RESOLUTION B-27-015
AMENDING THE ANNUAL BUDGET
FOR MANATEE COUNTY, FLORIDA
FOR FISCAL YEAR 2027

WHEREAS, Florida Statutes 129.06, authorizes the Board of County Commissioners to amend its budget for the current fiscal year as follows:

a) Appropriations for expenditures in any fund may be decreased and other appropriations in the same fund correspondingly increased, provided the total appropriations of the fund are not changed.

b) Appropriations from reserves may be made to increase the appropriation for any particular expense in the same fund, or to create an appropriation in the fund for any lawful purpose.

c) Unanticipated revenues, including increased receipts for enterprise or proprietary funds, may be appropriated for their intended purpose, and may be transferred between funds to properly account for the unanticipated revenue.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida that the 2026-2027 budget is hereby amended in accordance with FS 129.06 as described in the description and specified in the budget adjustment batch file listed below:

District(s): 1
Department: NATURAL RESOURCES
Department: PROPERTY MANAGEMENT
Fund: 2025 LIMITED GO ENVIRONMENTAL BONDS CAPITAL PROJECTS
Description: Transfers $170,000 from capital reserves in the 2025 Limited GO Environmental Bonds Capital Projects fund to the Myakka Valley Preserve project for land acquisition costs associated with the Anson Acres Lot Owners' Association, Inc.

This budget amendment is being presented to the Board of County Commissioners along with the Contract for Sale and Purchase.

This budget amendment adjusts the FY27-31 CIP.

Batch ID: CC083126A Reference: BU26000637

ADOPTED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS 20th DAY OF Oct 2026.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: Angelina Colonneso
Clerk of Circuit Court

By: _____
Deputy Clerk

MANATEE COUNTY FLORIDA

THIS INSTRUMENT PREPARED BY:
Kendall Carson, Environmental Lands Program Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Myakka Valley Preserve
PID NO: 173602409, 173602359

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (hereinafter the **Contract**) is made and entered into between **ANSON ACRES LOT OWNERS' ASSOCIATION, INC.,** a Florida not for profit corporation, whose mailing address is 2610 Ranch Club Boulevard, Myakka City, Florida 34251 (hereinafter the **Seller**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, (hereinafter the **Buyer**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and whose street address is 9000 Town Center Parkway, Lakewood Ranch, Florida 34202. Seller and Buyer are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, Seller is the owner of certain real property and all improvements thereon, which is located in Manatee County, State of Florida, more particularly described in **Composite Exhibit A** (hereinafter the **Property**); and

WHEREAS, Buyer desires to acquire fee simple title to the Property for the purpose of protecting water quality, preserving fish and wildlife habitat, preventing stormwater runoff pollution, and providing parks, pursuant to a bond referendum held and passed on November 3, 2020, established by Resolution 20-105.

NOW, THEREFORE, in consideration of the aforesaid premises, the mutual covenants, promises, terms and conditions set forth herein and other good and valuable consideration, the adequacy, sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS**: The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **DESCRIPTION OF PROPERTY**: Seller shall sell and Buyer shall buy, upon the terms and conditions contained herein, improved real property situated, lying and being in Manatee County, State of Florida, described in attached **Composite Exhibit A**. The legal description and sketch of the Property is incorporated into this Contract and made a part hereof.

3. **PURCHASE PRICE AND DEED**: At closing, Buyer shall pay to Seller **ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($170,000.00)** (hereinafter the **Purchase Price**), subject to adjustment upon closing as hereinafter provided. All references to currency, monetary values, and dollars set forth herein shall mean United States dollars and all payments hereunder shall be made in United States dollars. Seller shall simultaneously deliver to Buyer a good, sufficient and properly recordable Special Warranty Deed conveying to Buyer marketable, fee simple title to the Property, free and clear of all liens and encumbrances, executed and acknowledged by Seller, subject to restrictive covenants, reservations, easements of record and county zoning restrictions or regulations in effect, if any, except as hereinafter provided. The Deed shall be in substantially similar form as **Exhibit B**.

