

CERTIFICATE OF CLERK PLAT RECORDING

**STATE OF FLORIDA
COUNTY OF MANATEE**



NOTICE TO THE PUBLIC:

THE FOLLOWING PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA:

CONDOMINIUM	
BOOK	PAGE(S)
SUBDIVISION	LAKWOOD RANCH COMMERCE PARK BLOCK A
BOOK 63	PAGE(S) 34 THRU 38
OWNER OF RECORD:	LAKWOOD RANCH COMMERCE PARK, LLC; LRCMPB7-10, LLC
DRAINAGE PLANS	
BOOK	PAGE(S)
ROADS	
BOOK:	PAGE(S):

**ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA**

BY: *Alisa Stearns*
DEPUTY CLERK



Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Username: AStevens

Changed By: cwelke

Receipt#: 900121456

Payee Name: LAKEWOOD RANCH COMMERCE PARK LLC

Receipt Date: 04/05/2018

Instrument: 201841034056 - BK2722/PG12 PLAT

001000000341400	INDEXING NAMES	\$0.00
001000000341400	PLAT RECORD 1st PAGE	\$30.00
001000000341400	PLAT ADDITIONAL PAGE	\$60.00

Instrument Total: \$90.00

Instrument: 201841034057 - BK2722/PG13 RESTRICTION

001000000341100	RECORDING FEE \$5/\$4	\$45.00
199000000341150	PRMTF \$1/\$.50	\$6.00
001000000208911	PRMTF FACC \$.10	\$1.10
199000000341160	PRMTF CLERK \$1.90	\$20.90
001000000208912	PRMTF BCC \$2	\$22.00
001000000341400	INDEXING NAMES	\$0.00

Instrument Total: \$95.00

Receipt Total: \$185.00

Amount Tendered: \$185.00

Overage: \$0.00

Check \$185.00 002690

Amount Paid:

THIS INSTRUMENT PREPARED BY:

LAKEWOOD RANCH COMMERCE PARK, LLC
14400 Covenant Way
Lakewood Ranch, Florida 34202
Attention: Suzanne Fugate



SUPPLEMENTAL DECLARATION

THIS SUPPLEMENTAL DECLARATION is made this 28th day of December, 2017 by LAKEWOOD RANCH COMMERCE PARK, LLC, a Florida limited liability company ("Declarant").

WITNESSETH:

A. Declarant is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions of Lakewood Ranch Commerce Park recorded in Official Records Book 1646, Page 2250, of the Public Records of Manatee County, Florida, as amended and supplemented from time to time (the "Declaration"). The capitalized terms used herein shall have the meanings given them in the Declaration.

B. Declarant desires to amend the Declaration to allow the addition of land to the Total Property. Article XIII, Section 5, of the Declaration allows Declarant to so amend and add to the provisions of the Declaration until the Turnover Date without the consent of other Owners.

C. Article II, Section 2 of the Declaration provides that Declarant may add additional property to the Committed Property from time to time by way of a Supplemental Declaration.

D. Declarant desires to add certain property to the Total Property and to the Committee Property.

NOW, THEREFORE, by virtue of Declarant's authority under the Declaration, it is hereby declared:

1. Declarant confirms that all of the property, located in Manatee County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof ("Platted Property"), is contained within the Committed Property and is therefore subject to the covenants, restrictions, easements, charges, liens, terms and conditions of the Declaration.

2. Each of the platted lots located on the Platted Property shall be deemed a Parcel under the Declaration.

3. The portions of the Platted Property described on Exhibit "B" attached hereto and made a part hereof are hereby designated as Maintenance Common Areas.

4. The Budget attached as Exhibit "C" to this Supplemental Declaration is the budget for year 2018 and is inclusive of all phases of Lakewood Ranch Commerce Park.

The estimated initial 10-year Fiscal Program established for said phases is as set forth the Declaration.

5. The Maintenance Program under the Declaration is hereby supplemented to include the maintenance of Lakewood Ranch Commerce Park Block A and shall be as set forth on Exhibit "D" attached and made a part hereof.

6. All of the Platted Property is subject to the provisions of the Notice to Buyer included as Exhibit "E."

7. In addition to Declarant, LRCMPB7-10, LLC is a fee simple owner of a portion of the Platted Property (Lot 4), and hereby joins in this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration on the day and year first above written.

LAKWOOD RANCH COMMERCE PARK, LLC, a Florida limited liability company, by its sole Member:
LWR Holdings, LLC, a Florida limited liability company, by its Manager Member:
Schroeder-Manatee Ranch, Inc. a Delaware corporation

WITNESSES:

[Signature]
Print Name: **Suzanne L. Fugate**

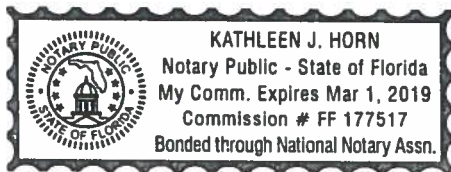
[Signature]
Print Name: **Tamara Harris**

By: [Signature]
Anthony J. Chiofalo, Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 28th day of DECEMBER, 2017 by Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, as the Manager Member of LWR Holdings, LLC, a Florida limited liability company, as the sole Member of Lakewood Ranch Commerce Park, LLC, a Florida limited liability company on behalf of said corporation and companies. He is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above named person is personally known to me.

Notary Seal:



[Signature]
Notary Public
Kathleen J. Horn
Print Name of Notary Public

Joined By:

LRCMPB7-10, LLC, a Florida limited liability company, by its sole Member:
SMR Investment Properties, LLC, a Florida limited liability company, by its Manager Member:
Schroeder-Manatee Ranch, Inc. a Delaware corporation

WITNESSES:


Print Name: Suzanne L. Fugate


Print Name: Tamara Harris

By: 
Anthony J. Chiofalo, Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 28th day of DECEMBER, 2017 by Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, as the Manager Member of SMR Investment Properties, LLC, a Florida limited liability company, as the sole Member of Lakewood Ranch Commerce Park, LLC, a Florida limited liability company on behalf of said corporation and companies. He is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above named person is personally known to me.

Notary Seal:





Notary Public
Kathleen J. Horn
Print Name of Notary Public

Exhibit "A"
(Page 1 of 2)

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

DESCRIPTION: LAKEWOOD RANCH COMMERCE PARK, BLOCK "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N89°35'40"W, ALONG THE NORTH LINE OF SECTION 31, A DISTANCE OF 101.62 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE N89°35'40"W, ALONG SAID NORTH LINE, DISTANCE OF 366.53 FT.; THENCE S09°59'19"W, 19.97 FT.; THENCE S72°33'22"E, 56.09 FT.; THENCE S01°25'06"W, 53.61 FT.; THENCE S55°49'47"E, 59.58 FT.; THENCE S03°01'26"W 59.34 FT.; THENCE S22°02'34"W, 92.96 FT.; THENCE S05°44'38"W, 34.55 FT.; THENCE N89°35'40"W, 203.93 FT.; THENCE N00°24'20"E, 272.92 FT.; THENCE S89°35'40"E, 109.78 FT.; THENCE N09°59'19"E, A DISTANCE OF 30.42 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31; THENCE N89°35'40"W, ALONG SAID NORTH LINE, A DISTANCE OF 1079.49 FT. TO THE INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE "MANATEE COUNTY LANDFILL"; THENCE S00°15'13"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 500.76 FT. TO THE NORTHWEST CORNER OF "LAKEWOOD RANCH COMMERCE PARK, BLOCK B", A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID "LAKEWOOD RANCH COMMERCE PARK, BLOCK B": RUN S89°44'47"E, 400.00 FT.; THENCE S00°15'13"W, 31.30 FT.; THENCE S89°44'47"E, 389.42 FT.; THENCE S85°13'19"E, 226.00 FT.; THENCE S04°46'41"W, 10.00 FT.; THENCE S85°13'19"E, A DISTANCE OF 188.22 FT. TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, A PUBLIC ROADWAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1997, PAGE 7768; THENCE LEAVING SAID NORTHERLY LINE, RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY: RUN N03°30'56"E, 20.68 FT.; THENCE N86°29'04"W, 46.35 FT.; THENCE N21°45'17"E, 47.34 FT.; THENCE S86°29'04"E, 249.95 FT.; THENCE N07°59'37"E, 41.87 FT.; THENCE S80°29'06"E, A DISTANCE OF 7.33 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S82°19'37"E, A DISTANCE OF 1175.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°52'23", A DISTANCE OF 79.42 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S78°17'47"E, A DISTANCE OF 2425.14 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°40'41", A DISTANCE OF 28.70 FT.; THENCE N77°29'04"W, 5.00 FT.; THENCE N10°42'12"E, 13.62 FT.; THENCE S77°06'30"E, A DISTANCE OF 5.00 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N79°27'11"W, A DISTANCE OF 2425.14 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'04", A DISTANCE OF 160.19 FT.; THENCE N77°15'16"W, 2.34 FT.; THENCE N06°19'27"E, 36.55 FT.; THENCE N79°32'14"W, A DISTANCE OF 10.19 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N84°07'38"W, A DISTANCE OF 2412.65 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'24", A DISTANCE OF 160.29 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS:

RIGHT-OF-WAY FOR "PORTAL CROSSING" AS DEDICATED TO MANATEE COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 2226, PAGE 537, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LAKEWOOD RANCH COMMERCE PARK BLOCK B, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°44'47"E, ALONG THE NORTHERLY LINE OF SAID COMMERCIAL SUBDIVISION, A DISTANCE OF 400.00 FT. TO THE NORTHEAST CORNER

Exhibit "A"
(Page 2 of 2)

OF "PORTAL CROSSING", A 50.00 FT. WIDE PUBLIC RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF LAKEWOOD RANCH COMMERCE PARK BLOCK B, FOR A POINT OF BEGINNING; THENCE $N00^{\circ}15'13"E$, A DISTANCE OF 18.71 FT. TO THE P.C. (POINT OF CURVATURE) OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 450.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}42'02"$, A DISTANCE OF 186.14 FT. TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE; THENCE $N23^{\circ}26'49"W$, A DISTANCE OF 118.53 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 350.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}58'16"$, A DISTANCE OF 146.43 FT. TO THE P.T. OF SAID CURVE; THENCE $N00^{\circ}31'27"E$, A DISTANCE OF 49.54 FT. TO THE INTERSECTION WITH THE SECTION LINE COMMON TO SECTIONS 30 AND 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAME BEING THE SOUTHERLY LINE OF RICHLAND FARMS, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 63, SAID PUBLIC RECORDS; THENCE $N89^{\circ}35'40"W$, ALONG SAID COMMON SECTION LINE AND SAID SOUTHERLY LINE OF RICHLAND FARMS, A DISTANCE OF 30.00 FT. TO A POINT WHICH LIES $N89^{\circ}35'40"W$, A DISTANCE OF 1322.92 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE CONTINUE $N89^{\circ}35'40"W$, ALONG SAID COMMON SECTION LINE AND SAID SOUTHERLY LINE OF RICHLAND FARMS, A DISTANCE OF 30.00 FT.; THENCE $S00^{\circ}31'27"W$, A DISTANCE OF 45.37 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 420.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $30^{\circ}24'57"$, A DISTANCE OF 222.96 FT. TO THE P.T. OF SAID CURVE; THENCE $S29^{\circ}53'30"E$, A DISTANCE OF 28.27 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $30^{\circ}08'43"$, A DISTANCE OF 210.45 FT. TO THE P.T. OF SAID CURVE; THENCE $S00^{\circ}15'13"W$, A DISTANCE OF 16.56 FT. TO THE INTERSECTION WITH AFORESAID NORTHERLY LINE OF LAKEWOOD RANCH COMMERCE PARK BLOCK B; THENCE $S89^{\circ}44'47"E$, ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE CONTAINING 15.46 ACRES, MORE OR LESS.

