PLN1803-0037 - The Reserve at Twin Rivers

Menu       Help

File Date: 03/06/2018
Application Status: In Review
Application Type: Subdivision Final Plat
Application Detail: Detail
Description of Work: 108 lot single family subdivision.
Application Name: The Reserve at Twin Rivers
Address: PARRISH-34218
Owner Name: TR INVESTOR LLC
Owner Address: 1651 WHITFIELD AVE, SARASOTA, FL 34243
Parcel No: 495713090000-063910141

Contact Info: Name     Organization Name     Contact Type     Contact Primary Address     Status
Medallion Homes Gulf C... Medallion Homes... Applicant     Mailing, 1651 Whitfel... Active
Kurt Keist
John Wollard
Matt Morris

License Number     License Type     Name     Business Name     Business License #

Total Fee Assessed: $15,880.00
Total Fee invoiced: $15,880.00
Balance: $0.00

Custom Fields: Subdivision Final Plat Major
Project Information
Type of Development: Residential
Is Owner a Corporation or Trust? No
Was there a Pre-Application Meeting? No
Are there wetlands or native habitat in the project boundary? Yes

Project Number
PDR-01-19/S-13(F)
Original/Related Case Number
PDR-01-19/PV14-6-74/PVFSP-14-77

Total Project Area 100.35
Number of Lots - Existing 0
Number of Residential Units - Existing 0
Myers Received

Total Project Area Units
Acres
Number of Lots - Proposed 108
Number of Residential Units - Proposed 108
Flood Zone FIRM Panel X 12001C0195E

Location Information
Historic Status No
Historic Status Description

Historic Status
No

Historic Status Description

Water Provider
Menatee County

Sewer Provider
Menatee County
Site Description 108 lot single family subdivision

Roads
Private

Printing 1 and use [This Parcel]

Residential
Commercial
Industrial
Vacant
Other

https://av3.accela.com/portal/en-us/#/spacev360/pln18030037
NAME OF THE PROJECT: Reserve at Twin Rivers

TYPE OF APPROVAL DESIRED: Final Subdivision Plat

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDR-01-19(P)/14-S-78(P)/FSP-14-77

A. Property Information

1. Legal Description: Please See Legal Description Attached.

2. D. P. Number(s): 495701309

3. Section: 02 Township: 34S Range: 19E

4. Subdivision Name (if Platted): NA

5. Lot: Block:

7. Address or Location of Property (See Address Coordinator, if physical address is needed):
   0.72 miles West of Rye Road on the South side of Golf Course Road

8. Present Zoning Classification: PD-R

9. (If Rezone) Proposed Zoning Classification: NA

10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: NA

11. Future Land Use Category: UF-3

12. Flood Zone Category: X and X5 Map/Panel Numbers: 120153.0195E

13. Property Size (to the nearest tenth of acre or sq. ft.): 100.35 AC

14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant

15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
   a. North: Agriculture
   b. South: Residential
   c. East: Residential
   d. West: Residential

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
   108 Single Family Homes
Exhibit A

TWIN RIVERS 100

LEGAL DESCRIPTION

COM AT THE SW COR OF SEC 2, TWP 34, RNG 19; TH N 00 DEG 45 MIN 42 SEC E, ALG THE W LN OF SD SEC 2, A DIST OF 1613.46 FT TO THE POB; TH CONT N 00 DEG 45 MIN 42 SEC E, ALG THE W LN, A DIST OF 1889.22 FT; TH S 85 DEG 40 MIN 28 SEC E, A DIST OF 2199.22 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 268.53 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 35.03 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 189.53 FT; TH S 90 DEG 00 MIN 00 SEC E, A DIST OF 192.02 FT; TH S 00 DEG 36 MIN 28 SEC W, A DIST OF 58.20 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 22.11 FT; TH S 80 DEG 25 MIN 00 SEC W, A DIST OF 131.49 FT; TH S 06 DEG 19 MIN 00 SEC E, A DIST OF 183.98 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 06 DEG 19 MIN 00 SEC E, AT A DIST OF 625.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 03 DEG 07 MIN 01 SEC, A DIST OF 34.00 FT; TH S 09 DEG 26 MIN 01 SEC E, A DIST OF 50 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 09 DEG 26 MIN 01 SEC E, AT A DIST OF 575.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 01 DEG 13 MIN 59 SEC, A DIST OF 12.37 FT; TH S 10 DEG 40 MIN 00 SEC E, A DIST OF 200 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 10 DEG 40 MIN 00 SEC E, AT A DIST OF 375.00 FT; TH WLY AND SWLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 15 DEG 07 MIN 09 SEC, A DIST OF 98.95 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 306.54 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 03 DEG 36 MIN 35 SEC E, AT A DIST OF 525.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 01 DEG 42 MIN 25 SEC, A DIST OF 15.64 FT; TH S 07 DEG 19 MIN 00 SEC E, A DIST OF 50.00 FT; TH S 00 DEG 00 MIN 00 SEC E, A DIST OF 375.92 FT; TH S 47 DEG 00 MIN 00 SEC W, A DIST OF 104.93 FT; TH S 79 DEG 00 MIN 00 SEC W, A DIST OF 124.41 FT; A DIST OF 404.67 FT; TH N 76 DEG 00 MIN SEC W, A DIST OF 1053.97 FT; TH N 80 DEG 00 MIN 00 SEC W, A DIST OF 198.39 FT; TH N 74 DEG 00 MIN 00 SEC W, A DIST OF 477.91 FT TO THE POB, (OR 2419.6748), P#4937.0130/9
B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: TR Investor LLC
   Address: 1551 Whitfield Avenue, Sarasota, FL
   Zip: 34243  Telephone: 941-359-9000  Fax: 941-359-9300
   Email Address: CharlieT@MedallionHome.com

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

3. Name of Agent: John Wollard
   Address: 1551 Whitfield Avenue, Sarasota, FL
   Zip: 34243  Telephone: 941-567-2643  Fax: 941-359-9300
   Email Address: JohnW@MedallionHome.com