4. **EFFECTIVE DATE**: For purposes of this Contract, the **Effective Date** shall be the date upon which the Contract is executed by Buyer as evidenced by the acceptance and approval of the Contract by the Board of County Commissioners of Manatee County, Florida (hereinafter the Board).

5. **EXHIBITS:** The following Exhibits are attached, incorporated, and made a part of this Contract:

Composite Exhibit A – Legal Description and Sketch of Property
Exhibit B – Form of Special Warranty Deed
Exhibit C – Form of Affidavit of Ownership and Encumbrances
Exhibit D – Form of Anti-Human Trafficking Affidavit

In the event of a conflict between the terms and conditions provided in the body of this Contract and any Exhibit, the provisions contained within the body of this Contract shall prevail unless the term or provision in the Exhibit specifically states that it shall prevail.

6. **MORTGAGES, LIENS AND OTHER ENCUMBRANCES**: Unless otherwise provided for herein, prior to the date of closing, Buyer shall furnish to Seller an Affidavit of Ownership and Encumbrances, in substantially similar form as **Exhibit C** and incorporated herein by reference, attesting to the absence of any financing statements, claims of lien or potential lienors known to Seller and further attesting, if such is the case, that there have been no improvements to the Property for **NINETY (90)** days immediately preceding the date of closing. Seller shall complete said affidavit and return it to Buyer on or before the date of closing.

A. Existing Encumbrances: Seller shall convey the Property at closing, free and clear of all liens and encumbrances, subject to any restrictive covenants, reservations, easements of record, and county zoning restrictions or regulations in effect, if any, except those specifically consented to in writing by Buyer at closing. Seller shall be responsible for discharging any and all mortgage liens at or prior to closing.

B. Construction Liens: If the Property has been improved within **NINETY (90)** days immediately preceding the date of closing, Seller shall deliver

releases or waivers of all construction liens executed by general contractors, subcontractors, suppliers and material men, in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and material men, and further reciting that, in fact, all bills for work on the subject Property which could serve as a basis for a construction lien have been paid or will be paid prior to closing.

7. **TITLE EVIDENCE**: During the period commencing **TEN (10)** days after the Effective Date and ending FORTY (40) days thereafter (hereinafter the Inspection Period) Buyer may conduct whatever title search Buyer deems necessary. If, during the Inspection Period, Buyer notifies Seller of existing title defects other than those to which the conveyance is to be made subject by the terms of this Contract and other than those for which recordable discharges are, in accordance with local custom, to be furnished at the closing, then Seller may promptly make a diligent effort to perfect the title to Buyer's reasonable satisfaction and to the extent called for by this Contract within **THIRTY (30)** days (hereinafter the **Cure Period**) from the date Seller receives written notice of any title defect. In the event closing is scheduled to occur within the Cure Period, closing shall be extended to the first day following removal of the title defects or the termination of the Cure Period, whichever date occurs first. If any defect in title identified by Buyer is not cured to Buyer's reasonable satisfaction within the Cure Period, Buyer shall have the right to either waive such defect or withdraw its offer to purchase thereby releasing Buyer and Seller from all further obligations under this Contract.

8. **CLOSING**: This transaction shall be closed on or before **SIXTY (60)** days from the Effective Date, subject to the curative periods provided for herein, as well as other conditions of this Contract. The date and time of closing shall be mutually agreed upon between the Parties and shall occur at the following location: Manatee County Government Administration Building, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202, or at any other location agreeable to both Parties or via simultaneous electronic delivery of documents and funds. The closing may be extended by the Parties for a mutually agreeable period of time in order to complete any conditions of closing or other requirements of this Contract; provided, however, that in the event of an extension of the closing under that certain Contract for Sale and Purchase by and between HILARIO S. COSTA AND ADILIA M. COSTA, husband and wife, as seller, and Buyer, as buyer, of even date herewith (as the same may be amended from time to time, hereinafter the Costa Contract), this Contract shall automatically be extended for an equivalent period of time.

A. Conditions to Closing: Unless waived by Buyer in writing, the obligation of Buyer to close this transaction is expressly conditioned upon satisfaction of all conditions as contained within this Contract, by the date of closing. If such conditions are not so met, Buyer may elect either to terminate this Contract by written notice to Seller or close the transaction contemplated in this Contract and thereby waive Seller's performance of those conditions which have not been satisfied.

