LOCAL DEVELOPMENT AGREEMENT

[Parrish Lakes Development of Regional Impact]

This **LOCAL DEVELOPMENT AGREEMENT** ("Development Agreement") is made and entered into this ____ day of _____, 2018, by and between **Manatee County**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **FLM, Inc., a Florida Corporation**, whose address is 4602 Dogwood Hills Court, Brandon, Florida 33511, (the "Applicant").

WITNESSETH:

WHEREAS, Applicant holds legal title to a 1,155± acre parcel of real property located in Manatee County and generally bounded by Erie Road to the south, Sawgrass Road (Extension) to the east, Moccasin Wallow Road to the north, and Manatee County Buffalo Canal Golf Course / Waste Water Treatment Facility to the west (the "Project Site"), the complete legal description for which is attached hereto as Exhibit "A"; and

WHEREAS, the County implements a transportation concurrency system pursuant to the Manatee County Comprehensive Plan (the "Comprehensive Plan") and Applicant intends by this Development Agreement to satisfy the transportation concurrency requirements of the Comprehensive Plan in support of residential and non-residential uses intended to be constructed by Applicant on the Project Site (the "Project"); and

WHEREAS, the Project consists of 3,300 residential units including Single Family and Multi-Family Residential Units; and 450,000 square feet of non-residential uses consisting of 50,000 square feet of Office space and 400,000 square feet of Commercial space, with a buildout date of 2037; and

WHEREAS, the Board of County Commissioners approved PDMU-16-16(Z)(G), the zoning and general development plan for this project, on October 5, 2017; and

WHEREAS, the Project qualifies as a Development of Regional Impact ("DRI"). The Project is no longer subject to DRI review requirements by virtue of the provision of Section

380.06 (30), Florida Statutes (2018); however, the Applicant has chosen to utilize the DRI process; and

WHEREAS, the Board of County Commissioners approved Ordinance 17-36, the DRI Development Order for this project on October 5, 2017; and

WHEREAS, it is the intent of Applicant in good faith to enter into this binding Development Agreement and to commit to pay for or construct its proportionate share mitigation of required improvements to the public facilities in the vicinity of the Project Site in a manner consistent with Florida Statutes Section 163.3180(5)(h)1. (the "Improvements"), and all of such Improvements are intended to serve the needs of and address the impacts created by the Project and are sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility; and

WHEREAS, the Applicant in good faith offers to enter into this Development Agreement to pay for or construct its proportionate share of required improvements that is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility; and

WHEREAS, the Improvements contemplated hereunder have been included within this Development Agreement for the purpose of addressing all aspects of transportation concurrency for the Project and the provision of adequate transportation facilities and services needed to support such new development; and

WHEREAS, Section 163.3180, Florida Statutes, allows an Applicant for a development agreement to satisfy the transportation concurrency requirements of the Comprehensive Plan, and requires that transportation facilities and services needed to support new development shall be available concurrent with the impact of such new development or that the Applicant pay the cost of proportionate share mitigation in connection therewith; and

WHEREAS, the Applicant has provided a traffic impact analysis which assesses transportation conditions through the build out of the Project, and which traffic impact analysis has been reviewed and approved by the County; and

WHEREAS, the County issued an initial Certificate of Level of Service Compliance ("CLOS") for the Project on October 6, 2017, as CLOS-17-058; and

WHEREAS, the County has made a determination that a "CLOS" for the Project can be issued for an extended period for the purpose of transportation since the Project will not result in a reduction of the level of service standards adopted by the Comprehensive Plan for said transportation facilities; and

WHEREAS, the Land Development Code (the "LDC") provides that a CLOS for the Project may be issued contingent upon the payment of a proportionate share contribution or the construction of the necessary public facilities and services being guaranteed in an enforceable Development Agreement entered into pursuant to Sections 163.3220 through 163.3243, Florida Statutes; and

WHEREAS, in accordance with the applicable Florida Statutes and Section 350.2 of the LDC, the County is authorized to issue a CLOS for a term greater than three (3) years subject to the required public transportation facilities and services being guaranteed in a Development Agreement; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, et seq., the County is authorized to enter into a Development Agreement; and

WHEREAS, certain of the Improvements to be constructed or dedicated or participated in by Applicant may create additional capacity above that required by the Project for concurrency purposes and are; therefore, eligible for partial impact fee credits, which credits shall be addressed in a subsequent Impact Fee Credit Agreement between Applicant and County in accordance with Section 1106 of the LDC (the "Impact Fee Credit Agreement"); and

