MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: __________________________ File Number: __________________________

File Name: __________________________

This application shall be used for all land development rezone or comprehensive plan amendment request. Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: WILLOW WALK PHS II-A, B, & D

TYPE OF APPROVAL DESIRED: FINAL PLAT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDR-14-04(P)/17-S-18(P)/FSP-17-28, CLOS 14-025, PDR-14-04/14-S-72(P)/FSP-14-67 & AMENITY CENTER PDR-14-04/FSP-15-11

A. Property Information

1. Legal Description: SEE ATTACHED EXHIBIT “A”

2. D. P. Number(s): 760900129

3. Section: 5 Township: 34S Range: 18E

4. Subdivision Name (if Platted): N/A

5. Lot: N/A Block: N/A

6. Address or Location of Property (See Address Coordinator, if physical address is needed): 4110 41ST STREET EAST, PALMETTO 34221

7. Present Zoning Classification: PDR

8. (If Rezone) Proposed Zoning Classification: N/A

9. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A

10. Future Land Use Category: RES-3 / RES-6

11. Flood Zone Category: A, X Map/Panel Numbers: 12081C0167E (COMM) PANEL: 12015 0167E

12. Property Size (to the nearest tenth of acre or sq. ft.): 52.793

13. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): VACANT / GRAZING

14. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.): VACANT (OWNER: CONE & GRAHAM INC) VACANT (OWNERS: SOHO MENDOZA LLC & CONE & GRAHAM INC)

b. South: RESIDENTIAL (WILLOW WALK PHS I (SOUTH) d. West: RESIDENTIAL (SUGAR MILL LAKE SUBDIVISION & SINGLE-FAMILY RESIDENCES

15. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):

FINAL PLAT APPROVAL FOR A PROPOSED 52.793± AC, CONSISTING OF PHS II-A, B, & D, TO CONSTRUCT 144 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS & RELATED INFRASTRUCTURE
B. Names/Addresses
List all person(s) having ownership in subject property

1. Name of Property Owner: OK WILLOW WALK, LLC
   Address: 701 SOUTH OLIVE AVENUE, STE 104
   Zip: 33401 Telephone: 813.615.1244 Fax: 
   Email Address: pharvey@kolter.com

2. Name of Property Owner: 
   Address: 
   Zip: Telephone: Fax: 
   Email Address: 

3. Name of Agent: MORRIS ENGINEERING & CONSULTING, LLC
   Address: 6997 PROFESSIONAL PKWY EAST, STE. B, SARASOTA, FLORIDA
   Zip: 34240 Telephone: 941.444.6644 Fax: 
   Email Address: mmorris@morriseengineering.net

4. Name of Engineer: MORRIS ENGINEERING & CONSULTING, LLC
   Address: 6997 PROFESSIONAL PKWY EAST, STE. B, SARASOTA, FLORIDA
   Zip: 34240 Telephone: 941.444.6644 Fax: 
   Email Address: mmorris@morriseengineering.net

5. Name of Architect: TBA
   Address: 
   Zip: Telephone: Fax: 
   Email Address: 

6. Name of Landscape Architect: LAND ARTS DESIGN STUDIO, LLC
   Address: 2421 WEST SUNSET DRIVE, TAMPA, FLORIDA
   Zip: 33629 Telephone: 813.786.8049 Fax: 
   Email Address: 

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.
C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

[Signature of Property Owner or Agent]

Additional Information

CONTACT:

Building & Development Services Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org

Rev. 2/8/10
**Exhibit “A”**

**WILLLOW WALK - PHASE IIA-IIB-IID**

**DESCRIPTION:** A portion of Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 17, & 18, according to the MAP of Eichenberger Heirs and W.H.N. Wertz, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida; Together with a portion of TRACT "R", WILLLOW WALK PHASE 1A, as recorded in Plat Book 58, Pages 103 through 121, of the Public Records of Manatee County, Florida; Together with a portion of the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 34 South, Range 18 East, Manatee County, Florida, all lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the East 1/4 corner of said Section 5, run thence along East boundary of the South 1/2 of the Northeast 1/4 of said Section 5, N.00°25'06"W., a distance of 1329.65 feet to the Northeast corner of said South 1/2 of the Northeast 1/4 of Section 5; thence along the North boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.89°49'07"W., a distance of 332.41 feet to a point on the Northerly boundary of Florida Power & Light Company right of way (50 foot Right of Way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Northerly right of way line, the following two (2) courses: 1) S.63°25'41"W., a distance of 766.24 feet to the **POINT OF BEGINNING**; 2) continue S.63°25'41"W., a distance of 961.50 feet; thence departing said Northerly boundary of Florida Power & Light Company right of way, Southeasterly, 50.19 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 16°25'51" (chord bearing S.25°14'42"E., 50.01 feet) to a point on the Southerly boundary of said Florida Power & Light Company right of way, said point also being on the Northerly boundary of said WILLLOW WALK PHASE 1A; thence Southeasterly, 9.26 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 03°01'51" (chord bearing S.34°58'32"E., 9.26 feet); thence S.36°29'28"E., a distance of 108.54 feet; thence Southeasterly, 79.95 feet along the arc of a tangent curve to the right having a radius of 225.00 feet and a central angle of 20°21'31" (chord bearing S.26°18'42"E., 79.53 feet); thence S.16°07'56"E., a distance of 5.32 feet; thence Southerly, 59.09 feet along the arc of a tangent curve to the left having a radius of 775.00 feet and a central angle of 04°22'06" (chord bearing S.18°18'59"E., 59.07 feet); thence S.20°30'02"E., a distance of 73.19 feet; thence Southeasterly, 33.22 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 76°07'44" (chord bearing S.58°33'54"E., 30.83 feet) to a point on the Northerly right of way of LINDEVER LANE of said WILLLOW WALK PHASE 1A; thence along said Northerly right of way, Westerly, 78.90 feet along the arc of a compound curve to the left having a radius of 325.00 feet and a central angle of 13°54'33" (chord bearing S.76°24'38"W., 78.70 feet) to the Southwest corner of said TRACT "R"; thence along the Westerly boundary of said TRACT "R" the following three (3) courses: 1) N.16°07'56"W., a distance of 156.59 feet; 2) Northwesterly, 14.21 feet along the arc of a tangent curve to the left having a radius of 40.00 feet and a central angle of 20°21'31" (chord bearing N.26°18'42"W., 14.14 feet); 3) N.36°29'28"W., a distance of 175.02 feet to said Southerly boundary of Florida Power & Light Company right of way and the Northerly boundary of said WILLLOW WALK PHASE 1A; thence along said Southerly and Northerly boundary, N.63°25'41"E., a distance of 9.29 feet; thence departing said Southerly and Northerly boundary, Northwesterly, 50.11 feet along the arc of a non-tangent curve to
the right having a radius of 225.00 feet and a central angle of 12°45'39" (chord bearing N.25°32'39"W., 50.01 feet) to said Northerly boundary of Florida Power & Light Company right of way; thence along said Northerly boundary, S.63°25'41"W., a distance of 786.87 feet to the Southeast corner of the Regan parcel, according to Official Records Book 1276, Page 1002, of the Public Records of Manatee County, Florida; thence along the East boundary of said Regan parcel, and the East boundary of the Townsend parcel, according to Official Records Book 2351, Page 2950, of the Public Records of Manatee County, Florida, N.00°17'11"W., a distance of 1148.96 feet to the Northeast corner of said Townsend parcel; thence along the North boundary of said Townsend parcel, N.89°47'28"W., a distance of 348.14 feet to the Northwest corner thereof, also being a point on the East boundary of Palmetto, Florida, English Congregation of Jehovah's Witnesses, Inc.; thence along said East boundary of Palmetto, Florida, English Congregation of Jehovah's Witnesses, Inc. parcel, N.00°19'31"W., a distance of 5.64 feet to the Northeast corner thereof; thence N.37°41'11"W., a distance of 685.07 feet; thence N.13°46'43"E., a distance of 505.10 feet; thence Westerly, 91.04 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 13°54'33" (chord bearing N.83°10'34"W., 90.81 feet); thence S.89°52'09"W., a distance of 98.19 feet; thence Southwesterly, 426.21 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 88°48'00" (chord bearing S.45°28'09"W., 384.81 feet); thence S.01°04'10"W., a distance of 269.11 feet; thence N.88°55'50"W., a distance of 191.00 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.46°04'10"W., 35.36 feet) to a point on the Easterly maintained right of way of Ellenton - Gillette road, according to Road Plat Book 12, Pages 78 through 96, of the Public Records of Manatee County, Florida; thence along said Easterly right of way, N.01°04'10"E., a distance of 170.00 feet; thence departing said Easterly right of way, Southeasternly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.43°55'50"E., 35.36 feet); thence S.88°55'50"E., a distance of 116.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.46°04'10"E., 35.36 feet); thence N.01°04'10"E., a distance of 124.11 feet; thence Northeasternly, 503.70 feet along the arc of a tangent curve to the right having a radius of 325.00 feet and a central angle of 88°48'00" (chord bearing N.45°28'09"E., 454.78 feet); thence N.89°52'09"E., a distance of 98.19 feet; thence Easterly, 137.09 feet along the arc to the right having a radius of 425.00 feet and a central angle of 18°28'55" (chord bearing S.80°53'23"E., 136.50 feet); thence N.18°21'04"E., a distance of 120.00 feet; thence N.00°07'51"W., a distance of 48.11 feet; thence N.89°52'09"E., a distance of 428.40 feet; thence S.26°11'48"E., a distance of 1404.91 feet; thence N.78°05'00"E., a distance of 256.15 feet; thence Northerly, 12.20 feet along the arc of a non-tangent curve to the left having a radius of 775.00 feet and a central angle of 00°54'08" (chord bearing N.12°22'04"W., 12.20 feet); thence N.77°10'52"E., a distance of 50.00 feet; thence Southeasterly, 37.80 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 86°37'40" (chord bearing S.56°07'58"E., 34.30 feet); thence N.80°33'12"E., a distance of 96.14 feet; thence Northerly, 120.57 feet along the arc of a non-tangent curve to the left having a radius of 945.00 feet and a central angle of 07°18'37" (chord bearing N.14°37'04"W., 120.49 feet); thence N.80°33'12"E., a distance of 29.68 feet; thence Easterly, 255.55 feet along the arc of a tangent curve to the left having a radius of 855.00 feet and a central angle of 17°07'31" (chord bearing N.71°59'27"E., 254.60 feet); thence N.63°25'41"E., a distance of 196.11 feet; thence Southerly, 120.51 feet along the arc of a non-tangent curve to the left having a radius of 1645.00 feet and a central angle of 04°11'51" (chord bearing S.21°25'24"E., 120.49 feet); thence S.26°34'19"E., a distance of 50.00 feet; thence S.63°25'41"W., a distance of 1.90 feet; thence
Southeasterly, 37.53 feet along the arc of a non-tangent curve to the left having a radius of 1645.00 feet and a central angle of 01°18'26" (chord bearing S.25°55'06"E., 37.53 feet); thence S.26°34'19"E., a distance of 237.48 feet; thence S.63°25'41"W., a distance of 15.00 feet; thence S.26°34'19"E., a distance of 170.00 feet; thence S.63°25'41"W., a distance of 15.66 feet; thence S.26°34'19"E., a distance of 130.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

DESCRIPTION: A portion of Florida Power & Light Company Right of Way, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 of said Section 5, run thence along the East boundary of the Northeast 1/4 of said Section 5, N.00°25'06"W., a distance of 1329.65 feet to the Northeast corner of the South 1/2 of said Northeast 1/4 of Section 5; thence along the North boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.89°49'07"W., a distance of 221.34 feet to the Southerly of Florida Power & Light Company right of way line (50 foot wide Right of Way, formerly C.S.X Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Southerly right of way line, the following two (2) courses: 1) S.63°25'41"W., a distance of 1828.08 feet to the POINT OF BEGINNING; 2) continue S.63°25'41"W., a distance of 50.28 feet; thence Northerly, 50.11 feet along the arc of a non-tangent curve to the right having a radius of 225.00 feet and a central angle of 12°45'39" (chord bearing N.25°32'39"W., 50.01 feet) to the Northerly right of way line of said Florida Power & Light Company right of way; thence along said Northerly right of way line, N.63°25'41"E., a distance of 50.54 feet; thence Southerly, 50.19 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 16°25'51" (chord bearing S.25°14'42"E., 50.01 feet) to the POINT OF BEGINNING.
November 6, 2017

Final Plat Coordinator / Case Manager
Manatee County Government Building &
Development Services 1112 Manatee
Avenue West Bradenton, Florida 34205

Reference: Willow Walk Phase’s A, B & D
Subdivision Final Plat - Engineering Letter
N/A Response to Plat Checklist Items 19 - 26

Dear Case Manager:

I am writing this letter, as the Engineer of Record, for Willow Walk Phases A, B & D, to provide explanation on the items marked as "Not Applicable" on the submittal checklist. The following is the required explanation for each item:

- **Items No. 7 – 17**
  * (# 7) Copy for “Certificate of Level of Service” Compliance.
  * (#s 8 – 15) The Draft copy of the HOA Declaration of Covenants & Restrictions, including: Draft copies of the Fiscal Program, Right of Entry by County, Listing of Holdings, Maintenance Program, Notice to Buyers, Articles of Incorporations filed with the State & Bylaws of the Non-profit Organization.
  * (# 17) Copy of the Grading & Drainage Plan.