Exhibit "B"
COMMON AREAS

The following Tracts are a part of the Common Areas and are depicted on the plat of Lakewood Ranch Commerce Park, Block A, to be recorded simultaneously, among the Public Records of Manatee County, Florida. The Tracts listed below will be held in ownership by the Lakewood Ranch Commerce Park Owners Association, Inc.

- Tract 500 Open Space, Drainage and Utility Easement Tract
- Tract 501 Open Space, Drainage and Utility Easement Tract
- Tract 600 Wetland Preservation Area Tract (Wetlands and Wetland Buffers)
- Tract 601 Wetland Preservation Area Tract (Wetlands and Wetland Buffers)

Exhibit "C"

Lakewood Ranch Commerce Park Owners Association, Inc.		
11/2/2017	2018	
Expense - Operations	Budget	Per Share
Electric	150	0.16
Irrigation Water	30,000	32.50
Repairs & Maintenance	1,000	1.08
Pressure Washing	4,500	4.88
Irrigation Repairs	5,000	5.42
Landscape Maintenance	96,244	104.27
Mulch	11,400	12.35
Landscape Improvements	10,000	10.83
Pond Maintenance	21,888	23.71
Environmental Maintenance and Monitoring	3,760	4.07
Environmental Maintenance-Nuisance/Exotic Species Removal-Wetland Management	20,000	21.66
Signage	1,000	1.08
Security Patrol	17,304	18.75
Trash Patrol	1,500	1.63
Engineering	1,000	1.08
Accounting	875	0.95
Insurance	650	0.70
Legal	0	0.00
License and Annual Report	200	0.22
Mailings and Postage	100	0.11
Property Management	13,260	14.37
OPERATIONS TOTAL	\$239,831	\$259.84
Reserves	3,000	3.25
Bad Debt (3%)	7,195	7.80
TOTAL BUDGET	250,026	271
Difference from Previous Year	4.0%	
Developer Subsidy	23,182	0.00
Private Owners Fixed Dues (573 Shares)	47,443	
Private Owners Dues (923 Shares)	179,401	194.37
TOTAL DUES	\$226,844	\$194.37
Developer Subsidy Percent	9.3%	
Privately Owned Shares	923	
Privately Owned Shares - Fixed Fee Properties	573	
TOTAL SHARES	1,496	

Exhibit "D"
MAINTENANCE PROGRAM

A proposed maintenance program has been established for the operation and care of Lakewood Ranch Commerce Park, Block A Common Areas. The following is a schedule for the inspection and maintenance of all lands and facilities under the purview of Association and the District:

- Weekly: Roadways and Sidewalks
- Cleaning of debris
 - Inspection
- Lake Areas
- Inspect Area and Outfall Structures
 - Clean debris and litter as required
- Landscape and Lawn Service
- Mowing, edging, weeding and cleaning
 - Clean and/or repair as required
- Bi-Weekly: Signage and Lighting
- Clean and/or repair as required
- Monthly: Tree and Landscape Service
- Pruning and shaping
 - Tree and Landscape Service
 - Pruning and shaping
- Quarterly: Lake Areas
- Remove nuisance weed species
- Wetland Preservation and Buffer Areas
- Inspect, clean and maintain
 - Removal of nuisance and exotics species
- Tree and Landscape Service
- Fertilization
 - Replace Annuals
 - Pest control as required
- Yearly: Signage
- Painting as required
- Landscape Areas
- Fences and Walls
 - Inspect, repair and/or replace as required
 - Trees and Shrubbery
 - Replacement as required
- Environmental Monitoring
- Landscape Areas
- Fences and Walls
 - Inspect, repair and/or replace as required
 - Trees and Shrubbery
 - Replacement as required
 - General Common Areas
 - Removal of nuisance and exotics species

Exhibit "E"
NOTICE TO BUYERS
Page 1 of 3

To the Purchaser of Lots in Lakewood Ranch Commerce Park, Block A, Manatee County, Florida:

You are hereby notified that the purchase of your lot is subject to:

1. The Declaration of Covenants Conditions and Restrictions for Lakewood Ranch Commerce Park, as recorded in Official Record Book 1646, Page 2250, in the Public Records or Manatee County, Florida, as amended and/or supplemented.

2. Ownership of a lot automatically makes you a member of the Lakewood Ranch Commerce Park Owners Association.

3. The plat for Lakewood Ranch Commerce Park, Block A, and subsequent plats for Lakewood Ranch Commerce Park.

4. Non-potable water shall be utilized for landscaping irrigation and a separate color-coded irrigation system shall be installed. Lot owners are hereby notified that the water is not fit for human consumption.

5. The Final Site Plan for each individual lot is subject to the Town Center, Corporate Park and Commerce Park Design Criteria Manual.

6. All street trees and/or common area trees provided by Developer may not be removed without the written approval of the Declarant or Association. Any trees damaged during construction shall be replaced by the Owner within thirty (30) days. Replacement trees shall be the same species and size as the tree removed. Existing trees may be relocated by the Owner only upon written consent of Declarant or Association. No certificates of occupancy will be issued prior to installation of street trees.

7. The final subdivision plat of Lakewood Ranch Commerce Park, Block A contains wetlands and wetland buffers which are regulated in accordance with Section 706 of the Manatee County Land Development Code. Unless permitted by the Land Development Code, the following acts and activities are expressly prohibited within the wetlands and wetland buffer areas (Tracts 600 and 601) as designated on the final subdivision plat) without the prior consent of Manatee County:

- Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground.
- Construction or placing of utilities on, below or above the ground without the appropriate local, state and/or federal permits or authorizations.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing or trimming of trees, shrubs or other vegetation except for the removal of exotic vegetation, and land maintenance activities in uplands such as

Exhibit "E"
NOTICE TO BUYERS
Page 2 of 3

burning and roller chopping which do not eliminate native vegetation with or under the appropriate local, state and/or federal permits.

- Application of herbicides, pesticides or fertilizers except to treat specific infestations or to provide specific nutrients to enhance vegetative establishment.
- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.
- Surface use except for purpose that permit the land or water areas to remain in its natural condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.
- Planting of vegetative material that is not native to the Southwest region of Florida.

8. The Association or its assigns shall inspect wetland buffers and other upland areas in common areas on the site for the presence of nuisance exotic vegetation on an annual basis. Such species, if found, shall be controlled by methods authorized by the Final Site Plan approval for Lakewood Ranch Commerce Park, Block A.

9. All unimproved Lots (either individually, portion of, or combination of) as shown on the Plat of Lakewood Ranch Commerce Park, Block A, shall require final site plan approval as required by the Manatee County Land Development Code prior to commencement of construction of Lot improvements and are subject to Manatee County Zoning Ordinance PDMU-06-80(G)(R2).

10. The project site lies in flood zones X and A per FIRM Panels 12081C0327E and 12081C0331E, with an Effective Date of March 17, 2014.

11. THE LOT OWNER IS HEREBY NOTIFIED THAT THEIR MORTGAGE LENDER'S FLOOD DETERMINATION MAY DIFFER FROM THE DETERMINATION MADE BY THE MANATEE COUNTY BUILDING DEPARTMENT'S FLOODPLAIN SECTION THROUGH THE REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP, MANATEE COUNTY GIS MAP, THE FINAL SUBDIVISION PLAT, AND THE APPROVED FINAL SITE PLAN.

12. The Lakewood Ranch Commerce Park Owners Association, Inc., the operations and maintenance entity, shall submit inspection reports of the retention or wet detention systems, two years after the operation is authorized by SWFWMD, and every two years thereafter, to SWFWMD.

13. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by SWFWMD. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds to SWFWMD's Surface Water Regulation Manager, Sarasota Service Office.

Exhibit "E"
NOTICE TO BUYERS
Page 3 of 3

14. No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from SWFWMD, Sarasota Regulation Department.

15. Lot owners are hereby notified that the property is subject to the requirements of Surface Water Management Permit No. 44016872.018 issued by SWFWMD. Buyers of vacant lots are required to inform SWFWMD at the beginning of construction that a Professional Engineer registered in Florida has been retained to supervise construction and upon completion of construction of a parcel or lot, the buyer must submit to SWFWMD a Statement of Completion and as-built certification of compliance with the permit. In addition, Buyers are required to obtain a surface water management permit in accordance with Chapter 40D-4, F.A.C., from SWFWMD prior to initiating any construction or alteration of a surface water management system on the property.

16. The Lot owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide, cutting and the introduction of grass carp. Lot owners shall address any questions regarding authorized activities within the wet detention ponds to SWFWMD, Sarasota Service Office, Surface Water Regulation Manager.

17. Where lots are combined, the side lot line of the newly formed lot shall carry a 5 foot easement and the utility company shall be reimbursed for any and all costs of relocating existing facilities affected by the combining of said lots.

18. In order to provide a clear view of intersecting streets and travel lanes to motorists, there shall be a triangular area of clear visibility on each and every corner. On every corner lot, at every driveway intersection with streets, and in parking areas, there shall be a visibility triangle clear of any structure, fence, obstruction, plantings, or parking, unless exempted by Section 1002 of the Manatee County Land Development Code. The area formed by the visibility triangle constitutes an important horizontal and vertical sight distance for vehicular traffic.

19. THE FOREGOING STATEMENTS ARE ONLY SUMMARY IN NATURE AND SHALL NOT BE DEEMED TO SUPERSEDE OR MODIFY THE PROVISIONS OF THE DECLARATION, ANY DESIGN AND DEVELOPMENT MANUALS, OR LOT SALES CONTRACTS BETWEEN A PURCHASER AND THE DEVELOPER.

Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Username: AStevens

Changed By: cwelke

Receipt#: 900121456 **Payee Name:** LAKEWOOD RANCH COMMERCE PARK LLC
Receipt Date: 04/05/2018

Instrument: 201841034056 - BK2722/PG12 PLAT

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Overage: \$0.00

Check \$185.00 002690

Amount Paid:

April 5, 2018 Land Use Meeting
Agenda Item #2

Subject

Final Plat - Lakewood Ranch Commerce Park

Briefings

None

Contact and/or Presenter Information

Diana Lonergan, Planner, Ext 3841

APPROVED in Open Session
April 5, 2018
Manatee County Board of County
Commissioners

Action Requested

1. Execute and record Final Subdivision Plat;
2. Record Supplemental Declaration by Lakewood Ranch Commerce Park, LLC;

Enabling/Regulating Authority

- MANATEE COUNTY LAND DEVELOPMENT CODE ORDINANCE 15-17, AS AMENDED;
- MANATEE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT GOAL 2.4, ADEQUATE PUBLIC FACILITIES IN ALL DEVELOPED OR DEVELOPING AREAS. The project has been issued a Certificate of Level of Service for Potable, Solid Waste, Sanitary Sewer, Transit, Drainage, Traffic, and Fire Protection, Objective 2.4.1, Concurrency, CLOS-08-037.

Background Discussion

- This plat is for 4 lots in a Commercial Subdivision called Lakewood Ranch Commerce Park, Bock A. All infrastructure has been previously installed and is existing.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please send the Plat Book and Page numbers to: Diana.lonergan@mymanatee.org and Todd.boyle@mymanatee.org.

