

MEMORANDUM



To: Cheri Coryea
County Administrator

Thru: Chad Butzow, Director
Public Works Department *OM for CB*

From: Carmen Mosley, Sr. Fiscal Services Mgr./ *Meyad to Carmen Mosley*
Brandy Wilkins, Bond Coordinator *B. Wilkins*
Public Works Department

Date: May 19, 2020

Subject: **LAKWOOD NATIONAL GOLF CLUB – UIHLEIN ROAD**
PDR15-02/16-S-30(F)
RELEASE PERFORMANCE AGREEMENT
RELEASE LETTER OF CREDIT
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT LETTER OF CREDIT
ACCEPT BILL OF SALE

On December 13, 2016 the Board of County Commissioners accepted the *Agreement for Public Improvements for Private Subdivision*, securing Earthwork, drainage, roadway (4 Lane Pavement), sewer, potable water & reclaimed water. The developer has provided all necessary documentation and completed and passed all inspections for those required public improvements in order to release the performance portion; and accept the defect security portion of the Agreement which will warrant these improvements for this project. A Bill of Sale is also required for this project which has publicly maintained utilities under private roadway. We, therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

- **Authorization to release and return** the Letter of Credit, and any riders associated with this Letter of Credit, in conjunction with the performance portion of the *Agreement for Public Improvements for Private Subdivision*. Documents will be returned to Jasmine Garrido with Grimes Goebel Attorneys at Law located at 1023 Manatee Avenue West, Bradenton, FL 34205;
- **Letter of Credit No. FGAC-16353** issued through Fidelity Guaranty & Acceptance Corp;
- **Amount of Performance Letter of Credit \$3,553,109.25;**

Public Works Department
Fiscal Division
1022 26th Avenue East, Bradenton, FL 34208
Phone number: (941) 708-7450

- **Accept, and Execute Letter of Credit** securing Section 1.5 “Maintenance, Defects” of the *Agreement for Private Subdivision Improvements* accepted by the Board of County Commissioners on December 13, 2016, securing drainage, roadway (4 lanes pavement) sewer and potable water;
- **Letter of Credit No. FGAC- 18500** issued through Fidelity Guaranty & Acceptance Corp;
- **Amount of Defect Security \$228,252.67;**
- **Accept and Execute Bill of Sale.**

cc: Records Management
Ken LaBarr, Infrastructure Inspections Division Manager

Lakewood National Golf Club Ph I, Subph A, B, C, D, H, I & J
Private Residential Project w/Public Improvement
Public Improvements - Sewer, Potable Water
SR 70 Utilities – Earthwork, Sewer, Potable Water
Uihlein Road – Earthwork, Drainage, Roadway (4-Lane Pavement)
Sewer, Potable Water & Reclaimed Water
DEFECT Subphases A, B, C, D, H, I & J – Sewer, Potable Water

EXHIBIT “B-1”
IMPROVEMENTS

	Improvement	Estimated Cost
1	Sewer, Potable Water <u>SR 70 Utilities</u> – Earthwork, Sewer, Potable Water <u>Uihlein Road</u> – Earthwork, Drainage, Roadway (4 Lane Pavement), Sewer, Potable Water, Reclaimed Water	<u>\$8,823,188.32</u>
2	<u>DEFECT ADDITION – SUBPHASE A</u> Sewer, Potable Water	<u>\$102,196.60</u>
3	<u>DEFECT ADDITION – SUBPHASE B</u> Sewer, Potable Water	<u>\$74,698.85</u>
4	<u>DEFECT ADDITION – SUBPHASE C</u> Sewer, Potable Water	<u>\$27,881.70</u>
5	<u>DEFECT ADDITION – SUBPHASE D</u> Sewer, Potable Water	<u>\$35,764.65</u>
6	<u>DEFECT ADDITION – SUBPHASE H, I & J</u> Sewer, Potable Water	<u>\$71,136.30</u>
7	<u>DEFECT- UIHLEIN ROAD</u> Drainage, Roadway (4 lanes pavement), Sewer, Potable Water	<u>\$228,252.67</u>