  * (# 7) The Preliminary Plat / FSP Sign-off is deemed approved by Margaret Tusing however, we are awaiting Manatee County’s approval letter; at which time we receive the approval letter, we will obtain the CLOS Compliance from Susan Barfield and submit a copy with Version 2.
  * (#’s 8 – 15) These items are currently being completed by DR Horton and will be submitted with Version 2.
  * (# 17) The Construction Drawing Sign-off is deemed approved by Public Works, however, we are awaiting Manatee County’s approval letter; at which time we receive the approval letter, we will submit the approved PG&D plan with Version 2.

- **Item No. 21 (Original Cost Estimates from EOR for the following:**
  * Infrastructure – The Cost Estimates for Public & Private Infrastructure, is being submitted to Public Works for review / approval, however, the Original Cost Estimates are provided for your information, and the approval letters will be submitted with Version 2.
  * Landscaping – N/A, Willow Walk Phases A, B & D consist of street trees only.
  * Environmental – N/A to Willow Walk Phases A, B & D Development.

**Item No. 22 (Original Performance Bond) -** The Bonds will be processed and executed once Public Works has issued their cost estimate approval letters for Public and Private Infrastructure, and will be submitted with Version 2. Upon receipt of the Infrastructure Approval Letter, we will contact Jane Oliver to assist us in procuring the agreements. At the time of completion and final
inspection, a Bond Estimate will be provided for County approval for Defect Security, and a subsequent bond will be provided, as required.

- **Item No. 23 (Original Bond Agreements)** - See response to Item No. 22, above.
- **Item No. 24 (Original Conservation Easement)** - There are no proposed Conservation Easements within the Willow Walk Phases A, B & D Development.
- **Item No. 25 (Original Maintenance Agreement for the Right-of-Way Island)** - There are no proposed Right-of-Way Islands within the Willow Walk Phases A, B, & D Development.
- **Item No. 26 (Off-Site Easements)** - There are no proposed off-site easements within the Willow Walk Phases A, B & D Development.

We trust the information meets your needs at this time for Final Plat review / approval, however, should you have any questions or require additional information, do not hesitate to contact our office.

Sincerely,

MORRIS ENGINEERING & CONSULTING, LLC

Matthew J. Morris, P.E.
Florida License No.: 68434
ENGINEER'S CERTIFICATION

I, MATTHEW J. MORRIS, P.E., the Engineer of Record, do hereby certify that all improvements in connection with WILLOW WALK PHASES A, B & D (Subdivision) have been personally inspected by me or a Florida Registered Engineer under my supervision and were thereby found to be completed in accordance with approved plans and specifications. This also includes any changes, authorized by a County Engineer, stipulations and concurrency improvements associated with Concurrency Level of Service (CLoS)# 14-025 for this phase (or subdivision). As-built drawings showing all improvements as constructed accompany this certificate, as required by the respective County departments.

Signed and sealed this 7th day of NOVEMBER, 2017.

(NAME)

Florida Registered Engineer
MANATEE COUNTY

ITEM 1 OF 1

MISC FEES RECEIPT

RECEIPT #: 81000007630
PRINT DATE: 11/08/2017
PRINT TIME: 10:12:23
RECEIPT DATE: 11/08/2017
OPERATOR: cstrong
COPY #: 2

RECEIVED BY: C. STRONG
REC' D. FROM: OK WILLOW WALK LLC
CASH DRAWER: 81

Notes ...............: WILLOW WALK PHS II-A-B & E
DTS 20170575

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TOTAL RECEIPT: 5,440.00
MANATEE COUNTY PLANNING DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) (print): OK WILLOW WALK, LLC
Mailing Address (print): 701 SOUTH OLIVE AVENUE, STE 104
WEST PALM BEACH, FLORIDA 33401
Officer’s Name and Title (print): JAMES P. HARVEY, VICE PRESIDENT

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal
description, to wit: SEE ATTACHED EXHIBIT “A” LEGAL DESCRIPTION

2. That this property constitutes the property for which a request for FINAL PLAT APPROVAL
FOR WILLOW WALK PHASES II-A, B & D

(Type of Application Approval Requested)
Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint MORRIS ENGINEERING &
CONSULTING, LLC
as agent(s) to execute any petitions or other documents necessary to affect such petition; and
request that you accept my agent(s) signature as representing my agreement of all terms and
conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on
the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Owner’s Signature/Print Title

Owner’s Signature/Print Title

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this OCTOBER 2017, 2017 by
JAMES P. HARVEY, VP OF OK WILLOW WALK, LLC, who is personally known to me or who
(name of person acknowledging)

has produced ______________ as identification.
(type of identification)

My Commission Expires: 01/12/2020
Notary Public State of Florida
Bryan T. Lopresti
My Commission FF 943030
Expires 01/12/2020

Signature of Person Taking Acknowledgment

Title or Rank
WILLOW WALK - PHASE IIA-IIIB-IID

DESCRIPTION: A parcel of land lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, also being portions of Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 17, & 18, according to the MAP OF EICHENBERGER HEIRS and the MAP OF W.H.N. WERTZ, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 5, run thence along East boundary of the South 1/2 of the Northeast 1/4 of said Section 5, N.00°25'18"W., a distance of 1329.65 feet to the Northeast corner of said South 1/2 of the Northeast 1/4 of Section 5; thence along the North boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.89°49'07"W., a distance of 332.41 feet to a point on the Northerly boundary of Florida Power & Light Company right-of-way (50 foot Right Of Way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Northerly right-of-way line, the following two (2) courses: 1) S.63°25'41"W., a distance of 766.24 feet to the POINT OF BEGINNING; 2) continue S.63°25'41"W., a distance of 1798.91 feet to the Southeast corner of the Reagan parcel, according to Official Records Book 1276, Page 1002, of the Public Records of Manatee County, Florida; thence along the East boundary of said Reagan parcel, and the East boundary of the Townsend parcel, according to Official Records Book 2351, Page 2950, of the Public Records of Manatee County, Florida, N.00°17'11"W., a distance of 1148.96 feet to the Northeast corner of said Townsend parcel; thence along the North boundary of said Townsend parcel, N.89°47'28"W., a distance of 348.14 feet to the Northwest corner thereof, also being a point on the East boundary of Palmetto, Florida, English Congregation of Jehovah's Witnesses, Inc.; thence along said East boundary of Palmetto, Florida, English Congregation of Jehovah's Witnesses, Inc. parcel, N.00°19'31"W., a distance of 5.64 feet to the Northeast corner thereof; thence N.37°41'11"W., a distance of 685.07 feet; thence N.13°46'43"E., a distance of 555.10 feet; thence Easterly, 33.92 feet along the arc of a non-tangent curve to the right having a radius of 425.00 feet and a central angle of 04°34'21" (chord bearing S.73°56'06"E., 33.91 feet); thence N.18°21'04"E., a distance of 120.00 feet; thence N.00°07'51"W., a distance of 48.11 feet; thence N.89°52'09"E., a distance of 428.40 feet; thence S.26°11'48"E., a distance of 1404.91 feet; thence N.78°05'00"E., a distance of 256.15 feet; thence Northerly, 12.20 feet along the arc of a non-tangent curve to the left having a radius of 775.00 feet and a central angle of 00°54'08" (chord bearing N.12°22'04"W., 12.20 feet); thence N.77°10'52"E., a distance of 50.00 feet; thence Southeasterly, 37.80 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 89°47'40" (chord bearing S.56°07'58"E., 34.30 feet); thence N.80°33'12"E., a distance of 96.14 feet; thence Northerly, 120.57 feet along the arc of a non-tangent curve to the left having a radius of 945.00 feet and a central angle of 07°18'37" (chord bearing N.14°37'04"W., 120.49 feet); thence N.80°33'12"E., a distance of 29.68 feet; thence Easterly, 255.55 feet along the arc of a tangent curve to the left having a radius of 855.00 feet and a central angle of 17°07'31" (chord bearing N.71°59'27"E., 254.60 feet); thence N.63°25'41"E., a distance of 196.11 feet; thence Southerly, 120.51 feet along the arc of a non-tangent curve to the left having a radius of 1645.00 feet and a central angle of 04°11'51" (chord bearing S.21°25'24"E., 120.49 feet); thence S.26°34'19"E., a distance of 50.00 feet; thence S.63°25'41"W., a distance of 1.90 feet; thence Southeasterly, 37.53 feet along the arc of a non-tangent curve to the left having a radius of 1645.00 feet and a central angle of 01°18'26" (chord bearing S.25°55'06"E., 37.53 feet); thence S.26°34'19"E., a distance of 237.48 feet; thence S.63°25'41"W., a distance of 15.00 feet; thence S.26°34'19"E., a distance of 170.00 feet; thence S.63°25'41"W., a distance of 15.66 feet; thence S.26°34'19"E., a distance of 130.00 feet to the POINT OF BEGINNING.
TITLE CERTIFICATION

SUBDIVISION NAME: WILLOW WALK - PHASE IIA-IIB-IID

LEGAL DESCRIPTION: (Attach as Exhibit "A")

I, Jessica Paz Mahoney, the Attorney-at Law, hereby confirm that apparent record title to the land described above and shown on the plat of Willow Walk - Phase IIA-IIB-IID is in the name of OK Willow Walk LLC, a Delaware limited liability company and Willow Walk Community Development District, a special purpose unit of local government established under Chapter 190 Florida Statutes, the organizations executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

MORTGAGEES:

Mortgage and Security Agreement in favor of Maronda Homes, Inc. of Florida, a Florida corporation, dated October 2, 2017 and recorded October 3, 2017.

LIENS:

Note

OFFICIAL RECORD BOOK AND PAGE(S):

Official Records Book 2695, Page 1197

WITNESS my hand and official seal at Manatee County, Florida, this 6th day of April, 2018.

Signature

Jessica Paz Mahoney, Esq.
Feldman & Mahoney, P.A.
2240 Belleair Road
Suite 210
Clearwater, FL 33764
FL. Bar No. 512931
WILLOW WALK - PHASE IIA-IIIB-IID