WHEREAS, the first of two required public hearings on this Development Agreement was held by the Board of County Commissioners (the "Board") on September 25, 2018, at which time the Board reviewed this Development Agreement; and

WHEREAS, the second required public hearing on this Development Agreement was held by the Board on October 4, 2018, at which time the Board approved this Development Agreement and authorized the Chairman to execute the Development Agreement on behalf of Manatee County.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Description of Development Uses.** The Project shall be developed including the following components:

- 3,300 residential units (single-family and multi-family), and
- 450,000 square feet of non-residential uses.

The maximum permitted height of any structure within the Project Site is forty-five (45) feet, measured pursuant to the applicable provisions of the LDC pertaining to maximum height of structures. The Project Site is located within the PDMU Zoning District. The Project Site is within the MU and P/SP-1 Future Land Use Classification of the Comprehensive Plan.

3. **Ownership of Land Subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Project Site, the 1,155± acre parcel of real property) is attached hereto as Exhibit "A". The current legal owner of the Project Site is FLM, Inc., a Florida Profit Corporation.

4. **Definitions.** As used in this Agreement, the following words, terms, and phrases shall have the meanings ascribed to them here:

(A) "Concurrency Requirements": shall mean the dedication or conveyance of lands for public purposes and/or the design and construction of improvements to public facilities (or the payment of proportionate share mitigation in connection therewith) that the Applicant must

provide to comply with the requirements of Florida Statute 163.3180 and meet the concurrency requirements of the Land Development Code and the Comprehensive Plan.

(B) "Concurrency Project" shall mean the construction of certain roadway improvements, as more specifically described in Paragraph 6(B) below.

(C) "County Administrator": shall mean the County Administrator or his designee.

(D) "Traffic Study": shall mean the Traffic Impact Analysis entitled "Parrish Lakes DRI Traffic Impact Analysis (Revised)" prepared by Stantec Consulting Services Inc., dated June 2017 and approved June 26, 2017, a copy of which is on file at the Building and Development Services Department of County.

5. **Description of Public Facilities.** The following public facilities and services will serve the Project, including those uses described in Paragraph 2 above:

(A) Potable Water: The County will provide potable water to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(B) Sanitary Sewer: The County will provide sanitary sewer service to the Project Site in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities to be constructed by the Applicant.

(C) Solid Waste: The County or its licensee will provide Solid Waste Management Services to the Project Site to serve the Project, as and when actually constructed, via facilities which are already in place.

(D) Recreation/Open Space: With the Applicant's commitment that the Project will contain a minimum of twenty percent (20%) open space to be set forth in an approved general development plan and a preliminary site plan and final site plan to be later approved, the Project will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service.

(E) Storm Water Management: With the Applicant's design and construction of the proposed storm water management facilities on the Project Site in compliance with Section 801 of the LDC to County development standards and SWFWMD regulations, the Project will meet concurrency requirements for storm water and will not result in degradation of the adopted level of service.

(F) Transportation: With the Applicant's construction of transportation concurrency facilities as described in Paragraph 6(B) hereof, the Project will meet concurrency requirements for transportation and will not result in degradation of the adopted level of service in the Comprehensive Plan.

6. **Transportation Improvements.**

(A) Site-Related Improvements. Simultaneously with development adjacent to or encompassing portions of designated thoroughfare roadways lying within the Project, Applicant shall construct those same portions of roadways. Consistent with their depiction on the Project's approved Master Development Plan, the designated thoroughfare roadways lying within the Project include:

- Carter Road from Erie Road to Moccasin Wallow Road
- Sawgrass Road from Erie Road to north Project boundary
- Unnamed "EE" Road from Carter Road to Sawgrass Road

Applicant and County agree the first two travel lanes, related roadway features, and associated rights-of-way of each roadway are considered site-related improvements of the Project and shall not be eligible for transportation impact fee (or functional equivalent) credits or reimbursement from the County. Carter Road and Sawgrass Road are planned to ultimately be four-lane roadways, and Applicant shall construct each as the outside two lanes of the planned four-lane divided roadway, including sidewalks, bike lanes, appropriate intersection improvements, and associated stormwater facilities. Right-of-way and stormwater capacity in excess of that required for a two-lane road shall be eligible for transportation impact fee credits.

