

Heritage Harbour South Community Development District

Board of Supervisors' Meeting April 5, 2022

Heritage Harbour Golf Club 8000 Stone Harbour Loop Bradenton, FL 34212

www.heritageharboursouthcdd.org

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

To be held at the Heritage Harbour Golf Club, 8000 Stone Harbour Loop, Bradenton, FL 34212

District Board of Supervisors Mike Neville Chairperson

Louis Brodersen Vice-Chairperson
Philip Frankel Assistant Secretary
Tad Parker Assistant Secretary
Thomas Bakalar Assistant Secretary

District Manager Christina Newsome Rizzetta & Company, Inc.

District Counsel Andrew Cohen Persson, Cohen &

Mooney, P.A.

District Engineer Rick Schappacher Schappacher Engineering

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida · (813) 533-2950</u>

<u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u>

<u>www.heritageharboursouthcdd.org</u>

March 31, 2022

Board of Supervisors
Heritage Harbour South
Community Development District

REVISED AGENDA

Dear Board Members,

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors will be held on **Tuesday**, **April 5**, **2022**, **at 4:00 p.m.** at, **at the Heritage Harbour Golf Club located at 8000 Stone Harbour Loop**, Bradenton, Florida 34212 The following is the revised final agenda for this meeting:

1. 2. 3.	PU BU	LL TO ORDER/ROLL CALL BLIC COMMENTS SINESS ADMINISTRATION Consideration of Minutes of Board of Supervisors' Regular Meeting held on March 1, 2022
	C	February 2022Tab 2 HOA UpdatesTab 3
	O.	Heritage Harbour Master HOA Stoneybrook HOA Lighthouse Cove HOA Golf Course Update
4.	ST	AFF REPORTS
	A.	District Counsel
		1. Lennar Parcel DedicationTab 4
	В.	District Engineer
		1. Dedication to Lennar ParcelTab 5
		2. Update on Lighthouse Cove Radar ReportTab 6
	C.	District Manager
		District Manager's ReportTab 7
5.	OL	D BUSINESS
		Update to Wetland SurveyTab 8
_		Update on Storm Drain and PavingTab 9
6.		W BUSINESS
		Consideration of Replacing Trash Receptacles
		Consideration of HOA and CDD Joint Meeting
_		Discussion of Possible Bond Funding of the Series 2013 Bonds Tab 1
7.		PERVISOR REQUESTS & COMMENTS
8	ΔI)	JOURNMENT

Heritage Harbour South CDD March 22, 2022 Page Two

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,

Christina Newsome

Christina Newsome District Manager

Tab 1

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure 4 5 that a verbatim record of the proceedings is made, including the testimony and evidence 6 upon which such appeal is to be based. 7 8 HERITAGE HARBOUR SOUTH 9 COMMUNITY DEVELOPMENT DISTRICT 10 11 The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on Tuesday, March 1, 2022, at 4:00 p.m. at the 12 Heritage Harbour Golf Club located at 8000 Stone Harbour Loop, Bradenton, 13 Florida 34212. The following is the agenda for this meeting. 14 15 16 Present and constituting a quorum were: 17 Louis Brodersen **Board Supervisor, Vice-Chairman** 18 19 Philip Frankel **Board Supervisor, Asst. Secretary** Tad Parker **Board Supervisor, Asst. Secretary** 20 Thomas Bakalar **Board Supervisor, Asst. Secretary** 21 22 23 Also present were: 24 25 District Manager; Rizzetta & Company Christina Newsome District Counsel; Persson, Cohen & Mooney, P.A. 26 Andy Cohen 27 Rick Schappacher District Engineer; Schappacher Engineering Mike Fisher Representative; MHOA 28 Gene Zeiner Representative: MHOA 29 Representative; Heritage Harbour Golf Course 30 Mark Bruce 31 32 Audience Present 33 FIRST ORDER OF BUSINESS 34 Call to Order 35 36 Ms. Newsome called the meeting to order at 4:00 PM. 37 38 SECOND ORDER OF BUSINESS **Audience Comments** 39 40 There was audience present. There were no comments from the audience. 41 42 THIRD ORDER OF BUSINESS **Business Administration** 43 44 Consideration of Minutes of Board of Supervisors' Regular Meeting Α. held on February 1st, 2022 45 46

Ms. Newsome presented the consideration of Regular Board Meeting Minutes for the meeting held on February 1st, 2022. The Board advised to make changes to line 80, to

47

48

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT March 1, 2022 - Minutes of Meeting Page 2

49 reflect 'golf course update' and changes to line 100 to be changed to 'signs.'

On a Motion from Mr. Parker, seconded by Mr. Frankel, with all in favor, the Board approved the Minutes of the February 1st, 2022, Board of Supervisor meeting, as amended, for the Heritage Harbour South Community Development District.

B. Consideration of Operation & Maintenance Expenditures for January 2022

Ms. Newsome presented the consideration of the Operation & Maintenance Expenditures for January 2022 \$32,052.18.

On a Motion from Mr. Brodersen, seconded by Mr. Bakalar, with all in favor, the Board approved to ratify the payment of the invoices for January 2022 \$32,052.18, Operations and Maintenance Expenditures Report for the Heritage Harbour South Community Development District.

C. HOA Updates

1. Heritage Harbour Master HOA

Ms. Newsome updated the Board on the new security service starting April 3rd, 2022. Mr. Cohen asked that the CDD be listed as insured on the Cal Ripken baseball field. Mr. Zeiner informed the Board that they are listed as insured on the policy.

2. Stoneybrook HOA

Mr. Williams was present, however; there was no report given at the time.

3. Lighthouse Cove HOA

The Board requested a written report from Lighthouse Cove, if a representative is not present at the next meeting.

4. Golf Course Update

Mr. Bruce requests letters of approval and support of projects from Counsel and the Board. The Board and the Counsel will then approve and instruct the District Manager and staff to create letters. Mr. Frankel will review and approve the letters drafted by the District Manager.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. District Counsel Update

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT March 1, 2022 - Minutes of Meeting Page 3

90 District Counsel was present, however; no report was given at the time. 91 92 B. **District Engineer** 93 1. 94 **District Engineer Updates** 95 96 Radar signs have been relocated. The next sign rotation will be Stone Harbour Loop and Brook Field Terrace. The Board requested bids for inlet cleaning not to exceed \$195k 97 98 for the April Meeting. 99 100 C. District Manager The next regularly scheduled meeting will be held on Tuesday, April 5th, 2022, at 101 102 4:00P.M. 103 104 1. Review of District Manager Report 105 106 Ms. Newsome presented the District Manager report to the Board. 107 108 FIFTH ORDER OF BUSINESS **Old Business** 109 110 Nothing was presented. 111 112 SIXTH ORDER OF BUSINESS **New Business** 113 114 A. Consideration of New Wetland Signs 115 116 The District Engineer and Mr. Frankel will conduct a rough survey of wetlands and 117 report back to the Board before the May meeting. 118 SEVENTH ORDER OF BUSINESS 119 Supervisor Requests 120 121 Mr. Bakalar requested a breakdown of the \$30k fund balance. 122 123 Mr. Frankel requested more details on the off-duty reports from FHP. 124 125 **EIGHTH ORDER OF BUSINESS** Adjournment 126 127 On a Motion by Mr. Brodersen, seconded by Mr. Frankel, with all in favor, the Board of 128 Supervisors approved to adjourn the meeting at 5:22 p.m., for the Heritage Harbour 129 South Community Development District. 130 131 132 133 Secretary / Assistant Secretary Chairman / Vice Chairman 134

Tab 2

Heritage Harbour South Community Development District

<u>District Office · Riverview, Florida - (813) 994-1001</u>

<u>Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614</u>

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Operations and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:	\$10,539.75
Approval of Expenditures:	
Chairperson	
Vice Chairperson	
Assistant Secretary	

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	 nvoice Amount
A N J Excavation LLC	001568	20	Radar Sign Relocation 01/22	\$ 220.00
Dedrick Bacon	001574	011122 Bacon	Deputy 01/22	\$ 225.00
Dedrick Bacon	001574	011622 Bacon	Deputy 01/22	\$ 225.00
Dedrick Bacon	001574	012022 Bacon	Deputy 01/22	\$ 225.00
Heritage Harbour Golf Club	001577	020122-HH Golf	Meeting Space Rental 02/01/22	\$ 150.00
Louis Brodersen	001570	LB020122	Board of Supervisor Meeting 02/01/22	\$ 200.00
Mark Jablonski	001575	011422 Jablonski	Deputy 01/22	\$ 225.00
Mark Jablonski	001575	013022 Jablonski	Deputy 01/22	\$ 225.00
Michael Joseph Neville	001571	MN020122	Board of Supervisor Meeting 02/01/22	\$ 200.00
Persson, Cohen & Mooney, P.A	001572	1696	Legal Services 01/22	\$ 534.00
Rizzetta & Company, Inc.	001567	INV0000065379	District Management Fees 02/22	\$ 5,018.25

Heritage Harbour South Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	<u> </u>	nvoice Amount
Schappacher Engineering LLC	1576	2083	Engineering Services 01/22	\$	2,692.50
Tad Parker	1573	TP020122	Board of Supervisor Meeting 02/01/22	\$	200.00
Thomas G Bakalar	1569	TB020122	Board of Supervisor Meeting 02/01/22	\$	200.00
Report Total				\$	10,539.75

Tab 3

From: Mike Fisher

To: <u>Christina Newsome; Mike Neville</u>
Subject: [EXTERNAL]HHMA Updates

Date: Tuesday, March 29, 2022 10:45:09 PM

Updates for your CDD meeting.

- 1. We met with the new Security Company, Securitas, last Sunday to review the Post Orders. We are encouraged by their professional presence. They begin the first Monday in April. Their shift is 6:00 PM to 6:00 AM. Minimum of three swings throughout HHMA, with special concentration at previous "hot spots."
- 2. Security Cameras. The RSS issue has been turned over to our attorney. We have an alternative, as soon as possible, when there is a conclusion to the current situation.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tab 4



Florida Bar Board Certified Attorney in the Following Areas Real Estate • Condominium and Planned Development Law Direct dial: (239) 336-6242

Email: CharlesMann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Box 1507, Fort Myers, Florida 33902 | (239) 334-2195 | Fax (239) 332-2243

March 2, 2022

VIA ELECTRONIC MAIL & USPS MAIL:

Heritage Harbour South Community Development District C/O Andrew Cohen
Perrson, Cohen, Mooney, et al.
6853 Energy Ct.
Lakewood Ranch, FL 34240-8523
acohen@flgovlaw.com

Re: Deed from Lennar Homes, LLC to Heritage Harbour South Community Development District

Dear Andrew,

Please be aware that our Firm represents Lennar Homes, LLC. It has come to our attention that there are still properties in the name of Lennar Homes, LLC that we believe should be appropriately deeded to Heritage Harbour South Community Development District. We have enclosed a proposed deed for such areas with this letter. We would appreciate if you would let us know if you have any questions or comments regarding the attached deed, absent which we will execute and record the deed in the public records.

If you have any other questions or comments, please don't hesitate to contact me.

Very truly yours,

Charles Mann

CM/dkm

This instrument prepared by: Charles Mann, Esquire PAVESE LAW FIRM 1833 Hendry Street Fort Myers, Florida 33901 Telephone: 239-334-2195

QUIT-CLAIM DEED

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

THIS Quit-Claim Deed ("Deed") is made this _____ day of _______, 2022, between Lennar Homes, LLC, a Florida limited liability company, whose address is 10481 Six Mile Cypress Parkway, Fort Myers, FL 33966 ("Grantor"), and Heritage Harbour South Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes whose mailing address is 3434 Colwell Ave, Suite 200, Tampa FL 33614 ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim, unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying, and being in Manatee County, Florida, to-wit:

See attached Composite Exhibit "A"

This conveyance is being made for title purposes only; therefore, only minimum documentary stamp taxes are affixed hereto.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence (2 witnesses):	LENNAR HOMES, LLC a Florida limited liability company		
Sign:Print:			
	By:		
Sign:	75 1 76 76		
Print:	Title: Vice President		
presence, this day of	UMENT was acknowledged before me, by means of physical, 2022, by Darin McMurray , as Vice President a limited liability company, on behalf of the company, who is		
(Notary Seal/Stamp)	Notary Public		
	Sign:		
	Print:		
	My Commission Expires:		

EXHIBIT "A"

LEGAL DESCRIPTION

Tracts 200 and 201, Stoneybrook at Heritage Harbour, Subphase A, Unit 1, according to the Plat thereof, as recorded in Plat Book 39, Page 160 of the Public Records of Manatee County, Florida;

Together with;

Tract 202, Stoneybrook at Heritage Harbour, Subphase A, Unit 4, according to the Plat thereof, as recorded in Plat Book 43, Page 91 of the Public Records of Manatee County, Florida;

Together with;

Tract 528, Stoneybrook at Heritage Harbour, Subphase C, Unit 2, according to the Plat thereof, as recorded in Plat Book 44, Page 74 of the Public Records of Manatee County, Florida;

Together with;

Tract 203, Stoneybrook at Heritage Harbour, Subphase D, Unit 1, according to the Plat thereof, as recorded in Plat Book 44, Page 168 of the Public Records of Manatee County, Florida.

Together with:

Those lands described in Exhibit "A-1", attached hereto.

Together with:

Those lands described in Exhibit "A-2", attached hereto.

Together with:

Those lands described in Exhibit "A-3" attached hereto, <u>less and except</u> Lake 57 as described in Official Records Book 1775, Page 7153 of the Public Records of Manatee County, Florida and as also described in Exhibit "A-4" attached hereto.