4. Name of Engineer: Cavoli Engineering, Inc.
   Address: 5824 Bee Ridge Road #325, Sarasota, FL
   Zip: 34233  Telephone: 941-927-3647  Fax: 941-927-3646
   Email Address: info@CavoliEngineering.com

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

   Address: 2350 Bem Creek Loop, Sarasota, FL
   Zip: 34240  Telephone: 941-378-8080  Fax: 941-378-8181
   Email Address: krclainc@gmail.com
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
MANATEE COUNTY GOVERNMENT
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
B-2 Affidavit of Ownership/Agent Authorization Affidavit

Property Owner (Company or Individual) (Print): TR Investor, LLC
Mailing Address (Print): 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34236
Officer’s Name and Title (Print): Peter R. Logan, VP of Mgr

Being first duly sworn, deposes 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

2. That this property constitutes the property for which a request for: Plat Approval

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

3. That the undersigned has (have) appointed and does (do) appoint N/A 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.

   [Signature]

   Owner’s Signature/Print Title

   [Signature]

   Owner’s Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this September 21, 2018 by

   [Signature]

   [Signature]

   (Name of person acknowledging) who is ___ personally known to me or who has produced ___ as identification.

   [Signature]

   Signature of Notary Public – State of Florida

   (Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)
Exhibit A

TWIN RIVERS 100

LEGAL DESCRIPTION

COM AT THE SW COR OF SEC 2, TWN 34, RNG 3; TH N 00 DEG 45 MIN 42 SEC E, ALG THE W LN OF SD SEC 2, A DIST OF 1613.46 FT TO THE POB; TH CONT N 00 DEG 45 MIN 42 SEC E, ALG THE W LN, A DIST OF 1889.22 FT; TH S 85 DEG 40 MIN 28 SEC E, A DIST OF 2199.22 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 268.53 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 35.05 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 189.63 FT; TH S 90 DEG 00 MIN 00 SEC E, A DIST OF 192.02 FT; TH S 00 DEG 36 MIN 28 SEC W, A DIST OF 58.20 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 22.11 FT; TH S 80 DEG 25 MIN 00 SEC W, A DIST OF 131.49 FT; TH S 06 DEG 19 MIN 00 SEC E, A DIST OF 183.98 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 06 DEG 19 MIN 00 SEC E, AT A DIST OF 625.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 93 DEG 07 MIN 01 SEC, A DIST OF 34.00 FT; TH S 09 DEG 26 MIN 01 SEC E, A DIST OF 50 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 09 DEG 26 MIN 01 SEC E, AT A DIST OF 375.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 91 DEG 13 MIN 59 SEC, A DIST OF 12.37 FT; TH S 10 DEG 40 MIN 00 SEC E, A DIST OF 200 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 10 DEG 40 MIN 00 SEC E, AT A DIST OF 375.00 FT; TH WLY AND SWLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 15 DEG 07 MIN 09 SEC, A DIST OF 98.95 FT; TH S 00 DEG 00 MIN 00 SEC W, A DIST OF 306.54 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WHOSE RAD PT BEARS S 05 DEG 36 MIN 35 SEC E, AT A DIST OF 525.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 01 DEG 42 MIN 25 SEC, A DIST OF 15.64 FT; TH S 07 DEG 19 MIN 00 SEC E, A DIST OF 30.00 FT; TH S 00 DEG 00 MIN 00 SEC E, A DIST OF 735.92 FT; TH S 47 DEG 00 MIN 00 SEC W, A DIST OF 104.93 FT; TH S 79 DEG 00 MIN 00 SEC W, A DIST OF 124.41 FT; A DIST OF 404.67 FT; TH N 76 DEG 00 MIN 00 SEC W, A DIST OF 1033.97 FT; TH N 80 DEG 00 MIN 00 SEC W, A DIST OF 198.39 FT; TH N 74 DEG 00 MIN 00 SEC W, A DIST OF 477.91 FT TO THE POB, (OR 2419/674B), P#4957.0130/9
RECEIPT

Record and Payer Information

Record ID       Parcel ID        Record Type     Application
PLN1803-0037   4957013090000-0638910141 PARRISH        City        State    FL    Zip    34219
Desc. of Work  108 lot single family subdivision.
Property Address
Owner          TR INVESTOR LLC
Address        1651 WHITFIELD AVE
Phone          SARASOTA
Contractor     City        State    FL    Zip    34243
Company        License #
Address        City        State    Zip
Phone          
Payer          FOXTENN INC

Payment Detail

Date               Payment Method    Source of Payment    Comments     Amount
05/09/2018         Manual Check     AA                     CK#1060       $10,800.00

Fee Details

Fee Description Invoice # Quantity Fee Amount Current Paid Outstanding Balance
Residential        41134       10,800       $10,800.00 $10,800.00 $0.00
Subdivision
Inspection Fee
AFFIDAVIT BY DEVELOPER

STATE OF Florida:

COUNTY OF Manatee:

I, Carlos Beruff, Pres., Forte Inv., Developer, having been first duly sworn, do now depose and say: That all persons, firms and corporations who have furnished services, labor or materials as of this date for the Twin Rivers Reserve, (Name of Subdivision), have fully completed their respective work and that there are no bills for labor, materials or applications in connection with such construction which have not been paid.

Signature of Developer

CEO & President

Notary Acknowledgment

STATE OF Florida:

COUNTY OF Manatee:

The foregoing instrument was acknowledged before me this 14th day of January, 2019 by Carlos Beruff, Pres., (Name of Officer or Agent, Title of Officer or Agent), of Forte Inv., Florida, (State or Place of Incorporation) Corporation, on behalf of the Corporation. He/she is personally known to me or who has produced (Type of Identification), as identification.