B. Documents for Closing: Seller shall deliver to Buyer a Special Warranty Deed, an Affidavit of Ownership and Encumbrances, and such other documents as may reasonably be required pursuant to this Contract and any state or federal law, on or before the date of closing.

C. Insurance: Seller shall keep all existing coverage and insurance policies insuring the Seller or the Property against claims arising from property damage or liability, if any, in full force and effect pending the closing.

D. Condition of Property: Seller shall not commit, or permit anyone else to commit, any material loss, destruction or damage to the Property, which has not been repaired or restored by Seller prior to the date of closing. Seller shall not permit any material adverse changes in the condition of the Property from the Effective Date of this Contract to the date of closing, except for reasonable wear and tear. If Buyer so requests, a walk-through of the Property shall be scheduled and conducted prior to the closing to assure compliance with this Contract.

E. Closing Agent: Stewart Title Company shall serve as the Closing Agent. All funds held by the Closing Agent under this Contract, if any, shall be placed in a non-interest-bearing account and shall be disbursed in accordance with this Contract.

9. TAXES AND CLOSING EXPENSES:

A. The Closing Agent shall withhold from Seller's proceeds at closing an amount equal to Seller's pro rata share of real estate taxes and special assessments, if any, allocated to the Property as prorated to the date of closing, and such amounts shall be paid to the Manatee County Tax Collector.

B. If applicable, Seller shall, in accordance with the statutory requirements set forth in Section 196.295, Florida Statutes, deposit in escrow with the Manatee County Tax Collector an amount equal to the current year's taxes allocated to the Property prorated to the date of closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rates on the Property owned by Seller. Under either this subparagraph or subparagraph A above, where taxes are prorated based upon the preceding year's tax assessment, the Parties agree to re-prorate taxes, with maximum discount, upon the request of either Party within **SIX (6)** months from the date the taxes for the year of closing have been certified by Manatee County.

C. Costs to be Paid by Seller: Seller shall pay for all costs of curing title defects, for all Seller's attorneys' fees and costs pursuant to paragraph 12, below, and for all deed documentary stamp taxes due on this transfer, if any.

D. Costs to be Paid by Buyer: In addition to the Purchase Price, Buyer shall pay all recording costs, all costs for an owner's title insurance policy and related title costs, all closing agent fees, and all Buyer's legal fees and costs pursuant to paragraph 12, below, if any.

10. ASSIGNABILITY: The Parties may not assign this Contract or any right or obligation of this Contract without prior written consent of the other Party.

11. AMENDMENTS: This Contract may not be amended, canceled, changed, discharged, modified, rescinded, supplemented or terminated other than as expressly provided herein, except by an instrument in writing executed by all Parties hereto. All amendments are subject to acceptance and approval by the Board.

12. LEGAL FEES AND COSTS: Each Party shall be solely responsible for paying its attorneys' fees and costs and paralegals' fees and costs in any dispute, litigation, trial, appeal, bankruptcy proceeding, post-judgement proceeding, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation or otherwise arising under this Contract.

13. AUTHORIZATION: Each Party represents to the other that such Party has the requisite power and authority under all applicable laws to enter into this Contract, that all of the procedural requirements imposed by law upon each Party for the approval and authorization of this Contract have been properly completed, and that the persons who have executed the Contract on behalf of each Party are authorized and empowered to execute said Contract.

14. AVAILABILITY OF FUNDING: The obligations of the Buyer under this Contract are subject to the availability of funds lawfully appropriated annually for its purposes by the Board and the availability of funds through contract or grant programs. In the event that such funds are, in good faith, not appropriated or are terminated during the term of this Contract, Buyer shall have the option of terminating this Contract and all covenants and obligations hereunder by providing **THIRTY (30)** days' written notice to the Seller. If Buyer terminates this Contract due to a lack of funding pursuant to this provision, all rights and liabilities of the Parties arising under this Contract shall terminate.