4/5/18 QA requested information sent to above list

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Lakewood Ranch Commerce Park, Block A - Application.pdf](#)

Attachment: [Lakewood Ranch Commerce Park, Block A - Legal Documents.pdf](#)

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT

LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: _____ File Number: 20180005

File Name: Lakewood Ranch Commerce Park, Block A

This application shall be used for all land development, rezone or comprehensive plan amendment requests.

Please attach appropriate standards or supplementary information, as applicable.

TYPE OF APPROVAL DESIRED: Final Plat Approval

LIST CASE NUMBERS OF PREVIOUS APPROVALS: PDMU-06-80(G)(R2) formerly PDMU-03-23/FSP-06-70

A. Property Information

1. Legal Description: See Exhibit A attached hereto
2. D.P Number(s): 567810289 & 567810409
3. Section: 31 Township: 34S Range: 19E
4. Subdivision Name (if Platted): _____
5. Lot: _____ 6. Block: _____
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
Generally west of Lakewood Ranch Boulevard and south of SR 64, on Portal Crossing
8. Present Zoning Classification: PDMU
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: ROR
12. Flood Zone Category: "X" and "A" Map/Panel Numbers: 12081C0327E and 12081C0331E, March 17, 2014
13. Property Size (to the nearest tenth of acre or sq. ft.): 15.46 +/- Acres
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant / school parking
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.): _____
 - a. North: Commercial
 - b. South: Commercial
 - c. East: Commercial
 - d. West: Vacant
16. Description of Proposed Activity or Use (Attach Separate Sheet if Necessary):
4 lot commercial subdivision

B. Names/Addresses

List all person(s) having ownership in subject property.

1. Name of Property Owner: Lakewood Ranch Commerce Park, LLC
Address: 14400 Covenant Way, Lakewood Ranch, FL
Zip: 34202 Phone: (941) 757-1570 Fax: (941) 757-1571
Internet Address: _____

LAND DEVELOPMENT APPLICATION

2. Name: LRCMPB7-10, LLC
Address: 14400 Covenant Way, Bradenton, Florida
Zip: 34202 Phone: (941) 757-1570 Fax: (941) 757-1571
Internet Address: _____
3. Name of Agent: Grimes Goebel Grimes Hawkins Gladfelter & Galvano, PL
Contact Person: Danielle Ellis
Address: 1023 Manatee Avenue West, Bradenton, Florida
Zip: 34205 Phone: (941) 748-0151 Fax: (941) 748-0158
Internet Address: DEllis@grimesgoebel.com
4. Name of Engineer / Surveyor : Foley/Kolarik, Inc.
Contact Person: Ken Kolarik
Address: 503 8th Avenue West, Palmetto, FL
Zip: 34220 Phone: (941) 722-4561 Fax: (941) 729-6248
Internet Address: kkolarik@foleykolarik.com
5. Name of Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Phone: _____ Fax: _____
Internet Address: _____
6. Name of Landscape Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Phone: _____ Fax: _____
Internet Address: _____

NOTE: UNLESS OTHERWISE NOTED ALL WRITTEN CORRESPONDENCE WILL BE MAILED 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)

Exhibit A
Page 1 of 1

DESCRIPTION: LAKEWOOD RANCH COMMERCE PARK, BLOCK "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N89°35'40"W, ALONG THE NORTH LINE OF SECTION 31, A DISTANCE OF 101.62 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE N89°35'40"W, ALONG SAID NORTH LINE, DISTANCE OF 366.53 FT.; THENCE S09°59'19"W, 19.97 FT.; THENCE S72°33'22"E, 56.09 FT.; THENCE S01°25'06"W, 53.61 FT.; THENCE S55°49'47"E, 59.58 FT.; THENCE S03°01'26"W 59.34 FT.; THENCE S22°02'34"W, 92.96 FT.; THENCE S05°44'38"W, 34.55 FT.; THENCE N89°35'40"W, 203.93 FT.; THENCE N00°24'20"E, 272.92 FT.; THENCE S89°35'40"E, 109.78 FT.; THENCE N09°59'19"E, A DISTANCE OF 30.42 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31; THENCE N89°35'40"W, ALONG SAID NORTH LINE, A DISTANCE OF 1079.49 FT. TO THE INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE "MANATEE COUNTY LANDFILL"; THENCE S00°15'13"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 500.76 FT. TO THE NORTHWEST CORNER OF "LAKEWOOD RANCH COMMERCE PARK, BLOCK B", A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID "LAKEWOOD RANCH COMMERCE PARK, BLOCK B": RUN S89°44'47"E, 400.00 FT.; THENCE S00°15'13"W, 31.30 FT.; THENCE S89°44'47"E, 389.42 FT.; THENCE S85°13'19"E, 226.00 FT.; THENCE S04°46'41"W, 10.00 FT.; THENCE S85°13'19"E, A DISTANCE OF 188.22 FT. TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, A PUBLIC ROADWAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1997, PAGE 7768; THENCE LEAVING SAID NORTHERLY LINE, RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY: RUN N03°30'56"E, 20.68 FT.; THENCE N86°29'04"W, 46.35 FT.; THENCE N21°45'17"E, 47.34 FT.; THENCE S86°29'04"E, 249.95 FT.; THENCE N07°59'37"E, 41.87 FT.; THENCE S80°29'06"E, A DISTANCE OF 7.33 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S82°19'37"E, A DISTANCE OF 1175.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°52'23", A DISTANCE OF 79.42 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S78°17'47"E, A DISTANCE OF 2425.14 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°40'41", A DISTANCE OF 28.70 FT.; THENCE N77°29'04"W, 5.00 FT.; THENCE N10°42'12"E, 13.62 FT.; THENCE S77°06'30"E, A DISTANCE OF 5.00 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N79°27'11"W, A DISTANCE OF 2425.14 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'04", A DISTANCE OF 160.19 FT.; THENCE N77°15'16"W, 2.34 FT.; THENCE N06°19'27"E, 36.55 FT.; THENCE N79°32'14"W, A DISTANCE OF 10.19 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N84°07'38"W, A DISTANCE OF 2412.65 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'24", A DISTANCE OF 160.29 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS:

RIGHT-OF-WAY FOR "PORTAL CROSSING" AS DEDICATED TO MANATEE COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 2226, PAGE 537, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LAKEWOOD RANCH COMMERCE PARK BLOCK B, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°44'47"E, ALONG THE NORTHERLY LINE OF SAID COMMERCIAL SUBDIVISION, A DISTANCE OF 400.00 FT. TO THE NORTHEAST CORNER OF "PORTAL CROSSING", A 50.00 FT. WIDE PUBLIC RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF LAKEWOOD RANCH COMMERCE PARK BLOCK B, FOR A POINT OF BEGINNING; THENCE N00°15'13"E, A DISTANCE OF 18.71 FT. TO THE P.C. (POINT OF CURVATURE) OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 450.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°42'02", A DISTANCE OF 186.14 FT. TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE; THENCE N23°26'49"W, A DISTANCE OF 118.53 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 350.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'16", A DISTANCE OF 146.43 FT. TO THE P.T. OF SAID CURVE; THENCE N00°31'27"E, A DISTANCE OF 49.54 FT. TO THE INTERSECTION WITH THE SECTION LINE COMMON TO SECTIONS 30 AND 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAME BEING THE SOUTHERLY LINE OF RICHLAND FARMS, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 63, SAID PUBLIC RECORDS; THENCE N89°35'40"W, ALONG SAID COMMON SECTION LINE AND SAID SOUTHERLY LINE OF RICHLAND FARMS, A DISTANCE OF 30.00 FT. TO A POINT WHICH LIES N89°35'40"W, A DISTANCE OF 1322.92 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE CONTINUE N89°35'40"W, ALONG SAID COMMON SECTION LINE AND SAID SOUTHERLY LINE OF RICHLAND FARMS, A DISTANCE OF 30.00 FT.; THENCE S00°31'27"W, A DISTANCE OF 45.37 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 420.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°24'57", A DISTANCE OF 222.96 FT. TO THE P.T. OF SAID CURVE; THENCE S29°53'30"E, A DISTANCE OF 28.27 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°08'43", A DISTANCE OF 210.45 FT. TO THE P.T. OF SAID CURVE; THENCE S00°15'13"W, A DISTANCE OF 16.56 FT. TO THE INTERSECTION WITH AFORESAID NORTHERLY LINE OF LAKEWOOD RANCH COMMERCE PARK BLOCK B; THENCE S89°44'47"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE CONTAINING 15.46 ACRES, MORE OR LESS.

**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

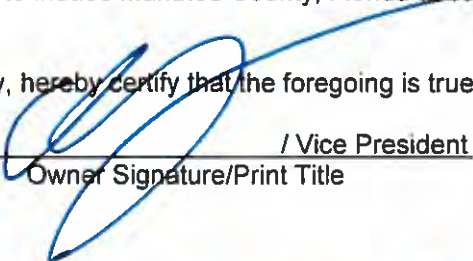
Property Owner (Company or individual) (print): LRCMPB7-10, LLC, by sole Member:
SMR Investment Properties, LLC, by Manager Member:
Schroeder-Manatee Ranch, Inc.

Mailing Address (print): 14400 Covenant Way
Lakewood Ranch, FL 34202

Officer's Name and title (print): Anthony J. Chiofalo, Vice President

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

1. That I am (we are) the owner(s) and record title holder(s) of a portion of the following described property legal description, to wit: See Exhibit A attached hereto.
2. That this property constitutes the property for which a request for Final Subdivision Plat Approval
(Type of Approval Requested)
is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Grimes Goebel Grimes Hawkins Gladfelter & Galvano, PL 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 condition 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.


_____/ Vice President
Owner Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27th day of December, 2017, by Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation licensed to transact business in the State of Florida, the Manager Member of SMR Investment Properties, LLC, a Florida limited liability company, the sole Member of LRCMPB7-10, LLC, a Florida limited liability company, on behalf of the corporation and the companies, who is personally known to me or who has produced _____ (type of identification) as identification.



Tamara Harris
Signature of Person Taking Acknowledgement

Tamara Harris
Name

Title or Rank

Serial Number, if any

My Commission Expires: _____

Commission No.: _____

Exhibit A

DESCRIPTION: LAKEWOOD RANCH COMMERCE PARK, BLOCK "A"

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**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

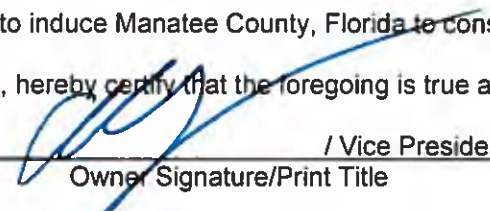
Property Owner (Company or individual) (print): Lakewood Ranch Commerce Park, LLC, by its sole Member:
LWR Holdings, LLC, by its Manager:
Schroeder-Manatee Ranch, Inc.

Mailing Address (print): 14400 Covenant Way
Lakewood Ranch, FL 34202

Officer's Name and title (print): Anthony J. Chiofalo, Vice President

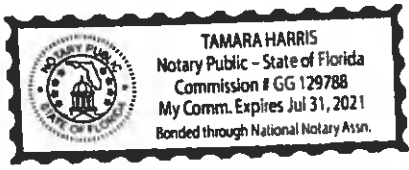
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(Type of Approval Requested)
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4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

 / Vice President
Owner Signature/Print Title

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27th day of December, 2017, by Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the sole Member of LWR Holdings, LLC, a Florida limited liability company, the Manager of Lakewood Ranch Commerce Park, LLC, a Florida limited liability company, on behalf of the corporation and the companies, who is personally known to me or who has produced
(type of identification) as identification.