EXHIBIT "A-1"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

(PARCEL-1)

BEGINNING AT THE NORTHERLYMOST CORNER OF PARCEL A, THE TOWNHOMES AT LIGHTHOUSE COVE V, A CONDOMINUM, DULEY RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 5649, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 64°44'08" W FOR 1.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 26°51'50" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°25'53" FOR 35.06 FEET; THENCE N 71°43'12" E FOR 37.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,050.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 25°06'31" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'39" FOR 318.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'18" FOR 56.99 FEET; THENCE S 14°28'10" W FOR 246.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'52" FOR 216.36 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°13'48" FOR 165.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05" FOR 172.73 FEET; THENCE S 20°29'19" W FOR 111.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,020.48 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°48'38" FOR 139.11 FEET TO POINT "A": THENCE N 77°19'19" W FOR 19.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND TO WHICH POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°33'02" FOR 15.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.48 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'36" FOR 133.11 FEET; THENCE N 20°29'19" E FOR 111.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 445.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05" FOR 161.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°48'09" FOR 73.13 FEET; THENCE N 15°40'40" E FOR 52.26 FEET TO THE BEGINNING OF A NON-

SHEET 1 OF 15 • SERVING THE STATE OF FLORIDA •

TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 70°06′03" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59′04" FOR 55.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24′52" FOR 208.81 FEET; THENCE N 14°28′10" E FOR 229.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 80°31′09" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°07′39" FOR 6.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,099.98 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 16°07′56" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10′08" FOR 336.06 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-2)

COMMENCING AT AFORESAID POINT "A" BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,020.48 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 77°19'19" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'05" FOR 69.78 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,020.48 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'20" FOR 131.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'01" FOR 223.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1.350.00 FEET: THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°22'57" FOR 221.07 FEET; THENCE N 83°20'39" W FOR 44.63 FEET; THENCE N 01°14'02" E FOR 25.46 FEET: THENCE N 04°13'01" E FOR 36.93 FEET: THENCE S 66°36'04" E FOR 20.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,380.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 81°00'23" W: THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'40" FOR 169.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 845.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'01" FOR 216.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.48 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'18" FOR 125.07 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°33'02" FOR 15.80 FEET: THENCE S 81°14'24" E FOR 19.95 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-3)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3008, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 1, DULEY RECORDED IN PLAT BOOK 43, PAGES 14 THROUGH 20, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,220.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 13°00'10" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'55" FOR 7.70 FEET; THENCE N 78°02'40" W FOR 0.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 13°12'17" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°15'53" FOR 39.82 FEET; THENCE N 14°28'10" E FOR 108.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°34'25" FOR 50.09 FEET; THENCE S 13°00'10" W FOR 169.34 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-4)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3013, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 1, DULEY RECORDED IN PLAT BOOK 43, PAGES 14 THROUGH 20, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 72°42'03" W FOR 1.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°50'35" FOR 42.26 FEET TO THE BEGINNING OF A

REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 910.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'22" FOR 153.63 FEET; THENCE N 14°28'10" E FOR 38.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°47'25" FOR 38.74 FEET; THENCE S 76°46'59" E FOR 3.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 79°23'20" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'54" FOR 246.61 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-5)

BEGINNING AT THE NORTHWEST CORNER OF LOT 3014, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 1, DULEY RECORDED IN PLAT BOOK 43, PAGES 14 THROUGH 20, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 27°15'48" W FOR 2.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 61°06'58" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°04'35" FOR 218.41 FEET; THENCE S 32°15'03" W FOR 108.73 FEET; THENCE S 19°57'21" W FOR 178.62 FEET; THENCE S 18°49'40" W FOR 29.47 FEET; THENCE S 02°07'02" W FOR 197.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 49°37'13" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°15'45" FOR 41.40 FEET; THENCE S 02°07'02" W FOR 216.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'06" FOR 3.93 FEET; THENCE S 30°39'30" W FOR 20.53 FEET; THENCE S 02°07'02" W FOR 160.03 FEET; THENCE S 87°52'58" E FOR 1,571.25 FEET; THENCE S 00°00'00" E FOR 77.51 FEET; THENCE N 87°32'02" W FOR 52.97 FEET; THENCE N 87°04'36" W FOR 256.99 FEET; THENCE N 85°02'43" W FOR 169.48 FEET; THENCE N 87°53'22" W FOR 338.63 FEET; THENCE N 87°21'05" W FOR 233.14 FEET; THENCE N 88°16'58" W FOR 170.68 FEET; THENCE N 85°25'18" W FOR 62.45 FEET; THENCE N 86°05'12" W FOR 158.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.60 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°47'36" FOR 243.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 206.82 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 79°22'25" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°46'54" FOR 147.21 FEET; THENCE S 45°25'09" W FOR 52.34 FEET; THENCE N 01°14'02" E FOR 335.44 FEET; THENCE N 83°20'39" W FOR 32.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,300.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 83°20'39" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°22'57" FOR 212.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'01" FOR 236.52 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 970.48 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°06'03" FOR 323.53 FEET; THENCE N 20°29'19" E FOR 111.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05" FOR 190.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°44'40" FOR 113.96 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°54'03" FOR 36.61 FEET; THENCE S 72°42'03" E FOR 8.99 FEET TO THE POINT OF BEGINNING.

AND

(PARCEL-6)

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 516, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2, DULEY RECORDED IN PLAT BOOK 43, PAGES 113 THROUGH 116, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 00°00'00" E FOR 77.51 FEET; THENCE S 87°32'02" E FOR 52.87 FEET; THENCE S 86°02'45" E FOR 108.92 FEET; THENCE S 88°42'51" E FOR 110.62 FEET; THENCE S 89°37'01" E FOR 121.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.97 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'52" FOR 10.22 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN

DESCRIBED; THENCE S 87°13'31" E FOR 127.11 FEET; THENCE S 41°44'50" E FOR 124.51 FEET; THENCE S 00°19'58" W FOR 54.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.97 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 69°42'44" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°50'53" FOR 275.31 FEET TO THE **POINT OF BEGINNING**.

AND

(PARCEL-7)

BEGINNING AT THE NORTHERLYMOST CORNER OF LOT 1, LANDINGS AT HERITAGE HARBOUR, PHASE II, DULEY RECORDED IN PLAT BOOK 70, PAGES 168 THROUGH 172, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 47°52'56" W FOR 197.23 FEET; THENCE N 45°58'43" W FOR 48.90 FEET; THENCE N 39°01'48" W FOR 124.01 FEET; THENCE N 48°25'45" W FOR 439.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS \$ 41°34'16" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°45'55" FOR 75.98 FEET; THENCE N 26°39'49" W FOR 70.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 206.82 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 43°50'42" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'26" FOR 38.89 FEET: THENCE S 44°34'52" E FOR 1,136.34 FEET; THENCE S 55°21'38" E FOR 505.52 FEET; THENCE S 49°13'14" E FOR 990.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°23'16" FOR 225.82 FEET: THENCE N 01°17'33" E FOR 369.19 FEET: THENCE S 66°52'39" E FOR 35.62 FEET: THENCE S 01°38'00" E FOR 32.26 FEET: THENCE S 01°23'50" W FOR 328.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°52'47" FOR 141.55 FEET; THENCE S 66°16'37" W FOR 14.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET: THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°57'09" FOR 113.36 FEET; THENCE N 48°46'15" W FOR 289.92 FEET: THENCE N 49°32'50" W FOR 259.32 FEET; THENCE N 49°03'18" W FOR 349.28 FEET; THENCE N 49°03'23" W FOR 71.08 FEET; THENCE N 50°53'47" W FOR 143.55 FEET; THENCE N 63°54'10" W FOR 82.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'52" FOR 35.66 FEET; THENCE N 53°41'18" W FOR 212.48 FEET: THENCE N 43°36'57" W FOR 250.11 FEET; THENCE N 47°52'56" W FOR 54.07 FEET TO THE POINT OF BEGINNING.

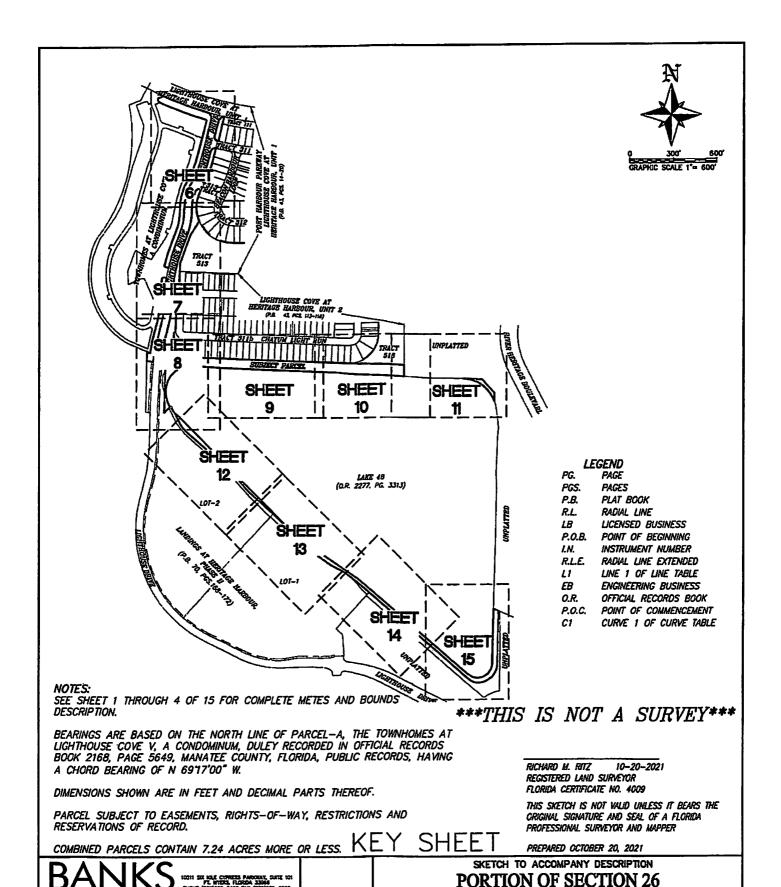
COMBINED PARCELS CONTAIN 7.24 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL-A, THE TOWNHOMES AT LIGHTHOUSE COVE V, A CONDOMINUM, DULEY RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 5649, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, HAVING A CHORD BEARING OF N 69°17'00" W.