Manatee County Public Works Department
Engineering Services
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7462
www.myanatee.org

April 11, 2018

ZNS Engineering
Attn: Mr. Jeb C. Mulock, P.E.
201 5th Avenue Drive East
Bradenton, FL 34208

(JebM@znseng.com)

RE: **LAKEWOOD NATIONAL GOLF CLUB, PHASE 1 – (Private Subdivision)**
PDR-15-02/16-S-30(F) DTS #20160291 (MEPS-392)
Uihlein Rd – Defect Security Cost Estimate
Required Public Improvements
Reason – (Drainage, Roadway (4 Lanes Pavement), Sewer, Potable Water)

Dear Mr. Mulock:

Your cost estimate for the above referenced bond, dated **February 01, 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 **\$228,252.67** 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,



Sja 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.
Kenneth LaBarr, Infrastructure Inspection Division Manager, Public Works Dept.
Karla Ripley, Senior Review Specialist, Public Works
Diana Lonergan, Planner, Building and Development Services

ZNS|ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

February 1, 2018

Mr. John Pari
MC Public Works Department
1022 26th Avenue East
Bradenton, FL 34208

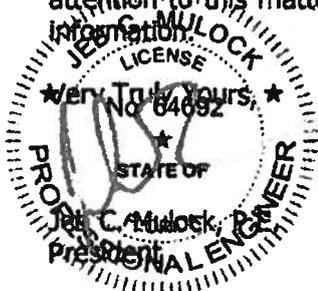
**RE: Lakewood National Golf Club - Uihlein Rd Improvements
Defect Security Estimate (Public Improvements)
PDR-15-02(Z)(G)/15-S-48(P)/FSP-15-74
ZNS Project No: 43743**

Dear Mr. Pari:

I hereby certify that the installation costs outlined herein represents our estimate of the actual cost of all required public improvements to serve the above referenced development. The attached estimate has been prepared in order for a "Defect Security" to be posted with Manatee County for the purpose of correcting any construction, design or material defects or failures within County rights-of-way or easements in the development.

Upon completion of your review and approval of this Defect Security estimate of **\$228,252.67**, please notify our office so that the appropriate surety may be obtained.

As you may be aware, we are very close to certifying this subdivision and associated off-site improvements and getting the performance bond released and the defect bond accepted so that certificates of occupancy will not be held up. Thank you in advance for your prompt attention to this matter. Please advise if you should have any questions or require additional information.



