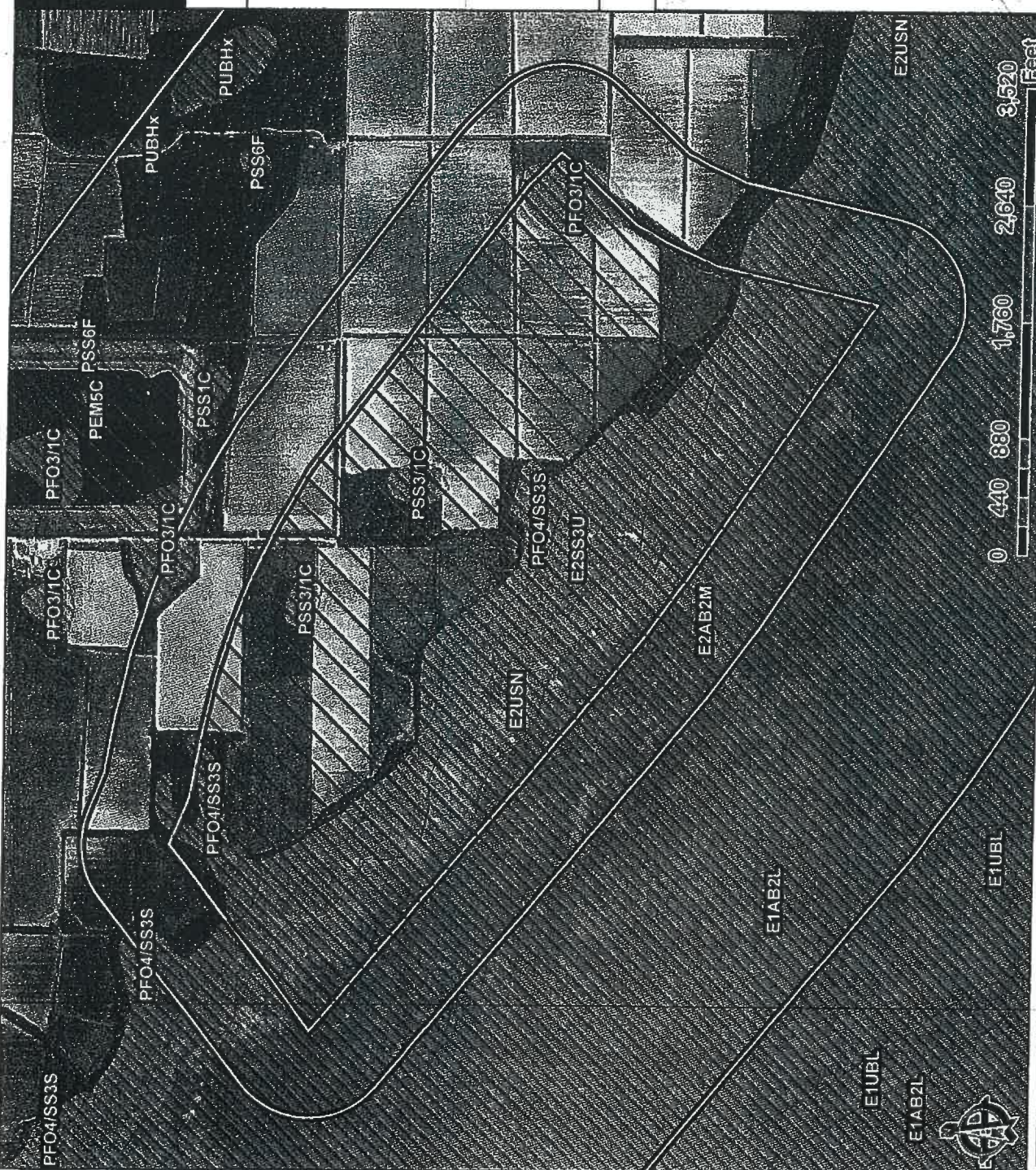
Overview Map



FS

Note: Mapping displayed is a geographic interpretation or derivative of public information and is subject to omissions and inaccuracies. Teknophob Solutions, Inc. in no way guarantees the geographic accuracy of locations or data depicted.

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**Performed For:**

Steele Environmental Consulting, Inc.
User/Contact: Richard Steele, P.G.

Date Ordered: 10/06/15

SEC Project No. 15-200a

Property Name:

Long Bar Pointe Development

El Conquistador Boulevard

Bradenton, Florida

Search Distance: 1/8 mile (standard)

Site Summary List

This summary lists all the sites that were located by enviro-search within the search parameters defined by the ASTM E1527-13 (Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process), unless otherwise instructed by our client.

Each site found in our search is assigned a "Map Tag". In the case where a site participates in multiple programs, each individual program will be listed under a single "Map Tag".