DESCRIPTION: A portion of Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 17, & 18, according to the MAP of Eichenberger Heirs and W.H.N. Wertz, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida; Together with a portion of TRACT "R", WILLOW WALK PHASE 1A, as recorded in Plat Book 58, Pages 103 through 121, of the Public Records of Manatee County, Florida; Together with a portion of the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 34 South, Range 18 East, Manatee County, Florida, all lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 5, run thence along East boundary of the South 1/2 of the Northeast 1/4 of said Section 5, N.00°25'06"W., a distance of 1329.65 feet to the Northeast corner of said South 1/2 of the Northeast 1/4 of Section 5; thence along the North boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.89°49'07"W., a distance of 332.41 feet to a point on the Northerly boundary of Florida Power & Light Company right of way (50 foot Right of Way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Northerly right of way line, the following two (2) courses; 1) S.63°25'41"W., a distance of 766.24 feet to the POINT OF BEGINNING; 2) continue S.63°25'41"W., a distance of 961.50 feet; thence departing said Northerly boundary of Florida Power & Light Company right of way, Southeasterly, 50.19 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 16°25'51" (chord bearing S.25°14'42"E., 50.01 feet) to a point on the Southerly boundary of said Florida Power & Light Company right of way, said point also being on the Northerly boundary of said WILLOW WALK PHASE 1A; thence Southeasterly, 9.26 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 03°01'51" (chord bearing S.34°58'32"E., 9.26 feet); thence S.36°29'28"E., a distance of 108.54 feet; thence Southeasterly, 79.95 feet along the arc of a tangent curve to the right having a radius of 225.00 feet and a central angle of 20°21'31" (chord bearing S.26°18'42"E., 79.53 feet); thence S.16°07'56"E., a distance of 5.32 feet; thence Southerly, 59.09 feet along the arc of a tangent curve to the left having a radius of 775.00 feet and a central angle of 04°22'06" (chord bearing S.18°18'59"E., 59.07 feet); thence S.20°30'02"E., a distance of 73.19 feet; thence Southeasterly, 33.22 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 76°07'44" (chord bearing S.58°33'54"E., 30.83 feet) to a point on the Northerly right of way of LINDEVER LANE of said WILLOW WALK PHASE 1A; thence along said Northerly right of way, Westerly, 78.90 feet along the arc of a compound curve to the left having a radius of 325.00 feet and a central angle of 13°54'33" (chord bearing S.76°24'38"W., 78.70 feet) to the Southwest corner of said TRACT "R"; thence along the Westerly boundary of said TRACT "R" the following three (3) courses: 1) N.16°07'56"W., a distance of 156.59 feet; 2) Northwesterly, 14.21 feet along the arc of a tangent curve to the left having a radius of 40.00 feet and a central angle of 20°21'31" (chord bearing N.26°18'42"W., 14.14 feet); 3) N.36°29'28"W., a distance of 175.02 feet to said Southerly boundary of Florida Power & Light Company right of way and the Northerly boundary of said WILLOW WALK PHASE 1A; thence along said Southerly and Northerly boundary, N.63°25'41"E., a distance of 9.29 feet; thence departing said Southerly and Northerly boundary, Northwesterly, 50.11 feet along the arc of a non-tangent curve to
the right having a radius of 225.00 feet and a central angle of 12°45'39" (chord bearing N.25°32'39"W., 50.01 feet) to said Northerly boundary of Florida Power & Light Company right of way; thence along said Northerly boundary, S.63°25'41"W., a distance of 786.87 feet to the Southeast corner of the Regan parcel, according to Official Records Book 1276, Page 1002, of the Public Records of Manatee County, Florida; thence along the East boundary of said Regan parcel, and the East boundary of the Townsend parcel, according to Official Records Book 2351, Page 2950, of the Public Records of Manatee County, Florida, N.00°17'11"W., a distance of 1148.96 feet to the Northeast corner of said Townsend parcel; thence along the North boundary of said Townsend parcel, N.89°47'28"W., a distance of 348.14 feet to the Northwest corner thereof, also being a point on the East boundary of Palmetto, Florida, English Congregation of Jehovah's Witnesses, Inc.; thence along said East boundary of Palmetto, Florida, English Congregation of Jehovah's Witnesses, Inc. parcel, N.00°19'31"W., a distance of 5.64 feet to the Northeast corner thereof; thence N.37°41'11"W., a distance of 685.07 feet; thence N.13°46'43"E., a distance of 505.10 feet; thence Westerly, 91.04 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 13°54'33" (chord bearing N.83°10'34"W., 90.81 feet); thence S.89°52'09"W., a distance of 98.19 feet; thence Southwesterly, 426.21 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 88°48'00" (chord bearing S.45°28'09"W., 384.81 feet); thence S.01°04'10"W., a distance of 269.11 feet; thence N.88°55'50"W., a distance of 191.00 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.46°04'10"W., 35.36 feet) to a point on the Easterly maintained right of way of Ellenton - Gillette road, according to Road Plat Book 12, Pages 78 through 96, of the Public Records of Manatee County, Florida; thence along said Easterly right of way, N.01°04'10"E., a distance of 170.00 feet; thence departing said Easterly right of way, Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.43°55'50"E., 35.36 feet); thence S.88°55'50"E., a distance of 116.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.46°04'10"E., 35.36 feet); thence N.01°04'10"E., a distance of 124.11 feet; thence Notheasterly, 503.70 feet along the arc of a tangent curve to the right having a radius of 325.00 feet and a central angle of 88°48'00" (chord bearing N.45°28'09"E., 454.78 feet); thence N.89°52'09"E., a distance of 98.19 feet; thence Easterly, 137.09 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 18°28'55" (chord bearing S.80°53'23"E., 136.50 feet); thence N.18°21'04"E., a distance of 120.00 feet; thence N.00°07'51"W., a distance of 48.11 feet; thence N.89°52'09"E., a distance of 428.40 feet; thence S.26°11'48"E., a distance of 1404.91 feet; thence N.78°05'00"E., a distance of 256.15 feet; thence Northerly, 12.20 feet along the arc of a non-tangent curve to the left having a radius of 775.00 feet and a central angle of 00°54'08" (chord bearing N.12°22'04"W., 12.20 feet); thence N.77°10'52"E., a distance of 50.00 feet; thence Southeasterly, 37.80 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 86°37'40" (chord bearing S.56°07'58"E., 34.30 feet); thence N.80°33'12"E., a distance of 96.14 feet; thence Northerly, 120.57 feet along the arc of a non-tangent curve to the left having a radius of 945.00 feet and a central angle of 07°18'37" (chord bearing N.14°37'04"W., 120.49 feet); thence N.80°33'12"E., a distance of 29.68 feet; thence Easterly, 255.55 feet along the arc of a tangent curve to the left having a radius of 855.00 feet and a central angle of 17°07'31" (chord bearing N.71°59'27"E., 254.60 feet); thence N.63°25'41"E., a distance of 196.11 feet; thence Southerly, 120.51 feet along the arc of a non-tangent curve to the left having a radius of 1645.00 feet and a central angle of 04°11'51" (chord bearing S.21°25'24"E., 120.49 feet); thence S.26°34'19"E., a distance of 50.00 feet; thence S.63°25'41"W., a distance of 1.90 feet; thence
Southeasterly, 37.53 feet along the arc of a non-tangent curve to the left having a radius of 1645.00 feet and a central angle of 01°18'26" (chord bearing S.25°55'06"E., 37.53 feet); thence S.26°34'19"E., a distance of 237.48 feet; thence S.63°25'41"W., a distance of 15.00 feet; thence S.26°34'19"E., a distance of 170.00 feet; thence S.63°25'41"W., a distance of 15.66 feet; thence S.26°34'19"E., a distance of 130.00 feet to the **POINT OF BEGINNING**.

**LESS AND EXCEPT**

**DESCRIPTION**: A portion of Florida Power & Light Company Right of Way, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

**COMMENCE** at the East 1/4 of said Section 5, run thence along the East boundary of the Northeast 1/4 of said Section 5, N.00°25'06"W., a distance of 1329.65 feet to the Northeast corner of the South 1/2 of said Northeast 1/4 of Section 5; thence along the North boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.89°49'07"W., a distance of 221.34 feet to the Southerly of Florida Power & Light Company right of way line (50 foot wide Right of Way, formerly C.S.X Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Southerly right of way line, the following two (2) courses: 1) S.63°25'41"W., a distance of 1828.08 feet to the **POINT OF BEGINNING**; 2) continue S.63°25'41"W., a distance of 50.28 feet; thence Northerly, 50.11 feet along the arc of a non-tangent curve to the right having a radius of 225.00 feet and a central angle of 12°45'39" (chord bearing N.25°32'39"W., 50.01 feet) to the Northerly right of way line of said Florida Power & Light Company right of way; thence along said Northerly right of way line, N.63°25'41"E., a distance of 50.54 feet; thence Southerly, 50.19 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 16°25'51" (chord bearing S.25°14'42"E., 50.01 feet) to the **POINT OF BEGINNING**.
PROPERTY INFORMATION REPORT

Order No.: 6616966
Customer Reference Number Kolter/Willow Walk/Phase 2A, 2B and 2D Plat

Addressee: Manatee County, Florida; and
Feldman & Mahoney, P.A.
2240 Belleair Road, Suite 210
Clearwater, FL 33764
727-536-8003
727-536-7270

Chicago Title Insurance Company has caused to be made a 30 year search of the Public Records of Manatee County, Florida, ("Public Records"), from 04/01/1959, through 06/20/2018 7:00 AM, as to the following described real property lying and being in the aforesaid County, to wit:

A portion of Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 17, & 18, according to the MAP of Eichenberger Heirs and W.H.N. Wertz, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida; Together with a portion of TRACT "R", WILLOW WALK PHASE 1A, as recorded in Plat Book 58, Pages 103 through 121, of the Public Records of Manatee County, Florida; Together with a portion of the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 34 South, Range 18 East, Manatee County, Florida, all lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 5, run thence along East boundary of the South 1/2 of the Northeast 1/4 of said Section 5, N.00°25'06"W., a distance of 1329.65 feet to the Northeast corner of said South 1/2 of the Northeast 1/4 of Section 5; thence along the North boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.89°49'07"W., a distance of 332.41 feet to a point on the Northerly boundary of Florida Power & Light Company right of way (50 foot Right of Way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said Northerly right of way line, the following two (2) courses: 1) S.63°25'41"W., a distance of 766.24 feet to the POINT OF BEGINNING; 2) continue S.63°25'41"W., a distance of 961.50 feet; thence departing said Northerly boundary of Florida Power & Light Company right of way, Southeasterly, 50.19 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 16°25'51" (chord bearing S.25°14'42"E., 50.01 feet) to a point on the Southerly boundary of said Florida Power & Light Company right of way, said point also being on the Northerly boundary of said WILLOW WALK PHASE 1A; thence Southeasterly, 9.26 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 03°01'51" (chord bearing S.34°58'32"E., 9.26 feet); thence S.36°29'28"E., a distance of 108.54 feet; thence Southeasterly, 79.95 feet along the arc of a tangent curve to the right having a radius of 225.00 feet and a central angle of 20°21'31" (chord bearing S.26°18'42"E., 79.53 feet); thence S.16°07'56"E., a distance of 5.32 feet; thence Southerly, 59.09 feet along the arc of a tangent curve to the left having a radius of 775.00 feet and a central angle of 04°22'06" (chord bearing S.18°18'59"E., 59.07 feet); thence S.20°30'02"E., a distance of 73.19 feet; thence Southeasterly, 33.22 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 76°07'44"E. (chord bearing S.58°33'54"E., 30.83 feet) to a point on the Northerly right of way of LINDEVER LANE of said WILLOW WALK PHASE 1A; thence along said Northerly right of way, Westerly, 78.90 feet along the arc of a compound curve to the left having a radius of 325.00 feet and a central angle of 13°54'33" (chord bearing S.76°24'38"W., 78.70 feet) to the Southwest corner of said TRACT "R"; thence along the Westerly boundary of said TRACT "R" the following three (3) courses: 1) N.16°07'56"W., a distance of 156.59 feet; 2) Northwesterly, 14.21 feet along the arc of a tangent curve to the left having a radius of 40.00 feet and a central angle of 20°21'31" (chord bearing N.26°18'42"W., 14.14 feet); 3) N.36°29'28"W., a distance of 175.02 feet to said Southerly boundary of Florida Power & Light Company right of way and the Northerly boundary of said WILLOW WALK PHASE 1A; thence along said Southerly and Northerly boundary, N.63°25'41"E., a distance of 9.29 feet; thence departing said Southerly and Northerly boundary, Northwesterly, 50.11 feet along the arc of a non-tangent curve to the right having a radius of 225.00 feet and a central angle of 12°45'39"E. (chord bearing
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LESS AND EXCEPT a portion of Florida Power & Light Company Right of Way, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:
COMMENCE at the east 1/4 of said Section 5, run thence along the east boundary of the Northeast 1/4 of said Section 5, N.00°25'06"W., a distance of 1329.65 feet to the northeast corner of the South 1/2 of said Northeast 1/4 of Section 5; thence along the north boundary of said South 1/2 of the Northeast 1/4 of Section 5, N.39°49'07"W., a distance of 221.34 feet to the southerly of Florida Power & Light Company right of way line (50 foot wide Right of Way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence along said southerly right of way line, the following two (2) courses: 1) S.63°25'41"W., a distance of 1828.08 feet to the POINT OF BEGINNING; 2) continue S.63°25'41"W., a distance of 50.28 feet; thence northerly, 50.11 feet along the arc of a non-tangent curve to the right having a radius of 225.00 feet and a central angle of 12°45'39" (chord bearing N.25°32'39" W., 50.01 feet) to the northerly right of way line of said Florida Power & Light Company right of way; thence along said northerly right of way line, N.63°25'41"E., a distance of 50.54 feet; thence southerly, 50.19 feet along the arc of a non-tangent curve to the left having a radius of 175.00 feet and a central angle of 16°25'51" (chord bearing S.25°14'42" E., 50.01 feet) to the POINT OF BEGINNING.

As of the effective date of this Report, the apparent record fee simple title owner(s) to the above-described real property is/are:

OK Willow Walk LLC, a Delaware limited liability company by virtue of Special Warranty Deed recorded in Official Records Book 2546, Page 136; (as to Tax Parcel 760900129) and Willow Walk Community Development District, a special purpose unit of local government established under Chapter 190 Florida Statutes by virtue of Warranty Deed recorded in Official Records Book 2697, Page 3475; (as to Tax Parcel 760910559), all of the Public Records of Manatee County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

A. Mortgage and Security Agreement in the amount of $380,000.00, executed by OK Willow Walk LLC, a Delaware limited liability company, Mortgagor, in favor of Maronda Homes, Inc. of Florida, a Florida corporation, Mortgagee, dated October 2, 2017, recorded October 3, 2017, in Official Records Book 2695, Page 1197, of the Public Records of Manatee County, Florida.

B. Willow Walk Community Development District’s Notice of Series 2015 Special Assessments recorded in Official Records Book 2579, Page 5755, of the Public Records of Manatee County, Florida.


D. Agreement Between Willow Walk Community Development District and OK Willow Walk LLC Regarding the True-Up and Payment of South Parcel Assessment Area Series 2015 Assessments recorded in Official Records Book 2579, Page 5804, of the Public Records of Manatee County, Florida.


F. Willow Walk Community Development District Disclosure of Public Financing recorded in Official Records Book 2697, Page 3468, of the Public Records of Manatee County, Florida.