Signature of Person Taking Acknowledgement
Tamara Harris
Name
Title or Rank

My Commission Expires: _____
Commission No.: _____

Exhibit A

DESCRIPTION: LAKEWOOD RANCH COMMERCE PARK, BLOCK "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N89°35'40"W, ALONG THE NORTH LINE OF SECTION 31, A DISTANCE OF 101.62 FT. FOR A POINT OF BEGINNING, THENCE CONTINUE N89°35'40"W, ALONG SAID NORTH LINE, DISTANCE OF 366.53 FT.; THENCE S09°59'19"W, 19.97 FT.; THENCE S72°33'22"E, 56.09 FT.; THENCE S01°25'06"W, 53.61 FT.; THENCE S55°49'47"E, 59.58 FT.; THENCE S03°01'26"W 59.34 FT.; THENCE S22°02'34"W, 92.96 FT.; THENCE S05°44'38"W, 34.55 FT.; THENCE N89°35'40"W, 203.93 FT.; THENCE N00°24'20"E, 272.92 FT.; THENCE S89°35'40"E, 109.78 FT.; THENCE N09°59'19"E, A DISTANCE OF 30.42 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31; THENCE N89°35'40"W, ALONG SAID NORTH LINE, A DISTANCE OF 1079.49 FT. TO THE INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS THE "MANATEE COUNTY LANDFILL"; THENCE S00°15'13"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 500.76 FT. TO THE NORTHWEST CORNER OF "LAKEWOOD RANCH COMMERCE PARK, BLOCK B", A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID "LAKEWOOD RANCH COMMERCE PARK, BLOCK B": RUN S89°44'47"E, 400.00 FT.; THENCE S00°15'13"W, 31.30 FT.; THENCE S89°44'47"E, 389.42 FT.; THENCE S85°13'19"E, 226.00 FT.; THENCE S04°46'41"W, 10.00 FT.; THENCE S85°13'19"E, A DISTANCE OF 188.22 FT. TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF LAKEWOOD RANCH BOULEVARD, A PUBLIC ROADWAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1997, PAGE 7768; THENCE LEAVING SAID NORTHERLY LINE, RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY: RUN N03°30'56"E, 20.68 FT.; THENCE N86°29'04"W, 46.35 FT.; THENCE N21°45'17"E, 47.34 FT.; THENCE S86°29'04"E, 249.95 FT.; THENCE N07°59'37"E, 41.87 FT.; THENCE S80°29'06"E, A DISTANCE OF 7.33 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S82°19'37"E, A DISTANCE OF 1175.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°52'23", A DISTANCE OF 79.42 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S78°17'47"E, A DISTANCE OF 2425.14 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°40'41", A DISTANCE OF 28.70 FT.; THENCE N77°29'04"W, 5.00 FT.; THENCE N10°42'12"E, 13.62 FT.; THENCE S77°06'30"E, A DISTANCE OF 5.00 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N79°27'11"W, A DISTANCE OF 2425.14 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'04", A DISTANCE OF 160.19 FT.; THENCE N77°15'16"W, 2.34 FT.; THENCE N06°19'27"E, 36.55 FT.; THENCE N79°32'14"W, A DISTANCE OF 10.19 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N84°07'38"W, A DISTANCE OF 2412.65 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'24", A DISTANCE OF 160.29 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS

RIGHT-OF-WAY FOR "PORTAL CROSSING" AS DEDICATED TO MANATEE COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 2226, PAGE 537, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LAKEWOOD RANCH COMMERCE PARK BLOCK B, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°44'47"E, ALONG THE NORTHERLY LINE OF SAID COMMERCIAL SUBDIVISION, A DISTANCE OF 400.00 FT. TO THE NORTHEAST CORNER OF "PORTAL CROSSING", A 50.00 FT. WIDE PUBLIC RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF LAKEWOOD RANCH COMMERCE PARK BLOCK B, FOR A POINT OF BEGINNING; THENCE N00°15'13"E, A DISTANCE OF 18.71 FT. TO THE P.C. (POINT OF CURVATURE) OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 450.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°42'02", A DISTANCE OF 186.14 FT. TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE; THENCE N23°26'49"W, A DISTANCE OF 118.53 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 350.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°58'16", A DISTANCE OF 146.43 FT. TO THE P.T. OF SAID CURVE; THENCE N00°31'27"E, A DISTANCE OF 49.54 FT. TO THE INTERSECTION WITH THE SECTION LINE COMMON TO SECTIONS 30 AND 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAME BEING THE SOUTHERLY LINE OF RICHLAND FARMS, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 63, SAID PUBLIC RECORDS; THENCE N89°35'40"W, ALONG SAID COMMON SECTION LINE AND SAID SOUTHERLY LINE OF RICHLAND FARMS, A DISTANCE OF 30.00 FT. TO A POINT WHICH LIES N89°35'40"W, A DISTANCE OF 1322.92 FT. FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE CONTINUE N89°35'40"W, ALONG SAID COMMON SECTION LINE AND SAID SOUTHERLY LINE OF RICHLAND FARMS, A DISTANCE OF 30.00 FT.; THENCE S00°31'27"W, A DISTANCE OF 45.37 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 420.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°24'57", A DISTANCE OF 222.96 FT. TO THE P.T. OF SAID CURVE; THENCE S29°53'30"E, A DISTANCE OF 28.27 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°08'43", A DISTANCE OF 210.45 FT. TO THE P.T. OF SAID CURVE; THENCE S00°15'13"W, A DISTANCE OF 16.56 FT. TO THE INTERSECTION WITH AFORESAID NORTHERLY LINE OF LAKEWOOD RANCH COMMERCE PARK BLOCK B; THENCE S89°44'47"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE CONTAINING 15.46 ACRES, MORE OR LESS

MANATEE COUNTY

ITEM 1 OF 1

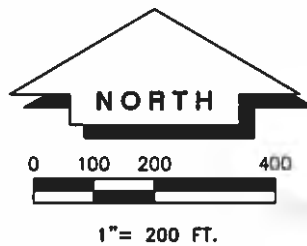
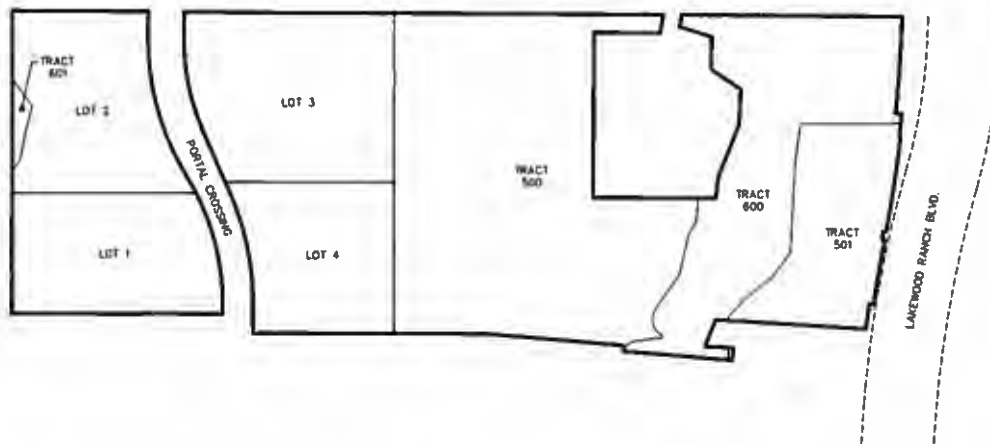
MISC FEES RECEIPT

RECEIPT # : 31000026960 PRINT DATE : 01/04/2018
RECEIPT DATE : 01/04/2018 PRINT TIME : 10:28:47
RECEIVED BY : DFINSTED OPERATOR : dfinsted
REC'D. FROM : LAKEWOOD RANCH COPY # : 3
CASH DRAWER: 31

Notes: LWR COMMERCE PARK BLOCK A
PDMU-06-80 G R2

FEE ID	DESCRIPTION	PAYMENT
FSUB	FINAL SUBDIV PLAT	4040.00
TOTAL		4040.00

METHOD OF PAYMENT	AMOUNT	REFERENCE NUMBER
CHECK/MONEY ORDER	4,040.00	2675
TOTAL RECEIPT :	4,040.00	



200' SCALE DRAWING
**LAKEWOOD RANCH
 COMMERCE PARK
 BLOCK A**
 A COMMERCIAL SUBDIVISION
 IN SECTIONS 31, TOWNSHIP 34 S., RANGE 19 E
 MANATEE COUNTY, FLORIDA

FOLEY / KOLARIK, INC.
 Consulting Engineers, Surveyors and Planners
 503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



PLAT PROPERTY INFORMATION REPORT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SUBDIVISION NAME: LAKEWOOD RANCH COMMERCE PARK BLOCK A

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 Lakewood Ranch Commerce Park Block A is in the name of Lakewood Ranch Commerce Park, LLC, a Florida limited liability company f/k/a Lakewood Ranch Commerce Park, Inc., a Florida corporation, as to all except proposed Lot 4 and LRCMPB7-10, LLC, a Florida limited liability company, as to Proposed Lot 4, (person(s) (or organization) executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land through 2017. All mortgagees or liens not satisfied or released of record are as follows:

Mortgages:

None.

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 29th day of January, 2018

Signature: _____



Dorothy A. Helensky, Title Examiner

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

File No. 16058834

EXHIBIT "A"

DESCRIPTION: LAKEWOOD RANCH COMMERCE PARK, BLOCK "A"

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ALL OF THE ABOVE CONTAINING 15.46 ACRES, MORE OR LESS.



**Public Works
Transportation Planning Division
1022 26th Avenue East
Bradenton, FL 34208
Phone: (941) 708-7407
www.mymanatee.org**

November 28, 2017

Danielle Ellis
Grimes Goebel Et Al
1023 Manatee Avenue West

**Re: Extension Pursuant to F.S. 252.363 F.S. - Tolling & Extension of Permits
Tropical Storm Emily - Executive Order (17-204 and 17-220)**

Project Name:	Lakewood Ranch Commerce Park
Project Number:	PDMU-06-80/06-S-99(P)(CLOS-EXT7)
CLOS Number:	08-037
DTS Number:	20170642

Dear Ms. Ellis:

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 July 31, 2017, Executive Order 17-204 (State of Emergency for Tropical Storm Emily) was declared for the following counties in the state of Florida: Brevard, Brower, Charlotte, Citrus, Collier, DeSoto, Glades, Hardee, Hendry, Hernando, Highlands, Hillsborough, Indian River, Lake, Lee, Manatee, Martin, Miami-Dade, Monroe, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Sarasota, Seminole, St. Lucie, Sumpter, and Volusia.

On August 15, 2017, a termination (Executive Order 17-220) was declared for Tropical Storm Emily. Executive Order 17-204 was in effect for sixteen (16) 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 sixteen (16) day plus 6 month extension.

The tolling period for Wildfires (Executive Order 17-174, June 9, 2017 through August 10, 2017) overlapped with the tolling period for Tropical Storm Emily (Executive Order 17-204, July 31, 2017 through September 29, 2017). As such the available extension for Executive Order 17-204 will be reduced. The total time available for Tropical Storm Emily (Executive Order 17-204 and 17-220) extension will be 5 days plus six (6) months.