Map Tag	Program Type/ID	Site Name/Address	Distance (mi.)	Direction/Elevation(ft.)
1	UST-FL	MANATEE CNTY-SW WWTP-2	.444	N
	8944387	5175 66TH ST W BRADENTON, FL 34210		15
	UST-FL	MANATEE CNTY-PARKS & REC-1	.444	N
	8735657	5175 66TH ST W BRADENTON, FL 34210		15
2	UST-FL	MANATEE CNTY-SW WWTP 1	.622	N
	8629346	5101 65TH ST W BRADENTON, FL 34210		15
	IC-NPD	SW WATER RECLAMATION FACILITY	.622	N
	FLR10LU66	5101 65TH ST W BRADENTON, FL 34210		15
	IC-NPD	SOUTHWEST REGIONAL WASTEWATER	.622	N
	FLR10AM16	5101 65TH STREET WEST BRADENTON, FL 34210		15
	UST-FL	MANATEE CNTY-SW WWTP-3	.622	N
3	9401827	5101 65TH ST W BRADENTON, FL 34210		15
	IC-NPD	MANATEE COUNTY UTILITIES OPERA	.673	N
	FLR10BR48	4725 66TH ST W BRADENTON, FL 34210		15
	RCRA	MANATEE COUNTY FLEET SERVICES	.673	N
4	FLD982080749	4701 66TH ST W BRADENTON, FL 34210		15
	UST-FL	MANATEE CNTY-PARKS & REC-2	.679	N
	8944385	5160 66TH ST W BRADENTON, FL 34210		15
	LUST-FL	MANATEE CNTY-PARKS & REC-2	.679	N
	8944385	5160 66TH ST W BRADENTON, FL 34210		15
	CONTAM-FL	MANATEE CNTY-PARKS & REC-2	.679	N
5	8944385	5160 66TH ST W BRADENTON, FL 34210		15
	UST-FL	MANATEE CNTY UTILITIES SW TREATMENT PLT	.741	N
	9700034	5100 66TH ST W BRADENTON, FL 34210		15
6	CONTAM-FL	MANATEE CNTY PUBLIC WORKS SITE	.838	N
	9803572	4530 66TH ST W BRADENTON, FL 34210		0
	UST-FL	MANATEE CNTY UTILITIES MAINTENANCE BLDG	.838	N
	9813197	BRADENTON, FL 34210		0
	LUST-FL	MANATEE CNTY PUBLIC WORKS SITE	.838	N
	9803572	4530 66TH ST W BRADENTON, FL 34210		0

7	IC-NPD	MANATEE COUNTY FLEET SERVICES	.917	N
	FLR10IE80	4700 66TH ST W BRADENTON, FL 34210		15
8	LUST-FL	MANATEE CNTY-UTILITIES COMPLEX	.962	N
	8945081	4508 66TH ST W BRADENTON, FL 34210		15
	UST-FL	MANATEE CNTY-UTILITIES COMPLEX	.962	N
	8945081	4508 66TH ST W BRADENTON, FL 34210		15
	SPIII-FL	MANATEE CNTY-UTILITIES COMPLEX	.962	N
	8945081	4508 66TH ST W BRADENTON, FL 34210		15
	CONTAM-FL	MANATEE CNTY-UTILITIES COMPLEX	.962	N
	8945081	4508 66TH ST W BRADENTON, FL 34210		15

Program Details**Map
Tag****1****UST/AST Site**

Underground/Aboveground Storage Tank Site

Site Information

County:	41	Phone:	(941) 742-5980
Facility ID:	8944387	Facility Status:	CLOSED
Facility Name:	MANATEE CNTY-SW WWTP-2	Facility Description:	County Government
Address:	5175 66TH ST W BRADENTON, FL 34210	FDEP District:	Y

Tank Details

Tank ID:	58	Location:	UNDERGROUND
Tank Capacity:	6000	Container Type:	TANK
Contents:	Emerg Generator Diesel	Install Date:	01-JAN-1987
Tank Status:	Removed from Site	Status Date:	01-MAR-1999
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		

Program Details**Map
Tag****1****UST/AST Site**

Underground/Aboveground Storage Tank Site

Site Information

County:	41	Phone:	(941) 742-5980
Facility ID:	8735657	Facility Status:	CLOSED
Facility Name:	MANATEE CNTY-PARKS & REC-1	Facility Description:	Local Government
Address:	5175 66TH ST W BRADENTON, FL 34210	FDEP District:	N

Tank Details

Tank ID:	1	Location:	UNDERGROUND
Tank Capacity:	520	Container Type:	TANK
Contents:	Unleaded Gas	Install Date:	01-JUL-1977
Tank Status:	Removed from Site	Status Date:	31-MAY-1985
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		

Tank ID:	2	Location:	UNDERGROUND
Tank Capacity:	520	Container Type:	TANK
Contents:	Vehicular Diesel	Install Date:	01-JUL-1977
Tank Status:	Removed from Site	Status Date:	31-MAY-1985
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		

Program Details**Map
Tag****2****UST/AST Site**

Underground/Aboveground Storage Tank Site

Owner Information

Owner Name:	MANATEE CNTY	Operator Name:	MANATEE CNTY-SW WWTP 1
Address:	2908 12TH ST CT E BRADENTON, FL 34208	Operator Address:	5101 65TH ST W BRADENTON, FL 34210 2644
Contact:	BENJAMIN D WILLIAMS JR	Contact Name:	PAUL J PANIK
Contact Phone:	(941) 708-7513	Contact Phone:	(941) 742-5980
Bad Address:	N	Facility Determination:	DW

Site Information

County:	41	Phone:	(941) 742-5980
Facility ID:	8629346	Facility Status:	OPEN
Facility Name:	MANATEE CNTY-SW WWTP 1	Facility Description:	County Government
Address:	5101 65TH ST W BRADENTON, FL 34210	FDEP District:	Y