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

DESCRIPTION PREPARED: OCTOBER 20, 2021

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 11-15-21



10-20-21

DIGINATIONO LICENSE / ED 6469

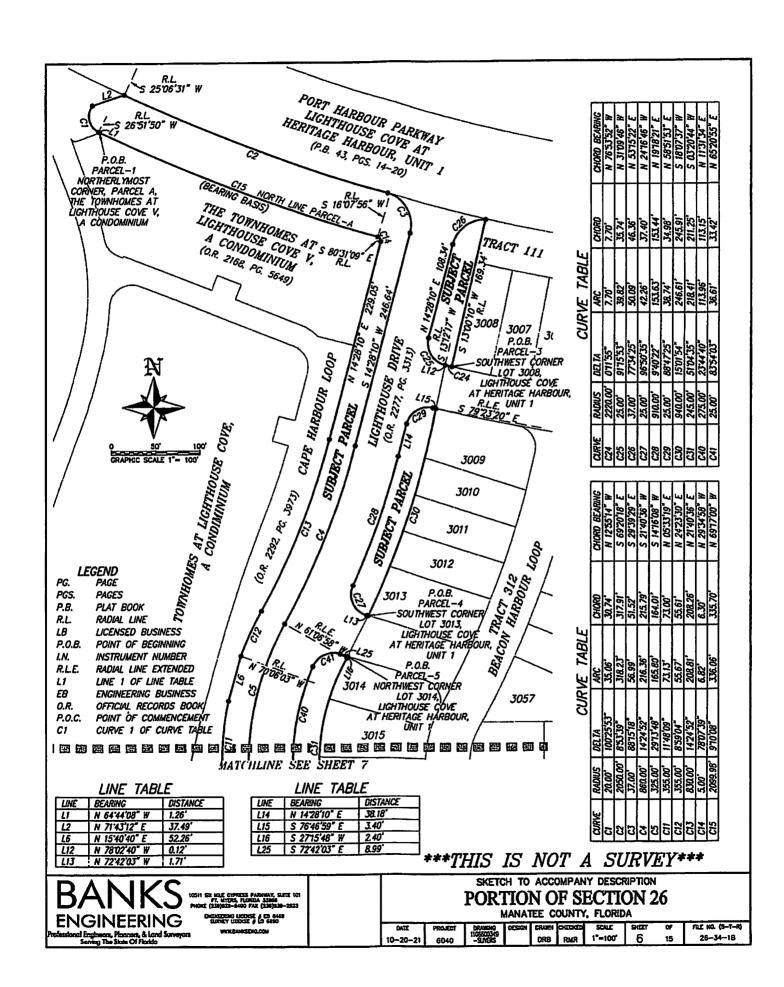
MANATEE COUNTY, FLORIDA

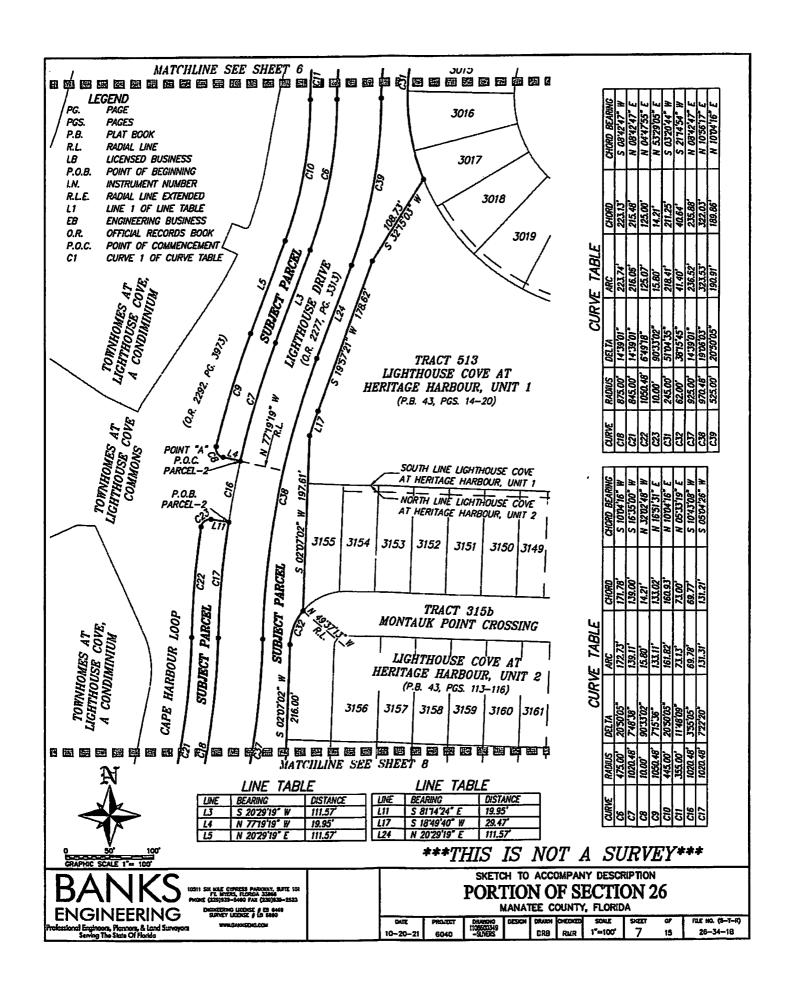
DRB RMR

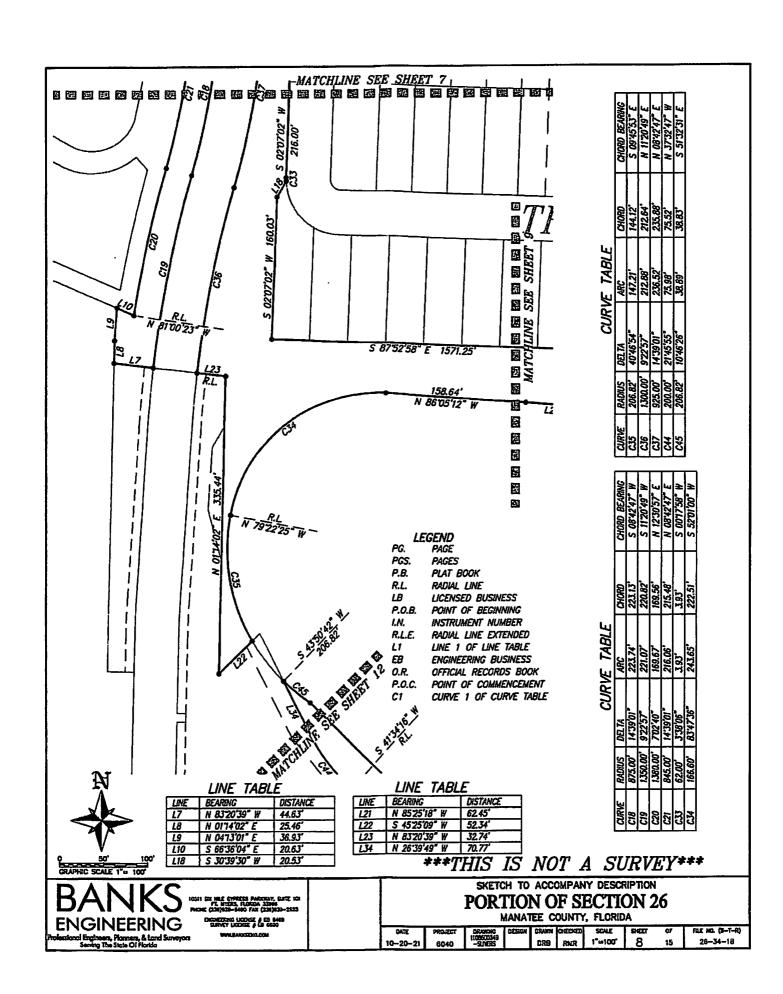
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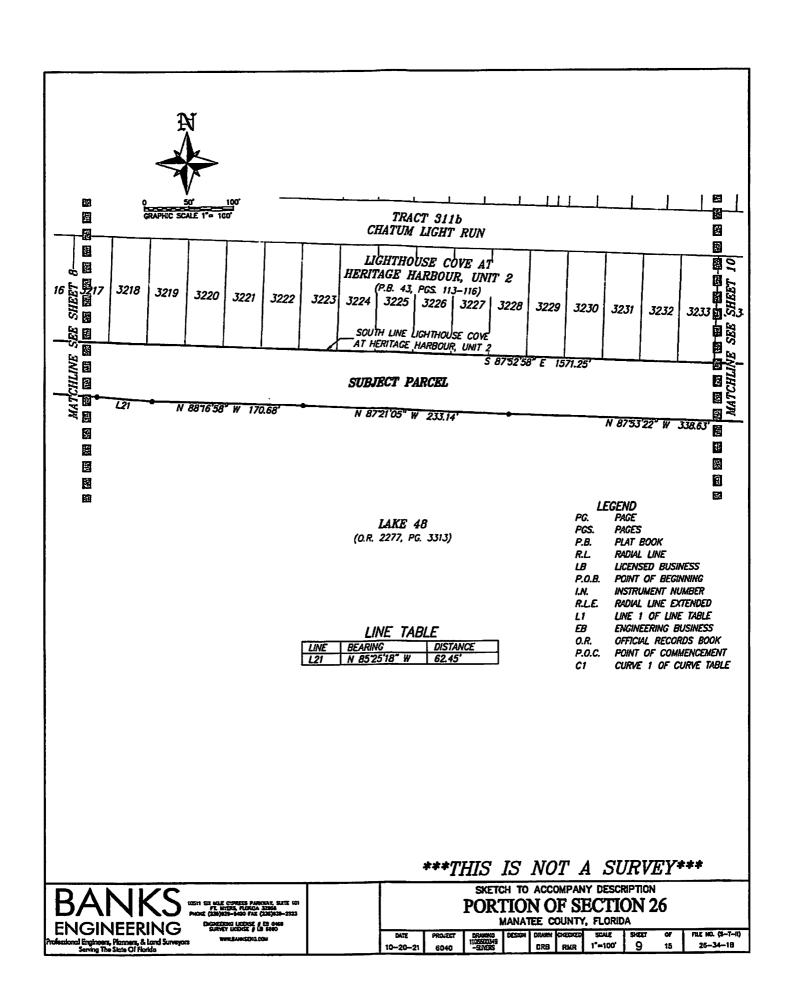
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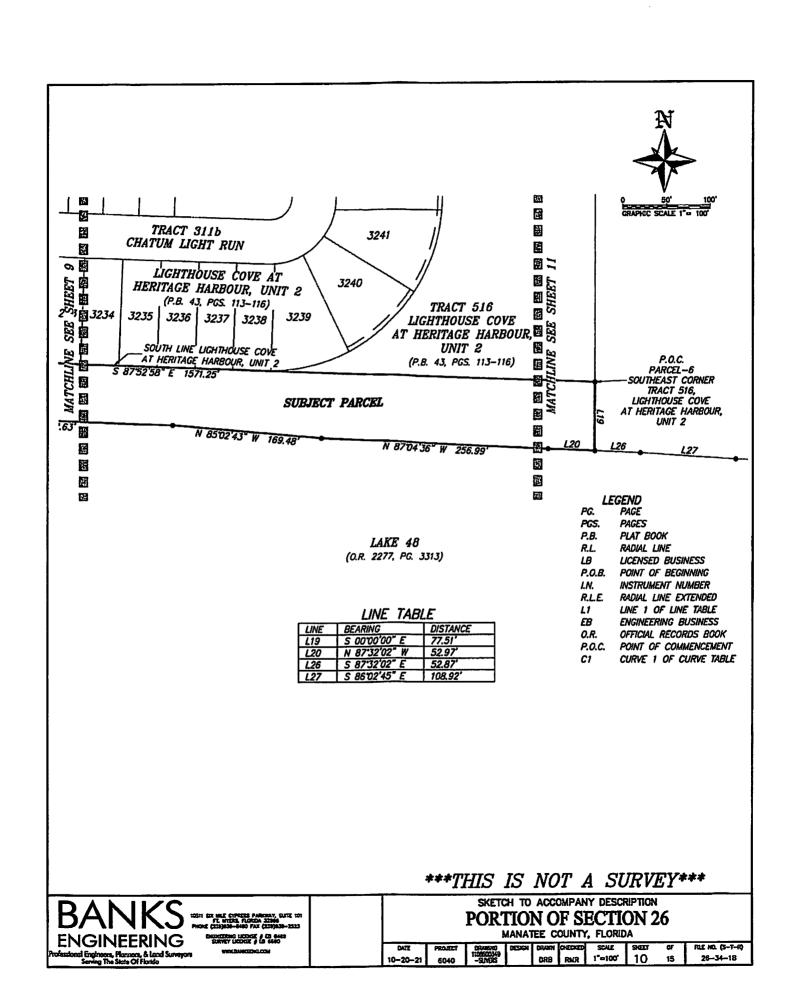
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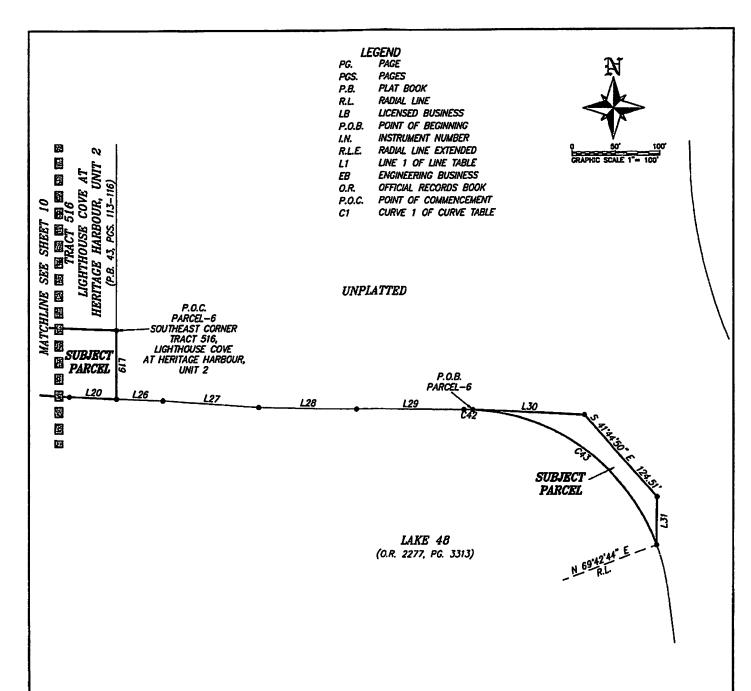












LINE TABLE

LINE	BEARING	DISTANCE
L19	S 00000'00" E	77.51'
L20	N 87'32'02" W	52.97
L26	5 87'32'02" E	52.87
L27	S 86'02'45" E	108.92'
L28	S 88'42'51" E	110.62'
L29	S 89'37'01" E	121.58'
L30	S 8773'31" E	127.11'
L31	S 0079'58" W	54.81

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C42	235.97	2'28'52"	10.22'	10.22'	S 88 22'35" E
C43	235.97	66'50'53"	275.31'	259.96'	N 53'42'43" W

THIS IS NOT A SURVEY

BANKS

10311 DOX MALE CUMPLES PARTICULY, SUITE TO PORTION OF SECTION 26

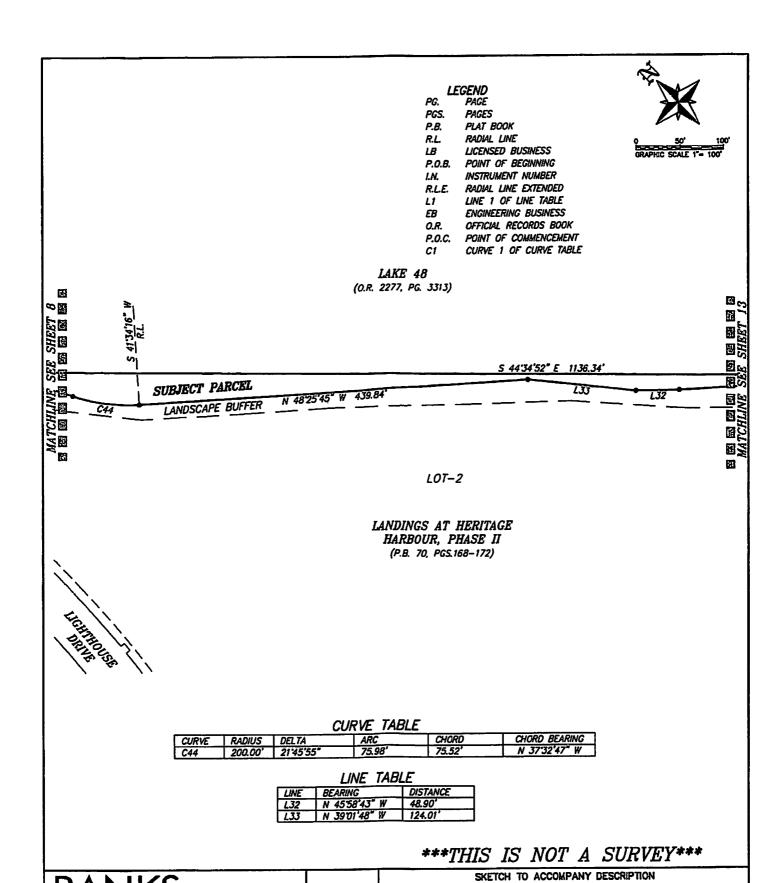
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PROJECT OF SECTION 26