You have applied for extension of your development approval under FS 252.363 relative to the Lakewood Ranch Commerce Park 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 17-204 and 17-220 (State of Emergency for Tropical Storm Emily) 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 10/03/2021. With the additional 5* days and 6 months for Tropical Storm Emily under the FS 252.363 extension, the expiration date is extended to 4/8/2022.

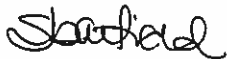
*As you have applied for the Hurricane Matthew extension, the Wildfires extension, and the Tropical Storm Emily extension; and they all have overlapping tolling periods, your extension will be based on the balance of the tolling periods:

- The Matthew extension was based on the tolling period from October 3, 2016, through June 1, 2017, for a total of 240 days and 6 months;
- The Wildfires extension will be based on the balance of its tolling period from June 2, 2017, through June 10, 2017, for 9 additional days and 6 months for Executive Order 17-120, plus 60 days for Executive Order 17-174, for a balance of 69 days and 6 months.
- The Tropical Storm Emily extension will be based on the balance of its tolling period from August 11, 2017, through August 15, 2017, for 5 additional days and 6 months for Executive Order 17-204.

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,



Susan Barfield
Senior Development Review Specialist



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 20, 1998

LAKWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC.
6215 LORRANIE ROAD
BRADENTON, FL 34202

The Articles of Incorporation for LAKWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC. were filed on August 20, 1998, and assigned document number N9800004791. Please refer to this number whenever corresponding with this office.

This document was electronically received and filed under FAX audit number H98000015525.

A corporation annual report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have any questions regarding corporations, please contact this office at the address given below.

Sincerely,
Neysa Culligan
Document Specialist
New Filings Section
Division of Corporations

Letter Number: 898A00043362

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EXHIBIT "C"

ARTICLES OF INCORPORATION

ACCEPTED IN OPEN SESSION 8/22/00
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

ARTICLES OF INCORPORATION
OF
LAKWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC.
(A Corporation Not For Profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of Corporations Not for Profit, we, the undersigned, do hereby associate ourselves together into a corporation for the purposes and with the powers hereinafter set forth, and to accomplish that end we do hereby adopt and set forth these Articles of Incorporation, viz.:

ARTICLE I

NAME OF CORPORATION AND MAIL ADDRESS

The name of this corporation shall be:

LAKWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC., hereinafter in these Articles referred to as the "Association." The mailing address of the corporation shall be 6215 Lorraine Road, Bradenton, FL 34202.

The Association is not a condominium association under Chapter 718, Florida Statutes.

ARTICLE II

PURPOSES

The purposes for which this Association is organized are:

A. To promote the health, safety and social welfare of the owners of all lots, tracts, or parcels of land (referred to herein as "Parcels") located within the development known as Lakewood Ranch Commerce Park (referred to herein as "Lakewood Ranch Commerce Park") that are, or hereafter may be, subject to the terms of the "Declaration of Covenants and Restrictions of Lakewood Ranch Commerce Park" (referred to herein as the "Declaration") to be recorded in the Public Records of Manatee County, Florida. ALL TERMS USED HEREIN WHICH ARE DEFINED IN THE DECLARATION SHALL BE USED HEREIN WITH THE SAME MEANINGS AS DEFINED IN THE DECLARATION.

B. To operate, manage, maintain and control the usage of all land and water areas and Improvements intended for the common usage of Parcel Owners in Lakewood Ranch Commerce Park, including, without limitation, any applicable private roads,

Caleb J. Grimes, Esquire/FL Bar#264636
Grimes Goebel Grimes Hawkins & Gladfelter, P.A.
1023 Manatee Avenue West, Bradenton, Florida 34205
941-748-0151 Fax 941-748-0158
H98000015525

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sidewalks, pedestrian, bicycle and other pathways, lakes, docks, water retention and management areas, landscaping conservation areas, easement areas, and other similar common areas (and the Improvements thereon) as may be set aside by the Declarant of Lakewood Ranch Commerce Park and transferred or assigned from time to time to the Association for the common use or benefit of the Parcel Owners in Lakewood Ranch Commerce Park, and/or for the purpose of operation and maintenance by the Association.

C. To furnish or otherwise provide for any applicable private security, street lighting, and such other services as may be deemed necessary or desirable by the Board of Directors of the Association and to acquire such capital improvements and equipment as may be related thereto.

D. To provide, purchase, acquire, replace, improve, maintain and repair such Improvements to the Common Areas, including, without limitation, buildings, structures, streets, sidewalks, street lights, landscaping, equipment, furniture and furnishings, both real and personal, as the Board of Directors of the Association, in its discretion, determines to be necessary or desirable for the promotion of the health, safety, and social welfare of the members of the Association.

E. To carry out all the duties and obligations assigned to it under the terms of the Declaration.

F. To carry out all the duties and obligations assigned and/or imposed on it by any Zoning Ordinance PDI-95-01(2)(G)/95-S-19(P), referred to herein as ("Zoning Ordinance") adopted regarding development of all or a portion of Lakewood Ranch Commerce Park or pursuant to any other Governmental Regulation.

G. To operate without profit and for the sole and exclusive benefit of its Members.

ARTICLE III

GENERAL POWERS

The powers that the Association shall have are as follows:

A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any and all other act necessary or expedient for carrying on any and all of the

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objects and purposes set forth in these Articles of Incorporation and not prohibited by the laws of the State of Florida.

B. To establish a budget and to fix assessments to be levied against all Parcels which are subject to Assessment pursuant to the aforesaid Declaration for the purposes of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, including a reasonable contingency fund for the ensuing year and a reasonable annual reserve for anticipated major capital repairs, maintenance, improvements, and replacements.

C. To place liens against any Parcel subject to Assessment for delinquent and unpaid assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such Assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association.

D. To hold funds solely and exclusively for the benefit of the Association for the purposes set forth in these Articles of Incorporation.

E. To adopt, promulgate, and enforce rules, regulations, by-laws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

F. To delegate such of the powers of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

G. To charge recipients of services rendered by the Association and users of property of the Association where such is deemed appropriate by the Board of Directors.

H. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, operated, maintained or used by the Association.

I. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration.

J. To perform any act required or contemplated of it under any development order or other Governmental Regulation or Use Restriction.

K. In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

L. To employ personnel; to retain independent contractors and professional personnel; and to enter into service contracts to provide for the maintenance, operation and management of Association property, and to enter into any other agreement consistent with the purposes of the Association, including but not limited to, agreements with respect to the installation, maintenance and operation of a telecommunications receiving and distribution system and surveillance services system, and for professional management and to delegate to such professional management certain powers and duties of the Association.

ARTICLE IV

MEMBERS/VOTING

Membership in the Association, the designation of Membership Classification(s), if any, the qualifications and rights of Members, quorum and voting requirements for meetings and activities of the Members, and notice requirements sufficient to provide notice of meetings and activities of the Members shall be in accordance with and subject to the provisions set forth in the By-Laws of the Association.

ARTICLE V

BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting initially of three (3) Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the By-Laws of the Association, but in no event shall there be less than three (3) Directors. The Directors may, but need not be residents of the State of Florida.

B. All Directors shall serve for such terms as may be provided from time to time in the By-Laws. Directors shall be appointed, elected, removed, or replaced as the case may be, as provided from time to time in the By-Laws. Vacancies in the Board of Directors which occur prior to the normal expiration of a Director's terms shall be filled as provided from time to time in the By-Laws.

C. The names and addresses of the persons constituting the first Board of Directors who shall hold office until their successors are elected or appointed and have qualified, are as follows:

Roger F. Postlethwaite
6215 Lorraine Road
Bradenton, FL 34202

Rex E. Jensen
6215 Lorraine Road
Bradenton, FL 34202

Kitt E R. Kearney
6215 Lorraine Road
Bradenton, FL 34202

ARTICLE VI

OFFICERS

A. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice-President, a Secretary, and a Treasurer, and such other officers as the Board shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected for a term of one (1) year in accordance with the procedure set forth in the By-Laws.

B. The names of the officers who are to manage the affairs of the Association until their successors are duly elected and qualified, are as follows:

President-	Roger F. Postlethwaite
Vice President-	Rex E. Jensen
Secretary	Kitt E R. Kearney
Treasurer-	Kitt E R. Kearney

ARTICLE VII

CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE VIII

BY-LAWS

The first Board of Directors of the Association shall adopt By-Laws consistent with these Articles. Thereafter, the By-Laws may be altered, amended or rescinded by a majority vote of the Directors in the manner provided by such By-Laws.

ARTICLE IX

AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles may be altered, amended or replaced by resolution of the Board of Directors. No amendment affecting the rights of Declarant shall be effective without prior written consent of Declarant.

ARTICLE X

REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the corporation shall be at 6215 Lorraine Road, Bradenton, Florida 34202, and the registered agent at such address shall be Kitt E R. Kearney. The corporation may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE XI

INCORPORATOR


The name and street address of the Incorporator of this corporation is as follows:

Rex E. Jensen
6215 Lorraine Road
Bradenton, FL 34202

ARTICLE XII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association for and against all expenses and liabilities, including counsel fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

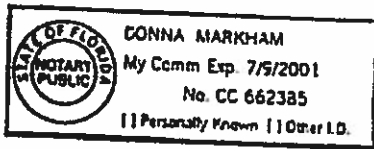
IN WITNESS WHEREOF, the aforesaid Incorporator has hereunto set his hand and seal this 19th day of August, 1998.



Rex E. Jensen

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 19th day of August, 1998, by Rex E. Jensen, as Incorporator of LAKEWOOD COMMERCE PARK OWNERS ASSOCIATION, INC. on behalf of the Association. He is personally known to me or who produced _____ as identification and did not take an oath.



Donna Markham
Donna Markham
(*Print Name of Notary Public)
Notary Public-State of Florida
My Commission Expires: _____
My Commission Number: _____

8/22/00

H98000015525

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted:

First -- That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, at City of Bradenton, County of Manatee, State of Florida, the corporation named in said articles has named Kitt E R. Kearney, located at 6215 Lorraine Road, Bradenton, Florida 33402 - as its statutory registered agent.

Second -- Having been named the statutory agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.


REGISTERED AGENT

DATED this 19th day of August, 1998.

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8/22/00
COUNTY COMMISSIONERS, MANATEE COUNTY

BY-LAWS OF

LAKWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC.

The LAKWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, hereinafter referred to as the "Association," does hereby adopt the following as its By-Laws:

ARTICLE I
IDENTITY AND DEFINITIONS

The Association has been organized for the purpose of the architectural control and the operation, improvement, and management of certain of the Common Areas and Community Systems of the multi-use development in Manatee County known as Lakewood Ranch Commerce Park (referred to herein as "Lakewood Ranch Commerce Park"), to enforce the Declaration described below, and to promote the health, safety and welfare of the owners of all Parcels located within Lakewood Ranch Commerce Park that are, or hereafter may be, subject to the terms of the Declaration. The terms and provisions of these By-Laws are expressly subject to the Articles of Incorporation of the Association and to the terms, provisions, conditions, and authorization set forth in the Declaration of Covenants and Restrictions for LAKWOOD RANCH COMMERCE PARK (the "Declaration") executed by SCHROEDER-MANATEE RANCH, INC., a Delaware corporation ("Declarant"), which will be recorded in the Public Records of Manatee County, Florida.

ALL TERMS USED HEREIN WHICH ARE DEFINED IN THE DECLARATION SHALL BE USED HEREIN WITH THE SAME MEANINGS AS DEFINED IN THE DECLARATION.