NOTARY STAMP:

Signature of Person Taking Acknowledgment

(Name typed, printed or stamped, title or rank, serial number, if any)
ENGINEER'S CERTIFICATION

In the professional opinion of Matthew J. Morris P.E., as a registered engineer in the State of Florida, I certify that the improvements for grading, paving, drainage facilities, water distribution system and wastewater collection system for the project Reserve at Twin Rivers (Subdivision) have been completed substantially in compliance with engineering plans approved by Manatee County and in compliance with the Manatee County Code and the Public Works Standards Manual. This determination is based on construction site observations and review of test reports by me or a representative under my direction. Enclosed are record drawings which I have reviewed prior to this certification.

Signed and sealed this 17 day of January 2016.

Signed: 

Florida Registered Engineer
No. 68434
RESERVE AT TWIN RIVERS
A SUBDIVISION IN
SECTION 1, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

NOTES

1. NOTICE. THIS PLAN, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL FACTOR OF THE SUBDIVISION LAND DESCIBED HEREBY AND NO COPIES THEREOF SHALL BE ISSUED WITHOUT AUTHORIZATION FROM THE PARTY OF RECORD. IT IS UNDERSTOOD THAT ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. BEARINGS SHOWN HEREIN ARE BASED ON THE SURVEY OF THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEARINGS SHOWN ARE ORIG BEARINGS.

3. THIS PLAT APPEARS TO LIE IN FLOOD ZONE X AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL 05085015 09/27/2004. AN ACCURATE ZONE DETERMINATION SHALL BE MADE BY THE FLOOD INSURANCE RATE MAP PANEL ADMINISTRATION. THIS LOCAL GOVERNMENT AGENCY HAVING ADEQUATE POWER TO MAKE SUCH LOCAL DECISIONS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE DATA SHOWN HEREIN AS NOTED.

4. EXCEPT IN THE CASE OF A SUBLIME BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN ARE THE NEAREST FEET OR TENTH OF A FEET AND ARE TO BE INTERPRETED AS HAVING A PRECISION OF ONE HUNDREDTH OF A FEET.

5. ALL LINES TOUCHING CURVES ARE RADIAL LINES, UNLESS DENOTED AS HORIZONTAL.


7. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREIN ARE ORIG BEARINGS BASED ON NO. CONTROL POINT "H" (500.922) (ELEVATION = 29.317) AND "MARK" (500.820) (ELEVATION = 29.761). THE PROPOSED ELEVATION SHOWN IS THE RESULT OF A SURVEY AND IS SUBJECT TO ANY ADJUSTMENTS AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING ADEQUATE POWER TO MAKE SUCH LOCAL DECISIONS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE DATA SHOWN HEREIN AS NOTED.

8. THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.

9. THE DECLARATION OF CONDITIONS, CONVENTIONS AND RESTRICTIONS FOR THE RESERVE AT TWIN RIVERS IS BEING RECORDED AS AN INSTRUMENT IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

10. THE CHARGES HEREIN DOCUMENT A SUBDIVISION OF 4,582.47 SQUARE FEET, OR 106.41 ACRES, MORE OR LESS.

CROSS SURVEY, LLC
CERTIFICATE OF AUTHORIZATION #000100797
5410 OFFICE PARK BLVD, SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-4340 (941) 799-9620 FAX

DESCRIPTION

The property is located at the Southeastern Corner of Section 3, Township 34 South, Range 19 East, Manatee County, Florida, and is described as follows:

1. A Plat recorded in Book 40, Page 10 of the Plat Records of Manatee County, Florida, known as the "Reserve at Twin Rivers," as recorded in the Public Records of Manatee County, Florida.

2. The property is bounded on the North by the public road; on the South by the public road; on the West by the public road; and on the East by the public road.

NOTES:

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3. THIS PLAT APPEARS TO LIE IN FLOOD ZONE X AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL 05085015 09/27/2004. AN ACCURATE ZONE DETERMINATION SHALL BE MADE BY THE FLOOD INSURANCE RATE MAP PANEL ADMINISTRATION. THIS LOCAL GOVERNMENT AGENCY HAVING ADEQUATE POWER TO MAKE SUCH LOCAL DECISIONS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE DATA SHOWN HEREIN AS NOTED.

4. EXCEPT IN THE CASE OF A SUBLIME BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN ARE THE NEAREST FEET OR TENTH OF A FEET AND ARE TO BE INTERPRETED AS HAVING A PRECISION OF ONE HUNDREDTH OF A FEET.

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(941) 748-4340 (941) 799-9620 FAX
PLAT PROPERTY INFORMATION REPORT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
6000 Catleridge Drive, Suite 104
Sarasota, FL 34232

TITLE CERTIFICATION

SUBDIVISION NAME:  RESERVE AT TWIN RIVERS

LEGAL DESCRIPTION:  See Attached Exhibit “A”

Old Republic National Title Insurance Company hereby confirms that apparent record title to the land described above and shown on the plat of Reserve at Twin Rivers is in the name of TR Investor LLC, a Florida limited liability company, the (person(s) (or organization) executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land through 2018. All mortgagees or liens not satisfied or released of record are as follows:

Mortgages:


2. Real Estate Mortgage, Assignment of Rents, Security Agreement and Fixture Filing by and between Medallion Homes Gulf Coast, LC, a Florida limited liability company, Legends Bay Real Estate LLC, a Florida limited liability company and Axiom Bank, N.A., dated December 18, 2017, recorded December 28, 2017 in Official Records Book
2707, Page 4950, together with Collateral Assignment of Leases and Rents recorded in Official Records Book 2707, Page 4972 and UCC-1 Financing Statement recorded in Official Records Book 2707, Page 4983, as modified and spread to the subject property by Real Estate Mortgage, Assignment of Rents, Security Agreement and Fixture Filing Spreader Agreement recorded in Official Records Book 2745, Page 487, re-recorded in O.R. Book 2748, Page 758, of the Public Records of Manatee County, Florida, as to Proposed Lot 22 only and spread to the subject property by Real Estate Mortgage, Assignment of Rents, Security Agreement and Fixture Filing Spreader Agreement recorded in Official Records Book 2754, Page 356, of the Public Records of Manatee County, Florida, as to Proposed Lot 29 only.