MANATEE COUNTY, FLORIDA

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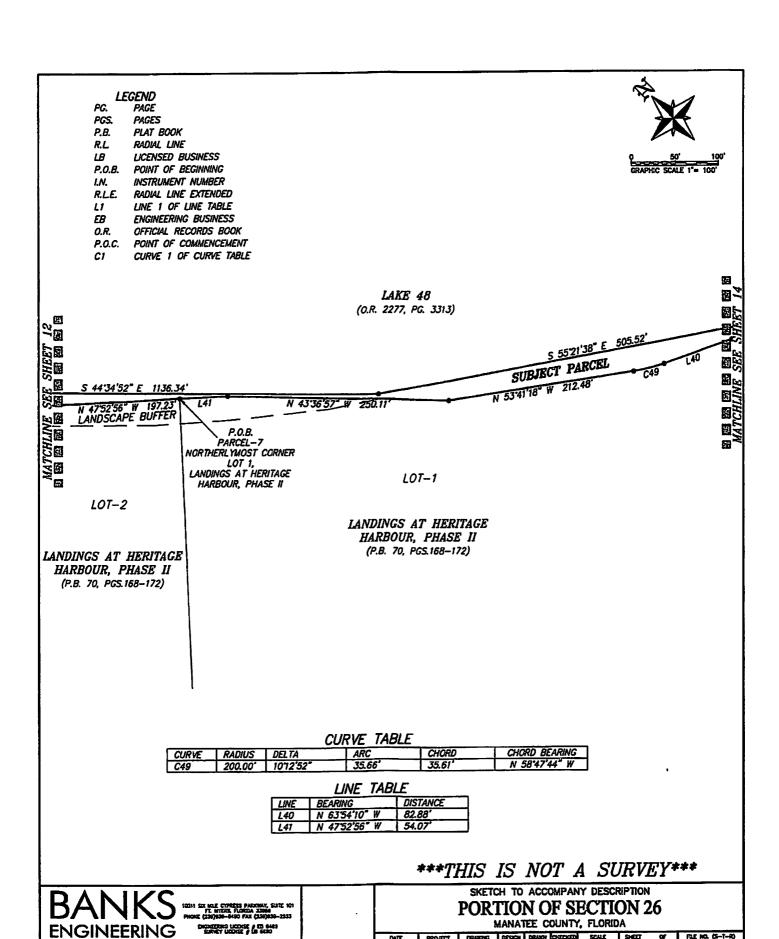


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MANATEE COUNTY, FLORIDA

1"=100"

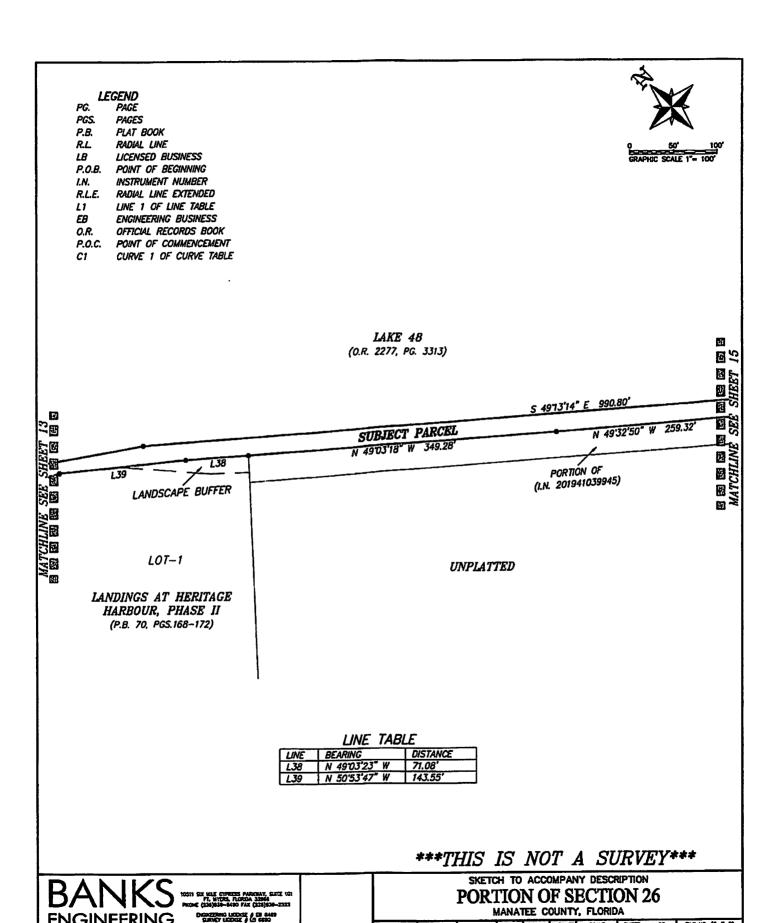
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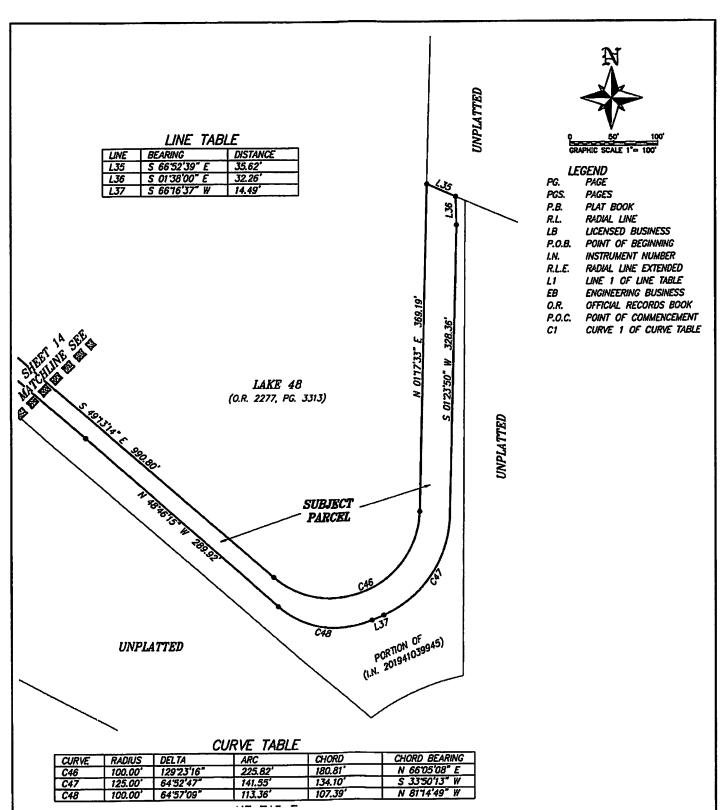
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FILE NO. (S-T-R)

28-34-18

OF

1~=100



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 26

MANATEE COUNTY, FLORIDA

DISCRIPTION OF SECTION 26

MANATEE COUNTY, FLORIDA

DATE PROJECT PROJECT DESCRIPTION

Professional Engineers, & Land Surveyors

Seeking The State Of Florida

SEETH TO ACCOMPANY DESCRIPTION

PORTION OF SECTION 26

MANATEE COUNTY, FLORIDA

DATE PROJECT PROJECT DRAWN DESCRIPTION

DATE PROJECT DRAWN DESCRIPTION

MANATEE COUNTY, FLORIDA

SHEET OF FILE NO. (5-7-R)

10-20-21 6040 -3R65 DRAWN DESCRIPTION

DATE 100-20-21 6040 -3R65 DRAWN DES

EXHIBIT "A-2"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25: THENCE S 88°14'56" E ALONG THE SOUTH LINE OF SAID SECTION FOR 337.42 FEET TO A POINT ON THE EAST LINE OF TRACT 802 (GRAND HARBOUR PARKWAY) AS SHOWN ON THE RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGES 160 THROUGH 179, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 74°46'05" E; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'57" FOR 129.82 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 681.25 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 61°41'14" FOR 733.47 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,037.50 FEET; THENCE NORTHEASTERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'24" FOR 702.70 FEET: THENCE N 76°14'47" E ALONG SAID EAST LINE FOR 96.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 88°11'41" FOR 53.88 FEET TO A POINT ON THE WEST LINE OF TRACT 800 (RIVER HERITAGE BOULEVARD) OF SAID SUBDIVISION, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,060.00 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'31" FOR 543.44 FEET; THENCE S 64°15'56" W LEAVING SAID WEST LINE FOR 32.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°22'24" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'12" FOR 15.52 FEET; THENCE N 24°51'48" W FOR 92.93 FEET; THENCE N 22°43'15" W FOR 91.08 FEET; THENCE N 20°32'55" W FOR 184.62 FEET; THENCE N 17°04'07" W FOR 106.68 FEET: THENCE N 17°32'38" W FOR 2.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°32'21" FOR 118.04 FEET; THENCE S 77°55'01" W FOR 41.25 FEET: THENCE S 72°24'29" W FOR 60.61 FEET; THENCE S 69°29'09" W FOR 81.33 FEET; THENCE S 65°02'47" W FOR 119.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF

SHEET 1 OF 4

. SERVING THE STATE OF FLORIDA .

35.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°33'51" FOR 63.26 FEET; THENCE S 38°31'04" E FOR 5.79 FEET; THENCE S 11°07'46" E FOR 17.44 FEET; THENCE S 39°49'25" E FOR 243.20 FEET; THENCE S 39°27'52" E FOR 148.09 FEET; THENCE S 27°37'00" E FOR 112.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 178.20 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 56°58'08" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°38'55" FOR 154.42 FEET; THENCE S 05°51'31" W FOR 64.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 40°11'32" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'29" FOR 106.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'36" FOR 82.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°01'12" FOR 91.29 FEET TO A POINT ON SAID WEST LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 67°08'51" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'51" FOR 513.86 FEET; THENCE N 88°14'56" W LEAVING SAID WEST LINE FOR 1.207.74 FEET TO THE POINT OF BEGINNING.

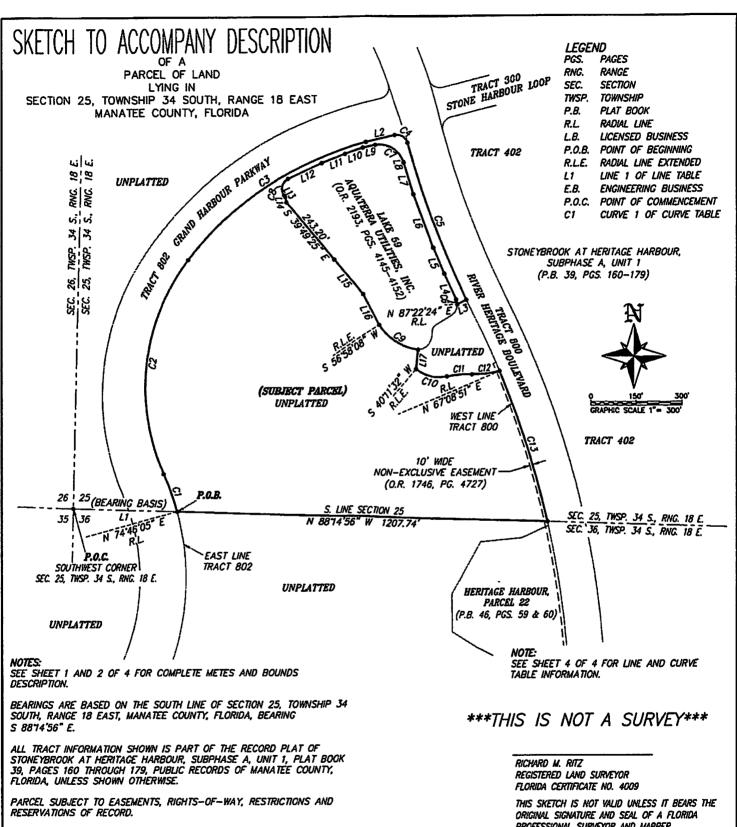
SAID PARCEL CONTAINING 906,920 SQUARE FEET OR 20.82 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEARING S 88°14'56" E.

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

DESCRIPTION PREPARED: OCTOBER 04, 2021

RICHARD M. RITZ REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 4009 DATE SIGNED: 10-04-21



DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. PARCEL CONTAINS 906.920 SQUARE FEET OR 20.82 ACRES, MORE OR LESS. PROFESSIONAL SURVEYOR AND MAPPER

PREPARED OCTOBER 04, 2021

nul Engineers, Plannars, & Land Surveyors Serving The State Of Florida

DIGDEDRING LICENSE # EB 6409 SURVEY LICENSE # LB 6400

SKETCH TO ACCOMPANY DESCRIPTION PORTION OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

FILE NO. (S-T-R) DRB RMR

SKETCH TO ACCOMPANY DESCRIPTION PARCEL OF LAND

PARCEL OF LAND
LYING IN
SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

			JUNYE INDE	- <i>L</i> -	
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	825.00'	900'57"	129.82'	129.68'	N 19'44'23" W
C2	681.25'	61'41'14"	733.47	<i>698.55</i> ′	N 06'35'46" E
C3	1037.50'	38'48'24"	702.70'	689.35*	N 56'50'35" E
C4	35.00'	8871'41"	53.88'	48.71	S 59'39'23" E
C5	3060.00'	1070'31"	543.44'	542.73	S 20'38'48" E
C6	40.00'	2274'12"	15.52'	15.43'	N 13'44'42" W
C7	80.00'	84'32'21"	118.04	107.62'	N 59'48'48" W
C8	35.00'	103'33'51"	63.26'	55.00'	S 1375'52" W
<i>C9</i>	178.20'	49'38'55"	154.42'	149.63'	S 57'51'20" E
C10	115.00	52'55'29°	106.23'	102.49	S 7676'12" E
C11	300.00'	15'48'36"	82.78	82.52'	N 8510'21" E
C12	275.00'	19'01'12"	91.29'	90.87'	N 83'34'04" E
C13	2940.00	10'00'51"	513.86*	513.20'	S 17'50'43" E

LINE TABLE

		_
LINE	BEARING	DISTANCE
LI	S 8874'56" E	337.42'
L2	N 7674'47" E	96.96'
L3	S 6475'56" W	32.91'
L4	N 24'51'48" W	92.93'
L5	N 22'43'15" W	91.08'
L6	N 20'32'55" W	184.62'
L7	N 17'04'07" W	106.68
L8	N 17'32'38" W	2.01'
L9	S 77"55"01" W	41.25'
L10	S 72"24"29" W	60.61
L11	5 69"29"09" W	81.33'
L12	S 6502'47" W	119.22'
L13	S 38'31'04" E	<i>5.79</i> ′
L14	S 11'07'46" E	17.44'
L15	S 39"27"52" E	148.09'
L16	S 27'37'00" E	112.15
L17	S 05'51'31" W	64.01

THIS IS NOT A SURVEY

BANKS THE ENGINEERING Protestand Engineer, Planton, & Land Surveyors

(OST) SX MAE CYPEUS PARKKAY, SAFE TO FY INTESS, FLORED ASSESS PROOF (238)539-5460 FAX (238)539-1323 DEROSTORIS LEDNES # ET 4449 SERVEY LEDNES # E 6449 WWIELANGSDIOLOOM PORTION OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