15. BINDING EFFECT: This Contract shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and permitted assigns.

16. BROKER'S FEES: Neither Party will pay a commission to any broker in connection with the sale and purchase of the Property. Both Parties warrant that they have assumed no obligation to pay any such commission in connection therewith.

17. DEFAULT AND REMEDIES: Except as otherwise provided herein, if Seller is not in default pursuant to any of the terms of this Contract and Buyer fails to purchase the Property or to perform any of the covenants, conditions or warranties of this Contract, Seller, at Seller's option, may proceed at law or in equity to enforce Seller's legal rights under this Contract. If Seller for any reason fails to perform any of the covenants, conditions or warranties of this Contract, Buyer shall, at Buyer's option, (a) terminate this Contract by written notice to Seller or (b) waive the nonperformance and proceed with closing or (c) have the remedy of specific performance of this Contract.

18. **DOCUMENTS AND REPORTS**: Within **TEN (10)** days after the Effective Date of this Contract, Seller shall provide to Buyer copies of all written reports in Seller's possession relating to the environmental condition of the Property; all boundary surveys of the Property; any existing title policy or commitment pertaining to the Property, if any. Buyer acknowledges and agrees that all such documents prepared by third parties for or on behalf of Seller are provided on an AS IS, WHERE IS, INFORMATIONAL BASIS ONLY and that Buyer shall not be entitled to rely upon any conclusions, statements or data contained therein, except to the extent that Buyer obtains a reliance letter or recertification thereof from the original author.

19. **ENTIRE CONTRACT**: This Contract and the Exhibits attached hereto contain the final and entire agreement between the Parties with respect to the sale and purchase of the Property and are intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations or agreements, both written and oral. Buyer and Seller shall not be bound by any terms, conditions, statements, warranties or representations, written or oral, not contained herein.

20. **ENVIRONMENTAL SITE ASSESSMENT**: During the Inspection Period, Seller will permit representatives of Buyer to access all of Seller's environmental records relating to the Property, and to enter upon the Property for the purposes of conducting tests, inspections or examinations that Buyer desires in regard to the environmental conditions of the Property, including, but not limited to, tests, borings, percolation tests and other tests, inspections or examinations that Buyer may order, at its expense, to determine subsurface or topographic conditions of the Property. If Buyer, in its sole and absolute discretion, concludes from the results of the tests or for any other reason or factor that the Property is not feasible or desirable for Buyer's intended purpose, Buyer shall notify Seller in writing of Buyer's conclusion on or before the end of the Inspection Period and this Contract shall then be deemed terminated and of no further force and effect, and no Party shall have any rights or claims against one another which might otherwise result from this Contract, unless Buyer and Seller negotiate and enter into a mutually acceptable amendment to this Contract to address such concern.

21. **FLORIDA LAW AND MANATEE COUNTY VENUE**: This Contract shall be governed, construed and enforced in accordance with the laws of the State of Florida. Venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in Manatee County, Florida.

22. **FORCE MAJEURE**: No Party shall be required to perform any obligation under this Contract or be liable to the other for any delay or failure to perform or damages for said delay or failure so long as performance or non-performance of the obligation is delayed, caused or prevented by an act of God, an act of terrorism, a civil commotion, an earthquake, an epidemic, a failure or disruption of utility services, a fire, a flood, a hurricane, an insurrection, a pandemic, a sinkhole, a tornado, an unusual transportation delay, or other like cause, and which by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome (hereinafter **Force Majeure Event**). All time periods shall toll for the period that the Force Majeure Event

prevents performance under this Contract, provided, however, if such Force Majeure Event continues to prevent performance under this Contract more than **FOURTEEN (14)** days beyond the date of closing, then either party may terminate this Contract by delivering written notice to the other, thereby releasing Buyer and Seller from all further obligations under this Contract.

23. HEADINGS: The headings contained in this Contract are for convenience and reference and shall not affect the meaning or interpretation of this Contract.