3. Real Estate Mortgage and Security Agreement by and between Medallion Homes Gulf Coast, LC, a Florida limited liability company, Jacbo, LLC, a Florida limited liability company to Bank of the Ozarks, an Arkansas banking corporation, dated April 15, 2015, recorded April 22, 2015, recorded in O.R. Book 2565, Page 5831, of the Public Records of Manatee County, Florida, as modified and as spread to the subject property by Mortgage Modification and Spreader Agreement recorded in Official Records Book 2748, Page 6293, of the Public Records of Manatee County, Florida, as to Proposed Lots 21 and 23 only and Mortgage Modification and Spreader Agreement recorded in Official Records Book 2756, Page 2255, of the Public Records of Manatee County, Florida, as to Proposed Lots 7, 13 and 15 only.

Liens:

None.

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.

WITNESS, my hand and official seal at Sarasota County, Florida, this 3rd day of January 2019

Signature: __________________________
Dorothy A. Helensky, Title Examiner

Old Republic National Title Insurance Company
6000 Cattleridge Dr., Ste. 104
Sarasota, FL 34232

File No. 18018845
EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N 00°45'42" E, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1613.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, N 00°45'42" E, ALONG SAID WEST LINE, A DISTANCE OF 1889.22 FEET; THENCE S 85°40'28" E, A DISTANCE OF 2199.22 FEET; THENCE S 00°00'00" W, A DISTANCE OF 268.53 FEET; THENCE N 90°00'00" W, A DISTANCE OF 35.05 FEET; THENCE S 00°00'00" W, A DISTANCE OF 189.63 FEET; THENCE S 90°00'00" E, A DISTANCE OF 182.02 FEET; THENCE S 00°36'28" W, A DISTANCE OF 58.20 FEET; THENCE N 90°00'00" W, A DISTANCE OF 22.11 FEET; THENCE S 80°25'00" W, A DISTANCE OF 131.49 FEET; THENCE S 05°19'00" E, A DISTANCE OF 183.98 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 06°18'00" E, AT A DISTANCE OF 625.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'01", A DISTANCE OF 34.00 FEET; THENCE S 09°26'01" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 09°26'01" E, AT A DISTANCE OF 575.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'59", A DISTANCE OF 12.37 FEET; THENCE S 10°40'00" E, A DISTANCE OF 200.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 10°40'00" E, AT A DISTANCE OF 375.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'09", A DISTANCE OF 98.95 FEET; THENCE S 00°00'00" W, A DISTANCE OF 306.54 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 05°36'35" E, AT A DISTANCE OF 525.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°42'25", A DISTANCE OF 15.84 FEET; THENCE S 07°19'00" E, A DISTANCE OF 50.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 375.92 FEET; THENCE S 47°00'00" W, A DISTANCE OF 104.93 FEET; THENCE S 79°00'00" W, A DISTANCE OF 127.41 FEET; THENCE S 40°00'00" W, A DISTANCE OF 404.67 FEET; THENCE N 76°00'00" W, A DISTANCE OF 1053.97 FEET; THENCE N 80°00'00" W, A DISTANCE OF 198.39 FEET; THENCE N 74°00'00" W, A DISTANCE OF 477.91 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.
CONCURRENCY CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE  
Building and Development Services 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: 08/01/2003  Expiration Date: 8/3/2020**

CERTIFICATE NUMBER:  CLOS-03-065

Project Name:  TWIN RIVERS II

Project File No.:  PDR-01-19/02-S-91(P)  PER LDA-02-05(R2)

Type of Development Order:  PRELIMINARY SITE PLAN/LOCAL DEV AGREEMENT

Location:  Sec. 211  Twp. 34 S  Range 19 E

DP# 4957.0100/5  5130.0005/9  Land Acres 449.5

ADDRESS  GOLF COURSE RD & RYE RD  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.

Per LDA-02-05, the following improvements are required:

1. Signalization of the intersection of Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for a cumulative total of 270 lots in Twin River and Twin Rivers II, unless same is not warranted by the Florida Department of Transportation, in which event, when warranted. (This improvement is not eligible for transportation impact fee credits);

2. Eastbound right turn lane at Fort Hamer Road and US 301 prior to the approval of a Preliminary Site Plan for a cumulative total of 270 lots in Twin River and Twin Rivers II. This improvement will be eligible for transportation impact fee credits.

3. An eastbound right turn lane at the Project entrance off of Golf Course Road. With the construction of the entrance, clear distances will be observed for a distance of 540' left and 340' right from an offset of 17' from the edge of the Golf Course Road pavement. (This improvement is not eligible for transportation impact fee credits).

4. Prior to the approval of a Preliminary Site Plan for a cumulative total of 270 lots in Twin River and Twin Rivers II, at the intersection of US 301 and Fort Hamer Road, provide a northbound left turn lane. This improvement will be eligible for transportation impact fee credit.
This development complies with the Comprehensive Plan Concurrency requirements:

*400 SINGLE FAMILY LOTS
Revised to extend expiration date by one year per LDA-99-02(R)
Revised to extend expiration date until 5/2/14 per LDA-99-02(R2)
Revised to include 2 year extension per R-09-089
Revised 03/08/12 to include 326 day extension granted with FS 252.363 request (EO's 11-128, 11-172, and 11-202)
Revised 02/14/2017 to include 60 day and 6 month extension granted with FS 252.363 request (Tropical Storm Hermine – EO 16-205 and 16-206)
Revised 09/13/2017 to include 240 day and 6 month extension granted with F.S. 252.363 request (Hurricane Matthew – EO 16-230, 16-274, 17-16, and 17-67)
Revised 4/23/2018 to include 160 day and 6 month extension granted with F.S. 252.363 request (Hurricane Irma – EO 17-235, 17-287, and 17-330)
**Revised 10/2/2018 to include 14 day and 6 month extension granted with FS 252 363 request (Subtropical Storm Alberto – EO 18-150 & 18-157)
October 2, 2018