DATE PROJECT GRANNO DESIGN GRAIN CHECKED SCALE SHEET OF FILE NO. (S-T-F)
0-04-21 6040 1102200329 DRB RMR 4 4 . 25-34-18

EXHIBIT "A-3"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE S 88°14'56" E ALONG THE NORTH LINE OF SAID SECTION FOR 337.42 FEET TO A POINT ON THE EAST LINE OF TRACT 802 (GRAND HARBOUR PARKWAY) AS SHOWN ON THE RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGES 160 THROUGH 179, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 88°14'56" E LEAVING SAID EAST LINE AND ALONG SAID SOUTH SECTION LINE FOR 1,207.74 FEET TO A POINT ON THE WEST LINE OF TRACT 800 (RIVER HERITAGE BOULEVARD) OF SAID SUBDIVISION, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 77°09'42" E; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'45" FOR 14.32 FEET TO THE NORTHERLYMOST CORNER OF HERITAGE HARBOUR, PARCEL 22, PLAT BOOK 46, PAGES 59 AND 60, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 65°58'56" W ALONG THE WEST LINE OF SAID PARCEL 22 FOR 91.12 FEET; THENCE S 75°31'57" W ALONG SAID WEST LINE FOR 9.95 FEET; THENCE S 85°04'58" W ALONG SAID WEST LINE FOR 129.32 FEET; THENCE S 29°00'25" W ALONG SAID WEST LINE FOR 132.08 FEET; THENCE S 29°40'32" W ALONG SAID WEST LINE FOR 60.66 FEET; THENCE S 00°43'11" E ALONG SAID WEST LINE FOR 123.76 FEET; THENCE S 57°30'49" E ALONG SAID WEST LINE FOR 94.42 FEET; THENCE S 62°56'39" E ALONG SAID WEST LINE FOR 132.24 FEET; THENCE S 54°29'30" E ALONG SAID WEST LINE FOR 154.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 24°51'42" FOR 13.02 FEET; THENCE S 29°37'49" E ALONG SAID WEST LINE FOR 66.67 FEET; THENCE S 86°00'29" E ALONG SAID WEST LINE FOR 10.59 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 800 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 86°00'29" E; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 17°34'06" FOR 441.54 FEET TO THE NORTHEAST CORNER OF PARCEL 24, OFFICIAL RECORDS BOOK 2180, PAGE 805, MANATEE COUNTY, FLORIDA. PUBLIC RECORDS; THENCE N 67°57'43" W ALONG THE NORTH LINE OF SAID PARCEL 24 FOR 223.74 FEET; THENCE N 63°59'13" W ALONG SAID NORTH LINE FOR 101.64 FEET TO THE NORTHWEST

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA

CORNER OF SAID PARCEL 24 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 51.20 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 66°51'11" E; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 24 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 46°42'30" FOR 41.74 FEET; THENCE S 23°33'41" W ALONG SAID WEST LINE FOR 224.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 46.20 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 66°26'20" E; THENCE WESTERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 88°54'06" FOR 71.69 FEET; THENCE S 22°27'46" W ALONG SAID WEST LINE FOR 45.52 FEET; THENCE S 08°19'26" E ALONG SAID WEST LINE FOR 22.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 64, OFFICIAL RECORDS BOOK 1753, PAGE 5620, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,765.02 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 31°56'07" W; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'01" FOR 39.42 FEET; THENCE N 07°57'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 23.80 FEET; THENCE N 56°55'35" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 352.23 FEET; THENCE N 33°04'25" E ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 11.15 FEET TO A POINT ON THE EAST LINE OF PARCEL 23, OFFICIAL RECORDS BOOK 2760, PAGE 1652, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 26°50'59" E ALONG THE EAST LINE OF SAID PARCEL 23 FOR 59.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 23; THENCE N 45°18'19" W ALONG THE NORTH LINE OF SAID PARCEL 23 FOR 43.46 FEET: THENCE N 30°32'21" W ALONG SAID NORTH LINE FOR 115.02 FEET; THENCE N 16°08'46" W ALONG SAID NORTH LINE FOR 94.43 FEET; THENCE N 15°04'54" W ALONG SAID NORTH LINE FOR 88.62 FEET; THENCE N 37°00'39" W ALONG SAID NORTH LINE FOR 73.94 FEET; THENCE N 86°14'24" W ALONG SAID NORTH LINE FOR 73.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16°05'30" FOR 8.43 FEET; THENCE N 70°08'54" W ALONG SAID NORTH LINE FOR 84.08 FEET; THENCE N 53°56'30" W ALONG SAID NORTH LINE FOR 56.76 FEET; THENCE N 34°41'13" W ALONG SAID NORTH LINE FOR 50.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 54°12'34" FOR 28.38 FEET; THENCE N 70°28'39" W ALONG SAID NORTH LINE FOR 10.00 FEET TO A POINT ON THE EAST LINE OF TRACT 802 (GRAND HARBOUR PARKWAY) OF SAID HERITAGE HARBOUR, SUBPHASE A. UNIT 1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 70°28'39" E; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'15" FOR 500.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,007,214 SQUARE FEET OR 23.13 ACRES MORE OR LESS.

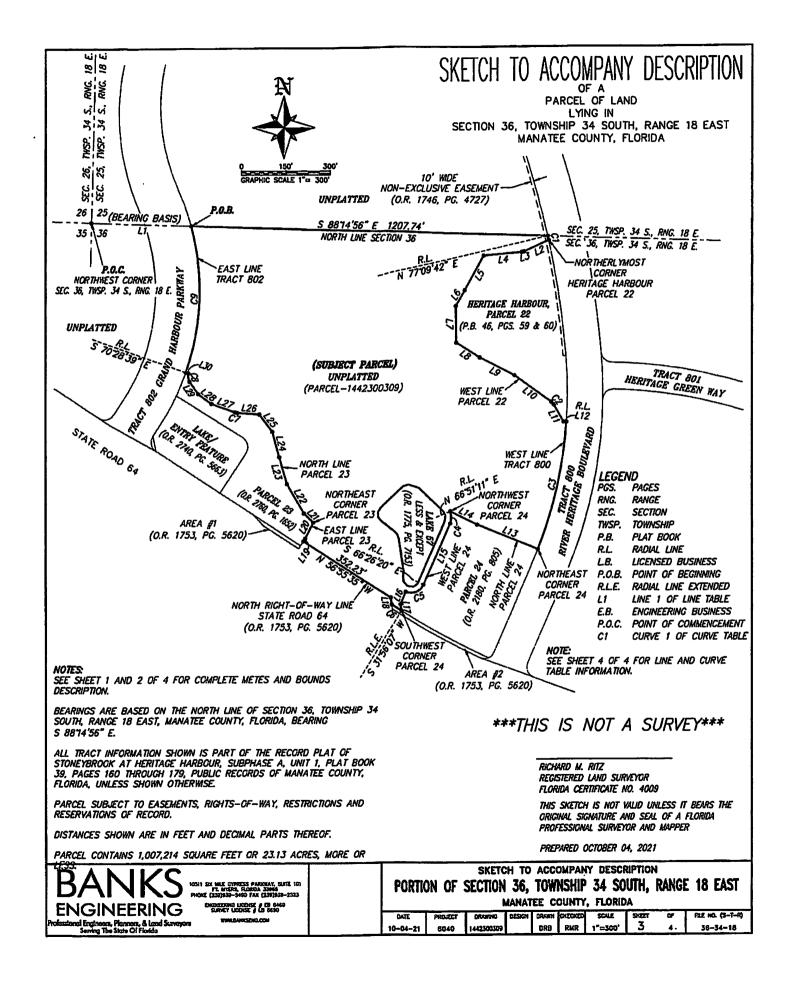
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEARING S 88°14'56" E.

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

DESCRIPTION PREPARED: OCTOBER 04, 2021

RICHARD M. RITZ REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 4009

DATE SIGNED: 10-04-21



SKETCH TO ACCOMPANY DESCRIPTION PARCEL OF LAND

PARCEL OF LAND
LYING IN
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2940.00	076'45"	14.32	14.32'	S 12'41'55" E
C2	30.00	24'51'42"	13.02'	12.92'	S 42'03'39" E
СЗ	1440.00	17*34'06"	441.54'	439.81	S 12'46'34" W
C4	51.20'	46'42'30"	41.74'	40.59	S 0072'26" W
C5	46.20'	88'54'06"	71.69'	64.71	S 68'00'43" W
C6	2765.02'	0'49'01"	39.42'	39.42'	N 57'39'23" W
C7	30.00'	16'05'30"	8.43'	8.40'	N 7871'39" W
C8	30.00'	5472'34"	28.38'	27.34'	N 07'34'56" W
C9	825.00'	34'45'15"	500.43'	492.79'	N 02'08'43" E

LINE TABLE

	LITTE TTIDE	
LINE	BEARING	DISTANCE
L1	S 8874'56" E	337.42'
L2	S 65'58'56" W	91.12'
L3	S 75'31'57" W	9.95'
L4	S 85'04'58" W	129.32'
L5	S 29 00'25" W	132.08
L6	S 29'40'32" W	60.66'
L7	S 0043'11" E	123.76'
L8	5 57'30'49" E	94.42'
L9	S 62'56'39" E	132.24'
L10	5 5429'30" E	154.84'
L11	S 29'37'49" E	66.67'
L12	S 86'00'29" E	10.59' R.L.
L13	N 67'57'43" W	223.74
L14	N 63'59'13" W	101.64'
L15	S 23'33'41" W	224.20'
L16	S 22"27"46" W	45.52'
L17	S 0879'26" E	22.26'
L18	N 07'57'30" W	23.80'
L19	N 33'04'25" E	11.15'
L20	N 26'50'59" E	59.54
L21	N 4578'19" W	43.46'
L22	N 30'32'21" W	115.02'
L23	N 16'08'46" W	94.43'
L24	N 15'04'54" W	88.62'
L25	N 37'00'39" W	73.94'
L26	N 8674'24" W	73.36'
L27	N 70'08'54" W	84.08'
L28	N 53'56'30" W	<i>56.76</i> '
L29	N 34'41'13" W	50.73'
L30	N 70'28'39" W	10.00

THIS IS NOT A SURVEY

BANKS

10011 DEX MARE CHAPTERS PARRIANY, SLATE 101
PRODE (128) 100-11 DEX MARE CHAPTERS PARRIANY, SLATE 101
PORTION OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

Prefessional Engineers, Pleasans, & Land Surveyors

Serving The State Of Floride

WHERMANSHIP 34 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

OATE PROJECT DEARN CHECKED SCALE SHEET OF FILE NO. (S-T-R)
10-04-21 5040 144230339 DRB RMR SALE 34 4 . 38-34-18

EXHIBIT "A-4" LESS & EXCEPT LAND

EXHIBIT 1 LEGAL DESCRIPTION

IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.
NOT A FIELD SURVEY
SHEET 1 OF 2

LEGAL DESCRIPTION BY 1775 PG 7210 59 of 74

(LAKE 57 AT HERITAGE HARBOUR)

THAT PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF SAID SECTION 36, N.88'14'56"W., 4183.21 FEET; THENCE S.01'45'04"W, 850.40 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE S.73'31'35"E., 37.15 FEET; THENCE S.46'03'17"E., 113.95 FEET; THENCE S.27'06'06"E., 16.36 FEET; THENCE S.06'29'30"W., 18.95 FEET; THENCE S.23'49'01"W., 230.06 FEET; THENCE S.55'28'46"W., 16.81 FEET; THENCE N.85'56'13"W., 18.64 FEET; THENCE N.45'36'33"W., 17.86 FEET; THENCE N.08'02'52"W., 17.69 FEET; THENCE N.02'16'03"E., 22.32 FEET; THENCE N.08'04'10"W., 107.92 FEET; THENCE N.19'08'28"W., 13.84 FEET; THENCE N.39'13'11"W., 13.08 FEET; THENCE N.51'55'58"W., 61.86 FEET; THENCE N.34'23'31"W., 14.87 FEET; THENCE N.01'45'28"W., 18.00 FEET; THENCE N.32'28'46"E., 17.39 FEET; THENCE N.47'03'17"E., 103.01 FEET; THENCE N.71'03'17"E., 18.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,934.78 SQUARE FEET OR 0.96 ACRES. MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.



BANKS ENGINEERING, INC.

BY:

STEBA 10/8/01

STEVEN E. BURKKOLDER, P.L.S., VICE PRESIDENT REGISTERED PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE LS 4521

(FOR REFERENCE CALLY, NOT VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO AND ACCOMPANIED BY SHEET 2 OF 2)



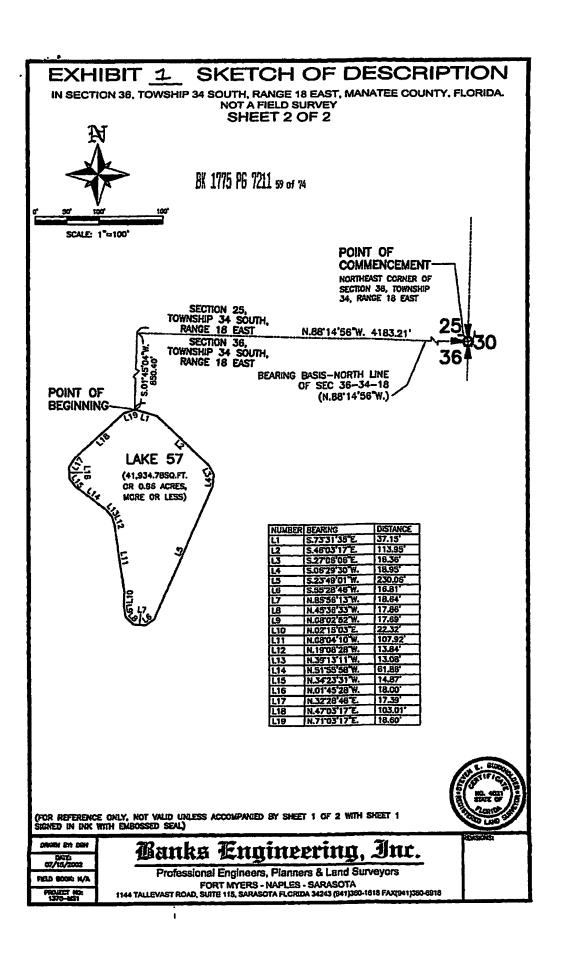
DECIMA CON DOM

07/15/2002 FIELD BOOK N/A

PROJECT NO:

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS - NAPLES - SARASOTA
1144 TALLEVAST ROAD, SUITE 116, SARASOTA FLORIDA 34243 (341):500-1818 FAX(941):500-5918





SOUTH FLORIDA WATER MANAGEMENT DISTRICT

* Delivered Via Fmail

July 22, 2021

Ralph Ireland *
Lake Nona Land Company, LLC
6900 Tavistock Lakes Blvd Suite 200
Orlando, FL 32827

Subject: Lake Nona SMA-18 Relocation

Request for Additional Information

Application No. 210628-6639

Orange County

Dear Mr. Ireland:

District staff reviewed the above-referenced application. As discussed with Mr. Kirby White of Donald W. McIntosh Associates on July 22, 2012, the District is requesting the following information, in accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (Vol. I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

- 1. The submitted application is a request for modification of Permit No. 48-0195-S. The project boundary spans multiple permits and applications, many of which are expired or have been converted to the operation phase. Please provide appropriate applications currently within the construction phase to be modified, or resubmit Section A of this (and/or additional) application(s) to request construction or operation of a new system, and include the appropriate permit fees for processing as a new individual environmental resource permit. [Rule 62-330.320, F.A.C.; Form 62-330.060(1), F.A.C.]
- 2. Commercial zoned projects shall provide at least one-half inch of dry detention or retention pre-treatment as part of the required retention / detention, unless reasonable assurances can be offered that hazardous materials will not enter the project's surface water management system. Such assurances include, for example, deed restrictions on property planned for re-sale, type of occupancy, recorded lease agreements, local government restrictive codes, ordinances, licenses, and separate containment systems designed to prevent discharge. Please revise the design of the stormwater management system to provide the required one-half inch dry pre-treatment or provide reasonable assurances that hazardous materials will not enter the project's surface water management system. (Section 4.2.2(a), Vol. II)
- 3. The subject property appears to be within the bounds of several FDEP impaired water bodies. Lake Okeechobee BMAP which is impaired for phosphorous and Boggy Creek (WBID 3168B) which is impaired for fecal coliform. An analysis demonstrating no net increase to annual loading rates of TN and TP will provide a presumption to meet no

Lake Nona SMA-18 Relocation, Application No. 210628-6639 July 22, 2021 Page 2 of 4

increase to the impairment for fecal coliform.

Please provide an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, A.H. Volume 2 and a site-specific pre- vs. post-development nutrient analysis in accordance with the procedures outlined in Appendix E - A.H. Volume 2.

- 4. A concurrent Individual Water Use permit application for dewatering activities was mentioned in the submitted documents. Please provide details of this application under review, to be tracked along with this application. Because of the inseparable nature of water use and surface water management, and in accordance with Subsection 2.3(b), Environmental Resource Permit Applicant's Handbook Volume II, District staff will review these applications concurrently and final agency action will be taken once both applications are deemed complete.
- 5. Regarding the allowable discharge, the proposed project area appears to be within the East Lake Toho basin which has an allowable discharge rate of 16.1 CSM. The documents provided reference previously approved conceptual discharge rates of 0.3 cfs/acre and 0.5 cfs/acre to Mud Lake Basin and Boggy Creek Basin respectively. Please provide excerpts of these previously approved discharge rates and reference to the appropriate application number. [Section 3.2, Vol. II]
- 6. Provide calculations and documentation demonstrating that the project, as proposed, meets the applicable design criteria as indicated in the District's Applicant's Handbook, Vol. II.
 - a. A skimmer is required on SWM systems serving sites with greater than 50% impervious area. [AH-II 5.1(e)]
 - b. Linear wet pond systems have a 100' minimum width requirement, measured at the control elevation. [AH-II 5.4.2(b)]
- 7. It appears that portions of the project area that works are being proposed on have been previously permitted and converted to operation under Permit No. 48-00195-S-35, with the Lake Nona South (Non-Res) Community Master Association, Inc. as the perpetual operation entity. Provide confirmation that the Lake Nona South (Non-Res) Community Master Association, Inc. will operate and maintain the entire modified SWM. [Section 12.3, Applicant's Handbook Vol. I]
- 8. Please contact Olivia Karbiener, the environmental reviewer, at okarbien@sfwmd.gov to arrange a field inspection. Prior to the field inspection, wetland boundaries should be field staked for SFWMD staff verification and approval. Section 7.1 A.H. Volume I requires the District to complete Data Form 62-330.201(1) to document the landward extent of wetlands and other surface waters. In the event that jurisdictional wetlands do occur on the site, additional information related to wetlands and potential impacts to wetlands may be required to assist Staff in their review of the proposed project. [Section C, Form 62-330.060(1), F.A.C.]
- 9. Please remit the remainder of the permit application fee, \$5,250.00. Permit fees may change based upon any changes to the application(s) for this project.

Lake Nona SMA-18 Relocation, Application No. 210628-6639 July 22, 2021 Page 3 of 4

Advisory Comments: The following comments are advisory in nature and do not require a response to the District.

A1. As of Dec. 22, 2020, the Florida Department of Environmental Protection (DEP) has assumed authority to administer the dredge and fill permitting program under Section 404 of the Federal Clean Water Act within certain "assumed waters" in the state. Your project may fall within assumed waters.

If your project involves wetland or other surface water impacts, and if you do not already have a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act, you may need a State 404 permit.

If your project requires a State 404 permit, please complete Section I of the ERP application "Supplemental Information for State 404 Program Permits" and upload it along with other application documents to the District's ePermitting portal.

There is no need to submit a State 404 permit application if you already have an application pending with the USACE because the USACE will transfer any pending applications within assumed waters to DEP.

If you already have a 404 permit from the USACE for the same work proposed in this ERP application, then no further action is required, unless revisions are proposed to the project such that a modification to the 404 permit is required.

More information about the State 404 permitting program may be found on DEP's website: https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program.

Please contact your local DEP office for any questions regarding the need for a State 404 permit.

A2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (FDEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

As the brochure indicates, the U.S. Environmental Protection Agency authorized the FDEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting FDEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which ultimately disturbs an acre or more and contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system.

The permit required under FDEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES Stormwater program, call 866-336-6312 or email FDEP at NPDES-stormwater@dep.state.fl.us. For additional information on the NPDES

Lake Nona SMA-18 Relocation, Application No. 210628-6639 July 22, 2021 Page 4 of 4

Stormwater Program including all regulations and forms cited in the brochure visit: www.dep.state.fl.us/water/stormwater/npdes/.

Prior to responding to this letter, please contact the assigned staff members to discuss solutions to the above questions and/or set a meeting to resolve the remaining issues: Olivia Karbiener, Environmental Analyst 3 at (407) 858-6100 x3834 or via email at okarbien@sfwmd.gov; Christopher Hardin, Staff Engineer at 407-858-6100 x3815 or via email at chardin@sfwmd.gov; and Rich Walker, Property Analyst at (561) 682-6741 or via email at rdwalker@sfwmd.gov.

Please submit the complete response electronically on the District's ePermitting website (www.sfwmd.gov/epermitting) using the 'Additional Submittals' link. Information on the District's ePermitting program is enclosed. Alternatively, please provide (1) original hard copy of the requested information, clearly labeled with the application number, to Orlando Service Center, 1707 Orlando Central Parkway, Suite 200, Orlando, Florida 32809.

If a complete response is not provided within 90 days of this letter, this application will be processed for denial, in accordance with Section 5.5.3.5 of Vol. I. If additional time is necessary, please submit a written request for an extension via the ePermitting website before the 90-day period ends, including a description of the circumstances requiring the extension of time.

For projects where more than 90 days will be needed to develop a complete application, it is recommended that the applicant withdraw the current application and resubmit a complete application at a later date. The processing fee, if paid, can be applied to a new application that is submitted within 365 days, pursuant to Rule 62-330.071(3), F.A.C. If the application is denied by the agency, fees will not be returned or credited.

Sincerely,

Richard Lott

Section Leader, Engineer

Richard S. hoth

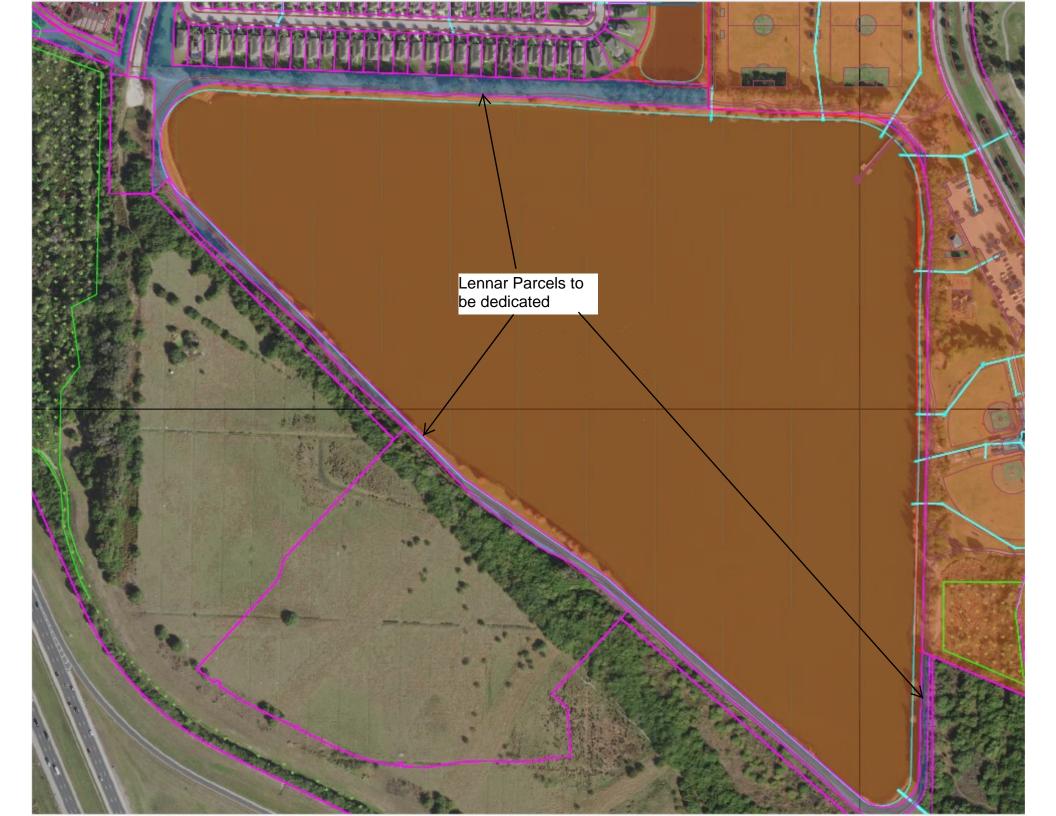
c: Randy Mejeur, Aecom *

Kirby White, Donald W McIntosh Associates, Inc * Rob Adams, Lake Nona South Master Association, Inc *

