MEMORANDUM

To: Ed Hunzeker
County Administrator

Thru: Chad Butzow, Interim Director
Public Works Department

From Carmen Mosley, Sr. Fiscal Services Mgr.
Jane Oliver, Bond Coordinator
Public Works Department

Date: February 26, 2019

Subject: **SILVERLEAF, PHASE II & III**
PHASE III-B ONLY
PDR-11-14/17-S-21 (F)
RELEASE PORTION OF PERFORMANCE AGREEMENT
RELEASE SURETY BOND
ACCEPT DEFECT SECURITY PORTION OF AGREEMENT
ACCEPT SURETY BOND
ACCEPT BILL OF SALE

On March 20, 2018, the Board of County Commissioners accepted the *Agreement for Private Subdivision with Public Improvements* securing sanitary sewer, water, reclaim water improvements for the above referenced project. 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 (public improvements); 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:

NOTE: PUBLIC IMPROVEMENTS AGREEMENT remains in place securing defect security portion of the Agreement.

- **Authorization to release and return** the Surety Bond, and any riders associated with this Surety, in conjunction with the performance portion of Phase III-B in the *Agreement for Private Subdivision with Public Improvements*. Documents will be returned to James Schier with Neal Communities of Southwest Florida, LLC located at 5800 Lakewood Ranch Boulevard North, Lakewood Ranch, FL 34240-8479;

  - **Surety Bond** No. US00082115SU18A issued through XL Specialty Insurance Company;

- **Amount** of Performance Bond $226,721.30;

- **Accept, and Execute Surety Bond** securing Section 1.5 "Maintenance, Defects" of the *Agreement for Private Subdivision with Public Improvements* accepted by the Board of County Commissioners on March 20, 2018, securing sanitary sewer, water and reclaim water improvements;

  - **Surety Bond No.** US00083252SU18A issued through XL Specialty Insurance Company;

  - **Amount** of Defect Security $14,610.10;

- **Accept and Execute** Bill of Sale.

Instructions to Board Records

1. Copies of release request to: Claudia Campos (Claudia.campos@ManateeClerk.com), Julie Jensvold (Julie.jensvold@ManateeClerk.com), Abby Lindecamp (abby.lindecamp@ManateeClerk.com), James Schier (jschier@nealcommunities.com), and Jane Oliver (jane.oliver@mymanatee.org).

MANATEE COUNTY, a political subdivision of the State of Florida
By: Board of County Commissioners

By: _____
County Administrator, per R-14-86

CB/CM/mjo

cc: Records Management
Sia Mollanazar, P.E., Deputy Director – Engineering Services
Myra Prater, Maintenance Operations Division Manager
Ken LaBarr, Infrastructure Inspections Division Manager
James Schier, Neal Communities of Southwest Florida, LLC

Attachments

Silverleaf, Ph 1I & III – Private Residential Project w/Public Improvement
Sanitary Sewer, Water, Reclaimed Water, Boulevard
DEFECT FOR II-A – Sanitary Sewer, Water
DEFECT FOR II-B – Sanitary Sewer, Water, Reclaim Water
DEFECT FOR III-A – Boulevard, Sanitary Sewer, Water, Reclaim Water
DEFECT FOR III-B – Sanitary Sewer, Water, Reclaim Water

EXHIBIT "B-1"
IMPROVEMENTS

	Improvement	Estimated Cost
1	**Phase II-A** Sanitary Sewer, Water	$167,210.55
2	**Phase II-B** Sanitary Sewer, Water, Reclaim Water	$195,251.55
3	**Phase III-A** Boulevard, Sanitary Sewer, Water, Reclaim Water	$967,864.95
4	**Phase III-B** Sanitary Sewer, Water, Reclaim Water	$226,721.30
5	**Phase III-C** Boulevard, Sanitary Sewer, Water, Reclaim Water	$2,152,505.68
1	**DEFECT ADDENDUM - Phase II-A** Sanitary Sewer, Water	$12,862.35
2	**DEFECT ADDENDUM - Phase II-B** Sanitary Sewer, Water, Reclaim Water	$12,164.35
3	**DEFECT ADDENDUM - Phase III-A** Boulevard, Sanitary Sewer, Water, Reclaim Water	$70,877.65
4	**DEFECT ADDENDUM - Phase III-B** Sanitary Sewer, Water, Reclaim Water	$14,610.10