Mr. Peter R. Logan
TR Investor LLC
1651 Whitfield Ave., Ste 200
Sarasota, FL 34243

Re: Extension Pursuant to F.S. 252.363 F.S. - Tolling & Extension of Permits
Subtropical Storm Alberto - Executive Order (18-150 and 18-157)

Project Name: Twin Rivers II
Project Number: PDR-01-19/02-5-91(P)(CLOS-EXT4)
CLOS Number: 03-065
Accela Number: PLN1809-0074

Dear Mr. Logan:

In 2012, the Florida Legislature authorized Florida Statute Section 252.363. This statute allows for the tolling and extension to the expiration of a development order issued by a local government, the expiration of a building permit, and to Developments of Regional Impact build out dates (and other defined permits and development orders) for emergency declarations covering the time period for the declarations (tolling) and six months following the tolled period.

On May 25, 2018, Executive Order 18-150 (State of Emergency for Subtropical Storm Alberto) was declared for the entire state of Florida. Executive Order 18-150 was in effect for sixty (60) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order, are eligible for a sixty (60) day plus 6 month extension.

On June 8, 2018, a termination (Executive Order 18-157) was declared for Subtropical Storm Alberto. Executive Order 18-150 was in effect for fourteen (14) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order, is eligible for a fourteen (14) day plus 6 month extension.

You have applied for extension of your development approval under FS 252.363 relative to the Twin Rivers II Certificate of Level of Service (CLOS). Manatee County has determined that if you make a proper application and meet the other requirements of the law, then the deadlines are extended for the length of the tolling for Executive Orders 18-150 and 18-157 (State of Emergency for Subtropical Storm Alberto) and the six month period extension under FS 252.363. As you have made an application and the development otherwise qualifies, your expiration date is eligible for the extension and has been extended as follows, with the dates set forth below:

- The CLOS currently expires 1/20/2020. With the additional 14 days and 6 months for Subtropical Storm Alberto under the FS 252.363 extension, the expiration date is extended to 8/3/2020.
No other changes were reviewed or approved with this request. Please keep in mind that all conditions of the previous approval remain in effect.

Please contact me should you have any questions regarding the above information.

Sincerely,

Tereé Sutton
Development Review Specialist
August 28, 2018

TR Investor, LLC
Attn: Pete Logan
1651 Whitfield Avenue
Sarasota, FL 34243

Subject: Confirmation of Permit Extension Via Section 252.363, Florida Statutes

Project Name: EO - Twin Rivers Phase VI
App Id/Permit No.: 770487/43022140.041
County: Manatee
Notification Received: December 14, 2016, May 10, 2017, August 25, 2017,
January 18, 2018 and August 17, 2018
Expiration Date: December 23, 2024

Dear Mr. Logan:

We are in receipt of your notice to rely on the use of the provisions of Section 252.363, Florida Statutes ("F.S.") and the following Executive Orders to extend the duration of Permit No. 43022140.039:

- Nos. 17-235/17-287 and 17-330 (Hurricane Irma)
- Nos. 17-259/17-304/18-17/18-80/18-135/18-214 and 18-236 (Hurricane Maria)

Pursuant to these Executive Orders, there is a continuous state of emergency that began on September 4, 2017 and expires on October 16, 2018. Your permit will be extended for 407 days plus 12 months provided for in Section 252.363, Florida Statutes. Please note that executive orders extending existing declarations extend the tolling period, but do not provide additional 6-month extension periods under Section 252.363, F.S. This extension authorizes:

1. The expiration date of the permit changed from November 11, 2022 to December 23, 2024.

2. This modification, 43022140.041 amends the previously issued permits, 43022140.016, 43022140.022, 43022140.035 and replaces 43022140.039. All other original permit conditions remain in effect.

3. All dates contained in the terms and conditions of the permit pertaining to deadlines, such as for commencing or completing construction, completing any mitigation, and submitting reports for the activity authorized by the permit are modified in recognition of, and relative to, the new expiration date.

You are advised that the legislation requires that, "The commencement and completion dates for any required mitigation associated with a phased construction project are extended such that the mitigation activities occur in the same timeframe relative to the phase as originally permitted."
In accordance with the legislation, the permitted activity will continue to be governed by the rules in effect at the time the permit was issued. However, any future request to modify the permit, except where the modification lessens the environmental impact, will be governed by the rules in effect at the time of the modification.

If you have questions concerning this matter, please contact Jennifer McDaniel, Regulatory Support Bureau, extension 2010.

Sincerely,

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

MKH:yyv:jim
cc: File of Record
    Tabitha Callis
July 31, 2013

TR Investor, LLC
Attn: Carlos Beruff
2212 56th Avenue East
Bradenton, FL 34203

Subject: Notice of Intended Agency Action

ERP Individual Construction Modification

Project Name: Twin Rivers Phase VI
App ID/Permit No: 679657 / 43022140.016
County: MANATEE
Sec/Twp/Rge: S02/T34S/R19E

Dear Permittee(s):

Your Environmental Resource Permit has been approved contingent upon no objection to the District’s action being received by the District within the time frames described in the enclosed Notice of Rights.

Approved construction plans are part of the permit, and 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 intended 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 Intended 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 Intended agency action will close the window for filing a petition for hearing.

Legal requirements and instructions for publishing notice of Intended agency action, as well as a noticing form that can be used is available from the District’s website at www.WaterMatters.org/permits/noticing. If you publish notice of Intended agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the District’s Tampa Service Office, for retention in the File of Record for this agency action.
If you have questions, please contact Daryl Flatt, at the Tempe Service Office, extension 6508. For assistance with environmental concerns, please contact Cory Calfe, extension 8104.