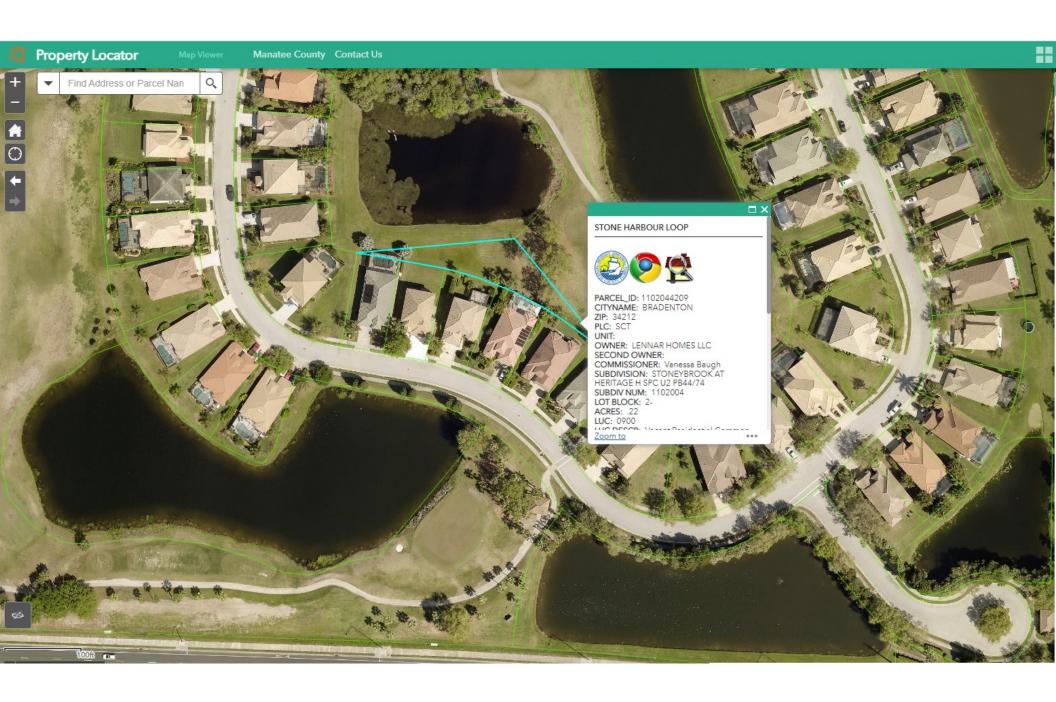
Tab 4A



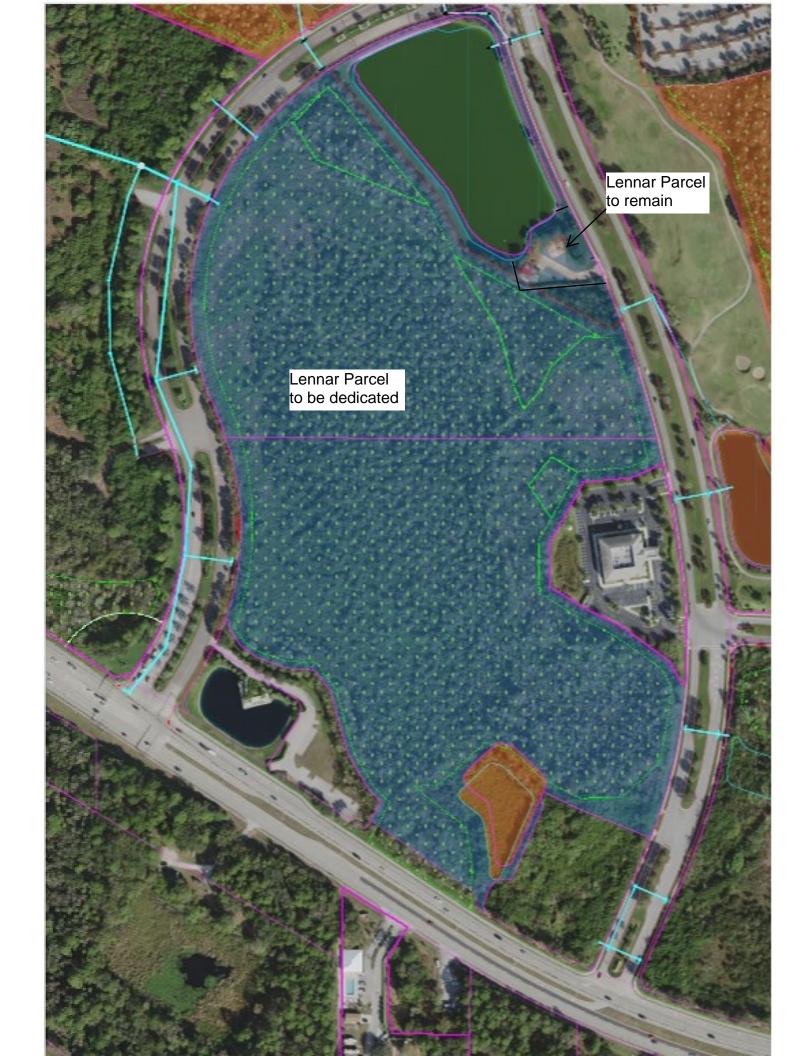
Tab 4B



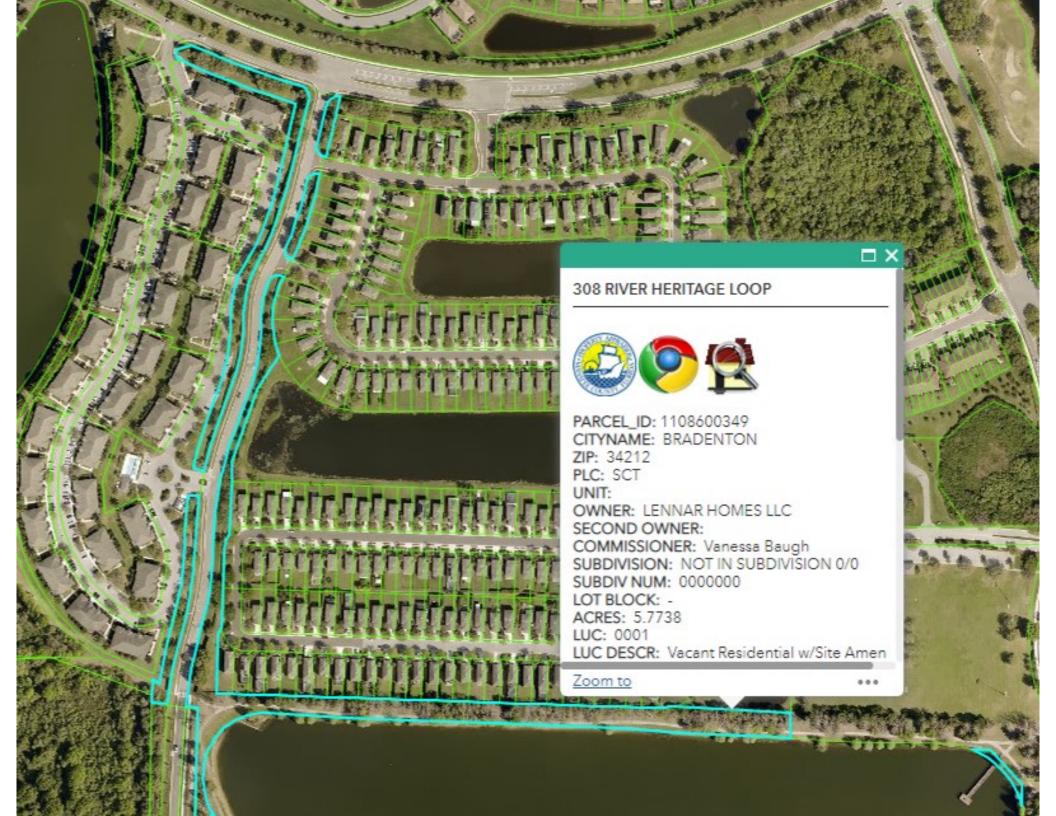
Tab 4C

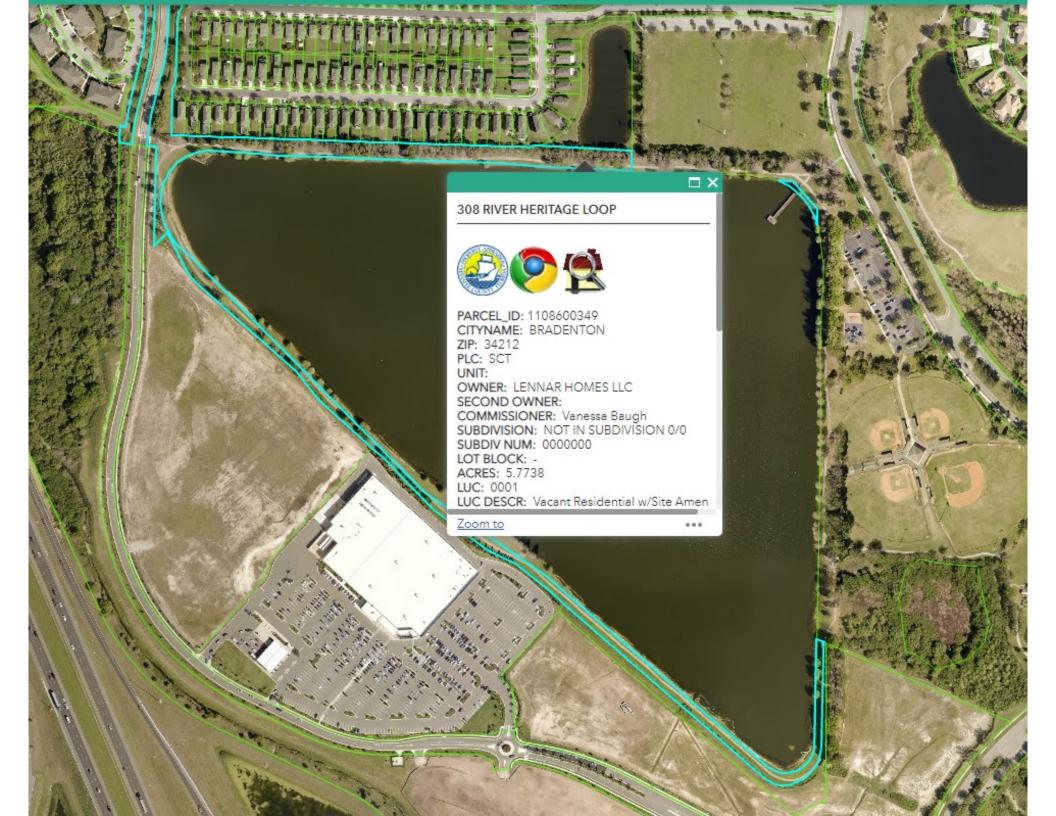


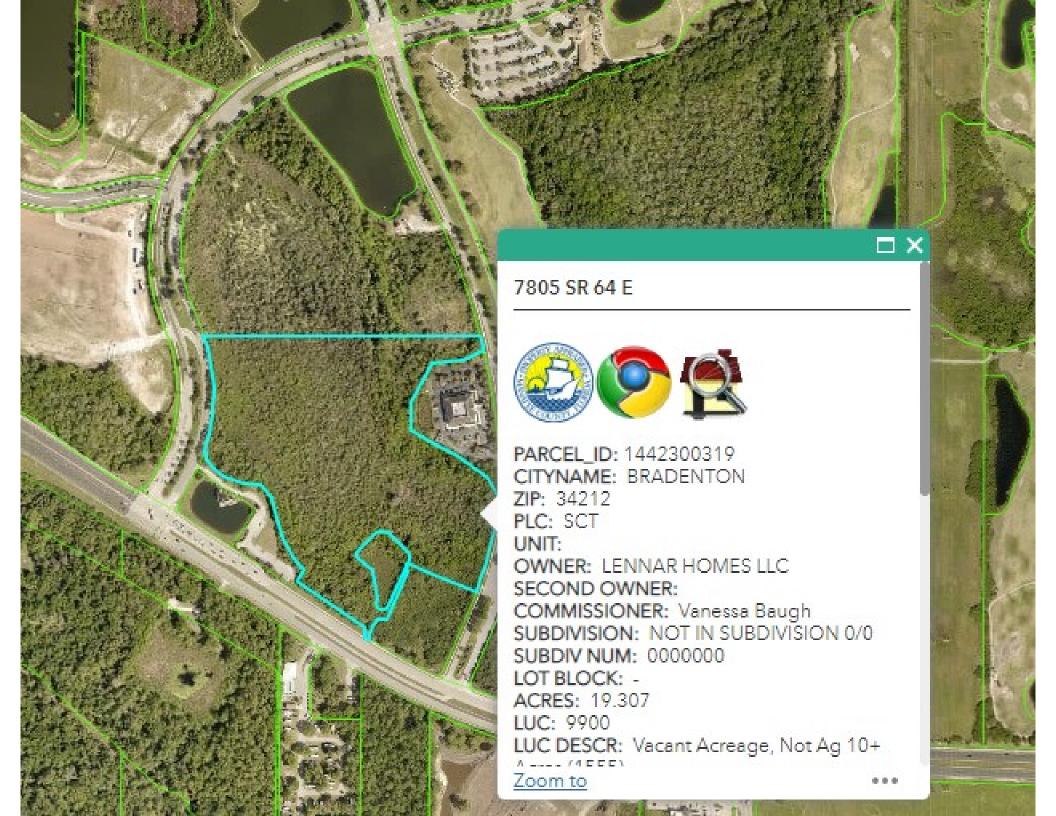
Tab 4D

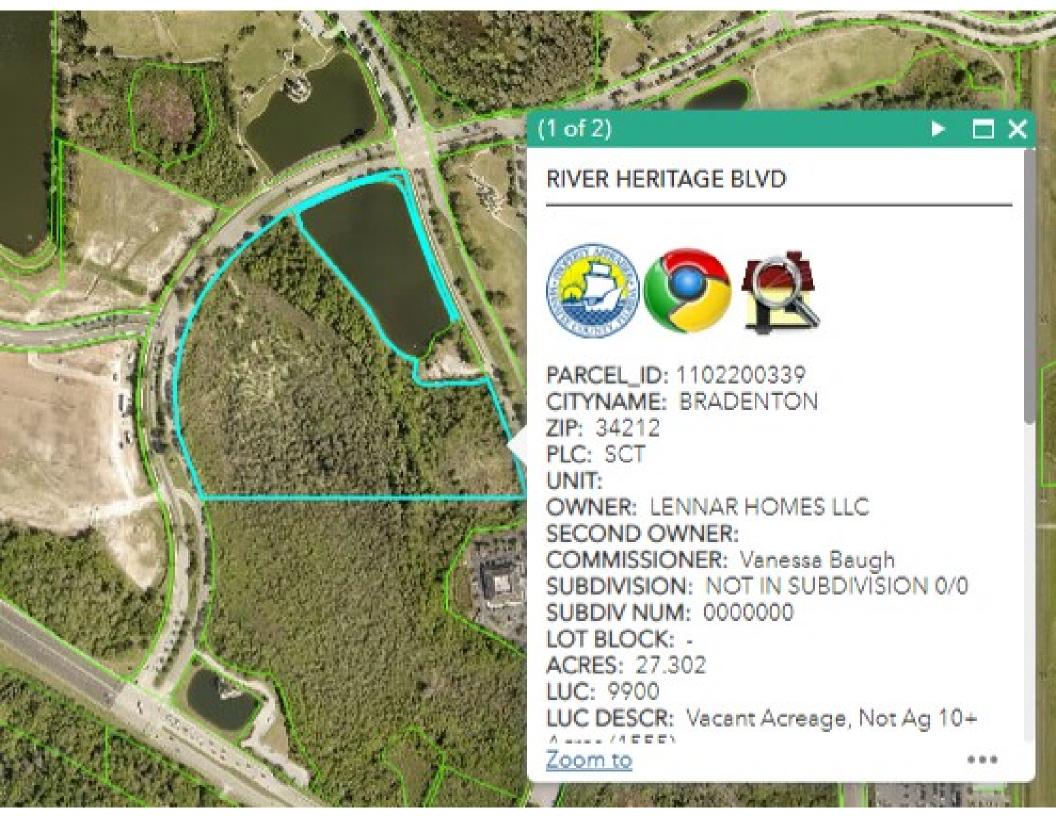


Tab 5









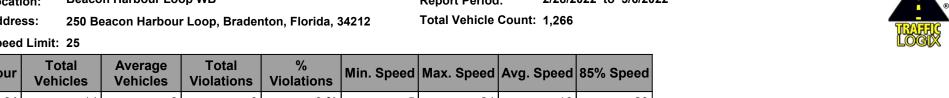


Tab 6

Technician Name: administrator

Beacon Harbour Loop WB 2/28/2022 to 3/6/2022 Location: **Report Period:**

Address:

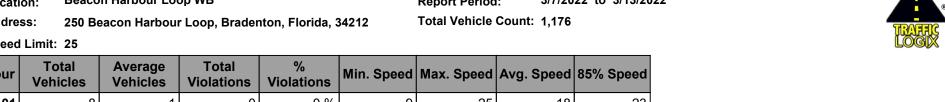


Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	14	2	0	0 %	5	24	16	23
01-02	3	1	0	0 %	18	18	18	18
02-03	2	0	0	0 %	18	19	19	19
03-04	1	0	0	0 %	12	12	12	12
04-05	8	1	0	0 %	3	19	14	18
05-06	44	6	5	11 %	3	30	13	21
06-07	42	6	6	14 %	4	34	16	25
07-08	116	17	21	18 %	3	32	16	27
08-09	86	12	6	7 %	3	30	18	23
09-10	50	7	1	2 %	3	31	17	22
10-11	59	8	0	0 %	3	25	18	22
11-12	49	7	4	8 %	3	32	16	22
12-13	64	9	1	2 %	3	28	16	22
13-14	84	12	5	6 %	3	35	17	22
14-15	78	11	5	6 %	3	35	15	23
15-16	64	9	9	14 %	3	29	18	25
16-17	95	14	9	9 %	3	86	18	24
17-18	95	14	1	1 %	3	30	16	21
18-19	77	11	1	1 %	3	28	15	19
19-20	67	10	4	6 %	3	28	17	22
20-21	55	8	6	11 %	3	30	20	25
21-22	53	8	5	9 %	3	28	17	22
22-23	42	6	0	0 %	3	25	18	24
23-24	18	3	1	6 %	7	30	19	21
	1,266	182	90	5 %	5	30	17	22

Technician Name: administrator

Beacon Harbour Loop WB 3/7/2022 to 3/13/2022 Location: **Report Period:**

Address:



Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	8	1	0	0 %	9	25	18	23
01-02	6	1	0	0 %	17	22	20	20
02-03	6	1	0	0 %	11	17	14	11
03-04	7	1	0	0 %	9	18	16	18
04-05	1	0	0	0 %	15	15	15	15
05-06	21	3	0	0 %	3	21	16	19
06-07	25	4	3	12 %	3	27	18	23
07-08	49	7	2	4 %	3	27	17	22
08-09	80	11	4	5 %	3	33	18	23
09-10	62	9	2	3 %	3	32	17	23
10-11	54	8	3	6 %	3	28	15	21
11-12	83	12	5	6 %	3	32	16	24
12-13	68	10	5	7 %	3	30	14	22
13-14	58	8	2	3 %	3	30	18	22
14-15	107	15	7	7 %	3	27	15	22
15-16	72	10	9	13 %	3	28	18	25
16-17	98	14	2	2 %	3	29	16	21
17-18	82	12	2	2 %	3	26	16	22
18-19	80	11	0	0 %	3	25	14	20
19-20	62	9	4	6 %	4	30	17	22
20-21	46	7	2	4 %	3	28	17	22
21-22	41	6	2	5 %	3	32	17	21
22-23	35	5	5	14 %	3	32	19	25
23-24	25	4	0	0 %	4	25	18	21
	1,176	169	59	4 %	5	27	17	21

Technician Name: administrator

Location: Chatum Light Run EB Report Period: 2/28/2022 to 3/6/2022

Address: 7115 Chatum Light Run, Bradenton, Florida, 34212 Total Vehicle Count: 1,729



Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	6	1	1	17 %	16	29	21	21
01-02	3	0	0	0 %	17	21	19	21
02-03	5	1	0	0 %	5	21	14	19
03-04	20	3	0	0 %	3	21	13	19
04-05	12	2	0	0 %	13	24	19	21
05-06	10	1	0	0 %	5	21	14	17
06-07	141	20	0	0 %	3	25	16	20
07-08	193	28	6	3 %	3	35	15	20
08-09	124	18	0	0 %	5	25	15	20
09-10	100	14	0	0 %	3	25	16	21
10-11	102	15	4	4 %	4	29	16	21
11-12	82	12	0	0 %	3	25	14	19
12-13	107	15	4	4 %	4	29	15	22
13-14	74	11	4	5 %	3	30	15	21
14-15	80	11	2	3 %	4	27	17	21
15-16	85	12	0	0 %	3	24	14	20
16-17	109	16	0	0 %	4	23	14	19
17-18	132	19	1	1 %	3	27	14	20
18-19	128	18	2	2 %	3	29	15	21
19-20	75	11	0	0 %	3	24	16	21
20-21	52	7	0	0 %	3	25	13	19
21-22	57	8	0	0 %	3	25	15	19
22-23	14	2	0	0 %	3	22	13	17
23-24	18	3	1	6 %	10	30	19	23
	1,729	248	25	2 %	5	26	16	20

Technician Name: administrator

Location: Chatum Light Run EB Report Period: 3/7/2022 to 3/13/2022

Address: 7115 Chatum Light Run, Bradenton, Florida, 34212 Total Vehicle Count: 2,174



Hour	Total Vehicles	Average Vehicles	Total Violations	% Violations	Min. Speed	Max. Speed	Avg. Speed	85% Speed
00-01	10	1	1	10 %	16	29	20	22
01-02	5	1	0	0 %	16	19	17	17
02-03	6	1	0	0 %	9	21	14	17
03-04	35	5	1	3 %	3	26	14	19
04-05	18	3	0	0 %	11	24	19	23
05-06	37	5	0	0 %	4	21	14	19
06-07	116	17	1	1 %	3	29	15	20
07-08	170	24	3	2 %	3	29	15	21
08-09	141	20	2	1 %	3	29	16	21
09-10	103	15	2	2 %	3	27	15	21
10-11	245	35	3	1 %	3	29	14	16
11-12	179	26	0	0 %	3	24	14	19
12-13	113	16	1	1 %	4	26	14	20
13-14	113	16	0	0 %	3	25	13	21
14-15	108	15	1	1 %	3	26	15	20
15-16	131	19	1	1 %	3	26	14	19
16-17	163	23	1	1 %	3	27	14	20
17-18	149	21	1	1 %	3	26	13	20
18-19	127	18	2	2 %	3	29	14	20
19-20	90	13	1	1 %	3	29	13	21
20-21	37	5	1	3 %	3	30	15	22
21-22	31	4	0	0 %	3	25	16	21
22-23	23	3	0	0 %	5	21	16	21
23-24	24	3	0	0 %	3	22	16	21
	2,174	309	22	1 %	5	26	15	20

Tab 7



District Manager's Report April 5

2022

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UPCOMING DATES TO REMEMBER

- Next Meeting: May 3, 2022
- FY 2020-2021 Audit Completion Deadline: June 30, 2022
- Next Election (Seats 3 and 5): November 8, 2022, time to register is June 13 17, 2022 @ 12P

FINANCIAL SUMMARY	2/28/2022
General Fund Cash & Investment Balance:	\$606,886
Reserve Fund Cash & Investment Balance:	\$558,097
Debt Service Fund Investment Balance:	\$973,999
Total Cash and Investment Balances:	\$2,138,982
General Fund Expense Variance:	Under Budget

RASI Reports <u>rasireports@rizzetta.com</u> • CDD Finance Team <u>CDDFinTeam@rizzetta.com</u>



- Speed related signs gave been ordered and staff is working together to come up with an installation plan.
- The Project endorsement letter requested by Mr. Bruce has been written and given to Mr. Bruce.
- DM is working with FHP on a more detailed report for off-duty services.

Tab 8



Typical Faded Wetland Sign



Wetland Sign Leaning



Wetland Sign Partially Blocked by Vegetation



Wetland Sign on Golf Course













Tab 9

Exhibit "A"

Heritage Harbour Asphalt Repairs

Bid Tabulation Form 3.25.22

				Gator Grading		AJAX Paving		Superior Asphalt	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total
1*	Micropave overlay (SP-4.75 with PG 76-22 polymer)	1,770	SY	14.15	25,045.50	15.25	26,992.50	14.15	25,045.50
2	Edge Mill for Micropave SP-4.75 transitions	53	LF	16.00	848.00	200.00	10,600.00	87.25	4,624.25
3	Spot Repairs S-1 ABC base	40	Ton	285.00	11,400.00	300.00	12,000.00	400.00	16,000.00
4	Mill approximately 1"	12,450	SY	2.15	26,767.50	2.75	34,237.50	3.50	43,575.00
5	SP 9.5 Overlay (approximately 1")	12,450	SY	8.90	110,805.00	8.25	102,712.50	8.40	104,580.00
6	1" Ring Risers	2	EA	292.00	584.00	175.00	350.00	830.00	1,660.00
7	Traffic Paint Crosswalk Lines (12")	411	LF	2.30	945.30	1.40	575.40	5.00	2,055.00
8	Traffic Paint Stop Bar (24")	12	LF	3.75	45.00	3.25	39.00	5.00	60.00
9	Traffic Paint white center skip stripe (6")	3,581	LF	1.10	3,939.10	0.60	2,148.60	0.60	2,148.60
10	Traffic paint turn lane entrance stripe (6")	261	LF	2.65	691.65	0.60	156.60	5.00	1,305.00
11	Traffic paint yellow merging lane (6" outside double yellow, 18" chevron)	342	LF	2.65	906.30	2.25	769.50	5.00	1,710.00
12	Traffic paint right turn arrows	4	EA	33.00	132.00	71.85	287.40	50.00	200.00
13	Traffic paint left turn arrows	2	EA	33.00	66.00	71.85	143.70	50.00	100.00
14	Remove & replace hydrant reflectors	1	LS	130.00	130.00	22.10	22.10	25.00	25.00
15	Miscellaneous cleanup and work	1	LS	583.00	583.00	4,615.00	4,615.00	27,750.00	27,750.00
Total				\$182,888.35		\$195,649.80		\$230,838.35	

^{*} Item 1 has a nominal thickness of 3/4" to 1"

Tab 10

From: <u>Mike Neville</u>
To: <u>Christina Newsome</u>

Subject: [EXTERNAL] Two Potential "New Business" Agenda Items For April HH South CDD Board Meeting

Date: Wednesday, March 23, 2022 7:25:13 PM

Hi Christina:

At its meeting of today the HH Master HOA approved purchasing ten trash receptacles, at approx. \$290 each, to be located in Central Park near the baseball fields and playground. This purchase appears to be part of their agreement with the baseball leagues in preparing the facility for this upcoming season. The current trash receptacles (which are slated to be replaced) in those locations are identical to the approx. fourteen other trash receptacles located elsewhere throughout the park. The trash receptacle model which the HH Master HOA is purchasing can be found at the following link:

https://www.thecarycompany.com/42-gallon-green-slatted-trash-receptacle-flat-top-bug-barrier-lid



42 Gallon Green Slatted Trash Receptacle, Flat Top Bug Barrier Lid

The 56BT33 is a fully assembled 42 gallon green slatted trash receptacle with a flat top bug barrier lid. The assembly includes the receptacle, lid, heavy-duty black liner, and landyard kit. Flat top bug barrier lids offer a low-profile and a movable door to allow waste to enter while keeping bugs like bees and flies out. These receptacles are durable and work well in high-wind

www.thecarycompany.com

In speaking with the Manager for the HH Master HOA (Lee Weiss, who did extensive research in finding a relatively low cost trash receptacle model) I was informed that if the CDD were to follow suit and replace the remaining 14 trash receptacles with this model his staff (which empties the current trash receptacles on a daily basis) would continue to do so using this model receptacle. Additionally, Mr. Weiss informed me that he felt that replacing the present receptacles would eliminate the ongoing raccoon damage and scattered trash problems that are seen near many of the present trash receptacles in the park.

I'm requesting adding to the next HH South CDD agenda a discussion regarding this potential capital expenditure item as part of our budgeting process for the upcoming fiscal year. The approximate total cost would be $14 \times 290 plus installation, which I estimate to be a grand total of less than \$5,000. I will make the argument requesting this expenditure, knowing that if the budget comes in too high then we can defer this item.

The HH Master HOA Board also brought up the idea of a joint meeting with the HH South CDD Board to discuss the potential land transfer from Lennar, storm water and pond matters, and other topics. The last such meeting, held prior to your joining Rizzetta & Company, was very productive and I'm optimistic that holding another such joint meeting in the near future would be beneficial to both parties. Thus, I'm also requesting that you add, again under "New Business" the topic of scheduling such a meeting between the two boards.

Thank you,

Mike Neville

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CARYCOMPANY Est 1895

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Industrial Filtration

Spill Control & Containment

Temperature Control & Heaters

Additional Products/Supplies

Clearance

Home / Facility Supplies / Trash Cans / Outdoor Trash Cans / 42 Gallon Receptacles / 42 Gallon Receptacles, Flat Top Bug Barrier / 42 Gallon Green Slatted Trash Receptacle, Flat Top Bug Barrier Lid

Part#:56BT33

42 Gallon Green Slatted Trash Receptacle, Flat Top Bug Barrier Lid

Keeps the bugs out and trash inside

The 56BT33 is a fully assembled 42 gallon green slatted trash receptacle with a flat top bug barrier lid. The assembly includes the receptacle, lid, heavy-duty black liner, and landyard kit. Flat top bug barrier lids offer a low-profile and a movable door to allow waste to enter while keeping bugs like bees and flies out. These receptacles are durable and work well in high-wind outdoor locations such as beaches, zoos, playgrounds, and national parks. Since the lid covers the receptacle, they are also attractive and suitable for indoor locations with frequent pedestrian traffic such as shopping malls, movie theaters, and other commercial centers. The slatted sides offer a classic aesthetic look and helps to deter vandalism. Made from 100% recycled polyethylene, they are long lasting and chip, peel, rust, and fade resistant.

Product Specifications

Quantity	Price \$310.500 ea.				
1					
2	\$289.800 ea.				

Packaging Detail Pallet Pack: 10 ea.

Add to Cart

Availability: 7-10 Days

Add to My List

Interested in larger quantities?















Tab 11



AGREEMENT FOR UNDERWRITING SERVICES HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

April 5, 2022

Board of Supervisors Heritage Harbour South Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Heritage Harbour South Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") for the purpose of refunding the District's outstanding Series 2013A Bonds (the "Prior Bonds"). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

- 1. <u>Scope of Services:</u> MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
 - Preparation of rating strategies and presentations related to the issue being underwritten.
 - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
 - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
 - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - Preparation of post-sale reports for the issue, if any.
 - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.
- 2. <u>Fees:</u> The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the



proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

- **3.** <u>Termination:</u> Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- **4.** <u>Purchase Contract:</u> At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
- 5. <u>Notice of Meetings:</u> The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- 6. Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17. The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

1881	
Brett Sealy Managing Partner	
Approved and Accepted By:	
Title:	
Date:	

Sincerely,

MBS Capital Markets, LLC



EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being



underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.