G. Agreement Between Willow Walk Community Development District and OK Willow Walk LLC Regarding the True-Up and Payment of North Parcel Assessment Area Series 2017 Assessments recorded in Official Records Book 2697, Page 6528, of the Public Records of Manatee County, Florida.
H. Amended and Restated Notice of Special Assessments/Governmental Lien of Record Special Assessment Bonds, Series 2017 (North Parcel Assessment Area Project) recorded in Official Records Book 2703, Page 2799, of the Public Records of Manatee County, Florida.

Other easements and title matters found of record:

1. Easement(s) granted to Florida Power & Light Company, a Florida corporation by Right of Way Agreement recorded March 29, 1976, in Official Records Book 769, Page 244, of the Public Records of Manatee County, Florida.

2. Willow Walk Local Development Agreement recorded in Official Records Book 2552, Page 7741; as amended by Willow Walk First Amendment and Restatement of Local Development Agreement recorded in Official Records Book 2574, Page 4297, all of the Public Records of Manatee County, Florida.

3. Notice of Establishment of the Willow Walk Community Development District recorded in Official Records Book 2559, Page 2517, of the Public Records of Manatee County, Florida.

4. Manatee County Florida Manatee County Easement Encroachment Agreement recorded in Official Records Book 2578, Page 3573, of the Public Records of Manatee County, Florida.

5. Manatee County Florida Manatee County Easement Encroachment Agreement recorded in Official Records Book 2584, Page 2294, of the Public Records of Manatee County, Florida.

6. Easement(s) granted to Manatee County, a political subdivision of the State of Florida by Permanent Utilities Easement recorded in Official Records Book 2584, Page 5036, of the Public Records of Manatee County, Florida.


10. Terms, conditions, and provisions of Declaration of Access Easement, recorded in Official Records Book 2695, Page 1211, of the Public Records of Manatee County, Florida.


12. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2579, Page 5760, of the Public Records of Manatee County, Florida.

13. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of WILLOW WALK - PHASE 1A, recorded in Plat Book 58, Page 103; as supplemented by Surveyors Certification Confirming Installation of P.C.P. Lot Corners in Accordance With Section 177.091(8) & (9) recorded in Official Records Book 2603, Page 7872, of the Public Records of Manatee County, Florida.

14. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration recorded August 31, 2015, in Official Records Book 2584, Page 5046; as supplemented and amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk recorded in Official Records Book 2597, Page 4775; Designation of Approved Builder Under Declaration of Covenants, Conditions and Restrictions for Willow Walk.
recorded in Official Records Book 2629, Page 736; Second Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk recorded in Official Records Book 2637, Page 5225; and Third Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Walk recorded in Official Records Book 2673, Page 2102, all of the Public Records of Manatee County, Florida, as amended, including, but not limited to one or more of the following: provisions for private charges or assessments; and liens for liquidated damages; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

15. Agreements for Public Subdivision Improvements Willow Walk, Phase I-A recorded in Official Records Book 2584, Page 5151; as supplemented by Affidavit for Acceptance of Addendum to Agreement for Public Subdivision Improvements recorded in Official Records Book 2637, Page 4646, all of the Public Records of Manatee County, Florida.

16. Agreement for Public Subdivision Improvements Willow Walk, Phase I-A recorded in Official Records Book 2584, Page 5171; as supplemented by Affidavit for Acceptance of Addendum to Agreement for Public Subdivision Improvements recorded in Official Records Book 2637, Page 4643, all of the Public Records of Manatee County, Florida.

17. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2697, Page 3461, of the Public Records of Manatee County, Florida.


For 2017 Tax Year Parcel/ID # 760900129; and 760910559, gross tax amount is $1,856.83; and $ 0.00 respectively, exemption type is none, and payment status is paid/no tax due respectively with no prior years delinquent.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Dan Wierczgacz, Sr. Commercial Title Examiner
PROPERTY INFORMATION REPORT

Order No.: 6842274
Customer Reference Number Kolter/Willow Walk

Address: Manatee County; and
Feldman & Mahoney, P.A.,
2240 Belleair Road, Suite 210
Clearwater, FL 33764
727-536-8003
727-536-7270

Chicago Title Insurance Company has caused to be made a 30 year search of the Public Records of Manatee County, Florida, ("Public Records"), from 06/27/1987, through 06/20/2018 7:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

UTILITY EASEMENT DESCRIPTION: A portion of Lots 5 and 6, according to the MAP, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:
COMMENCE at the Northwest corner of WILLOW WALK PHASE 1A, according to Plat Book 58, Pages 103 through 121, of the Public Records of Manatee County, Florida, said point also being on the West boundary of the Northeast 1/4 of said Section 5, run thence along said West boundary, N.00°45'15"W., a distance of 1219.60 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 5, N.89°48'53"W., a distance of 320.33 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°48'53"W., a distance of 991.62 feet to the Easterly maintained right of way line of ELLENTON - GILLETTE ROAD, as recorded in Road Plat Book 12, Pages 78 through 96, inclusive, of the Public Records of Manatee County, Florida; thence along said Easterly right-of-way line, N.01°04'10"E., a distance of 480.25 feet; thence Northeastly, 28.98 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.34°16'49"E., 27.39 feet); thence S.01°04'10"W., a distance of 482.93 feet; thence S.89°48'53"E., a distance of 960.76 feet; thence S.37°41'11"E., a distance of 25.34 feet to the POINT OF BEGINNING.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

OK Willow Walk LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Book 2546, Page 136, of the Public Records of Manatee County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:


Other easements and title matters found of record:
1. Willow Walk Local Development Agreement recorded in Official Records Book 2552, Page 7741; as amended by Willow Walk First Amendment and Restatement of Local Development Agreement recorded in Official Records Book 2574, Page 4297, all of the Public Records of Manatee County, Florida.

2. Notice of Establishment of the Willow Walk Community Development District recorded in Official Records Book 2559, Page 2517, of the Public Records of Manatee County, Florida.

3. Manatee County Florida Manatee County Easement Encroachment Agreements recorded in Official Records Book 2578, Page 3573; and Official Records Book 2584, Page 2294, all of the Public Records of Manatee County, Florida.


5. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2697, Page 3461, of the Public Records of Manatee County, Florida.


7. Easement(s) granted to Manatee County, a political subdivision of the State of Florida by Temporary Utilities Easement recorded in Official Records Book 2726, Page 2889, of the Public Records of Manatee County, Florida.

For 2017 Tax Year Parcel/ID # 760900129, gross tax amount is $1,856.83, exemption type is none, and payment status is paid with no prior years delinquent.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

[Signature]
Dan Wierzgacz, Sr. Commercial Title Examiner
PROPERTY INFORMATION REPORT

Order No.: 6964075
Customer Reference Number Willow Walk

This Report is being provided for the use and benefit of the Addressees: Manatee County, Florida; and Feldman & Mahoney, P.A.
2240 Belleair Road, Suite 210
Clearwater, FL 33764
727-536-8003
727-536-7270

Chicago Title Insurance Company has caused to be made a 30 year search of the Public Records of Manatee County, Florida, ("Public Records"), from 01/01/1988, through 05/04/2018, as to the following described real property lying and being in the aforesaid County, to-wit:

DESCRIPTION: A portion of Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:
COMMENCE at the East 1/4 corner of said Section 5, said point also being on the Easterly boundary of WILLOW WALK - PHASE IA, according to the plat thereof, as recorded in Plat Book 58, Pages 103 through 121, inclusive, of the Public Records of Manatee County, Florida, run thence along the East boundary of the South 1/2 of the Northeast 1/4 of said Section 5 and said Easterly boundary of WILLOW WALK - PHASE IA, N.00°25'18"W., a distance of 1329.65 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 5; thence along the East boundary of the North 1/2 of the Northeast 1/4 of said Section 5, N.00°27'48"W., a distance of 110.96 feet to the Northeast corner of said WILLOW WALK - PHASE IA, said point also being on the Southerly boundary of Florida Power & Light Company right-of-way (50 foot right of way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence continue along said East boundary of the North 1/2 of the Northeast 1/4 of Section 5, N.00°27'48"W., a distance of 55.68 feet to a point on the Northerly boundary of said Florida Power & Light Company right-of-way (50 foot right of way, formerly C.S.X. Railroad); thence continue along said East boundary of the North 1/2 of the Northeast 1/4 of Section 5, N.00°27'48"W., a distance of 0.53 feet to the POINT OF BEGINNING; thence S.81°00'07"W., a distance of 91.18 feet; thence N.62°54'45"W., a distance of 197.89 feet; thence N.27°05'15"E., a distance of 20.00 feet; thence S.62°54'45"E., a distance of 191.37 feet; thence N.81°00'07"E., a distance of 87.67 feet; thence S.00°27'48"E., a distance of 20.22 feet to the POINT OF BEGINNING.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

OK Willow Walk LLC, a Delaware limited liability company by virtue of Special Warranty Deed recorded in Official Records Book 2546, Page 136, of the Public Records of Manatee County, Florida.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

A. Willow Walk Community Development District's Notice of Series 2015 Special Assessments recorded in Official Records Book 2579, Page 5755, of the Public Records of Manatee County, Florida.

C. Agreement Between Willow Walk Community Development District and OK Willow Walk LLC Regarding the True-Up and Payment of South Parcel Assessment Area Series 2015 Assessments recorded in Official Records Book 2579, Page 5804, of the Public Records of Manatee County, Florida.


E. Willow Walk Community Development District Disclosure of Public Financing recorded in Official Records Book 2697, Page 3468, of the Public Records of Manatee County, Florida.

F. Agreement Between Willow Walk Community Development District and OK Willow Walk LLC Regarding the True-Up and Payment of North Parcel Assessment Area Series 2017 Assessments recorded in Official Records Book 2697, Page 6528, of the Public Records of Manatee County, Florida.

G. Amended and Restated Notice of Special Assessments/Governmental Lien of Record Special Assessment Bonds, Series 2017 (North Parcel Assessment Area Project) recorded in Official Records Book 2703, Page 2799, of the Public Records of Manatee County, Florida.

Other easements and title matters found of record:

1. Willow Walk Local Development Agreement recorded in Official Records Book 2552, Page 7741; as amended by Willow Walk First Amendment and Restatement of Local Development Agreement recorded in Official Records Book 2574, Page 4297, all of the Public Records of Manatee County, Florida.

2. Notice of Establishment of the Willow Walk Community Development District recorded in Official Records Book 2559, Page 2517, of the Public Records of Manatee County, Florida.

3. Manatee County Florida Manatee County Easement Encroachment Agreement recorded in Official Records Book 2578, Page 3573, of the Public Records of Manatee County, Florida.

4. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2575, Page 5760, of the Public Records of Manatee County, Florida.

5. Manatee County Florida Manatee County Easement Encroachment Agreement recorded in Official Records Book 2584, Page 2294, of the Public Records of Manatee County, Florida.


7. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2697, Page 3461, of the Public Records of Manatee County, Florida.


For 2017 Tax Year Parcel/ID # 760900129, gross tax amount is $1,856.83, exemption type is none, and payment status is paid.
Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

[Signature]

Dan Wierzbacz, Sr. Commercial Title Examiner
PROPERTY INFORMATION REPORT

Order No.: 6964061
Customer Reference Number Willow Walk

This Report is being provided for the use and benefit of the Addressees: Manatee County, Florida; and Feldman & Mahoney, P.A.
2240 Belleair Road, Suite 210
Clearwater, FL 33764
727-536-8003
727-536-7270

Chicago Title Insurance Company has caused to be made a 30 year search of the Public Records of Manatee County, Florida, ("Public Records"), from 01/01/1988, through 05/04/2018 7:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

DESCRIPTION: A portion of Lots 9 and 10, according to the MAP, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida; Together with a portion of Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 5, said point also being on the Easterly boundary of WILLOW WALK - PHASE IA, according to the plat thereof, as recorded in Plat Book 58, Pages 103 through 121, inclusive, of the Public Records of Manatee County, Florida, run thence along the East boundary of the South 1/2 of the Northeast 1/4 of said Section 5 and said Easterly boundary of WILLOW WALK - PHASE IA, N.00°27'18"W., a distance of 1329.65 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 5; thence along the East boundary of the North 1/2 of the Northeast 1/4 of said Section 5, N.00°27'48"W., a distance of 110.96 feet to the Northeast corner of said WILLOW WALK - PHASE IA, said point also being on the Southerly boundary of Florida Power & Light Company right-of-way (50 foot right of way, formerly C.S.X. Railroad), according to Official Records Book 1250, Page 737, of the Public Records of Manatee County, Florida; thence continue along said East boundary of the North 1/2 of the Northeast 1/4 of said Section 5, N.00°27'48"W., a distance of 334.80 feet; thence departing said East boundary, S.89°32'12"W., a distance of 224.60 feet to the POINT OF BEGINNING; thence Southerly, 24.93 feet along the arc of a non-tangent curve to the right having a radius of 518.00 feet and a central angle of 02°45'29" (chord bearing S.01°50'32"E., 24.93 feet); thence S.00°27'48"E., a distance of 16.54 feet; thence Southwesterly, 362.41 feet along the arc of a tangent curve to the right having a radius of 325.00 feet and a central angle of 63°53'29" (chord bearing S.31°28'57"W., 343.93 feet); thence S.63°25'41"W., a distance of 325.36 feet; thence N.28°34'19"W., a distance of 50.00 feet; thence N.63°25'41"E., a distance of 110.00 feet; thence Northeasterly, 25.60 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 58°40'04" (chord bearing N.34°05'39"E., 24.49 feet); thence N.63°25'41"E., a distance of 57.29 feet; thence Easterly, 25.60 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 58°40'04" (chord bearing N.87°14'17"E., 24.49 feet); thence N.63°25'41"E., a distance of 522.35 feet; thence Northeasterly, 306.65 feet along the arc of a tangent curve to the left having a radius of 275.00 feet and a central angle of 63°53'29" (chord bearing N.31°28'57"E., 291.01 feet); thence N.00°27'48"W., a distance of 16.54 feet; thence Northerly, 22.53 feet along the arc of a tangent curve to the left having a radius of 468.00 feet and a central angle of 02°45'29" (chord bearing N.01°50'32"W., 22.53 feet); thence N.86°46'43"E., a distance of 50.00 feet to the POINT OF BEGINNING.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

OK Willow Walk LLC, a Delaware limited liability company by virtue of Special Warranty Deed recorded in Official Records Book 2546, Page 136, of the Public Records of Manatee County, Florida.
The following liens against the said real property recorded in the aforesaid Public Records have been found:

A. Willow Walk Community Development District's Notice of Series 2015 Special Assessments recorded in Official Records Book 2579, Page 5755, of the Public Records of Manatee County, Florida.