Sincerely,

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

Enclosures:  Approved Permit w/Conditions Attached
Statement of Completion
Notice of Authorization to Commence Construction
Notice of Rights

cc:  U. S. Army Corps of Engineers
Connor Chambers, CJC Management Services
This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapters 40D-4 and 40D-40, 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: Twin Rivers Phase VI

GRANTED TO: TR Investor, LLC
Attn: Carlos Beruff
2212 56th Avenue East
Bradenton, FL 34203

OTHER PERMITTEES: N/A

ABSTRACT: This permit modification authorizes changes to the wetland lines previously approved under Environmental Resource Permit (ERP) No. 43022140.009, within a 100.61-acre project area. No new construction is authorized with this permit. All other terms and conditions of ERP No. 43022140.009, dated June 26, 2007, and entitled Twin Rivers, Phase VI, apply. The project is located on the southwest corner of Golf Course Road and 182 nd Avenue East in Parrish, Florida.

OP. & MAIN. ENTITY: TR Investor, LLC
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: MANATEE
SECT/WP/RGE: S02/T34S/R19E
TOTAL ACRES OWNED OR UNDER CONTROL: 100.61
PROJECT SIZE: 100.61 Acres
LAND USE: Residential
DATE APPLICATION FILED: March 13, 2013
AMENDED DATE: N/A
I. Water Quantity/Quality

Water Quantity/Quality Comments:
No construction is proposed in this permit modification. The surface water management system approved under ERP No. 43022140.009 will provide water quality treatment and attenuation for the project.
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>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td>0.00</td>
<td>No Encroachment</td>
<td>N/A</td>
</tr>
</tbody>
</table>

100-Year Floodplain Comments:
No additional floodplain encroachment nor compensation is proposed in this modification above those authorized in ERP No. 43022140.009.

*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

<table>
<thead>
<tr>
<th>Wetland/Other Surface Water Information</th>
<th>Total Acres</th>
<th>Not Impacted Acres</th>
<th>Permanent Impacts</th>
<th>Temporary Impacts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acres</td>
<td>17.88</td>
<td>17.88</td>
<td>0.30</td>
<td>0.00</td>
</tr>
</tbody>
</table>

* For Impacts that do not require mitigation, their functional loss is not included.
Wetland/Other Surface Water Comments:
There are 15.53 acres of wetlands (FLUCCS 617 and 641) located within the project area for this ERP modification. Wetland impacts are not proposed or authorized by this permit. There are 2.35 acres of other surface waters features, consisting of 0.13 acre of hydric cut pond (FLUCCS 524) and 2.22 acres of non wetland surface waters (FLUCCS 524), located within the project area. There are no surface water impacts proposed or authorized by this permit. This ERP modification makes changes to the wetland status of the wetlands originally permitted as A-TR2 and D-TR2. Changes were also made to the location of the wetland line of the wetland originally permitted as B1-TR2.

Mitigation Information
Mitigation is not required.
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 shall terminate, 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. Unless specified otherwise herein, two copies of all information and reports required by this permit shall be submitted to the Regulation Department at the District Service Office that services this permit. The permit number, title of report or information and event (for recurring report or information submittal) shall be identified on all information and reports submitted.

3. The Permittee shall retain the design engineer, or other professional engineer registered 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 professional engineer so employed. This information shall be submitted prior to construction.

4. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit to the Regulation Department at the District Service Office that services this permit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C., and signed, dated, and sealed as-built drawings. The as-built drawings shall identify any deviations from the approved construction drawings.

5. The District reserves the right, upon prior notice to the Permittee, to conduct on-site research to assess the pollutant removal efficiency of the surface water management system. The Permittee may be required to cooperate in this regard by allowing on-site access by District representatives, by allowing the installation and operation of testing and monitoring equipment, and by allowing other assistance measures as needed on site.

6. This modification, Construction Permit No. 43022140.016, amends the previously issued Construction Permit No. 43022140.009, and adds conditions. All other original permit conditions remain in effect.

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

8. The Permittee shall notify the District of any sinkhole development in the surface water 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.

9. The District, upon prior notice to the Permittee, may conduct on-site inspections to assess the effectiveness of the erosion control barriers and other measures employed to prevent violations of state water quality standards and avoid downstream impacts. Such barriers or other measures should control discharges, erosion, and sediment transport during construction and thereafter. The District will also determine any potential environmental problems that may develop as a result of leaving or removing the barriers and other measures during construction or after construction of the project has been completed. The Permittee must provide any remedial measures that are
needed.

10. This permit is issued based upon the design prepared by the Permittee’s consultant. If at any time it is determined by the District that the Conditions for Issuance of Permits in Rules 40D-4.301 and 40D-4.302, F.A.C., have not been met, upon written notice by the District, the Permittee shall obtain a permit modification and perform any construction necessary thereunder to correct any deficiencies in the system design or construction to meet District rule criteria. The Permittee is advised that the correction of deficiencies may require re-construction of the surface water management system.

11. The Permitted Plan Set for this project includes: Plan Sheets 1-3 from the submittal received by the District on June 11, 2013.

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. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. For general permits authorizing incidental site activities, the following limiting general conditions shall also apply:

   a. If the decision to issue the associated individual permit is not final within 90 days of issuance of the incidental site activities permit, the site must be restored by the permittee within 90 days after notification by the District. Restoration must be completed by re-contouring the disturbed site to previous grades and slopes re-establishing and maintaining suitable vegetation and erosion control to provide stabilized hydraulic conditions. The period for completing restoration may be extended if requested by the permittee and determined by the District to be warranted due to adverse weather conditions or other good cause. In addition, the permittee shall institute stabilization measures for erosion and sediment control as soon as practicable, but in no case more than 7 days after notification by the District.

   b. The incidental site activities are commenced at the permittee’s own risk. The Governing Board will not consider the monetary costs associated with the incidental site activities or any potential restoration costs in making its decision to approve or deny the individual environmental resource permit application. Issuance of this permit shall not in any way be construed as commitment to issue the associated individual environmental resource permit.