(B) Concurrency Improvements. Simultaneously with development of that portion of the Project Site which requires such Improvements as set forth on an approved final site plan, Applicant shall construct the following Improvements or shall pay County the cost of proportionate share mitigation in connection therewith:

Phase I Concurrency Improvements:

(1) Upon development of a portion of the Project Site that generates more than 779 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [51.9% totaling $196,995] to provide signalization at the intersection of Erie Road and 69th Street East;

(2) Upon development of a portion of the Project Site that generates more than 1,411 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [12.1% totaling $47,749] to provide a northbound right turn lane at the intersection of Ft. Hamer Road and Golf Course Road;

Phase II Concurrency Improvements:

(3) Upon development of a portion of the Project Site that generates more than 2,110 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [20.3% totaling $25,063] to provide a northbound left turn lane at the intersection of Moccasin Wallow Road and Carter Road;

(4) Upon development of a portion of the Project Site that generates more than 2,110 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [20.3% totaling $30,847] to provide a southbound left turn lane at the intersection of Moccasin Wallow Road and Carter Road;

(5) Upon development of a portion of the Project Site that generates more than 1,567 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [35.7% totaling $44,077] to provide a southbound left turn lane at the intersection of Erie Road and Carter Road;

(6) Upon development of a portion of the Project Site that generates more than 1,567 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [35.7% totaling $135,505] to provide signalization at the intersection of Erie Road and Carter Road;

(7) Upon development of a portion of the Project Site that generates more than 1,752 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [10.0% totaling $45,965] to provide signalization at the intersection of Moccasin Wallow Road and Sawgrass Road;

(8) Upon development of a portion of the Project Site that generates more than 2,888 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [6.9% totaling $10,485] to provide a northbound left turn lane at the intersection of Buckeye Road and Carter Road; and

(9) Upon development of a portion of the Project Site that generates more than 2,431 net new external PM peak hour trips, Applicant shall construct or pay County the cost of proportionate share mitigation [8.2% totaling $12,460] to provide an eastbound left turn lane at the intersection of Erie Road and US 301 in Parrish.

The contributions made pursuant to Section 6(B) shall fully and completely satisfy the Applicant's responsibility for providing for transportation concurrency for the Project as required pursuant to Section 163.3180, Florida Statutes, the Comprehensive Plan and the LDC. The Applicant may be required to complete additional improvements for the purpose of providing access to the Project or for safety purposes, as reflected in the Traffic Study.

7. **Concurrency Findings.** The Board of County Commissioners finds that the concurrency requirements of the Comprehensive Plan and the LDC will be met for the Project regarding all public facilities and services described in Paragraph 6(B) or otherwise in this Development Agreement, provided the terms and conditions of this Development Agreement are undertaken and performed by the Applicant.

8. **Projects Needed to Meet Concurrency Requirements.** Applicant shall be responsible for either the transportation improvements described in Paragraph 6(B) above or proportionate share thereof or mitigation described in Paragraph 9 below.

9. **Proportionate Share Mitigation; Impact Fee Credits.** As authorized and required pursuant to Section 163.3180(5)(h), Florida Statutes (2018) the County shall allow Applicant to satisfy the transportation concurrency requirements of the County's Comprehensive Plan as identified in Paragraph 6(B) above, through proportionate share mitigation of transportation impacts of any development approved on the project.

(a) Proportionate share contribution. The proportionate share obligation has been calculated in accordance with Section 163.3180(5)(h), Florida Statutes, and has been based upon a traffic study. The proportionate share obligation for each concurrency related facility described in Paragraph 6(B) above is a total of $549,146 dollars.

(b) Award of impact fee credits. Applicant shall be awarded impact fee credits for those items identified in Paragraph 6(B) that provide capacity in excess of that required by the Project or that are not Project related and required.

The Applicant shall receive such impact fee credits upon acceptance by the County of any of the above items. Applicant acknowledges and agrees that the impact fee credits awarded pursuant to this paragraph are the only impact fee credits to be awarded for proportionate share contribution, the design permitting and construction of transportation improvements, the dedication of right of ways, or provision of stormwater easements and facilities related to thereto, provided in connection with the project.