Tank Details

Tank ID:	66	Location:	ABOVEGROUND
Tank Capacity:	8000	Container Type:	TANK
Contents:	Emerg Generator Diesel	Install Date:	01-FEB-2005
Tank Status:	In Service	Status Date:	01-FEB-2005
Status Description:	Tank is in use.		
Tank ID:	67	Location:	ABOVEGROUND
Tank Capacity:	8000	Container Type:	TANK
Contents:	Emerg Generator Diesel	Install Date:	01-FEB-2005
Tank Status:	In Service	Status Date:	01-FEB-2005
Status Description:	Tank is in use.		
Tank ID:	1	Location:	UNDERGROUND
Tank Capacity:	500	Container Type:	TANK
Contents:	Waste Oil	Install Date:	01-JUL-1973
Tank Status:	Removed from Site	Status Date:	31-JAN-1987
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		

Program Details

Tank ID:	2	Location:	UNDERGROUND
Tank Capacity:	5000	Container Type:	TANK
Contents:	Fuel Oil - Onsite Heat	Install Date:	01-FEB-1980
Tank Status:	Removed from Site	Status Date:	31-JAN-1987
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		
Tank ID:	3	Location:	UNDERGROUND
Tank Capacity:	10000	Container Type:	TANK
Contents:	Fuel Oil - Onsite Heat	Install Date:	01-FEB-1980
Tank Status:	Removed from Site	Status Date:	31-JAN-1987
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		
Tank ID:	70	Location:	UNDERGROUND
Tank Capacity:	10000	Container Type:	TANK
Contents:	Emerg Generator Diesel	Install Date:	01-JAN-1987
Tank Status:	Removed from Site	Status Date:	01-FEB-2005
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		
Tank ID:	5	Location:	ABOVEGROUND
Tank Capacity:	1000	Container Type:	TANK
Contents:	Waste Oil	Install Date:	01-JUN-1991
Tank Status:	Deleted - Data Error	Status Date:	12-APR-1999
Status Description:	A tank record marked as DELETED means it was added to STCM in error; may be a duplicate tank (and/or facility) registration, or may be tank registered by owner prior to installation - and owner subsequently decided not to have tank installed after all.		
Tank ID:	6	Location:	ABOVEGROUND
Tank Capacity:	1000	Container Type:	TANK
Contents:	Waste Oil	Install Date:	01-NOV-1991
Tank Status:	Removed from Site	Status Date:	31-MAR-1992
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		

Program Details**Map
Tag****2****NPD Site**

ICIS-NPD - information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act.

Permitted Facility

Facility Name:	SOUTHWEST REGIONAL WASTEWATER		
Facility Address:	5101 65TH STREET WEST	Permit Issued By:	State
	BRADENTON, FL 34210	Major Discharge:	
Latitude/Longitude:	27.451694 -82.624611	Permit Status:	Effective
Permit Type:	General Permit Covered Facility	Permit Issue Date:	2012/07/14
Facility Type:	NON-POTW	Expiration Date:	2017/07/13

SIC/NAICS - Not reported**Inspections - None reported****Permit Schedule Violations - None reported****Effluent Violations - None reported****Compliance Schedule Violations - None reported****Single Event Violations - None reported****Enforcement Actions - None reported**

Program Details**Map
Tag****2****UST/AST Site****Underground/Aboveground Storage Tank Site****Site Information**

County:	41	Phone:	(941) 792-8788
Facility ID:	9401827	Facility Status:	OPEN
Facility Name:	MANATEE CNTY-SW WWTP-3	Facility Description:	County Government
Address:	5101 65TH ST W BRADENTON, FL 34210	FDEP District:	Y

Tank Details

Tank ID:	5	Location:	ABOVEGROUND
Tank Capacity:	1000	Container Type:	TANK
Contents:	Waste Oil	Install Date:	01-JUN-1991
Tank Status:	Removed from Site	Status Date:	01-AUG-2000
Status Description:	Tank has been dismantled and completely removed from the site; USTs in accordance Rule 62-761.800, F.A.C., or ASTs in accordance 62-762.801, F.A.C.		
Tank ID:	6	Location:	ABOVEGROUND
Tank Capacity:	1000	Container Type:	TANK
Contents:	Hazardous Substance	Install Date:	01-JUN-2001
Tank Status:	In Service	Status Date:	01-JUN-2001
Status Description:	Tank is in use.		

Program Details**Map
Tag****3****RCRA Site**

The Resource Conservation and Recovery Act governs the management of hazardous wastes

Handler Information - contains information for all handler Source Types

Current Site Name:	MANATEE COUNTY FLEET SERVICES	EPA ID:	FLD982080749
Current Location:	4701 66TH ST W	BRADENTON	, FL 342102615
Mailing Address:	4701 66TH ST W	BRADENTON	, FL 34210-2615
Contact Address:	66TH ST W	BRADENTON	, FL 34210-2615
Contact Name:	PAUL TUCKER	Contact Phone:	(941)792-8811
Contact Title:	FOREMAN	Contact Email:	
Generator Status:	Small Quantity Generator	Non-Notifier:	Not a non-notifier
Receive Date:	1995/05/30	Accessibility:	Not provided
Land Type:	Other land type	Reporting Cycle:	