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

June 07, 2018

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

(JebM@znseng.com)

RE: **SILVERLEAF, PHASE II & III – Private Subdivision**
(PDR-11-14/17-S-21(F)) - (DTS #20170542) (MEPS-71)
Phase IIIB – Defect Security Cost Estimate
Required Public Improvements
Reason – (Sanitary Sewer, Water, Reclaim Water)

Dear Mr. Mulock:

Your cost estimate for the above referenced bond, dated **March 21, 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 **$14,610.10** 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
Greg Marcotte, Sr. Planning & Zoning Tech., Building and Development Services

PRISCILLA TRACE * CHARLES B. SMITH * STEPHEN JONSSON * ROBIN DISABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC
District 1 District 2 District 3 District 4 District 5 District 6 District 7

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

March 21, 2018

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

RE: Silverleaf Phase 3B
Defect Security Estimate
Meps-71/20170155/PDR-11-14/17-S-21(P)/FSP-17-32(R)
ZNS File Number: 44329

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 **$14,610.10**, please notify our office so that the appropriate surety may be obtained.

Thank you in advance for your prompt attention to this matter. Please advise if you should have any questions or require additional information.

Very Truly Yours,
ZNS ENGINEERING, L.C.

JEB G. MULOCK
LICENSE
No. 64692
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jeb G. Mulock, P.E.
President

cc: Jane Oliver w/encl via email
Karen Wilson w/encl via email

SILVERLEAF PHASE 3B

DEFECT SECURITY ESTIMATE

January 2018

ITEM NO	DESCRIPTION	QTY		Unit Price	Total Bid
D	**SANITARY SEWER**				
1	8" SDR 26 PVC	760	LF	$ 61.50	$ 46,740.00
2	Manholes	4	EA	$ 6,250.00	$ 25,000.00
3	Services - single	2	EA	$ 650.00	$ 1,300.00
4	Services - double	7	EA	$ 1,095.00	$ 7,665.00
	SUBTOTAL - SANITARY SEWER				**$ 80,705.00**
E	**WATER**				
1	8" C-900 PVC	180	LF	$ 16.00	$ 2,880.00
2	6" C-900 PVC	280	LF	$ 14.20	$ 3,976.00
3	2" HDPE	80	LF	$ 9.50	$ 760.00
5	8" Gate Valves	3	EA	$ 1,375.00	$ 4,125.00
6	6" Gate Valves	3	EA	$ 1,150.00	$ 3,450.00
7	Fittings	8	EA	$ 895.00	$ 7,160.00
8	Fire Hydrant Assemblies (including 6" GV)	1	EA	$ 5,100.00	$ 5,100.00
9	Permanent 2" Blow-Off Assembly	2	EA	$ 1,650.00	$ 3,300.00
11	Single Service - Short	1	EA	$ 510.00	$ 510.00
12	Single Service - Long	3	EA	$ 585.00	$ 1,755.00
13	Double Service - Short	4	EA	$ 650.00	$ 2,600.00
14	Double Service - Long	2	EA	$ 700.00	$ 1,400.00
	SUBTOTAL - WATER				**$ 37,016.00**
F	**RECLAIM WATER**				
1	6" PVC	300	LF	$ 17.10	$ 5,130.00
2	4" PVC	120	LF	$ 13.25	$ 1,590.00
3	2" HDPE	120	LF	$ 9.50	$ 1,140.00
5	6" Gate Valves	6	EA	$ 1,150.00	$ 6,900.00
6	Fittings	5	EA	$ 895.00	$ 4,475.00
7	Permanent 2" Blow-Off Assembly	2	EA	$ 1,650.00	$ 3,300.00
9	Single Service Short	1	EA	$ 510.00	$ 510.00
10	Single Service Long	1	EA	$ 585.00	$ 585.00
11	Double Service Short	3	EA	$ 650.00	$ 1,950.00
12	Double Service Long	4	EA	$ 700.00	$ 2,800.00
	SUBTOTAL - RECLAIM WATER				**$ 28,380.00**
	TOTAL REQUIRED PUBLIC IMPROVEMENTS PH 3B				$ 146,101.00
				DEFECT SECURITY AT 10%	**$ 14,610.10**