C. Agreement Between Willow Walk Community Development District and OK Willow Walk LLC Regarding the True-Up and Payment of South Parcel Assessment Area Series 2015 Assessments recorded in Official Records Book 2579, Page 5804, of the Public Records of Manatee County, Florida.


E. Willow Walk Community Development District Disclosure of Public Financing recorded in Official Records Book 2697, Page 3468, of the Public Records of Manatee County, Florida.

F. Agreement Between Willow Walk Community Development District and OK Willow Walk LLC Regarding the True-Up and Payment of North Parcel Assessment Area Series 2017 Assessments recorded in Official Records Book 2697, Page 6528, of the Public Records of Manatee County, Florida.

G. Amended and Restated Notice of Special Assessments/Governmental Lien of Record Special Assessment Bonds, Series 2017 (North Parcel Assessment Area Project) recorded in Official Records Book 2703, Page 2799, of the Public Records of Manatee County, Florida.

Other easements and title matters found of record:

1. Willow Walk Local Development Agreement recorded in Official Records Book 2552, Page 7741; as amended by Willow Walk First Amendment and Restatement of Local Development Agreement recorded in Official Records Book 2574, Page 4297, all of the Public Records of Manatee County, Florida.

2. Notice of Establishment of the Willow Walk Community Development District recorded in Official Records Book 2559, Page 2517, of the Public Records of Manatee County, Florida.

3. Manatee County Florida Manatee County Easement Encroachment Agreement recorded in Official Records Book 2578, Page 3573, of the Public Records of Manatee County, Florida.

4. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2579, Page 5760, of the Public Records of Manatee County, Florida.

5. Manatee County Florida Manatee County Easement Encroachment Agreement recorded in Official Records Book 2584, Page 2294, of the Public Records of Manatee County, Florida.

7. Declaration of Consent to Jurisdiction of Willow Walk Community Development District and to Imposition of Special Assessments ("Declaration") recorded in Official Records Book 2697, Page 3461, of the Public Records of Manatee County, Florida.


For 2017 Tax Year Parcel/ID # 760900129, gross tax amount is $1,856.83, exemption type is none, and payment status is paid.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

[Signature]

Dan Wierzycaz, Sr. Commercial Title Examiner
CERTIFICATE OF SURVEYOR

I, the undersigned Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all requirements of Chapter 177, Part 1 of the Florida Statutes and the Manatee County Land Development Code and that the Permanent Reference Monuments have been installed. The Permanent Control Points and Lot Corners will be installed and certified by an official affidavit within one (1) year of the recording of this Plat or prior to the release of the improvement bond.

Date of Certification 6-22-18

(Print Name of Professional Surveyor)

Florida Certificate No. 6423

 rev. June 2015
SURVEYOR'S AFFIDAVIT

(Affidavit establishing that two different legal descriptions identify the same land in a separate legal description)

Before me, the undersigned authority, personally appeared the undersigned party who has executed this Affidavit, who made the following statements:

1. **Purpose of Affidavit.** I am making this Affidavit for the purpose of establishing that the property identified by two different legal descriptions identify one and the same parcel of land.

2. **Expertise.** I, David A. Williams, am currently licensed as a professional land surveyor in the State of Florida, my license number being LS6423.

3. **Identification.** I have personally determined in accordance with (i) generally accepted surveying principles, and (ii) provisions of Chapter 472, Florida Statutes, and to meet or exceed the Standards of Practice for Land Surveying, Chapters 5J-17.051, 5J-17.052, and 5J-17-053, F.A.C., that the land described in Exhibit “A” is one and the same parcel of land as the land described in Exhibit “B” below.

**Exhibit “A”**

**PARCEL 1:**

**THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;**

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:**

**THE NORTH 50.00 FEET OF SAID NORTHWEST 1/4;**

AND

**THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SAID NORTHWEST 1/4;**

AND

**THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID NORTHWEST 1/4;**

**ALSO LESS RIGHT OF WAY FOR C-462E AND C-466A.**

**PARCEL 2:**
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT OF WAY FOR C-466A.

PARCEL 3:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SAID NORTHWEST 1/4, SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:


ALSO LESS RIGHT OF WAY FOR C-462 AND C-466A

PARCEL 4:


LESS RIGHT OF WAY FOR C-462

Exhibit “B”

A parcel of land lying in the Northwest 1/4 of Section 4, Township 19 South, Range 23 East, Sumter County, Florida, and being more particularly described as follows:
BEGIN at a point on the East right-of-way line of C 462, said line lying 33.00 feet East of and parallel with the West boundary of said Northwest 1/4 of Section 4, said point also being the Southwest corner of Parcel P-7 of TRAILWINDS VILLAGE, according to the plat thereof, as recorded in Plat Book 16, Page 21, of the Public Records of Sumter County, Florida, run thence along the Southerly boundary of said Parcel P-7, said line lying 50.00 feet South of and parallel with the North boundary of aforesaid Northwest 1/4 of Section 4, S.89°57'57"E., a distance of 2616.84 feet to the Southeast corner of said Parcel P-7, said point also being on the East boundary of said Northwest 1/4 of Section 4 and also being on the Westerly boundary of aforesaid TRAILWINDS VILLAGE; thence along said Westerly boundary, S.00°06'26"E., a distance of 2558.93 feet to the Southwest corner thereof, said point also being on the North right-of-way line of C 466A; thence along said North right-of-way line, said line lying 50.00 feet North of and parallel with the South boundary of aforesaid Northwest 1/4 of Section 4, N.89°53'05"W., a distance of 2615.80 feet to aforesaid East right-of-way line of C 462; thence along said East right-of-way line, said line lying 33.00 feet East of and parallel with aforesaid West boundary of the Northwest 1/4 of Section 4, N.00°07'51"W., a distance of 2555.24 feet to the POINT OF BEGINNING.

Containing 153.584 acres, more or less

[Signature]

David A. Williams
License No.: LS6423

The foregoing instrument was acknowledged before me this 28th day of June 2018, by

[Signature]

Echo Alonzo
Notary Signature
CONCURRENCY CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE
Public Works Department
Manatee County, Florida

Public facilities must serve land development adequately according to adopted level-of-service standards. This certificate verifies adequacy or exemption and will reserve impacts unless expired. It offers no other assurance, does not approve any development order and does not grant any development rights. It applies only to the identified proposed project and must accompany development order(s) for the project.

Date Issued: September 5, 2014       Expiration Date: November 3, 2018

CERTIFICATE NUMBER: CLOS-14-025

Project Name: Cone and Graham, Inc./Willow Walk

Project File No.: PDR-14-04(Z)(P)

Type of Development Order: Preliminary Site Plan

Location: Sec. 32       Twp. 33       Range 18

DP# 7609.0010/9       Land Acres 272.36

ADDRESS 4110 41st St E, NCT       WATER TREATMENT PLANT N

MUST THE DEVELOPMENT ORDER CONTAIN CONDITIONS AND AGREEMENTS TO ASSURE COMPLIANCE? YES XX     NO

Prior to final site plan approval, the Engineer/Architect of Record must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

No off-site concurrency related transportation improvements are required. However, the Traffic Impact Analysis (TIA) did identify three site-related improvements:
1. Driveway 1, Ellenton Gillette Road - Construct a 490 foot southbound left turn-lane which includes a 50 foot taper, 290 foot deceleration and 150 foot storage length (concurrently with driveway 1).
2. Driveway 2, (west driveway) Mendoza Road - Construct a 310 foot eastbound left turn-lane which includes a 50 foot taper, 185 foot deceleration and 75 foot storage length (concurrently with driveway 2).
3. Driveway 3, (east driveway) Mendoza Road - Construct a 310 foot eastbound left turn-lane which includes a 50 foot taper, 185 foot deceleration and 75 foot storage length (concurrently with driveway 3).

APPROVAL:

This development complies with the Comprehensive Plan Concurrency requirements:

Approved by: Public Works Dept., Transportation Planning Division
(Traffic circulation, mass transit, drainage, solid waste, parks)

*718 single family detached units
**Revised 7/10/2017 to include 240 day and 6 month extension granted with FS 252.363 request (Hurricane Matthew – EO 16-230, 16-274, 17-16, and 17-67)
March 06, 2018

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
6981 Professional Pkwy East
Lakewood Ranch, FL 34240

RE: **WILLOW WALK, PHASE II A-II B-II D – (Public Subdivision)**
(PDR-14-04/17-S-49(F)) - (DTS #20170573)
Performance Cost Estimate
Required Private Improvements
Reason – (Earthwork, Pavement, Storm Drainage System, Sod & Seed, Best Management Practices, Miscellaneous)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated February 13, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance bond in the amount of **$2,278,534.20**, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Molanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jh

cc: Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Ken LaBarr, Infrastructure Inspection Division Manager, Public Works Department
Karla Ripley, Senior Review Specialist, Public Works Dept.
Diana Lonergan, Planner, Building and Development Services
## Willow Walk - Phases IIA, IIB & IID

Engineer's Opinion of Probable Cost
Private Improvements - Performance Bond Estimate

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1.</td>
<td>Earthwork</td>
<td>$883,090.05</td>
</tr>
<tr>
<td>A2.</td>
<td>Pavement</td>
<td>$306,784.78</td>
</tr>
<tr>
<td>A3.</td>
<td>Storm Drainage System</td>
<td>$375,327.82</td>
</tr>
<tr>
<td>A4.</td>
<td>Sod &amp; Seed</td>
<td>$135,437.86</td>
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<tr>
<td>A5.</td>
<td>Best Management Practices</td>
<td>$51,836.61</td>
</tr>
<tr>
<td>A9.</td>
<td>Miscellaneous</td>
<td>$241.50</td>
</tr>
</tbody>
</table>