Activity Information**MANATEE COUNTY FLEET SERVICES**

Federal Waste Generator:	SQG	Onsite Burner Exemption:	No	Transporter Activity:	No
Mixed Waste Generator:	No	Furnace Exemption:	No	TSD Activity:	No
Underground Injection:	No	Used Oil Fuel Burner:	No	Importer Activity:	No
Waste Destination Facility:	No	Offsite Waste Receipt:	No	Recycler Activity:	No

Owner/Operator Information**MANATEE COUNTY FLEET SERVICES**

Role Type:	Current Owner	Street Address:	4701 66TH ST W
Name:	PAUL TUCKER	BRADENTON	, FL 342102615
Type:	Private	Phone:	
Date Current:	1997/11/12	Date Ended:	Not Provided

Universe Waste Information - None reported for this handler**Universe Detail - None reported for this handler****Universe Activity - None reported for this handler****Hazardous Waste Information - None reported for this handler**

Program Details**Hazardous Waste Information****MANATEE COUNTY FLEET SERVICES**

Waste Description: IGNITABLE WASTE

Active: Yes

National/Regional/State: Nationally defined

Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Active: Yes

National/Regional/State: Nationally defined

Waste Description: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Active: Yes

National/Regional/State: Nationally defined

Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Active: Yes

National/Regional/State: Nationally defined

Compliance, Monitoring and Enforcement Information**Evaluation Details****MANATEE COUNTY FLEET SERVICES**

Evaluation Type: COMPLIANCE EVALUATION INSPECTION ON-SITE

Focus Area: Not Provided

Responsible Person Id: CWK

Evaluation Start Date: 1995/05/30

Responsible Suborganization: SW

Responsible Agency: State

Sampling Indication: No

Violation Found: No

Subtitle C Status: No

Citizen Complaint: No

Date of Request: Not Provided

Multimedia Indication: No

Request Agency: Not Provided

Violation Details - None reported for this handler.

Program Details**Enforcement Details****MANATEE COUNTY FLEET SERVICES**

Enforcement Type: -

Date of Action: #Error

CAFO Respondent:

Responsible Agency: Not Provided

CAFO Lead Agency: Not Provided

Corrective Action : Not Provided

Responsible Person: Not Provided

Disposition Status: False

Responsible Suborganization: Not Provided

Violation Details**MANATEE COUNTY FLEET SERVICES**

Violation Type: -

Former Citation: Not Provided

Actual Compliance Date: #Error

Date Violation
Determined: #Error

Compliance Qualifier: Not Provided

Violation Determined
Agency: Not Provided

Scheduled Compliance Date:

Supplemental Environmental Project Detail - None reported for this handler**Map
Tag****3****NPD Site**

ICIS-NPD - information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act.

Permitted Facility

Facility Name: MANATEE COUNTY UTILITIES OPERA

Facility Address: 4725 66TH ST W

Permit Issued By: State

BRADENTON, FL 34210

Major Discharge:

Latitude/Longitude: 27.458109 -82.62678

Permit Status: Terminated

Permit Type: General Permit Covered Facility

Permit Issue Date: 2006/01/14

Facility Type: NON-POTW

Expiration Date: 2011/01/13

SIC/NAICS - Not reported**Inspections - None reported****Permit Schedule Violations - None reported****Effluent Violations - None reported****Compliance Schedule Violations - None reported****Single Event Violations - None reported****Enforcement Actions - None reported**

Program Details**Map
Tag****4****Contaminated Site**

State (FDEP) recognized site contamination

Site Information

Facility ID:	8944385	Operator:	PAUL J PANIK
Facility Status:	CLOSED	Phone:	(941)708-7513
Facility Type:	C - Fuel user/Non-retail	Name Changed:	01/11/2001
Score:		Address Changed:	10/02/2002
Score Date:		Lat/Long (DMS):	27:27:9.2618, - 82:37:12.7824
Score (w/rank):		Feature:	
Rank:		Location Method:	AGPS
Facility Name:	MANATEE CNTY-PARKS & REC-2	Section, Town, Range:	/ /
Address:	5160 66TH ST W	District:	SWD
	BRADENTON, FL 34210 2644	County Name:	MANATEE

Related Party Information

Primary Role:	ACCOUNT OWNER	Primary ID:	13457
Begin Date:	07/17/1989	Contact:	BENJAMIN D WILLIAMS JR
Name:	MANATEE CNTY - FUEL SRVCS OFFICE	Phone:	(941)708-7513
Address:	2908 12TH ST CT E ATTN: BEN WILLIAMS JR BRADENTON, FL 34208	Valid Address:	Yes

Contaminated Media

Discharge Date:	08/12/2003	Cleanup Status:	SRCR - SRCR COMPLETE
Discharge Type:		Cleanup Date:	10/11/2007
Cleanup Required:	R - CLEANUP REQUIRED	Cleanup Status:	COMPLETED
Information Source:	C - CLOSURE REPORT	Site Manager:	MEETZE_A
Other Source:		Manager End Date:	10/11/2007
Site Eligibility:	I - INELIGIBLE	Tank Office:	PCSWD - SWD CLEANUP & COMPLIANCE ASSURANCE PROGRAM