Silverleaf, Ph 1I & III – Private Residential Project w/Public Improvement
Sanitary Sewer, Water, Reclaimed Water, Boulevard
DEFECT FOR II-A – Sanitary Sewer, Water
DEFECT FOR II-B – Sanitary Sewer, Water, Reclaim Water
DEFECT FOR III-A – Boulevard, Sanitary Sewer, Water, Reclaim Water
DEFECT FOR III-B – Sanitary Sewer, Water, Reclaim 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

EXHIBIT B-2
SILVERLEAF PH 3B
UTILITY PLAN

Silverleaf, Ph 1I & III – Private Residential Project w/Public Improvement
Sanitary Sewer, Water, Reclaimed Water, Boulevard
DEFECT FOR II-A – Sanitary Sewer, Water
DEFECT FOR II-B – Sanitary Sewer, Water, Reclaim Water
DEFECT FOR III-A – Boulevard, Sanitary Sewer, Water, Reclaim Water
DEFECT FOR III-B – Sanitary Sewer, Water, Reclaim Water

EXHIBIT "C"
PERFORMANCE SECURITIES

	Bond / LoC	Amount
1	**Phase II-A** Surety Bond No. US00082109SU18A Issued thru XL Specialty Insurance Company	$167,210.55
2	**Phase II-B** Surety Bond No. US00082111SU18A Issued thru XL Specialty Insurance Company	$195,251.55
3	**Phase III-A** Surety Bond No. US00082113SU18A Issued thru XL Specialty Insurance Company	$967,864.95
4	**Phase III-B** Surety Bond No. US00082115SU18A Issued thru XL Specialty Insurance Company	$226,721.30
5	**Phase III-C** Surety Bond No. US00082117SU18A Issued thru XL Specialty Insurance Company	$2,152,505.68
1	**DEFECT ADDENDUM - Phase II-A** Surety Bond No. CS2160580 Issued through Great American Insurance Company	$12,862.35
2	**DEFECT ADDENDUM - Phase II-B** Surety Bond No. US00083250SU18A Issued through XL Insurance Company	$12,164.35
3	**DEFECT ADDENDUM - Phase III-A** Surety Bond No. US00083250SU18A Issued through XL Insurance Company	$70,877.65
4	**DEFECT ADDENDUM - Phase III-B** Surety Bond No. US00083252SU18A Issued through XL Insurance Company	$14,610.10

SURETY BOND
FOR DEFECTS OF REQUIRED IMPROVEMENTS

(Attachment "A")

BOND NO. US00083252SU18A
Project Name: Silverleaf, Phase IIIB

KNOW ALL MEN BY THESE PRESENT:

That the Developer, **Neal Communities of Southwest Florida, LLC** as Principal, and **XL Specialty Insurance Company**, a Surety Company, duly authorized to transact business in the State of Florida, are held and firmly bound unto the County of Manatee, State of Florida, as Obligee, in the sum of **$14,610.10** (Numbers) **Fourteen Thousand Six Hundred Ten and 10/100 Dollars** (Words) for which sum we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally by these presents for the specific benefit of the County in accordance with the conditions set forth herein and in "Agreement for Public Subdivision Improvements".