ARTICLE II
LOCATION OF PRINCIPAL OFFICE

The principal office of the Association shall be located at 6215 Lorraine Road, Bradenton, Florida, or at such other place as may be established by resolution of the Board of Directors of the Association.

ARTICLE III
MEMBERSHIP, VOTING, QUORUM AND PROXIES

A. The qualification of Members, the manner of their admission to membership, and voting by Members shall be as follows:

EXHIBIT "D"

BYLAWS

ACCEPTED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

8/22/00

1. The membership of the Association shall be comprised of the Owners, including Declarant. Membership shall be established as hereinafter set forth.
2. There shall be initially eight (8) classes of Members: Residential Members, Office Members, Commercial/Retail Members, Office/Warehouse/Industrial Members, Hotel Members, Civic Members, Recreational Members, and Declarant. As of the date of conveyance of a Parcel from Declarant to a Member and thereafter as of the first day of each fiscal year of the Association, the Board of Directors shall determine, establish and assign the then current Membership Classification for each Owner's Parcel (or each Subassociation Unit within a Subassociation Project) for purposes of identifying the Membership Classification for such Owner's Parcel (or each Subassociation Unit within a Subassociation Project) for each fiscal year as being a Residential Parcel, Office Parcel, Commercial/Retail Parcel, Office/Warehouse/Industrial Parcel, Hotel Parcel, Civic Parcel or Recreational Parcel. In the event the actual current uses of a Parcel (or the Subassociation Units within a Subassociation Project) on the first day of the fiscal year falls within more than one Membership Classification, the Board, in its sole and absolute discretion, shall determine the use being used the most by occupants within the Parcel or Subassociation Project, as applicable, which shall then be the Membership Classification used for the entire Parcel or Subassociation Project, as applicable. Once a Parcel becomes part of a Subassociation Project, the membership rights of the Parcel Owner shall automatically be transferred to the Subassociation for such Subassociation Project. Membership in each of the following Membership Classifications shall be established as follows:

- (a) Office Membership shall be established effective immediately upon a Person, subject to the provisions of Subparagraph 3 below, acquiring fee simple title to a Parcel whose Membership Classification is designated as a Office Parcel from time to time by the Board of Directors.
- (b) Commercial/Retail Membership shall be established effective immediately upon a Person, subject to the provisions of Subparagraph 3, below, acquiring fee simple title to a Parcel whose Membership Classification is designated as a Commercial/Retail Parcel from time to time by the Board of Directors.
- (c) Office/Warehouse/Industrial Membership shall be established effectively upon a Person, subject to the

provisions of Subparagraph 3, below, acquiring fee simple title to a Parcel whose Membership Classification is designated as a Office/Warehouse/Industrial Parcel from time to time by the Board of Directors.

- (d) Hotel Membership shall be established effectively upon a Person, subject to the provisions of Subparagraph 3, below, acquiring fee simple title to a Parcel whose Membership Classification is designated as a Hotel Parcel from time to time by the Board of Directors.
 - (e) Civic Membership shall be established effectively upon a Person, subject to the provisions of Subparagraph 3, below, acquiring fee simple title to a Parcel whose Membership Classification is designated as a Civic Parcel from time to time by the Board of Directors.
 - (f) Recreational Membership shall be established effective immediately upon a Person, subject to the provisions of Subparagraph 3, below, acquiring fee simple title to a Recreational Parcel whose Membership Classification is designated as a Recreational Parcel from time to time by the Board of Directors.
 - (g) Residential Membership shall be established effectively upon a person, subject to provisions of Subparagraph 3, below, acquiring fee simple title to a Parcel whose Membership Classification is designated as a Residential Parcel from time to time by the Board of Directors.
 - (h) Declarant's Membership in the Association shall be established effective immediately upon the creation of the Association, and until the establishment and effectiveness of any other Members, the membership of the Association shall be comprised solely of Declarant.
3. Membership in any particular Membership Classification, once established with regard to any Parcel as provided in Paragraph 2 immediately above and subject to the rights being exercised by Subassociations for Parcels within Subassociation Projects, shall pass with title to the Parcel in question as an appurtenance thereto with no such membership or rights arising therefrom being transferable in any manner except as an appurtenance to such Parcel and such Membership Classification shall continue for such Parcel until the Board of Directors changes the Membership Classification for such Parcel in accordance herewith. Upon the transfer of the fee simple title to a Parcel

8/22/00

establishing a Member's membership pertaining to such Parcel, such membership pertaining to the Parcel shall automatically be transferred to the new fee simple title owner of such Parcel. The new Member shall present the Association with a copy of the recorded deed or other muniment of title conveying title to the Parcel.

4. Voting Rights. The voting rights of the Members shall be as follows:

(a) Voting Interest. Each Member shall possess the Voting Interests such Member is entitled to, as set forth in Article IV of the Declaration.

(b) The Members who belong to each class of Membership in the Association shall cast their Voting Interests as follows:

(i) Declarant. Declarant shall cast its Voting Interests at meetings of the Members in person or by written proxy and/or ballot, as applicable. Nothing herein contained shall require that Declarant cast in the same manner all the Voting Interests it is entitled to cast as a Member, and Declarant may cast fewer than the total number of Voting Interests it possesses.

(ii) Other Membership Classifications. Subject to Paragraph 4.b.(iii) below, each Member of each Membership Classification shall cast its Voting Interest(s) at meetings of the Members in person or by written proxy and/or ballot, as applicable. Nothing herein contained shall require that any particular Member cast in the same manner all of the Voting Interests which he is entitled to cast, and such Member may cast fewer than the total number of Voting Interests possessed by such Member.

(iii) Subassociations. Once a Parcel becomes part of a Subassociation Project, the Membership Classification, Voting Shares, and Assessment Shares of the Parcel Owner shall automatically be transferred to the Subassociation for such Subassociation Project, which Association shall cast its Voting Interest(s) through its Representative. Nothing herein contained shall require that a Representative cast in the same manner all of the Voting Interests which he is entitled to cast at meetings of the members of the

Subassociation, and the Representative may cast fewer than the total number of Voting Interest possessed by the Subassociation he/she represents.

5. Each and every Member (and the Subassociation Unit Owners) shall be entitled to the benefits of membership, and shall be bound to abide by the provisions of the Documents.

B. A quorum at any meeting of the Association's Members shall consist of persons entitled to cast votes representing at least one-third (1/3) of the total Voting Interests of the Members of the Association as determined in the manner set forth in the Declaration.

C. Votes may be cast either in person or by proxy. Proxies shall be valid only for the particular meeting designated thereon and must be filed with the Secretary at or before the designated time of the meeting.

D. The number of votes to which any Member or Representative is entitled at any meeting of Members shall be determined as of the date fixed by the Board of Directors as the record date for such meeting, provided that such record date shall not be more than ninety (90) days or less than twenty (20) days prior to the date of such meeting. In the event the Board of Directors does not set a record date for any meeting of Members, the record date for such meeting shall be the date which is forty-five (45) days prior to the date of such meeting. The determination of the number of votes to which any Member or Representative is entitled as of the record date shall be final, and no conveyance or acquisition of any Parcel arising after such record date shall be taken into consideration in determining the number of votes to which such Member or Representative is entitled at such meeting.

E. Except where otherwise required by the provisions of the Articles of Incorporation, these By-Laws, or the aforesaid Declaration, or where the same may otherwise be required by law, the affirmative vote of the holders of more than one-half of the total Voting Interests of the Association represented at any duly called Members' meeting at which a quorum is present shall be necessary for approval of any matter and shall be binding upon all Members.

F. The Association shall be entitled to give all notices required to be given to the Members of the Association by these By-Laws, the Articles of Incorporation, said Declaration to the person or entity shown by the Association's records to be entitled to receive such notices at the last known address shown by the records of the Association, until the Association is

notified in writing that such notices are to be given to another person or entity or at a different address.

ARTICLE IV
ANNUAL AND SPECIAL MEETINGS OF MEMBERSHIP

A. An annual meeting of the membership of the Association shall be held each year during February or such other month as the Board of Directors may determine. The date, time, and place of the annual meeting shall be designated by the Board of Directors. The annual meeting shall be held for the purpose of electing directors (if the Members other than Declarant have the right to elect directors) and transacting any other business authorized to be transacted by the Members.

B. Special meetings of the Members of the Association shall be held whenever called by the President or Vice-President or by a majority of the Board of Directors. Such meeting must be called by such officers upon receipt of a written request from Members of the Association whose Voting Interests represent more than thirty-five percent (35%) of the total Voting Interests of the Association.

C. Notice to all Members' meetings, annual or special, shall be given by the President, Vice-President or Secretary or by such other officer or agent of the Association as may be designated by the Board of Directors. Such notice shall be written or printed and shall state the time and place of the meeting and the purpose for which the meeting is called, and shall be given not less than twenty (20) days nor more than ninety (90) days prior to the date set for such meeting. If presented personally, a receipt of such notice shall be signed by the Member, indicating the date on which such notice was received by him. If mailed, such notice shall be deemed to be properly given when deposited in the United States mails, postage prepaid, addressed to the Member at his post office address as the same appears on the records of the Association. Proof of such mailing shall be given by the affidavit of the personal giving the notice and filed in the Association's minute book. Any Member may, by written waiver of notice signed by such Member, waive such notice, and such waiver, when filed in the records of the Association (whether executed and filed before or after the meeting), shall be deemed equivalent to the giving of such notice to such Member.

D. If any Members' meeting cannot be organized because a quorum has not attended or because the greater percentage of the membership required to constitute a quorum for particular purposes has not attended, wherever the latter percentage of attendance may be required as set forth in the Articles of

Incorporation, these By-Laws, or said Declaration, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

E. At meetings of the membership, the President or, in his absence, the Vice-President, shall preside, or in the absence of both, the Board of Directors shall select a chairman to preside.

ARTICLE V
BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of at least three and not more than seven Directors until such time as the Members other than Declarant have the right to elect directors, at which time the numbers Directors shall be established as eleven. A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board of Directors.

B. Unless Declarant voluntarily relinquishes the right to appoint all or some of the Board of Directors at an earlier date, until the Turnover Date, Declarant shall have the right to appoint all of the members of the Board of Directors and there shall be no elections of the Board. At the first annual meeting of the Members following the date Declarant voluntarily relinquishes its right to appoint all or some of the Board of Directors or after the Turnover Date, as applicable, the Members shall elect the applicable number of members of the Board of Directors to be elected. The procedures for such election shall be as follows:

1. The Board of Directors shall be expanded to nine (9) and to the extent a particular Membership Classification has been established by Board for the year in which the election takes place, the Residential Members shall elect one Board Member, the Office Members shall elect one Board Member, the Commercial/Retail Members shall elect one Board Member, the Office/Warehouse/Industrial Members shall elect one Board Member, the Hotel Members shall elect one Board Member, the Civic Members shall elect one Board Member and the Recreational Members shall elect one Board Member. In addition, after the Turnover Date and for so long as Declarant owns any interest in the Total Property, Declarant shall have the right, but not the obligation, to designate one Board Member. ANY ELECTION FOR A BOARD MEMBER NOT TO BE ELECTED BY THE MEMBERS OF A PARTICULAR MEMBERSHIP CLASSIFICATION OR APPOINTED BY DECLARANT SHALL BE AN ELECTION AT LARGE BY ALL OF THE MEMBERS INCLUDING DECLARANT.