Contamination Detail

Pollutant:	B - UNLEADED GAS	Other Description:	Not provided
Discharged (gal.):	Not provided	Drinking Wells:	
Monitoring Wells:	Not provided	Surface Water:	Not provided
Soil:	Not Provided	Ground Water:	Yes

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SEP 12, 2016**Program Details****Task Information Section****Source Remediation (SR)- None reported****Site Assessment (SA)**

SA Task ID:	75383	SA Actual Cost:	
SA Cleanup Responsible:	-	SA Completion Date:	
SA Funding Eligibility Type:	-	SA Payment Type:	

Remedial Action Plan (RAP) - None reported**Remediation Actions (RA)**

RA Task ID:	83492	RA Actual Cost:	
RA Cleanup Responsible:	-	RA Years to Complete:	0
RA Funding Eligibility Type:	-		
RA Task ID:	79604	RA Actual Cost:	
RA Cleanup Responsible:	-	RA Years to Complete:	0
RA Funding Eligibility Type:	-		

Site Rehabilitation Completion (SRC)

SRC Action Type: SRCR - SITE REHABILITATION COMPLETION REPORT

SRC Submit Date: 09-28-2007

SRC Issue Date: 10-11-2007

SRC Review Date: 09-28-2007

SRC Comments:

Completion Status: A - APPROVED

Completion Status Date: 10-10-2007

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SEP 12 2013

APPENDIX F
INTERVIEW DOCUMENTATION

Gate Code : 2212 CTC

Section 17, 18, 20 Township 35 South Range 17 East 6

ENVIRONMENTAL SITE OBSERVATION GUIDE & INTERVIEW INFORMATION

&

TRANSACTION SCREEN QUESTIONNAIRE

Site Name Long Bar Point Project - MITIGATION BANK SITE Job No.: 15-200a

Address/Location: El Conquistador Parkway, Bradenton, Florida

Site Interview(s) with: MR. CONNOR CHANDLER

Completed by: Richard G. Steele Signature: [Signature]

Date: 10/8/2015

The observation guide follows the ASTM due diligence definition in scope, purpose, and intent. SEC conducts the following observations during each site reconnaissance. However, each site has unique characteristics and a standard checklist may restrict subjective analysis. Thus, notes were made and photographs were taken where necessary for each observation.

A. GENERAL SITE OBSERVATIONS

1. Property Description: approximately 522.9 acres (xx) undeveloped land
- (xx) paving & utility improvements (xx) # buildings = 0
- () occupied () unoccupied (xx) fenced
- (xx) city sewer () septic system () floor drains
- (xx) city water () well water (X) boundaries identified

2. Land Uses: Vacant Land, planned residential development

3. Former Land Use(s): vacant, cattle grazing, ag use

B. SPECIFIC SITE OBSERVATIONS:

PROPERTY CONDITION

LOCATION AND SIGNIFICANCE

- | | |
|---|--|
| 1. Underground storage tanks vent pipes or fill caps | <u>None Observed</u> |
| 2. Aboveground storage tanks and containment | <u>None Observed</u> |
| 3. Discolored ground and/or stressed vegetation | <u>None Observed</u> |
| 4. Storage containers and/or 55 gallon drums | <u>None Observed</u> |
| 5. Liquids (standing, flowing discolored, odorous) | <u>None Observed</u> |
| 6. Odors (solvent, petroleum, etc.) | <u>None Observed</u> |
| 7. Hills, mounds, depressions, or evidence of burial | <u>None observed</u> |
| 8. Evidence of heavy equipment or truck activity | <u>None Observed</u> |
| 9. Septic Tank, drainfield, odors | <u>None Observed</u> |
| 10. Age of building(s), potential asbestos (ACM) | <u>—</u> |
| 11. Raw materials transportation area, shipping/receiving | <u>No evidence of contamination observed</u> |
| 12. Potentially hazardous substances used | <u>No evidence of contamination observed</u> |
| 13. Hazardous waste generation, quantity, permits | <u>None Observed</u> |
| 14. Hazardous waste treatment, storage, and disposal | <u>No evidence of contamination observed</u> |

AgW Bulb
Company

(John) Scott's G Farms
5536 Albany
Road

MARIANA
850-762-8774

6 Rust
Fungus
Zipperen Farms

- | | |
|---|--|
| 15. Chemical spills, leaks, or releases and quantity | <u>None Observed</u> |
| 16. Electrical transformers or capacitors and PCB's | <u>No evidence of contamination observed</u> |
| 17. Pesticides, herbicides, pool chemical storage | <u>No evidence of contamination observed</u> |
| 18. Solid waste disposal, garbage, or dumping | <u>No evidence of contamination observed</u> |
| 19. Bodies of water; sheens discoloration, or pollution | <u>No evidence of contamination observed</u> |
| 20. Wastewater treatment operations | <u>No evidence of contamination observed</u> |

Unlisted Observations/Notes:

C. SITE VICINITY

The adjacent and nearby properties were observed for specific environmental concerns.