THE CONDITION of the above obligation is such that, Whereas the Principal has entered into a contract, dated_____(LEAVE BLANK Manatee County Government approval date) with the obligation to warrant those Required Improvements which the Principal is presently requesting the Obligee to accept for maintenance to be free from defects or failures involving construction, design, or materials.

NOW THEREFORE, if the Obligee's inspection of the Required Improvements finds no defects within thirty six (36) months from the date of the Obligee's approval and acceptance of those Required Improvements, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect. In the event the Defects are not remedied in accordance with the terms of the attached "Agreement", which is hereby incorporated herein by reference, the Surety will forthwith pay to the Obligee the costs of correcting the Defects in an amount not exceeding the said sum specified above. The amount of money required to repair the defects shall be at the sole discretion of the County. Means of notification of intent to collect shall be by certified mail to the Surety at the address on page **2** {insert page number of surety's address}. Payment will be made to the County within 30 days by certified check drawn on behalf of the Board of County Commissioners at P. O. Box 1000, Bradenton, FL 34206.

This Surety Bond shall be construed in accordance to the Laws of Florida, and any action of whatever nature, in connection with this Bond and "Agreement for Public Subdivision Improvements" shall be filed in the Twelfth Judicial Circuit in and for Manatee County, Florida.

INSURANCE COMPANY SIGNATURE FORM

FOR Silverleaf, Phase IIIB
(Name of Project)
BOND NO. US00083252SU18A

SIGNED AND SEALED this 13th day of June, 2018

XL Specialty Insurance Company
Surety Company Name

By: Claudette Alexander Hunt
Signature - As its Agent

Claudette Alexander Hunt, Attorney-in-Fact
Print Name & Title

505 Eagleview Blvd.
Address

Exton	PA	19341
City	State	Zip

WITNESSES OR CORPORATE SEAL

Signature	Signature
Alexander Hansen	Jeannie Reinoso
Print Name	Print Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13th day of June, 2018, By Claudette Alexander Hunt as Attorney-in-Fact (Title), on behalf of the Surety identified herein, and who is personally known to me or who has produced personally known (Type of Identification) as identification.

NOTARY SEAL:

NOTARY PUBLIC STATE OF FLORIDA
CAMILLE M. CRUZ
Commission # GG 112026
Expires August 5, 2021
Bonded Thru Budget Notary Services

Notary Public

Camille M. Cruz
Print Name of Notary

Commission No. GG 112026 My Commission Expires: 08/05/2021

DEVELOPER SIGNATURE FORM

FOR Silverleaf, Phase IIIB
BOND NO. US00083252SU18A

WITNESSES OR CORPORATE SEAL:

Witness

Pamela White
Type or Print Name

Echo Sanders
Witness

Echo Sanders
Type or Print Name

Neal Communities of Southwest Florida, LLC
Developer

BY: _____
Signature

James R. Schier, VP
Type or Print Name

_____
Title (If attorney-in-fact Attach Power of Attorney)

5800 Lakewood Ranch Blvd N
Postal Address

Sarasota FL 34240
City State Zip

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Sarasota
The foregoing instrument was acknowledged before me this 14th day of June, 2018, by James R. Schier, as VP, (Title), on behalf of the corporation identified herein as Developer and who is ~~personally known~~ to me or who has produced _____ (Type of Identification) as identification.

NOTARY SEAL:

KATHRYN A PIGNATELLI
MY COMMISSION # GG097715
EXPIRES April 25, 2021

Kathryn A Pignatelli
Notary Public
Kathryn A. Pignatelli
Print Name of Notary

Approved and accepted for and on behalf of Manatee County, Florida, this 15TH day of FEBRUARY, 2019

MANATEE COUNTY
A political subdivision of the State of Florida
By: Board of County Commissioners
By: _____
County Administrator

NOTARY ACKNOWLEDGMENT

STATE OF: Florida
COUNTY OF: Manatee
The foregoing instrument was acknowledged before me this 15 day of February, 2019, by Ed Hunzeker, as _____, (Title), on behalf of Manatee County Government, and who is personally known to me or who has produced _____ (Type of Identification) as identification.