10. **Duration of Certificate of Level of Service.** At the time of first Final Site Plan (FSP) approval that allows for vertical development of the Project Site obtained after the Effective Date, which shall be obtained no later than the termination of the Development Order, as same may be extended by law, the County shall amend CLOS-17-058 with an expiration date of ten (10) years from the date of first FSP approval for transportation, recreation/open space, solid waste, and storm water, for not more than three thousand three hundred (3,300) residential dwelling units, and four hundred and fifty thousand (450,000) square feet of non-residential uses.

A CLOS for potable water, sanitary sewer, and public school facilities, if required, may be issued separately, subject to Applicant satisfying the requirements of the Comprehensive Plan and the LDC. For the purposes of this paragraph, "vertical development" shall mean and shall be deemed to include the construction of new residential units and non-residential structure or the reconstruction or addition to any structure. "Vertical development" shall not mean nor be deemed to include the construction of any new structure or the reconstruction or addition to any structure specifically for the use of the existing or future agricultural operations.

Throughout the duration of this LDA, the Applicant shall have the option of paying the cumulative Phase I and Phase II proportionate share of $549,146, which shall satisfy in full the transportation concurrency requirements of the Project through expiration of the Development Order. If this option is selected and paid by the Applicant prior to December 31, 2018, the cumulative proportionate share is calculated to be $549,146.00. If the Applicant selects this option after December 31, 2018, the amount of the cumulative Phase I and Phase II proportionate share shall be adjusted as provided for in Paragraph 11. Upon payment in full of the cumulative Phase I and Phase II proportionate share as same may be adjusted in accordance with Paragraph 11 below, the County shall issue an updated CLOS with an expiration date of August 28, 2037, or as may be extended by legislative action or Executive Order, for not more than three thousand three hundred (3,300) residential dwelling units, and four hundred and fifty thousand (450,000) square feet of non-residential uses. Should the Applicant exercise this option, the Applicant will waive all claims for transportation impact fee credits up to the amount of the proportionate share payment.

11. **Payment of Proportionate Share Obligations.** In the event the Applicant elects to pay the proportionate share mitigation in the amount of $244,744.00 for Phase I and $304,402.00 for Phase II (the "Proportionate Share Amount"), such sum shall be paid to County in cash when due under the terms of this Agreement (the "Payment Due Date"). The Proportionate Share Amount shall be adjusted as of the Payment Due Date to equal the lesser of (i) the then current cost of proportionate share mitigation for the required improvements, or (ii) an amount adjusted to coincide with the adjustment to the Engineering News Record (ENR) Construction Cost Index, which amount shall be calculated by multiplying the Proportionate Share Amount by a fraction the numerator of which is the most recent month for which figures are available nearest the month of the Payment Due Date and the denominator of which is the ENR Construction Cost Index for the

month of the June 2016. In the event that the ENR Construction Cost Index is unavailable for use in this manner, a reasonably comparable index and calculation shall be selected and calculated by Manatee County.

12. **Concurrency Findings.** The Board, on October 4, 2018, found that the concurrency requirements of the Comprehensive Plan and LDC will be met for the Project regarding the transportation facilities and services described in Paragraph 6(B), provided the terms and conditions of this Agreement are undertaken and performed by Applicant.

13. **Consistency With Comprehensive Plan.** The Board, on October 4, 2018, specifically found that this Development Agreement is consistent with the Comprehensive Plan of Manatee County and the Land Development Regulations of the County provided that the Applicant performs all obligations accruing under the terms of this Development Agreement, including without implied limitation the construction of the Improvements described in Paragraph 6(B) hereof, or the payment to County of the cost of proportionate share mitigation in connection therewith.

14. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project Site:

- Zoning application;
- Preliminary Site Plan application;
- One or more Final Site Plan applications;
- One or more Final Plat applications;
- One or more applications for Special Approval in accordance with the Comprehensive Plan of Manatee County;
- One or more applications for Specific Approval in accordance with the requirements of the LDC;
- One or more Access and Driveway Permits;
- One or more Construction Plan approvals;
- One or more Building Permit applications; and
- One or more Certificates of Occupancy or of Completion.

15. **Omission from Development Agreement.** The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law, including without implied limitation the applicable provisions of the County's Comprehensive Plan or Land Development Code, governing said permitting requirements, conditions, terms, or restrictions.