PROPERTY CONDITION

LOCATION AND SIGNIFICANCE

(Details, distance and direction)

Adjacent property, land use description	North:	VACANT / Ag Use
	East:	Ag Use / VACANT
	South:	Ag Use
	West:	Bar

Other facilities suspected of potentially contaminating the site:	
Dominant land uses	North: VACANT / Ag Use
Industrial, residential, etc.)	East:
& site vicinity	South:
general description	West:

Description of Site: Long Bar Pointe Development

Address/Location: El Conquistador Parkway, Bradenton, Florida

Question	Owner			Occupants			Observed During Site Visit
1. Is the <i>property</i> used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes No Unk
2. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes No Unk
3. Is the <i>property</i> or any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	No	Unk	Yes	No	Unk	Yes No Unk

Question	Owner	Occupants	Observed During Site Visit
4. To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
6. Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal (208 L) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
7. Has <i>fill dirt</i> been brought onto the <i>property</i> that originated from a contaminated site or that is of an unknown origin?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
8. Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the <i>property</i> ?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes ☒ No ☒ Unk ☐	Yes No Unk	Yes ☒ No ☒ Unk ☐

Question	Owner	Occupants	Observed During Site Visit
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐
18. Does the <i>property</i> discharge waste water on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes ☒ No ☐ Unk ☐	Yes No Unk	Yes ☒ No ☐ Unk ☐

Question	Owner	Occupants	Observed During Site Visit
----------	-------	-----------	----------------------------

19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?

Yes ☒ No ☐ Unk ☐ Yes No Unk

Yes ☒ No ☐ Unk ☐

20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes ☒ No ☐ Unk ☐ Yes No Unk

Yes ☒ No ☐ Unk ☐

The Preparer of the transaction screen questionnaire must complete and sign the following statement.
This questionnaire was completed by:

Name Richard G. Steele, P.G.
Title President
Firm Steele Environmental Consulting, Inc.
Address 820 Faulkwood Court
Sarasota, Florida 34232
Phone number: (941) 355-4395
Date: _____

Preparer's relationship to user (i.e., principal, employee, agent, consultant) _____

Copies of the completed questionnaire have been filed at: _____

Copies of the completed questionnaire have been mailed or delivered to: _____

Prepare represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Richard Steele
Signature

October 8, 2015
Date

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APPENDIX G
CLIENT CONTRACT

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SEP 12, 2016



STEELE ENVIRONMENTAL CONSULTING, INC.

Celebrating Our 2nd Decade!

October 1, 2015

Long Bar Pointe, LLLP
~~Medallion Homes, Inc.~~ *Cargor Partners VIII - Long Bar Pointe, LLLP*
Peter R. Logan
1651 Whitfield Avenue
Sarasota, FL 34243

Via E-mail: petel@medallionhome.com

Subject: **Proposal to Conduct Phase I Environmental Site Assessment (AAI)**
Long Bar Pointe Development: El Conquistador Blvd., Bradenton, Florida
Proposal Number 15-200 *a*

Dear Mr. Logan:

Thank you for your e-mail today. Steele Environmental Consulting (SEC) is pleased to provide you with this proposal to perform a Phase I Environmental Site Assessment for the above referenced property in conformance with the EPA's All Appropriate Inquire rule for property assessments. This proposal includes our understanding of the project, our proposed schedule and fees for the project.

Project Background

Based on our previous work in the vicinity, we understand that the site consists of a planned residential development in Bradenton, Florida. Due to nearby commercial properties, SEC recommends that a Phase I Environmental Site Assessment (ESA) be conducted for the property.

Scope of Services

The objective of the proposed research is to determine if any evidence exists to suggest the presence of environmental impact to the soil and/or groundwater of the site. The specific level of diligence is in accordance with the scope and limitations of 2013 ASTM Standard. The limitations of Phase I ESAs are documented in ASTM Designation E 1527-13, "Standard Practice For Environmental Site Assessments". Matters outside the scope of this investigation include, but are not limited to: asbestos containing material, radon, mold, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Please feel free to contact us if you are interested in adding any of these matters to the scope of work for this project.

The Scope of Services, which is in accordance with the new EPA AAI Standards and ASTM Practice 1527-13 is found attached to this proposal as Attachment A. This Scope of Services generally reflects our understanding of the level of effort that is appropriate for the Phase I for the subject property.

820 FAULKWOOD COURT, SARASOTA, FLORIDA 34232
(941) 355-4395 steele-environmental@live.com



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SEP 12, 2016

Fees

We propose to conduct the Phase I Environmental Assessment in general accordance with the attached Scope of Services for a lump sum fee of \$ 1800.00. This lump sum fee will be due upon delivery of the completed Phase I Site Assessment. SEC will provide two copies of the final report, unless other arrangements are made.

Please provide the following data to SEC:

- Legal name(s) of all entities to which the report should be certified
- Reliable documentation showing the subject property boundaries, including legal description.
- Title Information, if available.
- Authorization that SEC has been granted full site access at the property by the site owner.
- Information regarding any confidentiality issues with tenants, renters, previous reports, etc.
- Telephone numbers for site owners, operators, tenants, etc.

Schedule

Upon receipt of your authorization to conduct the Phase I for this site SEC will schedule the requisite field visit. A completed report shall be delivered to you within 12 days of receipt of the signed authorization. This schedule assumes that site access is readily available. If there are special scheduling requirements, we can meet your needs.

Authorization

Upon receipt of the proposal, please sign the authorization and return one complete proposal to our office, receipt of which will constitute our Notice to Proceed. SEC presumes that by authorizing this contract, you have obtained permission for SEC to conduct these services on the subject property. Please complete the attached questionnaire to the best of your ability. We appreciate the opportunity to assess the subject project site. If you need additional information regarding this proposal, scope of work, or anything regarding the project, please feel free to call at (941) 355-4395.