**Project Construction Total**  
$1,752,718.61

**Performance Bond Total (130%)**  
$2,278,534.20

Matthew J. Morris, P.E.
FL PE No. 68434

02/13/2018
## Engineer's Cost Estimate - Private Improvements

**Willow Walk Phases IIA, IIB & IID**

**February 13, 2018**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL PRICE</th>
</tr>
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<tbody>
<tr>
<td><strong>A1. EARTHWORK</strong></td>
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<td>AC</td>
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<td>EXCAVATION - TEMPORARY SWALES</td>
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<td>CY</td>
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<td>4.</td>
<td>STOCKPILE</td>
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<td>CY</td>
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<td>$33,646.08</td>
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<td><strong>TOTAL EARTHWORK</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$883,090.05</td>
</tr>
</tbody>
</table>

| **A2. PAVEMENT** | | | | | |
| 1. | 1" OF ASPHALTIC CONCRETE (TYPE S-I) - 50' R/W | 4,552 | SY | $7.03 | $32,000.56 |
| 2. | 3/4" OF ASPHALTIC CONCRETE (TYPE S-III) - 50' R/W | 4,552 | SY | $8.03 | $36,525.56 |
| 3. | 6" SHELL FOOT BASE - 50' R/W | 4,552 | SY | $12.25 | $55,762.00 |
| 4. | 6" STABILIZED SUBGRADE MIN. LBR 40 - 50' R/W | 5,690 | SY | $4.91 | $27,834.50 |
| 5. | 1" OF ASPHALTIC CONCRETE (TYPE S-I) - 84' R/W | 1,349 | SY | $6.08 | $8,101.92 |
| 6. | 3/4" OF ASPHALTIC CONCRETE (TYPE S-III) - 84' R/W | 1,349 | SY | $5.73 | $7,735.77 |
| 7. | 8" SHELL FOOT BASE - 84' R/W | 1,349 | SY | $16.11 | $21,723.39 |
| 8. | 12" STABILIZED SUBGRADE MIN. LBR 60 - 84' R/W | 1,198 | SY | $9.57 | $11,706.68 |
| 9. | CURB - TYPE A | 3,430 | LF | $11.31 | $39,460.90 |
| 10. | CURB - TYPE AB | 250 | LF | $12.31 | $3,077.50 |
| 11. | CURB - TYPE F | 314 | LF | $14.94 | $4,691.16 |
| 12. | 5' CONCRETE SIDEWALK | 2,207 | LF | $18.30 | $40,388.10 |
| 13. | SIDEWALK RAMPS - (MANCO 302.2) | 5 | EA | $1,069.68 | $5,348.40 |
| 14. | STRIPING & SIGNAGE | 1 | LS | $5,665.86 | $5,665.86 |
| **TOTAL PAVEMENT** | | | | | $300,784.76 |

| **A3. STORM DRAINAGE SYSTEM** | | | | | |
| 1. | RCP - 15" | 1,262 | LF | $35.86 | $45,253.32 |
| 2. | RCP - 18" | 770 | LF | $42.33 | $32,744.00 |
| 3. | RCP - 24" | 2,018 | LF | $54.19 | $109,355.42 |
| 4. | RCP - 30" | 317 | LF | $69.86 | $22,145.62 |
| 5. | CURB INLET - 4' THROAT (MANCO 202.3) | 18 | EA | $2,644.00 | $47,592.00 |
| 6. | CURB INLET - 4' THROAT (MANCO 202.3) (EXIST. PIPE) | 2 | EA | $4,064.71 | $8,129.42 |
| 7. | DITCH BOTTOM INLET | 13 | EA | $1,817.61 | $23,617.53 |
| 8. | CONTROL STRUCTURE | 10 | EA | $5,083.09 | $50,830.90 |
| 9. | METERED END SECTION | 2 | EA | $1,191.70 | $2,383.40 |
| 10. | ENDWALL PIPE SUPPORT - 15" | 3 | EA | $1,501.60 | $4,504.80 |
| 11. | ENDWALL PIPE SUPPORT - 18" | 1 | EA | $1,600.27 | $1,600.27 |
| 12. | ENDWALL PIPE SUPPORT - 24" | 11 | EA | $1,809.27 | $19,901.97 |
| 13. | ENDWALL PIPE SUPPORT - 30" | 3 | EA | $2,057.69 | $6,173.07 |
| **TOTAL STORM DRAINAGE SYSTEM** | | | | | $375,327.81 |

| **A4. SOD & SEED** | | | | | |
| 1. | SOD - R/W | 5599 | SY | $2.56 | $14,324.03 |
| 2. | SOD - LAKES | 31669 | SY | $2.56 | $81,072.64 |
| 3. | HYDRO SEED - LOTS | 111198 | SY | $0.36 | $40,031.19 |
| **TOTAL SOD & SEED** | | | | | $135,437.86 |

| **A5. BEST MANAGEMENT PRACTICES** | | | | | |
| 1. | SILT FENCE | 17781 | LF | $2.81 | $49,966.61 |
| 2. | SOIL TRACKING PREVENTION DEVICE | 1 | LS | $1,872.00 | $1,872.00 |
| **TOTAL BMP** | | | | | $51,838.61 |

| **A9. MISCELLANEOUS** | | | | | |
| 1. | CONSERVATION AREA SIGNS | 1 | EA | $241.50 | $241.50 |
| **TOTAL OFFSITE ROADWAY IMPROVEMENTS** | | | | | $241.50 |

**PROJECT CONSTRUCTION TOTAL** $1,752,718.61

**BOND TOTAL (130%)** $2,278,334.20
June 27, 2018

Mr. Kenneth B. Sussman, PLA, AICP, ASLA, LEED AP  Via email only
kbsuss@tampabay.rr.com

RE:  Willow Walk, Phase 2, Subphases A, B & D  
PDR-14-04/17-S-49 (DTS 20170575)  
Performance Cost Estimate  
Required Private Improvements  
Reason – (Common Area Landscaping & Irrigation)

Dear Ken:

The cost estimate for the above referenced bond, dated January 29, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Private Improvement Performance Security in the amount of $161,980.00 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required landscape, irrigation, nuisance species removal and signage private improvements.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6851.

Sincerely,

Dorothy Rainey, AICP  
Senior Planner  
Environmental Review Section

Cc:  Records Management  
Jane Oliver, Public Works Dept. – Fiscal Services  
Karla Ripley, Public Works Dept. – Infrastructure Engineering  
John Pari, Public Works Dept.  
Greg Marcotte, Final Plat Review
REVISED WILLOW WALK LANDSCAPE BOND OPINION OF COST
PHASE 2 SUB-PHASES A, B AND D
Date: January 29, 2018
Prepared and Certified by: Kenneth B. Sussman, Principal and Founder, Land Arts Design Studio, llc,
Florida Licensed Landscape Architect No. 0001135

<table>
<thead>
<tr>
<th>Landscape Item</th>
<th>Qty</th>
<th>Unit</th>
<th>Unit Installed Cost</th>
<th>Subtotal</th>
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<td><strong>REPLACEMENT STREET TREES</strong></td>
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<tr>
<td><strong>PHASE IIA</strong></td>
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<tr>
<td>Street Trees- Located on Individual Lots</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3&quot; Caliper Canopy Live Oak Trees or Southern Magnolia Trees (includes extra street trees on corner lots)</td>
<td>31</td>
<td>EA</td>
<td>$700</td>
<td>$21,700</td>
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<tr>
<td>Street Trees- Located in Common Areas</td>
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<td></td>
</tr>
<tr>
<td>3&quot; Caliper Canopy Live Oak Trees or Southern Magnolia Trees (includes extra street trees on corner lots)</td>
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<td>EA</td>
<td>$700</td>
<td>$0</td>
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<tr>
<td><strong>PHASE IIB</strong></td>
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<tr>
<td>Street Trees- Located on Individual Lots</td>
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<tr>
<td>3&quot; Caliper Canopy Live Oak Trees or Southern Magnolia Trees (includes extra street trees on corner lots)</td>
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<td>EA</td>
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<td>$28,000</td>
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<td>Street Trees- Located in Common Areas</td>
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<tr>
<td>3&quot; Caliper Canopy Live Oak Trees or Southern Magnolia Trees (includes extra street trees on corner lots)</td>
<td>0</td>
<td>EA</td>
<td>$700</td>
<td>$0</td>
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<tr>
<td><strong>PHASE IID</strong></td>
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<td></td>
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</tr>
<tr>
<td>Street Trees- Located on Individual Lots</td>
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<tr>
<td>3&quot; Caliper Canopy Live Oak Trees or Southern Magnolia Trees (includes extra street trees on corner lots)</td>
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<td>EA</td>
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<td>$53,900</td>
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<td>Street Trees- Located in Common Areas</td>
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<tr>
<td>3&quot; Caliper Canopy Live Oak Trees or Southern Magnolia Trees</td>
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<td>EA</td>
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<td>$14,700</td>
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<td>3&quot; Caliper understory trees located at secondary entrance</td>
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<td>$4,500</td>
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<tr>
<td>Palm Trees located at Secondary entrance</td>
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<td>EA</td>
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<td>$1,800</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>190</td>
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<td>$124,600</td>
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Digitally signed by Kenneth B. Sussman
DN: c=US, o=IdenTrust ACES Unaffiliated Individual,
cn=Kenneth B Sussman,
09.2342.19200300.100.1.1=A010980000015AD35F2AA
8000078EF
Date: 2018.01.29 15:32:48
-05'00'
March 06, 2018

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
6981 Professional Pkwy East
Lakewood Ranch, FL 34240

RE: WILLOW WALK, PHASE II-A-II B-IIID – (Public Subdivision)
(PDR-14-04/17-S-49(F)) - (DTS #20170575)
Performance Cost Estimate
Required Public Improvements
Reason – (Pavement, Sod & Seed, Potable Water System, Sanitary Sewer System, Offsite Roadway Improvements)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated February 13, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Public Improvement Performance bond in the amount of $1,866,110.93 which is 130% of your estimated cost, would be sufficient to assure the County completion of the required public improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

Sia Mollazadeh, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jh

cc: Record Management
    Jane Oliver, Fiscal Analyst, Public Works Department
    Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
    Ken LaBarr, Infrastructure Inspection Division Manager, Public Works Department
    Karla Ripley, Senior Review Specialist, Public Works Dept.
    Diana Lonergan, Planner, Building and Development Services
## Willow Walk - Phases II A, II B & II D

**Engineer's Opinion of Probable Cost**

**Public Improvements - Performance Bond Estimate**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A2.</td>
<td>Pavement</td>
<td>$289,258.34</td>
</tr>
<tr>
<td>A4.</td>
<td>Sod &amp; Seed</td>
<td>$62,563.02</td>
</tr>
<tr>
<td>A6.</td>
<td>Potable Water System</td>
<td>$283,585.64</td>
</tr>
<tr>
<td>A7.</td>
<td>Sanitary Sewer System</td>
<td>$670,997.71</td>
</tr>
<tr>
<td>A8.</td>
<td>Offsite Roadway Improvements</td>
<td>$129,065.24</td>
</tr>
</tbody>
</table>

**Project Construction Total** $1,435,469.95

**Performance Bond Total (130%)** $1,866,110.93

Matthew J. Morris, P.E.
FL PE No. 68434

02/13/2018
# Engineer's Cost Estimate - Public Improvements
**Willow Walk Phases IIA, IIB & IID**
**February 13, 2018**

## PAVEMENT
<table>
<thead>
<tr>
<th>ITEM Description</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 1&quot; OF ASPHALTIC CONCRETE (TYPE S-I) - 50' R/W</td>
<td>8,208</td>
<td>SY</td>
<td>$7.03</td>
<td>$57,702.24</td>
</tr>
<tr>
<td>2. 6&quot; SHELF FOOT BASE - 50' R/W</td>
<td>8,208</td>
<td>SY</td>
<td>$12.25</td>
<td>$100,546.64</td>
</tr>
<tr>
<td>3. 6&quot; STABILIZED SUBGRADE MIN. LBR 40 - 50' R/W</td>
<td>10,273</td>
<td>SY</td>
<td>$4.91</td>
<td>$50,438.25</td>
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<tr>
<td>4. CURB - TYPE A</td>
<td>6,025</td>
<td>LF</td>
<td>$11.31</td>
<td>$68,142.75</td>
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<tr>
<td>5. SIDEWALK RAMPS - (MANCO 302)2)</td>
<td>2</td>
<td>EA</td>
<td>$1,069.68</td>
<td>$2,139.36</td>
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<tr>
<td>6. TEMPORARY HAMMERHEAD TURN-AROUND</td>
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<td>EA</td>
<td>$5,144.55</td>
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<td><strong>SUBTOTAL PAVEMENT</strong></td>
<td></td>
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<td><strong>$285,258.34</strong></td>
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## SOD & SEED
<table>
<thead>
<tr>
<th>ITEM Description</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. SOD - R/W</td>
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<td>2. HYDRO SEED - LOTS</td>
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<td><strong>SUBTOTAL SOD &amp; SEED</strong></td>
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<td><strong>$62,163.02</strong></td>
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## POTABLE WATER SYSTEM
<table>
<thead>
<tr>
<th>ITEM Description</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. TAPPING SLEEVE - 12&quot;X4&quot;</td>
<td>1</td>
<td>EA</td>
<td>$7,417.75</td>
<td>$7,417.75</td>
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<td>2. TEMPORARY JUMPER - 2&quot;</td>
<td>1</td>
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<td>$3,480.08</td>
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<tr>
<td>3. FIRE HYDRANT ASSEMBLY</td>
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<td>EA</td>
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<td>$36,493.52</td>
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<td>4. PVC - 8&quot;</td>
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<td>LF</td>
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<td>$36.99</td>
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<tr>
<td>5. PVC - 8&quot;</td>
<td>5,165</td>
<td>LF</td>
<td>$17.39</td>
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<tr>
<td>6. 45 DEG BEND - 8&quot;</td>
<td>36</td>
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<td>$291.26</td>
<td>$10,613.92</td>
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<tr>
<td>7. GATE VALVE - 6&quot;</td>
<td>1</td>
<td>EA</td>
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<td>$1,081.32</td>
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<tr>
<td>8. GATE VALVE - 8&quot;</td>
<td>11</td>
<td>EA</td>
<td>$1,725.06</td>
<td>$17,375.66</td>
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<td>9. REDUCER - 8&quot;X6&quot;</td>
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<td>$268.25</td>
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<td>10. TEE - 8&quot;X8&quot;</td>
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<td>EA</td>
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<td>11. BLOWOFF - 2&quot;</td>
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<td>EA</td>
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<td>EA</td>
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<td>14. POTABLE SERVICE - DOUBLE</td>
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<td>EA</td>
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<td>$127,966.72</td>
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<tr>
<td><strong>SUBTOTAL POTABLE WATER SYSTEM</strong></td>
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<td></td>
<td><strong>$283,568.64</strong></td>
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## SANITARY SEWER SYSTEM
<table>
<thead>
<tr>
<th>ITEM Description</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
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<td>2. PVC - 12&quot;</td>
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<td>LF</td>
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<td>$43,536.45</td>
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<tr>
<td>3. MANHOLE - 4&quot; DIAMETER</td>
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<td>EA</td>
<td>$5,555.80</td>
<td>$122,800.40</td>
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<td>4. SEWER SERVICES - 6&quot; SINGLE</td>
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<td>EA</td>
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<td>$16,132.24</td>
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<tr>
<td>5. SEWER SERVICES - 6&quot; DOUBLE</td>
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<td>EA</td>
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<td>$141,987.36</td>
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<tr>
<td>6. CAP - 8&quot;</td>
<td>4</td>
<td>EA</td>
<td>$31.79</td>
<td>$127.16</td>
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<tr>
<td>7. 24&quot; JACKET &amp; BORE UNDER RAILROAD</td>
<td>50</td>
<td>LF</td>
<td>$1,017.51</td>
<td>$50,875.50</td>
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<tr>
<td>8. LIFT STATION PUMP UPGRADE</td>
<td>1</td>
<td>LS</td>
<td>$43,694.76</td>
<td>$43,694.76</td>
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<tr>
<td>9. CONNECTION TO EXISTING FORCE MAIN</td>
<td>1</td>
<td>EA</td>
<td>$12,347.42</td>
<td>$12,347.42</td>
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<tr>
<td>10. CONNECTION TO EXISTING FORCE MAIN</td>
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<td>11. PVC FORCE MAIN - 12&quot;</td>
<td>970</td>
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<td>12. 45 DEG BEND - 12&quot;</td>
<td>3</td>
<td>EA</td>
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<td>13. GATE VALVE - 12&quot;</td>
<td>2</td>
<td>EA</td>
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<tr>
<td>14. CAP - 12&quot;</td>
<td>1</td>
<td>EA</td>
<td>$150.80</td>
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<td>15. BLOWOFF - 2&quot;</td>
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<td>$393.97</td>
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<td><strong>SUBTOTAL SANITARY SEWER SYSTEM</strong></td>
<td>115,737</td>
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<td><strong>$670,997.71</strong></td>
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## OFFSET ROADWAY IMPROVEMENTS
<table>
<thead>
<tr>
<th>ITEM Description</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
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<tr>
<td>1. ROAD CONNECTION (MANCO 403.3) - ELLENTON GILLETTE</td>
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<tr>
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<td>SY</td>
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<td>$5,220.98</td>
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<tr>
<td>4. 8&quot; SHOULDER BASE</td>
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<td>SY</td>
<td>$10.11</td>
<td>$6,070.22</td>
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<tr>
<td>5. 12&quot; STABILIZED SUBGRADE MN. LBR 60</td>
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<td>SY</td>
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<td>6. 1.75&quot; MILLING</td>
<td>4335</td>
<td>SY</td>
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<td>$18,297.92</td>
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<td>7. 1&quot; OF RESURFACING ASPHALTIC CONCRETE (TYPE S-III) - 1ST LAYER</td>
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<td>SY</td>
<td>$6.02</td>
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<td>9. STRIPING &amp; SIGNAGE</td>
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<tr>
<td>10. MAINTENANCE OF TRAFFIC</td>
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<td>$12,620.00</td>
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<tr>
<td><strong>SUBTOTAL OFFSET ROADWAY IMPROVEMENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$129,065.24</strong></td>
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**PROJECT CONSTRUCTION TOTAL** $1,433,469.95