16. **Disclaimer of Joint Venture.** Applicant and County represent that by the execution of this Development Agreement it is not the intent of the parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between County and Applicant, or either, with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Applicant is an independent principal and not a contractor for or an officer or employee of County. Applicant shall not at any time or in any manner represent that it or any of its agents or employees are employees of County.

17. **Successors in Interest.** The burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the parties to the Development Agreement including all mortgagees to the parties to this Development Agreement. Notwithstanding anything in this Development Agreement to the contrary, the County shall have no responsibility or liability for any obligations of Applicant under this Development Agreement, and the County does not assume any obligations to or for Applicant.

18. **Amendments:** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing and executed by the County and Applicant, in accordance with requirements of the Section 350.2 of the LDC and Sections 163.3237 and 163.3229, Florida Statutes.

19. **Applicable County Ordinances and Codes:** In accordance with Section 163.3233, Florida Statutes (2018), and Section 350.7 of the LDC, the codes, policies, and ordinances of the County governing the development of the Project upon the date of execution of this Development Agreement shall govern the development of the Project for the duration of this Development Agreement. Prior to the termination of this Development Agreement in accordance with Paragraph 28 hereof, County may apply codes, policies, and ordinances adopted subsequent

to the execution hereof to the Project only if County has held a public hearing and made the determinations required by the above-cited Florida Statute and LDC provision.

20. **Recording of this Agreement:** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this Development Agreement in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution of this Agreement by all parties. Applicant shall bear the expense of recording this Agreement. Additionally, the Clerk shall mail a recorded copy of this Agreement to the State of Florida Department of Economic Opportunity by certified mail, return receipt requested no later than fourteen (14) days after the recordation of this Development Agreement. The County shall record a notice in the Public Records of Manatee County to reflect the date indicated on the return receipt card to establish the date of receipt by the Department of Economic Opportunity.

21. **Applicable Law and Venue.** This Agreement shall be construed, and the rights and obligations of the parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

22. **Severability.** In the event any term or provision of this Agreement shall be held invalid by a Court of competent jurisdiction, such invalid term or provision should not affect the validity of any term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Agreement; provided, however, if any term or provision of this Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

23. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the parties unless

they are in writing signed by both parties and executed in the same manner as this Development Agreement.

24. **Parties Drafted Equally.** The County and Applicant agree that both parties have played an equal and a reciprocal part in drafting this Agreement. Therefore, no provision of this Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

25. **Notices.** All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and addressed as follows:

To Applicant:	Claude Melli FLM, Inc. 4602 Dogwood Hills Court Brandon, Florida 33511 Attention: Claude Melli
With a Copy to:	Patricia Petruff, Esq. Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC 1206 Manatee Avenue West Bradenton, FL 34205
To County:	Director, Building and Development Services Department Manatee County P.O. Box 1000 Bradenton, FL 34206
With Copies to:	County Administrator Manatee County P.O. Box 1000 Bradenton, FL 34206 County Attorney Manatee County P.O. Box 1000 Bradenton, FL 34206

26. **Survival of Warranties, Representations.** The warranties, representations, covenants and obligations of the parties hereto shall be binding upon the parties and their respective successors in interest.

27. **Effective Date.** This Agreement shall become effective immediately upon the occurrence of all the following (the "Effective Date"):

(A) Adoption and approval of this Development Agreement by the Board of County Commission;

(B) The recordation of a fully executed original of this Agreement in the public records of Manatee County, Florida, as provided in Paragraph 20 hereof;

(C) The expiration of any and all appeal periods for any challenge to this Development Agreement; and

28. **Termination.** This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of thirty (30) years from the Effective Date of this Agreement, as defined in Paragraph 27(B) above unless extended pursuant to operation of law or pursuant to Paragraph 18.

(C) The revocation of this Development Agreement by the Board in accordance with Section 163.3235, Florida Statutes (2018).

(D) The execution of a written agreement by all parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

ATTEST: ANGELINA COLONNESO, Clerk of the Circuit Court and Comptroller

By: _____
Chairperson

By: _____
Deputy Clerk

Date: _____

Signed, sealed and delivered in the presence of:

Applicant:

FLM, Inc., a Florida Corporation
By: FLM, Inc., President

_____
Print name: _____

By: _____
Claude Melli, President

_____
Print name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by Claude Melli, as President of FLM, Inc., a Florida Corporation, on behalf of the company, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

_____
Signature of Notary Public

(Notary Seal)

_____
Print Name of Notary Public

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

_____