4. Activities approved by this permit shall be conducted in a manner which does not cause violations of state water quality standards. The permittee shall implement best management practices for erosion and a pollution control to prevent violation of state water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

5. Water quality data for the water discharged from the permittee’s property or into the surface waters of the state shall be submitted to the District as required by the permit. Analyses shall be performed according to procedures outlined in the current edition of Standard Methods for the Examination of Water and Wastewater by the American Public Health Association or Methods for Chemical Analyses of Water and Wastes by the U.S. Environmental Protection Agency. If water quality data are required, the permittee shall provide data as required on volumes of water discharged, including total volume discharged during the days of sampling and total monthly volume discharged from the property or into surface waters of the state.

6. 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.

7. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as
practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.

8. 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.

9. The permittee shall complete construction of all aspects of the surface water 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.

10. 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.

11. All surface water 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.

12. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District a written notification of commencement indicating the actual start date and the expected completion date.

13. 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.

14. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing the required Statement of Completion and Request for Transfer to Operation Entity form identified in Chapter 40D-1, F.A.C. Additionally, if deviation from the approved drawings are discovered during the certification process the certification must be accompanied by a copy of the approved permit drawings with deviations noted.

15. 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.

16. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of the conditions herein, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District accepts responsibility for operation and maintenance of the system. The permit may not be transferred to the operation and maintenance entity approved by the District until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible operation and maintenance entity approved by the District, if different from the permittee. Until a transfer is approved by the District, the permittee shall be liable for compliance with the terms of the permit.
17. Should any other regulatory agency require changes to the permitted system, the District shall be notified of the changes prior to implementation so that a determination can be made whether a permit modification is required.

18. This permit does not eliminate the necessity to obtain any required federal, state, local and special District authorizations including a determination of the proposed activities' compliance with the applicable comprehensive plan prior to the start of any activity approved by this permit.

19. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40D-4 or Chapter 40D-40, F.A.C.

20. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.

21. 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 section 373.421(2), F.S., provides otherwise.

22. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rule 40D-4.351, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.

23. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with District rules, regulations and conditions of the permits.

24. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District and the Florida Department of State, Division of Historical Resources.

25. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Twin Rivers Phase VI
PROJECT NAME

Residential
PROJECT TYPE

MANATEE
COUNTY

S02/T34S/R19E
SEC(S)/TWP(S)/RGE(S)

TR investor, LLC
PERMITTEE

APPLICATION ID/PERMIT NO: 678657 / 43022140.016
DATE ISSUED: July 31, 2013

Michelle K. Hopkins, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK
Notices 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 sovereignty 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.frrules.org or at the District's website at www.WaterMatters.org/permits/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 33637-6756. Faxed filings must be transmitted to the District Agency Clerk at (813) 987-6746. 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 Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.
February 1, 2018

Pete Logan
TR Investor, LLC
1651 Whitfield Ave
Sarasota, FL 34243

Subject: Confirmation of Permit Extension Via Section 252.363, Florida Statutes
Project Name: EO – Twin Rivers Phase VI
App Id/Permit No.: 759049/43022140.039
County: Manatee
Notification Received: January 18, 2018
Expiration Date: November 6, 2023

Dear Mr. Logan:

We are in receipt of your notice to rely on the use of the provisions of Section 252.363, Florida Statutes ("F.S.") and the following Executive Orders to extend the duration of Permit No. 43022140.030;

- Nos. 17-255/17-287 and 17-330 (Hurricane Irma)

Pursuant to these Executive Orders, there is a state of emergency that began on September 4, 2017, and expires on February 27, 2018. Your permit will be extended for 176 days plus 6 months provided for in Section 252.363, Florida Statutes. Please note that executive orders extending existing declarations extend the tolling period, but do not provide additional 6-month extension periods under Section 252.363, F.S. This extension authorizes:

1. The expiration date of the permit changed from November 11, 2022 to November 6, 2023.

2. This modification, 43022140.039 amends the previously issued permits, 43022140.016, 43022140.022 and 43022140.035. Permit 43022140.030 was previously replaced by 43022140.035. All other original permit conditions remain in effect.

3. All dates contained in the terms and conditions of the permit pertaining to deadlines, such as for commencing or completing construction, completing any mitigation, and submitting reports for the activity authorized by the permit are modified in recognition of, and relative to, the new expiration date.

You are advised that the legislation requires that, "The commencement and completion dates for any required mitigation associated with a phased construction project are extended such that the mitigation activities occur in the same timeframe relative to the phase as originally permitted."

In accordance with the legislation, the permitted activity will continue to be governed by the rules in effect at the time the permit was issued. However, any future request to modify the permit, except where the modification lessens the environmental impact, will be governed by the rules in effect at the time of the modification.
If you have questions concerning this matter, please contact Jillian Garrage, Regulatory Support Bureau, extension 4374.

Sincerely,

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

MKH:yvvrjeg
cc:       File of Record
           Tabitha Callis, Medallion Home
September 25, 2018

Mr. Peter R. Logan  Via email only
Medallion Home
1651 Whitfield Avenue
Sarasota, FL 34243

RE: Reserve at Twin Rivers
PDR-01-19/FSP-14-77/18-S-13(F)
Performance Cost Estimate
Required Private Improvements
Reason – (Wetland Required Items: Nuisance Exotic Species Removal, Conservation Area Signage, Wetland Buffer Enhancement Plantings)

Dear Mr. Logan:

The cost estimate for the above referenced bond, dated September 24, 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 $8,742.50 which is 130% of your estimated costs, would be sufficient to assure the County completion of the required common nuisance exotic species removal, conservation area signage, and wetland buffer enhancement plantings.

If we can be of further assistance, please contact me at (941) 748-4501, ext. 6841.

Sincerely,

[Signature]

Kara Koenig
Planner I
Environmental Review Section

Cc: Jane Oliver, Public Works Dept. – Fiscal Services
    Karla Ripley, Public Works Dept. – Infrastructure Engineering
    Greg Marcotte, Final Plat Review
September 24, 2018 (Rev.)