ENGINEER'S ESTIMATE
 DEFECT SECURITY FOR REQUIRED PUBLIC IMPROVEMENTS
UIHLEIN ROAD
 August 2016

	Description	Quantity	Unit	Unit Price	TOTAL
DRAINAGE					
1	Curb Inlets	28	EA	\$3,015.00	\$84,420.00
2	4' Junction Box	7	EA	\$2,800.00	\$19,600.00
3	18" RCP	640	LF	\$34.00	\$21,760.00
4	24" RCP	4,008	LF	\$41.00	\$164,328.00
5	30" RCP	2,396	LF	\$60.00	\$143,760.00
6	48" RCP	1,445	LF	\$106.00	\$153,170.00
7	24" MES/HEADWALL/PIPE SUPPORT	9	EA	\$1,200.00	\$10,800.00
8	30" MES/HEADWALL/PIPE SUPPORT	3	EA	\$1,500.00	\$4,500.00
9	48" MES/HEADWALL/PIPE SUPPORT	6	EA	\$3,400.00	\$20,400.00
10	6' Junction Box	3	EA	\$3,600.00	\$10,800.00
11	Control Structure	2	EA	\$2,500.00	\$5,000.00
12	Grate Inlet	1	EA	\$2,300.00	\$2,300.00
	SUBTOTAL				\$640,838.00
ROADWAY (4 LANES PAVEMENT)					
1	12" Stabilized Subbase (Blvd)	34,547	SY	\$4.75	\$164,098.25
2	10" Limerock Base (Blvd)	28,667	SY	\$17.00	\$487,339.00
3	2" Type S-I or S-III Asphalt (First Lift)	28,659	SY	\$8.95	\$256,498.05
4	1" Type S-III Asphalt (Second Lift)	28,659	SY	\$4.55	\$130,398.45
5	F Curb	10,537	LF	\$9.60	\$101,155.20
6	Median Curb	7,076	LF	\$7.60	\$53,777.60
7	5' Sidewalk	4,517	LF	\$16.50	\$74,530.50
8	8" Sidewalk	4,369	SY	\$26.40	\$115,341.60
9	Handicap Warning Matting	32	SF	\$35.00	\$1,120.00
	SUBTOTAL				\$1,384,258.65
SEWER					
1	10" Force Main	1,765	LF	\$23.00	\$40,595.00
2	Plug/Check Valve	2	EA	\$2,500.00	\$5,000.00
3	Fittings	17	EA	\$1,300.00	\$22,100.00
7	Air Relief Valve	3	EA	\$4,200.00	\$12,600.00
	SUBTOTAL				\$80,295.00
POTABLE WATER					
1	PVC Watermain - 12"	4,460	LF	\$26.00	\$115,960.00
2	Gate Valve - 12"	5	EA	\$2,750.00	\$13,750.00
3	Fire Hydrants	6	LF	\$5,500.00	\$33,000.00
4	Fittings	14	EA	\$750.00	\$10,500.00
5	Blow-off	1	EA	\$1,225.00	\$1,225.00
6	12" DIP	60	LF	\$45.00	\$2,700.00
	SUBTOTAL				\$177,135.00

SUBTOTAL DRAINAGE	\$640,838.00
SUBTOTAL ROADWAY	\$1,384,258.65
SUBTOTAL SEWER	\$80,295.00
SUBTOTAL WATER	\$177,135.00
TOTAL	\$2,282,526.65
DEFECT BOND AT 10%	\$228,252.67

Lakewood National Golf Club Ph I, Subph A, B, C, D, H, I & J
Private Residential Project w/Public Improvement
Public Improvements - Sewer, Potable Water
SR 70 Utilities – Earthwork, Sewer, Potable Water
Uihlein Road – Earthwork, Drainage, Roadway (4-Lane Pavement)
Sewer, Potable Water & Reclaimed Water
DEFECT Subphases A, B, C, D, H, I & J– Sewer, Potable Water

**EXHIBIT “B-2”
IMPROVEMENTS**

**PROVIDE A MAP SHOWING LAYOUT OF THE PUBLIC POTABLE WATER RECLAIMED
WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES FOR THE ENTIRE
DEVELOPMENT**