NOTARY SEAL:

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jun 29, 2019
Bonded through National Notary Assn.

Marianne Lopata
Notary Public
Marianne Lopata
Print Name of Notary

Power of Attorney
XL Specialty Insurance Company
XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER
LIMITED POWER OF ATTORNEY
XL1526011

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance company with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint:
Claudette Alexander Hunt

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, , for the penal sum of no one of which is in any event to exceed $99,999,999.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this October 13th, 2017.

XL SPECIALTY INSURANCE COMPANY

XL SPECIALTY INSURANCE COMPANY CORPORATE SEAL DELAWARE

By: Gregory Boal, VICE PRESIDENT

Attest: Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this 13th day of October, 2017, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument are such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca C. Shalhoub, Notary Public
Uwchlan Twp., Chester County
My Commission Expires April 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Rebecca C. Shalhoub, NOTARY PUBLIC

SB0042

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that PGCI IV, LLC, whose address is 5800 Lakewood Ranch Blvd., Sarasota, FL 34240 (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 is 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:

A tract or parcel of land situated in the state of Florida, county of Manatee, lying in Section 1, Township 34S, Range 18E also known as "**SILVERLEAF PHASE 3B**."

1. All wastewater lines, pipes, valves, pumps, laterals, tees, bends, joints, manholes, facilities, equipment, and appurtenances thereto, including but not limited to 760 LF 8" PVC and 4 manholes; and

2. All potable water lines, pipes, valves, laterals, tees, bends, joints, facilities, equipment and appurtenances thereto, including but not limited to 180 LF 8" PVC WM, 280 LF 6" PVC WM and 80 LF 2" HDPE WM, located within or upon that certain real property owned by the SELLER and described below; and

3. All reclaimed water lines, pipes, valves, laterals, tees, bends, joints, facilities and appurtenances thereto, including, but not limited to 300 LF 6" PVC, 120 LF 4" PVC, 120 LF 2" HDEP, 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 County 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 whomever.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 11 day of July, 2018.

WITNESSES:

Signature: _____
Print Name: Michelle Nagy

Signature: _____
Print Name: Veronica McGuire

PGCI IV, LLC

BY: _____
James Schier, Manager

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 11th day of July, 2018, by James Schier, as Manager, of PGCI IV, LLC, on behalf of the Company. He is personally known to me or have produced _____ as identification.

AMY R. MALLON
Notary Public - State of Florida
Commission # FF 241773
My Comm. Expires Jun 18, 2019
Bonded through National Notary Assn.

_____
Signature of Notary Public

Amy R. Mallon
Name Typed, Printed or Stamped

Commission No.: _____

My Commission Expires: _____

WHEREFORE, the County and Developer and/or CDD have executed this Bill of Sale as of this 15TH day of FEBRUARY, 2019.

MANATEE COUNTY, a political Subdivision of the State of Florida

By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 15 day of February, 2019, by **ED HUNZEKER** (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

.

MARIANNE LOPATA
Notary Public - State of Florida
Commission # FF 245219
My Comm. Expires Jun 29, 2019
Bonded through National Notary Assn.