Sincerely,

STEELE ENVIRONMENTAL CONSULTING, INC.

Richard G. Steele

Richard G. Steele, P.G., President

Attachment: Attachment A - Phase I Environmental Assessment, Scope of Services

THE ABOVE PROPOSAL HAS BEEN READ AND UNDERSTOOD AND IS HEREBY AGREED TO AND ACCEPTED AS EVIDENCED BY MY SIGNATURE BELOW. IT IS ALSO UNDERSTOOD THAT INVOICING IS ON A LUMP SUM BASIS AND WILL REFLECT CHARGES FOR WORK COMPLETED IN ACCORDANCE WITH THE ATTACHED SCOPE OF SERVICES. INVOICES ARE PAYABLE UPON RECEIPT AND ARE CONSIDERED PAST DUE AFTER 30 DAYS. AFTER 60 DAYS, A FINANCE CHARGE OF 1.5% WILL BE APPLIED.

PROPOSAL ACCEPTED BY:

[Signature]

DATE:

10/1/15

FIRM/OWNERS REPRESENTATIVE

TITLE

820 FAULKWOOD COURT, SARASOTA, FLORIDA 34201

(941) 355-4395 steele-environmental@live.com

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SEP 12 2016**Scope of Services**

The objective of a Phase I Environmental Site Assessment is to perform sufficient work to identify obvious actual and potential sources of environmental contamination associated with a property, according to the Environmental Protection Agency (EPA) 40 CFR Part 312, "Standards and Practices For All Appropriate Inquiries". The purpose of the Services is to identify and characterize environmental conditions associated with the Site, to the extent reasonably possible. Environmental assessments may be performed to different levels of confidence using different levels of effort. Based on our understanding of your needs, the following services will be provided for the Phase I assessment:

- Perform a site reconnaissance by one of our professionals specializing in environmental projects. Our representative will look for surface indications of past or present waste handling activities or storage activities that may pose a hazard to subsurface environment. Personal interviews will be conducted with persons knowledgeable of existing and previous site conditions. SEC will conduct photo-documentation of the site.
- Review readily available environmental lists published by state and federal agencies in accordance with industry standards for a search radius of approximately 1/4 to 1/2 mile to evaluate if the site or nearby properties are listed as having a present or past environmental problem, are under investigation or are regulated by state or federal environmental regulatory agencies.
- Review readily available regulatory files based on information collected during the assessment activities. A file review will be conducted on the subject facility and surrounding properties if it is determined that they represent a potential environmental concern to the subject property.
- Perform a vehicular reconnaissance of the surrounding areas (approximately to a one-quarter mile radius from the subject site) to attempt to locate regulatory listed facilities, and to evaluate if the adjacent land use has a potential environmental impact on the subject site.
- Review previous environmental site assessment reports, if provided, with the notice to proceed or by the site contact at start of the project.
- Prepare a written report summarizing our findings and conclusions. Recommendations for additional services will be provided based on our findings, if requested. _____ Please initial here for Recommendations to be provided with Report.

_____ In accordance with the EPA All Appropriate Inquire Rule (2006), the User or the Consultant is required to conduct a search for Environmental Liens (Title Search) associated with the subject property. If needed, SEC can conduct the Environmental Lien & Title Search for the client at an additional cost of **\$400.00 per platted parcel**. Please initial this line item to signify your desire for SEC to perform this search. If you wish to perform this search using your own resources, please forward a copy of the results to SEC for incorporation into the Phase I ESA Report.

Evaluations of air quality, noise impacts, and the identification or delineation of geological or geotechnical hazards, wetland areas, storm-water features as they relate to NPDES regulations, endangered or protected plant and animal species, or historical and archeological sites are typically beyond the scope of Phase I Environmental Assessments. The scope of the Phase I assessment also does not include the detection of the presence of urea formaldehyde, lead-based paint, asbestos, radon, or other potentially hazardous substances in any construction materials on the site, except as otherwise provided for herein. Similarly, the collection and testing of soil and/or ground-water samples is beyond the scope of the Phase I Environmental Site Assessment.



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ENVIRONMENTAL SITE ASSESSMENT USER INFORMATION

The EPA's new All Appropriate Inquiry (AAI) Standards for completing a Phase I Environmental Site Assessments it is required that the "user" of the report answer the following questions. Please complete the following questions to the best of your knowledge, sign at the bottom and return it to our office at your earliest convenience. *Failure to provide this information could result in a determination that 'all appropriate inquire' is not complete.* This information should be supplied prior to the initiation of the study. Please feel free to make additional comments or include more details on separate sheets if needed. The more information we have available, the better we can serve your needs. Should you have any questions concerning this questionnaire, please contact our office.

1. Are you aware of any Environmental Cleanup Leans against the property that are filed or recorded under federal, tribal, state or local government agencies?

No

2. Are you aware of any activity and or Land Use Limitations, such as Engineering Controls, Land Use Restrictions or Institutional Controls that are in place at the property and or have been filed or recorded under federal, tribal, state or local government agencies?

No

3. What is the complete and correct street address of the property (if it exists)? A survey, map and/or legal description will be needed to determine the boundaries of the property.