REQUIRED AT TIME OF DEFECT



ZONE X

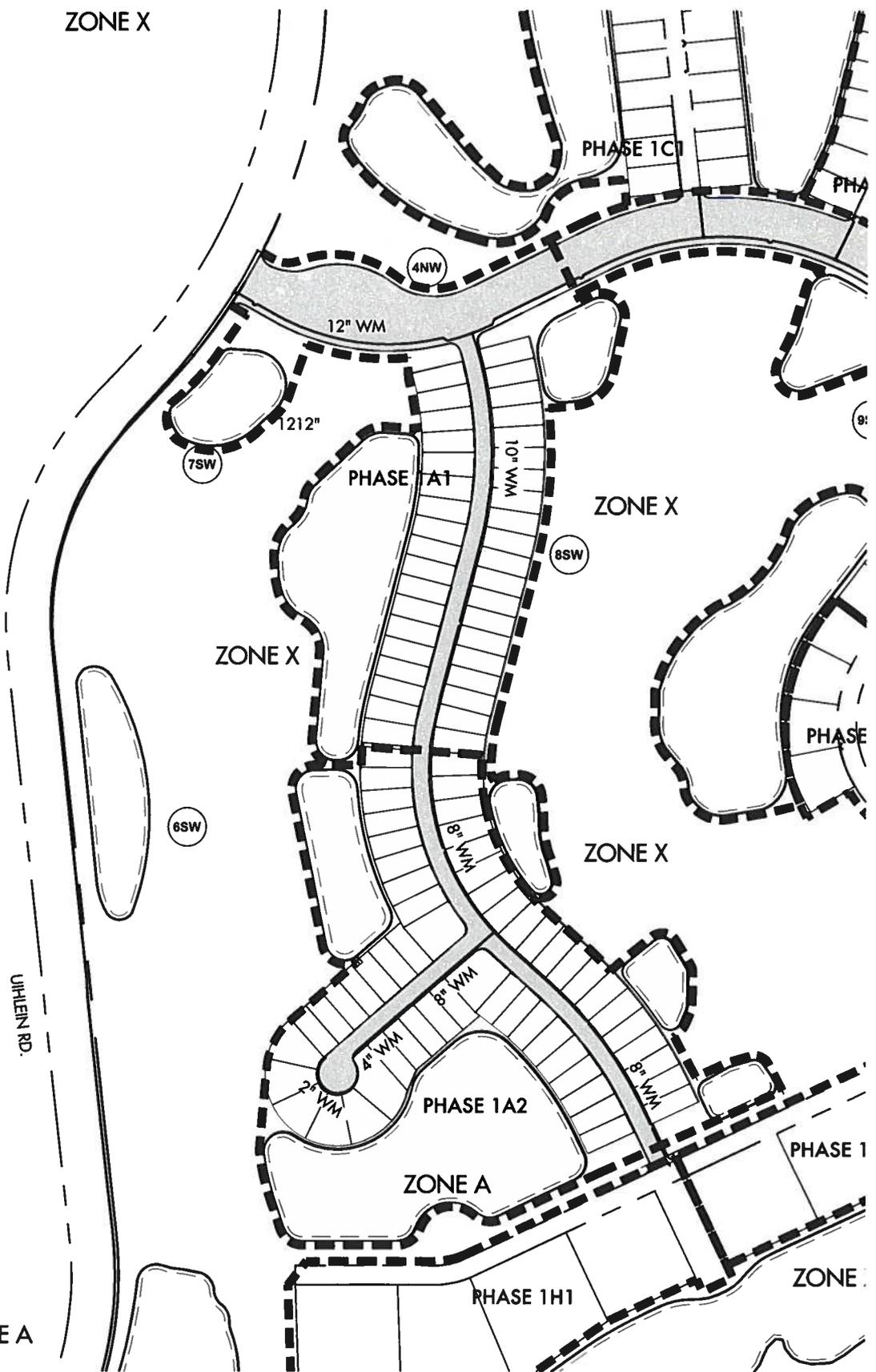
UHLIEN RD.

ZONE A

MATERIALS & QUANTITIES

12" WATER MAIN	933 LF
12" GATE VALVES	2
10" WATER MAIN	1,198 LF
10" GATE VALVES	2
8" WATER MAIN	1,556 LF
8" GATE VALVES	4
4" WATER MAIN	269 LF
4" GATE VALVES	-
2" WATER MAIN	133 LF
2" GATES VALVES	-

FIRE HYDRANT ASSEMBLIES = 4



Tue, 11 Apr 2017 - 8:45am

W:\Acad\Lakewood National Golf and Country Club (43743)\Exhibit\LWN PH1-WTR.dwg

© ZNS ENGINEERING, L.C.

THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

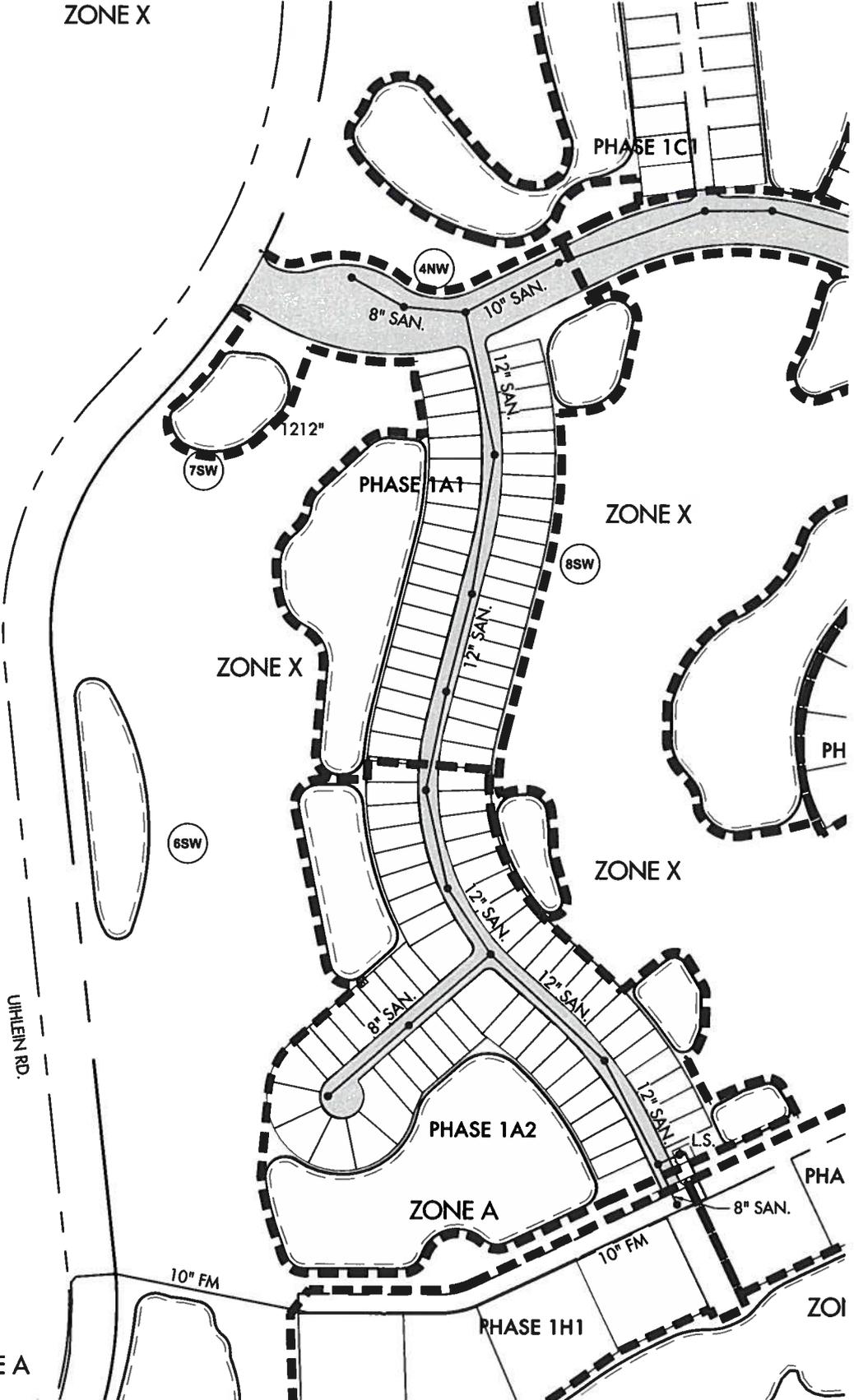
PHASE 1A WATER MAIN
FOR
LAKWOOD NATIONAL GOLF CLUB

LOCATED IN
SECTION 13, 14 23 & 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA





ZONE X



MATERIALS & QUANTITIES

8" SANITARY SEWER	970 LF
10" SANITARY SEWER	265 LF
12" SANITARY SEWER	2,440 LF
MANHOLES	15
10" FORCE MAIN	1,712 LF

COMPLETE LIFT STATION = 1

Tue, 11 Apr 2017 - 8:44am

W:\Acad\Lakewood National Golf and Country Club (43743)\Exhibit\LWN PH1-SAN.dwg

© ZNS ENGINEERING, L.C.
 THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

PHASE 1A SANITARY SEWER
 FOR
LAKWOOD NATIONAL GOLF CLUB

LOCATED IN
 SECTION 13, 14 23 & 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA



Lakewood National Golf Club Ph I, Subph A, B, C, D, H, I & J
Private Residential Project w/Public Improvement
Public Improvements - Sewer, Potable Water
SR 70 Utilities – Earthwork, Sewer, Potable Water
Uihlein Road – Earthwork, Drainage, Roadway (4-Lane Pavement)
Sewer, Potable Water & Reclaimed Water
DEFECT Subphases A, B, C, D, H, I & J– Sewer, Potable Water

EXHIBIT “C”
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	Letter of Credit No. FGAC-16353 Issued through Fidelity Guaranty & Acceptance Corp.	<u>\$8,823,188.32</u>
2	<u>DEFECT ADDITION – SUBPHASE A</u> Letter of Credit No. FGAC-17085 Issued through Fidelity Guaranty & Acceptance Corp.	<u>\$102,196.60</u>
3	<u>DEFECT ADDITION – SUBPHASE B</u> Letter of Credit No. FGAC-17084 Issued through Fidelity Guaranty & Acceptance Corp.	<u>\$74,698.85</u>
4	<u>DEFECT ADDITION – SUBPHASE C</u> Letter of Credit No. FGAC-17311 Issued through Fidelity Guaranty & Acceptance Corp.	<u>\$27,881.70</u>
5	<u>DEFECT ADDITION – SUBPHASE D</u> Letter of Credit No. FGAC-17337 Issued through Fidelity Guaranty & Acceptance Corp.	<u>\$35,764.65</u>
6	<u>DEFECT ADDITION – SUBPHASE H, I & J</u> Letter of Credit No. FGAC-17305 Issued through Fidelity Guaranty & Acceptance Corp.	<u>\$71,136.30</u>
7	<u>DEFECT- UIHLEIN ROAD</u> Letter of credit No. FGAC-18500 issued through Fidelity Guaranty & Acceptance Corp	<u>\$228,252.67</u>

FIDELITY GUARANTY AND ACCEPTANCE CORP



700 N.W. 107 AVENUE - SUITE 204
MIAMI, FLORIDA 33172
PHONE (305) 553-8724

OCTOBER 8, 2018.

CLEAN IRREVOCABLE STANDBY LETTER OF CREDIT NO. FGAC-18500

**BENEFICIARY: BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA
C/O PUBLIC WORKS DEPARTMENT/FISCAL SERVICES DIVISION
1022 26TH AVENUE EAST
BRADENTON, FL 34208**

**APPLICANT: LENNAR HOMES, LLC
10481 BEN C PRATT, SIX MILE CYPRESS PARKWAY
FT. MYERS, FL 33966**

**AMOUNT: USD \$228,252.67 (TWO HUNDRED TWENTY EIGHT THOUSAND TWO HUNDRED FIFTY TWO
AND 67/100 US DOLLARS)**

EXPIRATION: OCTOBER 7, 2019

**PROJECT: LAKEWOOD NATIONAL GOLF CLUB PHASE I (PRIVATE SUBDIVISION)
PDR-15-02/16-S-30(F) DTS#20160291(MEPS-392)
UHLIN RD. - DEFECT SECURITY COST ESTIMATE (DRAINAGE, ROADWAYS (4 LANES
PAVEMENT), SEWER, POTABLE WATER)**

DEAR COMMISSIONERS:

BY ORDER OF LENNAR HOMES, LLC ("DEVELOPER"), WE HEREBY ISSUE OUR IRREVOCABLE CREDIT NO. FGAC-18500 IN FAVOR OF MANATEE COUNTY, FLORIDA ("COUNTY"), IN THE AMOUNT OF \$228,252.67 (TWO HUNDRED TWENTY EIGHT THOUSAND TWO HUNDRED FIFTY TWO AND 67/100 US DOLLARS), EFFECTIVE AS OF OCTOBER 8, 2018, AND EXPIRING AT OUR OFFICE AT THE CLOSE OF BUSINESS ON OCTOBER 7, 2019.