**BOND TOTAL (130%)** $1,866,110.93
March 06, 2018

Morris Engineering and Consulting, LLC
Attn: Mr. Matthew J. Morris, P.E.
6981 Professional Pkwy East
Lakewood Ranch, FL 34240

RE: WILLOW WALK, PHASE IIA-IIIB-IIID – (Public Subdivision)
(PDR-14-04/17-S-49(F)) - (DTS #20170575)
Performance Cost Estimate
Required Public Improvements
Reason – (Final Lift of Asphalt)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated February 13, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Public Improvement Performance bond in the amount of $78,350.33, which is 130% of your estimated cost, would be sufficient to assure the County completion of the required private improvements.

If we can be of further assistance, please contact me at (941) 708-7462.

Sincerely,

[Signature]

Sia Mollanazar, P.E., County Engineer
Deputy Director – Engineering Services

SM/jp/jh

cc:
Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Ken LaBarr, Infrastructure Inspection Division Manager, Public Works Department
Karla Ripley, Senior Review Specialist, Public Works Dept.
Diana Lonergan, Planner, Building and Development Services
## Willow Walk - Phases IIA, IIB & IID

**Engineer's Opinion of Probable Cost**

Second Lift of Asphalt (Public) - Performance Bond Estimate

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>A2.</td>
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<td></td>
<td>Project Construction Total</td>
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<tr>
<td></td>
<td>Performance Bond Total (130%)</td>
<td>$78,350.33</td>
</tr>
</tbody>
</table>

Matthew J. Morris, P.E.  
FL PE No. 68434  
02/13/2018
<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>TOTAL PRICE</th>
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</thead>
<tbody>
<tr>
<td>A2.</td>
<td>PAVEMENT</td>
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<td></td>
<td></td>
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<tr>
<td>1.</td>
<td>PERMANENT CONTROL POINTS</td>
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<td>$5,000.00</td>
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<td>2.</td>
<td>STRIPING &amp; SIGNAGE</td>
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<td>LS</td>
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<tr>
<td>3.</td>
<td>3/4&quot; OF ASPHALTIC CONCRETE (TYPE S-III) - 50' R/W</td>
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<td>SY</td>
<td>$5.73</td>
<td>$47,031.84</td>
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**SUBTOTAL PAVEMENT** $60,269.48

**PROJECT CONSTRUCTION TOTAL** $60,269.48

**BOND TOTAL (130%)** $78,350.33
September 14, 2017

Ok Willow Walk, LLC
Attn: James P. Harvey
701 South Olive Avenue, Suite 104
West Palm Beach, FL 33401

Subject: Notice of Intended Agency Action - Approval
ERP Individual Construction

Project Name: Willow Walk Phase II A - E
App ID/Permit No: 745076 / 43041704.001
County: Manatee
Sec/Twp/Rge: S32/T33S/R18E, S05/T34S/R18E, S04/T34S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District’s Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: U. S. Army Corps of Engineers
Florida Fish and Wildlife Conservation Commission
Matthew Morris, P.E., Morris Engineering & Consulting, LLC
September 14, 2017

Ok Willow Walk, LLC
Attn: James P. Harvey
701 South Olive Avenue, Suite 104
West Palm Beach, FL 33401

Subject: Notice of Agency Action - Approval

ERP Individual Construction

Project Name: Willow Walk Phase II A - E
App ID/Permit No: 745076 / 43041704.001
County: Manatee
Sec/Twp/Rge: S32/T33S/R18E, S05/T34S/R18E, S04/T34S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District’s agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District’s Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District’s action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District’s action and no person objects to the District’s action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District’s website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District’s Tampa Service Office for retention in this permit's File of Record.
If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: U. S. Army Corps of Engineers
Florida Fish and Wildlife Conservation Commission
Matthew Morris, P.E., Morris Engineering & Consulting, LLC
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43041704.001

EXPIRATION DATE: September 14, 2022
PERMIT ISSUE DATE: September 14, 2017

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Willow Walk Phase II A - E
GRANTED TO: Ok Willow Walk, LLC
Attn.: James P. Harvey
701 South Olive Avenue, Suite 104
West Palm Beach, FL 33401

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorization is for the construction of a new stormwater management system to serve a 253 lot residential subdivision called Willow Walk Phase II A - E. The project is located on approximately 272 acres located on the east side of Ellenton-Gillette Road, between 49th Street East and Mendoza Road in Manatee County. The southern portion of the site has been developed as Willow Walk Phase I. Phase II is the portion of the property north of the railroad right-of-way with a project area of 147.22 acres. The portion of the site that will be developed in the future as Willow Walk Phase II F-G will be used as a stock pile area. A permit modification will be required prior to construction of those future lots. The stormwater management system will consist of wet detention ponds that will provide water quality treatment and water quantity attenuation.

OP. & MAIN. ENTITY: Willow Walk Homeowners Association
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: Manatee
SEC/TWP/RGE: S32/T33S/R18E, S05/T34S/R18E, S04/T34S/R18E
TOTAL ACRES OWNED OR UNDER CONTROL: 147.22
PROJECT SIZE: 147.22 Acres
LAND USE: Residential
DATE APPLICATION FILED: April 13, 2017
AMENDED DATE: N/A
I. Water Quantity/Quality

<table>
<thead>
<tr>
<th>POND No.</th>
<th>Area Acres @ Top of Bank</th>
<th>Treatment Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake 1</td>
<td>2.42</td>
<td>MAN-MADE WET DETENTION</td>
</tr>
<tr>
<td>Lake 2</td>
<td>1.96</td>
<td>MAN-MADE WET DETENTION</td>
</tr>
<tr>
<td>Lake 3</td>
<td>2.36</td>
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<tr>
<td>Lake 4</td>
<td>2.56</td>
<td>MAN-MADE WET DETENTION</td>
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<td>Lake 5</td>
<td>6.11</td>
<td>MAN-MADE WET DETENTION</td>
</tr>
<tr>
<td>Lake 6</td>
<td>1.99</td>
<td>MAN-MADE WET DETENTION</td>
</tr>
<tr>
<td>Lake 7</td>
<td>0.56</td>
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</tr>
<tr>
<td>Lake 8</td>
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<td>Lake 9</td>
<td>7.48</td>
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<tr>
<td>Lake 10</td>
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<tr>
<td>Lake 11</td>
<td>0.92</td>
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<td>Lake 19</td>
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<tr>
<td><strong>Total:</strong></td>
<td><strong>28.64</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Water Quality/Quantity Comments:*

The stormwater management system will consist of twelve (12) ponds that will provide water quality treatment and attenuation. The water quality treatment method will be wet detention. The post-development peak discharge rate at the outfall will be less than the pre-development peak discharge rate for the 25 yr, 24 hr storm event. All elevations reference NAVD 88 vertical datum.

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

<table>
<thead>
<tr>
<th>Encroachment (Acre-Feet of fill)</th>
<th>Compensation (Acre-Feet of excavation)</th>
<th>Compensation Type</th>
<th>Encroachment Result* (feet)</th>
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<tbody>
<tr>
<td>7.17</td>
<td>0.00</td>
<td>Storage Modeling</td>
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</table>

*Floodplain Comments:*

The parcel lies within the Governments Hammock Basins and portions of the site are within the FEMA 100 year flood zone. The ICPR model of the development includes an expanded offsite area to verify there are no adverse impacts due to fill within the portions of the floodplain. The floodplain is limited to areas within delineated onsite wetlands. The pre-post comparison of the 2.33 yr, 10 yr, 25 yr and 100 yr, 24 hr storm events demonstrates that the proposed development will have no adverse impacts.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.*

III. Environmental Considerations

*Wetland/Other Surface Water Information*
<table>
<thead>
<tr>
<th>Wetland/Other Surface Water Name</th>
<th>Total Acres</th>
<th>Not Impacted Acres</th>
<th>Permanent Impacts</th>
<th>Temporary Impacts</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Acres</td>
<td>Functional Loss*</td>
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<tr>
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<td>Wetland R</td>
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<td>Wetland S</td>
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<td>Wetland W</td>
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<td>Wetland X</td>
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<td>Wetland Z</td>
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<td>3.22</td>
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</tbody>
</table>

Total: 23.01 16.20 6.81 1.27 0.00 0.00

* For impacts that do not require mitigation, their functional loss is not included.

**Wetland/Other Surface Water Comments:**

There are 17.46 acres of freshwater marsh (FLUCCS 641), 2.33 acres of mixed wetland hardwoods (FLUCCS 617), and 3.22 acres of other surface water ditches (FLUCCS 510) located within the project area for this permit. There will be 3.16 acres of permanent filling impacts to freshwater marsh (Wetlands E, R, S, T, U, V, W, X, and Z), 0.43 acre of secondary impacts to freshwater marsh (Wetlands E and R), and 3.22 acres of permanent filling impacts to other surface water ditches associated with the construction activities authorized in this permit.

The approved wetland buffer plantings and buffer compensation areas, as shown on construction plans, are required in order to provide the District with reasonable assurance that the project will not have adverse secondary impacts to the adjacent wetlands.