Marianne Lopata
NOTARY PUBLIC Signature

Marianne Lopata
Printed Name

Exhibit A-1

Legal Description

A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND SECTION 6, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH BY 4-INCH CONCRETE MONUMENT FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION 1 AND REFERENCED IN FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REFERENCE DOCUMENT #27800; THENCE N.00°02'09"E. ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 1, ALSO ALONG THE EAST LINE OF THE 330-FOOT-WIDE FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 497, PAGES 282-283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2,988.67 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239 OF SAID PUBLIC RECORDS; THENCE S.89°57'22"E. ALONG THE SOUTH LINE OF SAID TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 399.98 FEET; THENCE N.00°01'53"E. ALONG THE EAST LINE OF SAID TRACT OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1656, PAGE 7239, A DISTANCE OF 728.99 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301, ALSO KNOWN AS STATE ROAD 43 (150-FOOT-WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 1302-(104) 202); (THE FOLLOWING TWO CALLS ARE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301): (1) THENCE N.60°14'12"E., A DISTANCE OF 47.48 FEET; (2) THENCE N.60°16'12"E., A DISTANCE OF 2,570.30 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1; THENCE S.00°08'25"W. ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, A DISTANCE OF 953.99 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 6; THENCE S.89°20'56"E. ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,307.26 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS RECORDED IN MANATEE COUNTY ROAD PLAT BOOK 1, PAGE 105 AND IN ACCORDANCE WITH THE BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1731, PAGE 1952 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE S.00°03'54"E. ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD, A DISTANCE OF 1,899.42 FEET TO THE INTERSECTION OF SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF CHIN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF OLD TAMPA ROAD (84-FOOT-WIDE PUBLIC RIGHT-OF-WAY IN THIS LOCATION) AS RECORDED IN OFFICIAL RECORDS BOOK 1190, PAGES 1916-1920, ALSO AS RECORDED IN OFFICIAL RECORDS BOOK 1947, PAGES 5714-5716 BOTH OF THE AFOREMENTIONED PUBLIC RECORDS; (THE FOLLOWING TWO CALLS ARE ALONG SAID NORTH RIGHT-OF-WAY OF OLD TAMPA ROAD): (1) THENCE N.89°12'20"W., A DISTANCE OF 206.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 442.00 FEET AND A CENTRAL ANGLE OF 20°13'11"; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 155.98 FEET TO THE END OF SAID CURVE; THENCE N.04°44'15"W. ALONG A LINE NOT TANGENT TO THE PREVIOUS DESCRIBED CURVE, A DISTANCE OF 244.27 FEET; THENCE S.82°56'36"W., A DISTANCE OF 830.89 FEET; THENCE S.45°07'06"W., A DISTANCE OF 1,003.20 FEET; THENCE S.06°46'03"E., A DISTANCE OF 707.18 FEET TO THE NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF OLD TAMPA ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1947, PAGES 5701-5704 OF SAID PUBLIC RECORDS); (THE FOLLOWING 18 CALLS ARE ALONG SAID NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF OLD TAMPA ROAD): (1) THENCE S.49°47'07"W., A DISTANCE OF 185.49 FEET; (2) THENCE S.48°04'06"W., A DISTANCE OF 36.86 FEET; (3) THENCE S.49°16'09"W., A DISTANCE OF 97.02 FEET; (4) THENCE S.49°58'55"W., A DISTANCE OF 111.82 FEET; (5) THENCE S.50°02'28"W., A DISTANCE OF 123.71 FEET; (6) THENCE S.57°33'53"W., A DISTANCE OF 77.56 FEET; (7) THENCE S.58°21'24"W., A DISTANCE OF 119.05 FEET; (8) THENCE S.57°41'29"W., A DISTANCE OF 73.83 FEET; (9) THENCE S.56°39'17"W., A DISTANCE OF 110.53 FEET; (10) THENCE S.58°32'05"W., A DISTANCE OF 90.70 FEET; (11) THENCE S.62°21'39"W., A DISTANCE OF 106.25 FEET; (12) THENCE S.60°26'20"W., A DISTANCE OF 99.45 FEET; (13) THENCE S.65°24'13"W., A DISTANCE OF 98.62 FEET; (14) THENCE S.66°33'03"W., A DISTANCE OF 75.14 FEET; (15) THENCE S.73°21'31"W., A DISTANCE OF 127.68 FEET; (16) THENCE S.78°14'38"W., A DISTANCE OF 100.56 FEET; (17) THENCE S.80°40'02"W., A DISTANCE OF 100.90 FEET; (18) THENCE S.85°14'18"W., A DISTANCE OF 83.48 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1; THENCE N.89°24'21"W. ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 1, A DISTANCE OF 585.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11,935,962 SQUARE FEET OR 274.0120 ACRES, MORE OR LESS.