WE ARE INFORMED THAT THE DEVELOPER HAS COMPLETED CERTAIN REQUIRED IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION OR FINAL SITE PLAN IDENTIFIED AS LAKEWOOD NATIONAL GOLF CLUB PHASE I - (PRIVATE SUBDIVISION) ("PROJECT"), AS SHOWN ON THE AS-BUILT DRAWINGS FOR THE PROJECT WHICH ARE ON FILE WITH THE COUNTY, AND DEVELOPER HAS REQUESTED THE COUNTY TO ACCEPT THESE REQUIRED IMPROVEMENTS FOR MAINTENANCE.

WE ARE FURTHER INFORMED THAT THE MANATEE COUNTY LAND DEVELOPMENT CODE, ORDINANCE 90-01, REQUIRES THAT THIS SECURITY IN THE AMOUNT OF TEN PERCENT (10%) OF THE ACTUAL INSTALLATION COSTS OF THE REQUIRED IMPROVEMENTS WHICH THE DEVELOPER IS PRESENTLY REQUESTING THE COUNTY TO ACCEPT FOR MAINTENANCE BE POSTED FOR THE PURPOSE OF CORRECTING ANY CONSTRUCTION, DESIGN OR MATERIAL DEFECTS OR FAILURES OF OR IN THE REQUIRED IMPROVEMENTS (DEFECTS).

FUNDS UNDER THIS CREDIT ARE AVAILABLE AND WILL BE PAID PROMPTLY TO THE COUNTY HEREUNDER NOT EXCEEDING THE AMOUNT OF THIS CREDIT, AGAINST THE COUNTY'S SIGHT DRAFT(S) ON US MENTIONING THIS LETTER OF CREDIT ACCOMPANIED BY (I) A STATEMENT PURPORTING TO BE SIGNED BY A COUNTY ENGINEER TO THE EFFECT THAT SUCH FUNDS ARE REQUIRED TO EXERCISE THE COUNTY'S RIGHT TO CORRECT THE DEFECTS AND TO PAY COSTS INCIDENTAL THERETO, AND (II) THAT AT LEAST TEN (10) DAYS IN ADVANCE OF THE PRESENTATION OF THE SIGHT DRAFT FOR PAYMENT, THE COUNTY HAS PROVIDED TO THE DEVELOPER BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NOTICE OF THE COUNTY'S INTENTION TO DRAW FUNDS ON THIS LETTER OF CREDIT.

FUNDS WILL ALSO BE AVAILABLE TO THE COUNTY IF AN EXTENSION OF THIS LETTER OF CREDIT OR SUBSTITUTION OF SECURITY IS NOT POSTED TO COMPLETE THE THREE YEAR PERIOD OF TIME FOR THE POSTING OF A DEFECT SECURITY AS REQUIRED BY ORDINANCE 90-01. NOTICE WILL BE GIVEN IN THE SAME MANNER AS TO REMEDY DEFECTS, BUT THE STATEMENT OF THE COUNTY'S ENGINEER SHALL NOT BE NECESSARY.

FIDELITY GUARANTY AND ACCEPTANCE CORP
FIDELITY GUARANTY AND ACCEPTANCE CORP



**700 NW 107 AVENUE - SUITE 204
MIAMI, FLORIDA 33172
PHONE (305) 553-8724**

THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NO. FGAC-18500

PAGE 2

THE AMOUNT OF ANY DRAFT DRAWN UNDER THIS LETTER OF CREDIT SHALL BE ENDORSED ON THE REVERSE SIDE HEREOF.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ADDITIONAL PERIODS OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU BY REGISTERED OR CERTIFIED MAIL OR COURIER OR HAND DELIVERED NOTIFICATION AT THE ABOVE ADDRESS THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD. BUT IN NO CASE IS THE EXPIRATION DATE TO EXCEED OCTOBER 7, 2021.