Mr. Peter R. Logan  
TR Investors, LLC  
1651 Whitfield Avenue Ste 200  
Sarasota, FL 34243

RE: RESERVE AT TWIN RIVERS, MANATEE COUNTY, FL  
REVISED COST ESTIMATE – SPECIFIC ITEMS

Dear Pete:

As requested we have estimated the following costs for the following items:

1. SIGNAGE  
   Conservation Area Signage  
   9” x 6” + flanged channel steel post @ $25/each x 26 = $650

2. WETLAND BUFFER:  
   a. Exotic Species Removal  
      Wetland Buffer Enhancement (Exotic Species Removal and Planting)  
      Primarily entails Brazilian pepper where wetland buffers border upland mitigation open space  
      (flush cut to ground, herbicide treatment of stumps) - $500

   b. Planting of secondary impact planted easement per approved plans  
      Approximate No. of hardwoods (3 gallon size): 715 @ $4.20/unit = $3003  
      Approximate No. of herbaceous material (1 gallon size): 1,429 @ $1.80/unit = $2572  
      Estimated Total: $5575

      Total (1 - 2 Above): $6725

      130% OF TOTAL ($6725) = $8742.50

The above (1 - 2) are not deliverables by Steinbaum and Associates, Inc., but rather a cost estimate for client’s bonding.

Sincerely,

Michele L. Steinbaum, President  
Steinbaum and Associates, Inc.
December 12, 2018

Morris Engineering and Consulting
Attention: Mr. Matthew J. Morris, P.E.
6997 Professional Parkway East, Suite B
Sarasota, FL 34240

RE: RESERVE at TWIN RIVERS - (Public Residential)
PLN 1803-0037
Defect Security Cost Estimate
Required Public Improvements
Reason – (Roadway, Storm Sewer)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated November 08, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of $15,064.10 which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

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

Sincerely,


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

SM/jp/jsh

cc: Record Management
Jane Oliver, Fiscal Analyst, Public Works Department
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works Dept.
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services
Reserve At Twin Rivers

Engineer's Opinion of Probable Cost
Public Infrastructure (Offsite) - Defect Security Bond Estimate

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>A1.</td>
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<tr>
<td>A2.</td>
<td>Storm Sewer</td>
<td>$26,960.00</td>
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</table>

Project Construction Total $150,641.00

Defect Security Bond Total (10%) $15,064.10

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

11/8/2018
### Engineer's Cost Estimate - Public Infrastructure (Offsite)

**Reserve at Twin Rivers**

**November 08, 2018**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>PRICE</th>
<th>TOTAL PRICE</th>
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<td>ROADWAY</td>
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<td>Overlay Offsite 3/4&quot; S-3 Asphalt</td>
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<td>1&quot; Type S-1 Asphalt (1st Lift)</td>
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<td>12&quot; Stabilized Subbase</td>
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<td>6</td>
<td>8&quot; Shell Base (FDOT Rated)</td>
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<td>7</td>
<td>Final Dress</td>
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<td>8</td>
<td>Striping &amp; Signage</td>
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<td><strong>SUBTOTAL ROADWAY</strong></td>
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<td>STORM SEWER</td>
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<td>Bubbler Box</td>
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<td>Junction Box</td>
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<td>3</td>
<td>18&quot; RCP</td>
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<td>16&quot;x23&quot; ERCP</td>
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<td><strong>BOND TOTAL (10%)</strong></td>
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<td>$15,084.70</td>
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</tr>
</tbody>
</table>
October 15, 2018

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

(mmorris@morrisengineering.net)

RE:  RESERVE AT TWIN RIVERS – (Public Residential)  
PLN1803-0037  
Defect Security Cost Estimate  
Required Public Improvements  
Reason – (Potable Water System, Sanitary Sewer System, Reclaim Water System)

Dear Mr. Morris:

Your cost estimate for the above referenced bond, dated September 10, 2018, for the completion of site improvements to serve the above referenced development, is approved for the appropriate surety.

A Defect Security in the amount of $101,460.06 which is 10%, of the submitted actual cost, would be sufficient to assure the County correction of any defects or failures.

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

Sincerely,

[Signature]

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

SM/jp/jsh

cc:  Record Management  
Jane Oliver, Fiscal Analyst, Public Works Department  
Carmen Mosley, Fiscal Operations Division Manager, Public Works Dept.  
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.  
Karla Ripley, Senior Review Specialist, Public Works  
Greg Marcotte, Sr. Planning and Zoning Tech., Building and Development Services
### Reserve At Twin Rivers

Engineer's Opinion of Probable Cost
Public Infrastructure - Defect Security Bond Estimate

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost</th>
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<tbody>
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<td>A4.</td>
<td>Potable Water System</td>
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<tr>
<td>A5.</td>
<td>Sanitary Sewer System</td>
<td>$ 653,692.20</td>
</tr>
<tr>
<td>A6.</td>
<td>Reclaim Water System</td>
<td>$ 15,239.00</td>
</tr>
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**Project Construction Total** $ 1,014,600.55

**Defect Security Bond Total (10%)** $ 101,460.06

[Signature and Seal]

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

This item has been electronically signed and sealed by Matthew J. Morris, PE., Florida License No. 68434 on September 10, 2018 using a SHA-1 Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.
## Engineer's Cost Estimate - Public Infrastructure
### Reserve at Twin Rivers
#### September 10, 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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<td>$32,000.00</td>
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<td>2&quot; Gate Valve</td>
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<td>$19,800.00</td>
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<td>12</td>
<td>Double Water Service Short</td>
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<td>13</td>
<td>Watermain Fittings</td>
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<td><strong>SANITARY SEWER SYSTEM</strong></td>
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**PROJECT CONSTRUCTION TOTAL** | **$1,014,600.55**

**BOND TOTAL (10%)** | **$101,460.05**