2. The term of each elected Board Member shall be a one year term until the next annual meeting of the Members. Board Members named by Declarant shall serve at the discretion of Declarant, and in the event of vacancies of such Board Members, such vacancies shall be filled by the person designated by Declarant. The fact that the Owners have not elected or refuse to elect Board Members shall not interfere with the right of Board Members designated by Declarant to resign.
3. All Board Members elected by Residential Member, Office Members, Commercial/Retail Members, Office/Warehouse/Industrial Members, Hotel Members, Civic Members or Recreational Members must be either a Member of the applicable Membership Classification, or a partner, officer, director or employee of a Member of the applicable Membership Classification.
4. Election to the Board shall be by written ballot as hereinafter provided. At such election, Declarant and the Members may cast as many votes as they are entitled to exercise under the provisions of the Documents for each vacancy on the Board for which they are entitled to vote. The persons receiving the largest number of votes for each vacancy shall be elected. There shall be no cumulative voting for Directors. Nothing contained herein shall be in derogation of Declarant's right to appoint the Board of Directors as set forth herein.
5. Nominations for elections of Board Members to the Board by the Residential Member, Office Members, Commercial/Retail Members, Office/Warehouse/Industrial Members, Hotel Members, Civic Members, and Recreational Members may be made by motion at the meeting at which such election takes place and by Nominating Committees for each such Membership Classification as hereinafter set forth, or in the absence of such Nominating Committees or if a particular Membership Classification has no Members because no Parcel has been designated with such Membership Classification, shall be made by the Board. Provided that requisite number of applicable Members volunteer in a timely fashion to serve on the appropriate Nominating Committee, the Board shall establish the Nominating Committees in accordance with Article V, Paragraph 6 below.
6. There shall be a Nominating Committee for each Membership Classification. Each Nominating Committee shall consist of a chairperson, who shall be a member of the Board and belongs to such class of Membership, and two (2) or more

Members of the Association who belong to the applicable class of Membership. Each Nominating Committee shall be appointed by the Board prior to the Turnover Date and thereafter prior to each annual Members' meeting (as set forth in Article IV above) of which Board Members are to be elected to serve from the date appointed until the close of the annual Members' meeting at which the election takes place. Each Nominating Committee shall make as many nominations for election of Board Members to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled by nominations from such Nominating Committee. Nominations shall be placed on a written ballot as provided in Subparagraph 7 below and shall be made in advance of the time fixed in Subparagraph 7 below for the mailing of such ballots to Members.

7. All elections to the Board shall be made by written ballot which shall:
 - a. describe the vacancies to be filled by each Membership Classification;
 - b. set forth the names of those nominated by the Nominating Committees for such vacancies; and
 - c. contain space for write-in votes.

Such ballots shall be prepared and mailed by the Secretary to each Member and each Subassociation Representative, at least sixty (60) days in advance of the date set forth therein for the annual meeting or special meeting called for elections. The completed ballots may then be returned by each Member and Subassociation Representative, by mail to the Secretary or filed with the Secretary at the annual or special meeting. Only those ballots received by the Secretary on or before the date of the meeting shall be counted.

8. An Election Committee, which shall consist of the members of each of the Nominating Committees or in the absence of such Nominating Committees, the Board shall count the votes and establish such procedures as may be reasonable and appropriate to insure that only those Members who have the right to vote are able to cast votes and that the vote of any Member or his proxy shall not be disclosed to anyone. The ballots shall not be destroyed for at least thirty (30) days.

C. Any vacancy occurring on the Board of Directors because of death, resignation, removal or other termination of services

of any Director shall be filled by the Board of Directors, except that until the Turnover Date, Declarant, its successors or assigns to the exclusion of other members and the Board itself, shall fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by Declarant. A Director appointed to fill a vacancy, whether by the Board or Declarant, shall be appointed for the unexpired term of his predecessor in office and shall continue to serve until his successor shall have been elected at the next annual meeting or appointed, as applicable. If the vacancy on the Board of Directors is a director elected by the Members of a particular Membership Classification, the person appointed to fill such vacancy shall be either a Member of such Membership Classification or an officer, director or employee a Member of such Membership.

D. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE ARTICLES OF THESE BY-LAWS, PURSUANT TO THE TERMS OF THE DECLARATION, DECLARANT HAS RESERVED THE RIGHT TO ESTABLISH ADDITIONAL MEMBERSHIP CLASSIFICATIONS, AND IN CONNECTION THEREWITH TO EXPAND THE NUMBER OF THE BOARD OF DIRECTORS TO AN ODD NUMBER IN EXCESS OF ELEVEN SO AS TO ALLOW EACH MEMBERSHIP CLASSIFICATION, INCLUDING THE ADDITIONAL MEMBERSHIP CLASSIFICATIONS ADDED BY DECLARANT, TO ELECT ONE MEMBER TO THE BOARD OF DIRECTORS, AND TO ALLOW DECLARANT TO APPOINT A MEMBER TO THE BOARD OF DIRECTORS IN ACCORDANCE HERewith. IN THE EVENT DECLARANT EXERCISES SUCH RIGHT, DECLARANT SHALL BE ALLOWED TO UNILATERALLY AMEND THESE BY-LAWS, WITHOUT THE JOINDER OR CONSENT OF ANY OTHER MEMBERS OR PERSON TO ADD SUCH MEMBERSHIP CLASSIFICATION AND TO CHANGE AND EXPAND THE NUMBER OF THE BOARD OF DIRECTORS.

ARTICLE VI
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

A. Including but not limited to the powers and duties set forth in the Declaration, the Board of Directors shall have power:

1. To call meetings of the Members.
2. To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any Member, officer, or Director of the Association in any capacity whatsoever.

3. To establish, levy and assess, and collect the assessments necessary to operate the Association and carry on its activities, and to create such reserves for extraordinary expenditures as may be deemed appropriate by the Board of Directors.
4. To adopt and publish rules and regulations governing the use of any limited private roads and any Common Areas, or any portion thereof, which the Association is obligated to maintain and, also, governing the personal conduct of the Members and their guests, tenants, employees and invitees thereon, including reasonable admission charges if deemed appropriate.
5. To authorize and cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.
6. To appoint such committees as the Board of Directors may desire and to grant to such committees such duties and responsibilities as the Board of Directors may deem advisable.
7. To exercise for the Association all powers, duties, and authority vested in or delegated to the Association, except those reserved to the Members in said Declaration or in the Articles of Incorporation of the Association.

B. It shall be the duty of the Board of Directors:

1. To cause to be kept a complete record of all its acts and corporate affairs.
2. To supervise all officers, agents, and employees of the Association, and to see that their duties are properly performed.
3. With reference to assessments of the Association:
 - (a) To fix the amount of the Assessment against each Parcel and Subassociation Project for each fiscal year in accordance with the provisions of said Declaration, the Articles of Incorporation, and these By-Laws; and
 - (b) To prepare a roster of the Members and Assessments thereto which shall be kept in the office of the Association and shall be open to inspection by any Member; and,

- (c) To send written notice of each Assessment to every Member subject thereto.
4. To issue or to cause an appropriate officer to issue, upon demand by any authorized person, a certificate in recordable form setting forth whether any Assessment has been paid; and, if not, the amount then due and owing. Such certificates shall be conclusive evidence of payment of any Assessment therein stated to have been paid.
 5. To make payment of all ad valorem taxes assessed against Association property, real or personal, and the Common Areas.
 6. To pay all expenses incurred by the Association for repairs, maintenance, services, insurance, and other operating expenses.
 7. To enforce by appropriate legal or equitable means the provisions of said Declaration, the Articles of Incorporation and these By-Laws.

ARTICLE VII
MEETINGS OF DIRECTORS

A. An annual meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of Members.

B. Regular meetings of the Board of Directors shall be held at such time and place as is provided by appropriate resolution of the Board of Directors.

C. Special meetings of the Board of Directors shall be held when called by an officer of the Association or by any two Directors.

D. Notice of regular or special meetings of the Board shall be given to each Director, personally or by mail, telephone, or telegram, at least three (3) days prior to the day named for such meeting, which notice shall state the time and place of the meeting and, as to special meetings, the purpose of the meeting, unless such notice is waived.

E. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, and any Board action taken in lieu of a meeting, shall be as valid as though made at a meeting duly held after regular call and notice, provided that, either before or after the meeting or the effective date of the action taken, each of the Directors not

present signs a written waiver of notice and consent to the holding of such meeting, or an approval of the minutes thereof, or a consent to the action taken in lieu of a meeting. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

ARTICLE VIII
OFFICERS

A. The officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer, and such other officers as may be elected in accordance with the Articles of Incorporation. The President shall be a member of the Board of Directors.

B. All of the officers of the Association shall be elected by the Board of Directors at the annual meeting of the Board of Directors. If the election of such officers is not held at such meeting, such election shall be held as soon thereafter as may be convenient. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and qualified, or until his earlier death, resignation, or removal.

C. A vacancy in any office because of death, resignation, removal or other termination of service may be filled by the Board of Directors for the unexpired portion of the term.

D. All officers shall hold office at the pleasure of the Board of Directors; except that if an officer is removed by the Board, such removal shall be in accordance with the contract rights, if any, of the officer so removed.

E. The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out, and shall sign all notes, leases, mortgages, deeds, and all other written instruments.

F. The Vice-President, or the Vice-President so designated by the Board of Directors if there is more than one Vice-President, shall perform all the duties of the President in his absence. The Vice-President(s) shall perform such other acts and duties as may be assigned by the Board of Directors.

G. The Secretary shall be ex officio the Secretary of the Board of Directors and shall record the votes and keep the minutes of all proceedings in a book to be kept for the purpose. He shall keep the records of the Association. He shall record in a book kept for that purpose the names of all of the Members of

the Association together with their addresses as registered by such Members.

H. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as may be directed by resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a Budget adopted by the Board. The Treasurer, or his appointed agent, shall keep proper books of account and shall prepare an annual budget, a statement of receipts and disbursements, and a balance sheet, and the same shall be available for inspection upon reasonable request of a Member.

I. The salaries, if any, of the officers of the Association shall be set by the Board of Directors.

ARTICLE IX
FISCAL MANAGEMENT

The provisions for fiscal management of the Association, as set forth in said Declaration and Articles of Incorporation, shall be supplemented by the following provisions:

A. Once a Parcel becomes part of a Subassociation Project, the Assessment Shares assigned to such Parcel shall automatically be transferred to the Subassociation for such Subassociation Project.

B. The fiscal year of Association shall begin on January 1 of each calendar year and end on December 31 of the same calendar year.

C. The Board of Directors shall adopt a Budget for each fiscal year, which shall contain estimates of the cost of performing the functions of the Association, and shall levy an annual Assessment based thereon against each Parcel subject to Assessment. The adoption of a budget shall not, however, be construed as restricting the right of the Board of Directors, at any time in their sole discretion, to levy any additional or special assessment in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation, maintenance, and management; in the event of emergencies; or in the event the Association's reserves, if any, are insufficient to cover expenditures for capital improvements or replacements.

D. Notices of the annual Assessment applicable to each Parcel subject thereto, together with a copy of the budget as

adopted by the Board of Directors, shall be transmitted to each Member on or before December 15 of the year prior to the fiscal year for which the budget is made, and such Assessment shall be due and payable on the date(s) set forth by resolution of the Board of Directors and shall become delinquent after such date. Provided however, failure to forward such notice on or before December 15 shall not waive or affect the liability of each Member for payment of Assessments and each Member shall be obligated to continue paying Assessments in the amount set forth in the most recent budget notice forwarded to the Member until such times as the new notice is forwarded by the Board.