THIS LETTER OF CREDIT IS SUBJECT TO, GOVERNED AND ENFORCED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA, AND EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998 INTERNATIONAL CHAMBER OF COMMERCE - PUBLICATION NO. 590 ("ISP98") AND IN THE EVENT OF ANY CONFLICT, THE LAWS OF THE STATE OF FLORIDA WILL CONTROL, WITHOUT REGARD TO PRIOR PRINCIPLES OF CONFLICT OF LAWS.

VERY TRULY YOURS,

FIDELITY GUARANTY AND ACCEPTANCE CORP


JACQUELINE DE SOUZA, VICE PRESIDENT

ATTEST/WITNESS: 
GRACE SANTAELLA, ASSISTANT SECRETARY

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **LAKEWOOD RANCH STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 189, Florida Statutes and located in Manatee County, Florida, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202 (hereinafter referred to as “**SELLER**”), for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as “**COUNTY**”), has granted, bargained, sold, transferred, conveyed and delivered to the **COUNTY**, its executors, administrators, successors and assigns forever, the following:

- 1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment, and appurtenances thereto, including but not limited to I, 765 LF 1 O" Force Main located within or upon that certain real property owned by the **SELLER** and described below; and
- 2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment and appurtenances thereto, including but not limited to 4,460 LF 12" PVC Water Main located within or upon that certain real property owned by the **SELLER** and described below; and
- 3. All roadway infrastructure including but not limited to the subbase, base, asphalt, underdrain, located within or upon that certain real property owned by the **SELLER** and described below;

All on the property described in **Exhibit "A"**, attached hereto and made a part hereof, situate, lying and being in the Lakewood Ranch Stewardship District of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the **COUNTY**, its executors, administrators, successors and assigns forever. The **COUNTY** shall have all rights and title to the above described personal property.

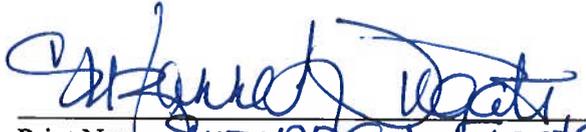
AND the **SELLER** hereby covenants to and with the **COUNTY** and assigns that **SELLER** is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that **SELLER** has good right and lawful authority to sell said personal property; and that **SELLER** fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[REMAINDER LEFT BLANK, SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 9th day of March 2020.

WITNESS

LAKEWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government


Print Name: Suzanne I. Fugate


Print Name: DAN J. TEPKA

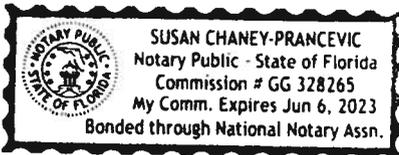
By: 
Print Name: Rex E. Jensen
Its: Chairman
Date: 3/9/2020

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 9 day of MARCH, 2020, by Rex E. Jensen, as Chairman of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, on behalf of the District, who [] is personally known to me or [] has produced N/A as identification.

[Affix Seal Here]


NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Susan Chaney-Prancevic
My Commission Expires: _____
Commission Number: _____



WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this 11 day of May, 2020

MANATEE COUNTY, a political subdivision of the State of Florida

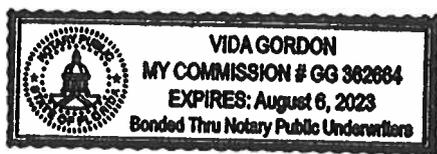
By: Board of County Commissioners

By: Cheri Corvea
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of May, 2020, by Cheri Corvea, (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me or has produced N/A as identification.



[Signature]
NOTARY PUBLIC Signature

Vida Gordon

Printed Name

EXHIBIT "A"
The Property

Tract 300, Lakewood National Golf Club, Phase I, a subdivision, according to the plat thereof recorded in Plat Book 61, Page 26, Public Records of Manatee County, Florida.