**Mitigation Information**

<table>
<thead>
<tr>
<th>Name</th>
<th>Creation</th>
<th>Enhancement</th>
<th>Preservation</th>
<th>Restoration</th>
<th>Enhancement +Preservation</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Acres</td>
<td>Functional Gain</td>
<td>Acres</td>
<td>Functional Gain</td>
<td>Acres</td>
<td>Functional Gain</td>
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<tr>
<td>Wetland Q</td>
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<tr>
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<td>2.05</td>
<td>0.21</td>
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Total: 0.00 0.00 12.96 1.28 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
Mitigation Comments:
Wetland mitigation for the 3.16 acres of permanent filling impacts to freshwater marsh (Wetlands E, R, S, T, U, V, W, X, and Z) and 0.43 acre of secondary impacts to freshwater marsh (Wetlands E and R), will be provided by on-site wetland enhancement activities within Wetlands Q, R, V, and X. The result of the Uniform Mitigation Assessment Methodology (UMAM) analysis indicates a Functional Loss of 1.27 freshwater forested units and a Functional Gain of 1.28 freshwater forested units. The UMAM analysis additionally resulted in the excess of 0.01 freshwater forested Functional Gain units which may be reserved for future withdrawal by OK Willow Walk, LLC within the Manatee River Drainage Basin. The UMAM analysis determined that the mitigation provided by the permit adequately offsets the projects proposed impacts to functional wetland habitat.

Wetland mitigation is not required for the 3.22 acres of permanent filling impacts to other surface water ditches pursuant to Subsection 10.2.2.2 of the Environmental Resource Applicant’s Handbook Volume 1 (A.H.V.I). Under this Subsection, wetland mitigation is not required for impacts to upland dug ditches that do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.
Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.

3. WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA (WETLAND Q, 3.75 ACRES)

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

a. The mitigation area can reasonably be expected to develop into a freshwater marsh (FLUCCS 641) as determined by the Florida Land Use and Cover and Forms Classification System (third edition: January 1999).

b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetlands/surface water type specified in criterion “a.”

c. Planted or recruited herbaceous or shrub species (or plant species providing the same function) shall meet the criteria specified:

Zone: Wetland Q
Percent Cover: 80%
Species: Canna fleccida, Juncus effusus, Pontederia cordata, and Sagittaria spp.

d. Species composition of recruiting wetland vegetation is indicative of the wetland type specified in criterion “a.”

f. Coverage by nuisance or exotic species does not exceed 5 percent at any area within the mitigation site and 5 percent for the entire mitigation site.

g. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA (WETLAND R, 6.38 ACRES)
Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

a. The mitigation area can reasonably be expected to develop into a freshwater marsh (FLUCCS 641) as determined by the Florida Land Use and Cover and Forms Classification System (third edition; January 1999).

b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetlands/surface water type specified in criterion "a."

c. Species composition of recruiting wetland vegetation is indicative of the wetland type specified in criterion "a."

d. Coverage by nuisance or exotic species does not exceed 5 percent at any area within the mitigation site and 5 percent for the entire mitigation site.

e. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA (WETLAND V, 0.78 ACRE)

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

a. The mitigation area can reasonably be expected to develop into a freshwater marsh (FLUCCS 641) as determined by the Florida Land Use and Cover and Forms Classification System (third edition; January 1999).

b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetlands/surface water type specified in criterion "a."

c. Species composition of recruiting wetland vegetation is indicative of the wetland type specified in criterion "a."

d. Coverage by nuisance or exotic species does not exceed 5 percent at any area within the mitigation site and 5 percent for the entire mitigation site.

e. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the
conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

WETLAND MITIGATION SUCCESS CRITERIA MITIGATION AREA (WETLAND X, 2.05 ACRES)

Mitigation is expected to offset adverse impacts to wetlands and other surface waters caused by regulated activities and to achieve viable, sustainable ecological and hydrological wetland functions. Wetlands constructed for mitigation purposes will be considered successful and will be released from monitoring and reporting requirements when the following criteria are met continuously for a period of at least one year without intervention in the form of irrigation or the addition or removal of vegetation.

a. The mitigation area can reasonably be expected to develop into a freshwater marsh (FLUCCS 641) as determined by the Florida Land Use and Cover and Forms Classification System (third edition: January 1999).

b. Topography, water depth and water level fluctuation in the mitigation area are characteristic of the wetlands/surface water type specified in criterion "a."

c. Species composition of recruiting wetland vegetation is indicative of the wetland type specified in criterion "a."

d. Coverage by nuisance or exotic species does not exceed 5 percent at any area within the mitigation site and 5 percent for the entire mitigation site.

e. The wetland mitigation area can be determined to be a wetland or other surface water according to Chapter 62-340, F.A.C.

The mitigation area may be released from monitoring and reporting requirements and be deemed successful at any time during the monitoring period if the Permittee demonstrates that the conditions in the mitigation area have adequately replaced the wetland and surface water functions affected by the regulated activity and that the site conditions are sustainable.

4. The Permittee shall monitor and maintain the wetland mitigation areas until the criteria set forth in the Wetland Mitigation Success Criteria Conditions above are met. The Permittee shall perform corrective actions identified by the District if the District identifies a wetland mitigation deficiency.

5. The Permittee shall undertake required maintenance activities within the wetland mitigation areas as needed at any time between mitigation area construction and termination of monitoring, with the exception of the final year. Maintenance shall include the manual removal of all nuisance and exotic species, with sufficient frequency that their combined coverage at no time exceeds the Wetland Mitigation Success Criteria Conditions above. Herbicides shall not be used without the prior written approval of the District.

6. The permittee, prior to beneficial use of the site must submit an as-built survey of the wetland mitigation areas certified by a registered surveyor or professional engineer showing dimensions, grades, ground elevations, water surface elevations, and species composition, numbers and densities. Upon District inspection and approval of the mitigation areas, the monitoring program shall be initiated with the date of the District field inspection being the construction completion date of the mitigation areas. Monitoring events shall occur between March 1 and November 30 of each year. An Annual Wetland Monitoring Report shall be submitted upon the anniversary date of District approval to initiate monitoring.
Annual reports shall provide documentation that a sufficient number of maintenance inspection/activities were conducted to maintain the mitigation areas in compliance according to the Wetland Mitigation Success Criteria Conditions above. Note that the performance of maintenance inspections and maintenance activities will normally need to be conducted more frequently than the collection of other monitoring data to maintain the mitigation areas in compliance with the Wetland Mitigation Success Criteria Conditions above. Monitoring Data shall be collected semi-annually.

7. Termination of monitoring for the wetland mitigation areas shall be coordinated with the District by:

   a. notifying the District in writing when the criteria set forth in the Wetland Mitigation Success Criteria Conditions have been achieved;

   b. submitting documentation, including the date, that all maintenance activities in the wetland mitigation areas have been suspended including, but not limited to, irrigation and addition or removal of vegetation; and

   c. submitting a monitoring report to the District one year following the written notification and suspension of maintenance activities.

Upon receipt of the monitoring report, the District will evaluate the wetland mitigation sites to determine if the Mitigation Success Criteria Conditions have been met and maintained. The District will notify the Permittee in writing of the evaluation results. The Permittee shall perform corrective actions for any portions of the wetland mitigation areas that fail to maintain the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

8. Following the District's determination that the wetland mitigation has been successfully completed, the Permittee shall operate and maintain the wetland mitigation areas such that they remain in their current or intended condition for the life of the system. The Permittee must perform corrective actions for any portions of the wetland mitigation areas where conditions no longer meet the criteria set forth in the Wetland Mitigation Success Criteria Conditions.

9. The Permittee shall commence construction of the mitigation areas within 30 days of wetland impacts, if wetland impacts occur between February 1 and August 31. If wetland impacts occur between September 1 and January 31, construction of the mitigation areas shall commence by March 1. In either case, construction of the mitigation areas shall be completed within 120 days of the commencement date unless a time extension is approved in writing by the District.

10. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands, wetland mitigation areas, wetland buffers, buffer compensation areas, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.

11. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

   a. wetland and surface water areas
b. wetland buffers

c. limits of approved wetland and surface water impacts

d. construction access for mitigation activities within Wetlands Q, R, V, and X

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

12. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."

13. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.

14. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:
   a. homeowners, property owners, master association or condominium association articles of incorporation, and
   b. declaration of protective covenants, deed restrictions or declaration of condominium

   The Permittee shall submit these documents with the submittal of the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity form.

15. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."

16. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

17. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

18. The Permitted Plan Set for this project includes: the set received by the District on August 25, 2017.

19. If prehistoric or historic artifacts such as pottery or ceramics, stone or shell tools or metal implements, or any other physical remains that could be associated with Native American cultures or early colonial or American settlement are encountered at any time within the project area, the
permittee shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333, as well as the District. Project activities in the immediate vicinity shall not resume without authorization from the District after coordination with the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work that may disturb the unmarked human remains shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

20. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

21. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

22. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.

23. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.

24. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.

b. Any existing septic tanks on site shall be abandoned at the beginning of construction.

c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.

25. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application
and use; to decrease waste; to minimize unnatural runoff from the property and to minimize
dewatering of offsite property.

26. Each phase or independent portion of the permitted system must be completed in accordance
with the permitted plans and permit conditions prior to the occupation of the site or operation of
site infrastructure located within the area served by that portion or phase of the system. Each
phase or independent portion of the system must be completed in accordance with the permitted
plans and permit conditions prior to transfer of responsibility for operation and maintenance of
that phase or portion of the system to a local government or other responsible entity.

27. This permit is valid only for the specific processes, operations and designs indicated on the
approved drawings or exhibits submitted in support of the permit application. Any substantial
deviation from the approved drawings, exhibits, specifications or permit conditions, including
construction within the total land area but outside the approved project area(s), may constitute
grounds for revocation or enforcement action by the District, unless a modification has been
applied for and approved. Examples of substantial deviations include excavation of ponds, ditches
or sump areas deeper than shown on the approved plans.

28. A “Recorded Notice of Environmental Resource Permit,” Form No. 62-330.090(1), shall be
recorded in the public records of the County(s) where the project is located.

29. The pasture habitat onsite may provide foraging habitat for Florida sandhill crane and the
freshwater marshes onsite may provide potential nesting habitat for this species. FWC staff
recommends that surveys for nesting sandhill cranes be conducted prior to construction activities
and during the December through August breeding season. If there is evidence of nesting during
this period, we recommend that the nest site be buffered by 400 feet to avoid disturbance by
human activities. If nesting is discovered after construction has begun or if maintaining the
recommended buffer is not possible, we recommend that the applicant contact FWC staff
identified below to discuss potential permitting needs. Basic guidance for conducting wildlife
surveys may be found in the Sandhill Crane Species Conservation Measures and Permitting
Guidelines (http://www.myfwc.com/media/4105886/Final-Florida-Sandhill-Crane-SpeciesGuidelines-2016.pdf)
and in the FWCG. We also advise the applicant that Florida sandhill cranes do not nest in the
same location every year, so if construction occurs over several years, it may be necessary to
determine if nesting is occurring each year.

30. While the existing conditions onsite likely do not support least tern nesting activity, clearing
associated with construction may create conditions conducive for beach-nesting bird nesting.
Cleared sites such as areas that have undergone surface scraping may attract ground nesting
species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season.
IBNB nests have been documented on a variety of disturbed sites, including construction sites
(FWC 2013). Least terns deposit their eggs in shallow depressions or scrapes in the substrate,
possibly lined with pebbles, grasses, or coquina shells (FWC 2013). Egg-laying usually begins in
late April or early May and colonies may range in size from a few breeding pairs to many hundreds
(FWC 2013). FWC staff recommends the following measures to reduce nesting potential during
construction:

   1. Conduct construction activities outside of the breeding season (generally April through August)

   2. Clear the site only when ready to build, and

   3. Avoid leaving cleared areas with little to no activity for an extended amount of time.

If nesting is observed, we recommend contacting FWC staff to discuss necessary nest buffers and
potential permitting alternatives. For additional information, please refer to FWC’s Breeding Bird
Protocol for Florida’s Seabirds and Shorebirds located at the following web address:

31. The approved wetland buffer plantings, as shown on sheet 28 of the construction plans, are required in order to provide the District with reasonable assurance that the project will not have adverse secondary impacts to the project area wetlands. The buffer plantings shall meet a success criteria of 80 percent annual survival and be maintained for life of the facility.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

Michelle K. Hopkins, P.E.

Authorized Signature
EXHIBIT A

GENERAL CONDITIONS:

1. The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

   a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

   b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

   c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

   d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

   e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

   f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

      1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

      2. For all other activities - "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

      3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

   g. If the final operation and maintenance entity is a third party:

      1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction
needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification
shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant’s submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

NOTICE OF

AUTHORIZATION

TO COMMENCE CONSTRUCTION

Willow Walk Phase II A - E
PROJECT NAME

Residential
PROJECT TYPE

Manatee
COUNTY

S32/T33S/R18E, S05/T34S/R18E, S04/T34S/R18E
SEC(S)/TWP(S)/RGE(S)

Ok Willow Walk, LLC
PERMITTEE

APPLICATION ID/PERMIT NO: 745076 / 43041704.001
DATE ISSUED: September 14, 2017

Michelle K. Hopkins, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK
Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District’s intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.frules.org or at the District’s website at www.WaterMatters.org/permite/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District’s Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxled filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District’s acceptance of faxed petitions for filing is subject to certain conditions set forth in the District’s Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.
JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek
   judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the
   appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30
days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any
filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida
a signed written order is filed with the clerk of the lower tribunal.