E. No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. The Board may authorize the pledge and assignment of any regular or special Assessment and the lien rights of the Association as security for the repayment of such loans.

F. All checks, drafts, or other orders for payment of money, notes, or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents, of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

G. All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such savings and loan associations, banks, trust companies, or other depositories as the Board of Directors may select.

H. Fidelity bonds may be required by the Board of Directors from all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be determined by the Directors. The premiums on such bonds shall be paid by the Association and shall be a common expense of the Association.

ARTICLE X
OFFICIAL SEAL

The Association shall have an official seal, which shall be in circular form bearing the name of the Association, the word "Florida," the words "Corporation Not For Profit," and the year of incorporation.

8/22/00

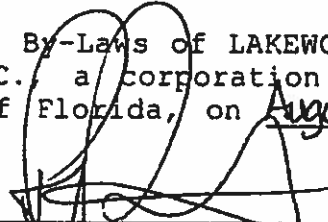
ARTICLE XI
BOOKS AND RECORDS

The books, records, and other papers of the Association shall be available at the Association's office and subject to the inspection of any of the Association Members during regular business hours.

ARTICLE XII
AMENDMENTS

These By-Laws may be altered, amended, or repealed by a majority vote of the Directors present at a duly constituted meeting of the Board of Directors provided that the proposed alteration, amendment, or repeal is contained in the notice of such meeting. No amendment affecting Declarant shall be effective without the written consent of Declarant. In addition to the above, prior to the Turnover Date, Declarant may unilaterally, without the requirement of a meeting, vote or joinder of the Association or Members, amend these By-Laws in its sole discretion by executing a written amendment, filing such amendment with the Secretary of Association and recording a copy thereof in the Public Records of Manatee County, Florida.

The foregoing were adopted as the By-Laws of LAKEWOOD RANCH COMMERCE PARK OWNERS ASSOCIATION, INC. a corporation not for profit under the laws of the State of Florida, on August 19
 , 1998.



Roger F. Postlethwaite,
President



Kitt E R. Kearney, Secretary

[CORPORATE SEAL]

EXHIBIT "E"

Page 1 of 2

FISCAL PROGRAM

An estimated initial Fiscal Program (see page 2 of this Exhibit) has been established to provide adequate reserve funds for the care of common areas and facilities, operation of the maintenance program, and administration of the Lakewood Ranch Commerce Park Owners Association, Inc. The proposed funds will be collected by way of assessments through the Association.

It is anticipated that the Fiscal Program will be expanded in scope, depending upon the rate of development, and computed under assumptions similar to those used in the initial Fiscal Program Lakewood Ranch Commerce Park Owners Association, Inc.

Operations and Maintenance Budgets for the Association will be determined on an annual basis in accordance with the Bylaws. The amount so determined will be assessed and collected in accordance with applicable laws and regulations.

BK 1646 PG 2352 103 of 108

ACCEPTED IN OPEN SESSION 8/22/00
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34609-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
World Wide Web: <http://www.swfwmd.state.fl.us>

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)
SUNCOM 578-2070

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(883) 534-1448 or
1-800-492-7862 (FL only)
SUNCOM 572-6200

Venice Service Office
115 Corporation Way
Venice, Florida 34292-3524
(941) 486-1212 or
1-800-320-3503 (FL only)
SUNCOM 526-6900

Lecanto Service Office
3600 West Sovereign Path
Suite 226
Lecanto, Florida 34461-8070
(352) 527-8131
SUNCOM 667-3271

Ronald C. Johnson
Chair, Lake Wales

Brenda Menendez
Vice Chair, Tampa

Sally Thompson
Secretary, Tampa

Ronnie E. Duncan
Treasurer, Safety Harbor

Monroe "Al" Coogler
Lecanto

Joe L. Davis, Jr.
Wauchula

Rebecca M. Eger
Sarasota

John P. Harilee, IV
Bradenton

Watson L. Haynes, II
St. Petersburg

John K. Renke, III
New Port Richey

Pamela Stinnette-Taylor
Tampa

E. D. "Sonny" Vergara
Executive Director

Gene A. Heath
Assistant Executive Director

Edward B. Halvenston
General Counsel

December 16, 1999

Schroeder-Manatee Ranch, Inc.
6215 Lorraine Road
Bradenton, FL 34202

Subject: Notice of Final Agency Action for Approval
Permit No: 4916872.004
Project Name: Lakewood Ranch Commerce Park-Lots 1-4
County: Manatee
Sec/Twp/Rge: 31/34S/19E



Dear Permittee:

This letter constitutes notice of Final Agency Action for approval of the permit application referenced above. Final approval is contingent upon no objection to the District's action being received by the District within the time frames described below.

You or any person whose substantial interests are affected by the District's action regarding a permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no disputed facts, and (3) otherwise comply with Chapter 28-106, F.A.C. Copies of Rules 28-106.201 and 28-106.301, F.A.C. are enclosed for your reference. A request for hearing must be filed with (received by) the Agency Clerk of the District at the District's Brooksville address within 21 days of receipt of this notice. Receipt is deemed to be the fifth day after the date on which this notice is deposited in the United States mail. Failure to file a request for hearing within this time period shall constitute a waiver of any right you or such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

Enclosed is a "Noticing Packet" that provides information regarding District Rule, 40D-1.1010, F.A.C., which addresses the notification of persons whose substantial interests may be affected by the District's action in this matter. The packet contains guidelines on how to provide notice of the District's action, and a notice that you may use.

The enclosed approved construction plans are part of the permit, and construction must be in accordance with these plans.

Schroeder-Manatee Ranch, Inc.

Page 2

December 16, 1999

If you have questions concerning the permit, please contact Christopher S. Wright, E.I., at the Venice Service Office, extension 6547. For assistance with environmental concerns, please contact Edward M. Craig IV, APSSc, extension 6525.

Sincerely,



James P. Guida, P.G., Director
Venice Regulation Department

JPG:CSW:EMC:mt

Enclosures: Approved Permit w/Conditions
Construction Plans
Statement of Completion
Notice of Authorization
Noticing Packet
Sections 28-106.201 and 28-106.301, F.A.C.
File of Record 4916872.004

cc/enc:

cc/Permit:

Robert J. Lombardo, P.E., Lombardo, Skipper & Foley, Inc.
USACOE

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL CONSTRUCTION
PERMIT NO. 4916872.004

EXPIRATION DATE: December 16, 2004

PERMIT ISSUE DATE: December 16, 1999

This permit, issued under the provisions of Chapter 373, Florida Statutes (F.S.), and Florida Administrative Code (F.A.C.), Rule 40D-40, authorizes the Permittee to perform the work outlined herein and shown by the application, approved drawing(s), plans, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). 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: Lakewood Ranch Commerce Park-Lots 1-4

GRANTED TO: Schroeder-Manatee Ranch, Inc.
6215 Lorraine Road
Bradenton, FL 34202

ABSTRACT: This permit authorizes the construction of a surface water management system serving a 36.64 acre commercial project located in Manatee County, known as Lakewood Ranch Commerce Park, Lots 1 - 4. Runoff from the project drains to two water management areas for peak attenuation storage and water quality treatment. The method of water quality treatment is wet detention. The scope of construction approval authorizes the following: directing the runoff from Lot Nos. 2, 2A, and 2B and Portal Crossing roadway between Station 11+00.00 and the temporary cul-de-sac at Lot No. 1 into Lake No. 14; and directing the runoff from Portal Crossing roadway between Station 3+75.00 and Station 11+00.00 into Lake No. 15. Specific conditions are attached to this permit regarding the type of District approval necessary prior to initiating construction on Lot Nos. 1, 2, 2A, 2B, 3, 3A, 3B, 3C, 4, 4A, and 4B. There are two wetlands totaling 1.67 acres located within the project area. No wetland impacts are proposed. A wetland creek system is located outside and due east of the project boundary limits.

OP. & MAINT. ENTITY: Lakewood Ranch Corporate Park Owners' Association, Inc.

PROPERTY LOCATION: Manatee County

SEC/TWP/RGE: 31/34S/19E

**TOTAL ACRES OWNED
OR UNDER CONTROL:** 252.40

PROJECT SIZE: 36.64 Acre(s)

LAND USE: Commercial

DATE APPLICATION FILED: August 6, 1999

AMENDED DATE: N/A

Permit No. 4916872.004
 Project Name: Lakewood Ranch Commerce Park-Lots 1-4
 Page 2

I. Water Quantity/Quality

POND #	AREA ACRES @ T.O.B.	TREATMENT TYPE
14	1.10	Wet Detention
15	0.39	Wet Detention
TOTAL	1.49	

Comments: Lakes require expansion prior to construction commencement on Lot Nos. 1, 3, 3A, 3B, 3C, 4, 4A, and 4B.

Mixing Zone required: YES () NO (X)
 Variance required: YES () NO (X)

II. 100-Year Floodplain

Encroachment (ac-ft):	Compensation (ac-ft):
0.00	0.00

III. Environmental Considerations

Wetland Information				
WETLAND	TOTAL AC.	NOT IMPACTED AC.	TEMPORARILY DISTURBED AC.	PERMANENTLY DESTROYED AC.
8	1.60	1.60	0.00	0.00
9	0.07	0.07	0.00	0.00
TOTAL	1.67	1.67	0.00	0.00

Comments: No wetland impacts are proposed. A wetland creek system, referenced as Gates Creek, is located outside and due east of the project boundary limits.

Mitigation Information:

Comments: N/A.

A conservation easement is not required.

Permit No. 4916872.004
Project Name: Lakewood Ranch Commerce Park-Lots 1-4
Page 3

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 landowner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. ✓ The discharges from this system shall meet state water quality standards as set forth in Chapter 62-302 and Rule 62-4.242, F.A.C., for class waters equivalent to the receiving waters.
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. ✓ Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance.
5. ✓ The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.
 - () For systems utilizing effluent filtration or exfiltration, the inspections shall be performed 18 months after operation is authorized and every 18 months thereafter.
 - (X) For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.
 - () For systems utilizing effluent filtration or exfiltration and retention or wet detention, the inspections shall be performed 18 months after operation is authorized and every 18 months thereafter.
6. ✓ Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Venice Service Office:
 - a. Homeowners, property owners, master association or condominium association articles of incorporation, and
 - b. Declaration of protective covenants, deed restrictions or declaration of condominium.The Permittee shall submit these documents prior to any lot or unit sales within the project served by the surface water management system, or upon completion of construction of the surface water management system, whichever occurs first.
7. ✓ The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:

Permit No. 4916872.004
Project Name: Lakewood Ranch Commerce Park-Lots 1-4
Page 4

- (X) wetland preservation
- (X) wetland buffers
- () upland preservation
- () limits of approved wetland impacts
- () construction access for (list mitigation area(s))

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


8. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Regulation Manager, Venice Service Office.

* 9. Prior to commencing construction on said lots, the Permittee shall obtain a formal modification for Lot Nos. 1, 3, 3A, 3B, 3C, 4, 4A, 4B and a modification of the permit by letter, for Lot Nos. 2, 2A, and 2B. A Letter of Modification shall be obtained for any construction in this/these area(s). As a requirement of the permit modification for these areas, the Permittee shall submit a Statement of Completion and as-built drawings.

10. Refer to GENERAL CONDITION No. 15 herein.

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.



Authorized Signature

EXHIBIT "A"

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. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. The permittee is hereby advised that Section 253.77, F.S., states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.
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.