21 Conquistador Parkway, Bradenton, FL

4. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? Such As:

Do you know the past use of the property? Gladiolus Farming, Cattle

Do you know of specific chemicals that are present or once were present at the property? No

Do you know of spills or other chemical releases that have taken place at the property? No

Do you know of any environmental cleanups that have taken place at the property? No

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5. Does the purchase price of the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

N/A

6. The ASTM E 1527 Standard is designed to qualify the User for the "Innocent Landowner Defense" regarding liability under the CERCLA Superfund Act. There are other potential issues associated with a property transaction, such as asbestos containing materials, the presence of wetlands, lead in drinking water, etc. that may be performed as part of a Phase I at additional cost. Additionally, some organizations or lending institutions may have requirements that go beyond the standard scope of the ASTM Phase I. Unless otherwise noted, we will assume that the purpose of the Phase I is for CERCLA liability. Are you aware of any non-scope items that need to be addressed? Unless arranged at the time that our proposal was initiated, any non-scope items may require additional cost.

No

7. Please identify all parties who will rely on this report. Please note that all third parties relying on the report are subject to the same conditions and limitations as are stated in our contract and within the report itself.

Owners

8. Please identify the site contact for the subject property and how they can be reached. Also, please identify the current owner of the property and their contact information.

Pete Logan 941-359-9000 ext 1102

9. Do you have any specialized knowledge or experience related to the property or nearby properties such as previous assessments, documents, correspondence, known contamination issues, former use of the property that could lead to contamination, etc. concerning the subject property and its environmental condition?

No

10. Based on your knowledge and experience related to the property, are there any obvious indications that point to the presence or likely presence of contamination at the property?

No

Name of User:

ML, Bob Agent

Date:

10/1/2015

Gate Code : 2212

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(941) 355-4395 steele-environmental@live.com



TERMS AND CONDITIONS

January 1, 2015

By authorizing this contract, the client agrees to the following:

Payment: Payment is due upon completion of the final project report and will be required prior to release of the report unless other written arrangements are made. If payment terms are extended beyond the project due date, the client agrees to carefully read the invoices and promptly notify us, in writing, of any claimed errors or discrepancies within 15 days after the date of the invoice. If we do not receive such notice, it is presumed that you agree with the accuracy and fairness of the invoice. Invoices shall be considered past due if not paid within 30 days after the invoice date. Late payment charges of 1.5% per month of the balance due on the account shall be applied on all past due invoice. If any portion of an account is unpaid 90 days after the invoice date, the client shall pay the cost of collection, including reasonable attorney's fees.

Hidden Conditions: A structural condition is hidden if concealed by existing finishes or is not ascertainable by reasonable visual observation. For example, an unregistered underground storage tank with no visual evidence to indicate its existence is a hidden condition. Similarly, soil or groundwater contamination existing in an untested location, with no reasonable visual, regulatory, or historical evidence to indicate its existence is a hidden condition. Provided SEC conforms to the Standard of Care as outlined below and the Scope of Work defined in the Contract Agreement, SEC will not be responsible for any liability associated with hidden conditions.

Standard of Care: SEC represents that the services performed in this project will conform to the standard of care, skill, and diligence exercised by other similar professionals performing the same or similar services in the area. SEC will render qualified opinions pertaining to the objectives of this project, based on data obtained in the investigation. An assessment of this nature does not include any guaranty regarding the conclusions of the final report because even the most diligent investigation has limitations.

Reliance and Use of Reports: The party(ies) to whom the report is certified is entitled to rely on the information presented in the final report. No other parties are entitled to rely on the report unless additional written arrangements are made. If a successor or assignee of the client, or another third party, requests the ability to rely on the report, the party must agree to the terms and conditions of this contract agreement. Reliance is contingent upon unconditional acceptance of the terms and conditions and on the limitations expressed in the final report. Additional charges may apply for reliance letters.

SEC will provide one original and one copy of the final report to the client unless otherwise specified in the Scope of Work section of the agreement. Additional charges may apply if the client desires additional copies of the final report.

Site Safety: SEC's site responsibilities are limited solely to the activities of SEC. These responsibilities shall not be inferred to mean that SEC has responsibility for the safety of any person not employed by SEC.

Termination of Services: The result of any financing or real estate transaction will not effect payments due. If the client desires to terminate this agreement for any reason, and SEC has rendered professional services toward completion of the project, a fee of \$900.00, or fees on a time and materials basis, will be charged, whichever is greater. The termination notice must be submitted in writing to the project manager.

Indemnifications: SEC agrees to indemnify the client from liability caused by SEC negligence arising from the services provided by SEC in this project. Client agrees to indemnify SEC from liability caused by the client, the property owner, or the facility operator at the subject property, and to indemnify SEC from liability or losses associated with real estate transactions or financing.

Mediation: In an effort to resolve any conflicts that may arise from this project, client and SEC agree that all disputes shall be submitted to non-binding mediation, unless the parties mutually agree otherwise.

Applicable Law: This agreement shall be governed by the laws of Florida, and venue of any proceedings shall lie exclusively in Sarasota County Florida.

Attorney's Fees: In connection with any litigation that may arise from this project, the prevailing party shall be entitled to recover reasonable attorney's fees from the other party.

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