24. INPUT AND INTERPRETATION: Each Party has had equal input into the drafting of this Contract. Neither this Contract nor any uncertainty or ambiguity in this Contract shall be construed against Seller or Buyer, whether under any rule of construction or otherwise. This Contract shall be construed and interpreted according to the ordinary meaning of the words used so as to accomplish fairly the purposes and intentions of the Parties. The Parties have each carefully read the terms and conditions of this Contract and know and understand the contents and effect of this Contract.

25. NO DEVELOPMENT RIGHTS CONFERRED: Nothing herein shall be construed or deemed as giving approval for any development of any property. Nothing contained in this Contract shall (a) create any development rights in favor of Seller; (b) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (c) authorize, permit, or otherwise allow any construction and/or development of or on any property unless separately approved by the Board pursuant to County Ordinances. All land use authorizations and development and construction rights and authorizations shall be obtained upon proper application and in compliance with all standards and requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, any approved general development plan, preliminary or final site plan, and all conditions or stipulations thereto. Nothing contained herein shall be deemed or construed to require Buyer, the Manatee County Planning Commission or the Board to approve any applications submitted by Seller relative to any property. Review, approval or denial of any such applications shall be performed in compliance with Florida law, the Manatee County Code of Ordinances and the Manatee County Land Development Code.

26. NOTICE: Any and all notices, approvals, claims, consents, demands, requests or other communications between the Parties (hereinafter **Notices**) shall be in writing. All Notices shall be given by hand delivery in person or by registered or certified mail, postage prepaid to the following addresses (or such other address as either party may designate by delivery of prior notice to the other party):

If to Seller: Anson Acres Lot Owners' Association, Inc.
2610 Ranch Club Boulevard
Myakka City, Florida 34251

and Shumaker, Loop & Kendrick, LLP
Attention: Juan C. Villaveces, Esq.
240 S. Pineapple Avenue, 9th Floor

Sarasota, Florida 34236

If to Buyer: Manatee County Government
Attention: Property Acquisition Division Manager
Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

and Manatee County Government
Attention: County Attorney
County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205

All Notices shall be deemed effective and received upon actual receipt by the Party to which such notice is given or **FIVE (5)** days after mailing, whichever occurs first.

27. OCCUPANCY AND POSSESSION: Seller shall, at closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at closing, Seller shall have removed all personal items, trash and waste materials from the Property including, but not limited to, all automotive accessories and parts, batteries, chemicals, equipment, fluorescent lighting, oil and paint cans, petroleum products and tires, and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. Any personal items remaining on the Property after closing shall be deemed abandoned by Seller.

28. RADON GAS: Pursuant to the requirements of Section 404.056(5), Florida Statutes, the following statement shall appear within the provisions of this Contract:

> RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

29. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller hereby covenants, represents and warrants now and through the date of closing that:

A. Seller shall not enter into any new lease agreements, occupancy agreements, parking agreements, or any brokerage, maintenance, management, service or similar contracts, or amend, modify or renew any such existing agreements or contracts which will extend beyond the closing without the prior written consent of Buyer.

B. During the time of Seller's ownership of the Property, Seller warrants that, to the best of Seller's knowledge and belief, no hazardous wastes, hazardous

substances, pollutants, and/or contaminants were buried, disposed, dumped, placed, released or stored on the Property, except in compliance with environmental laws.

C. Seller has no knowledge of any aboveground, buried or partially buried containers, drums, storage vessels or tanks in, on or under the Property.

D. Seller has no knowledge of any material defects relating to the Property or improvements located thereon, if any, including, but not limited to archaeological sites, sinkholes, structural defects, termite infestation or unstable soil conditions.

E. The Property is not the homestead of Seller.

30. **SEVERABILITY**: If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the Parties contained herein are not materially prejudiced and the intentions of the Parties continue to be effective.

31. **SURVEY**: During the Inspection Period, Buyer may, at Buyer's expense, survey the Property. If the survey discloses, reveals or shows any encroachment on the Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations, Buyer may deliver written notice of such matters, together with a copy of the survey, to Seller. Upon receipt of notice by Seller of same, any such encroachments or violations shall be treated as a title defect and shall be governed by the terms of numbered paragraph **SEVEN (7)** above.

32. **SURVIVABILITY**: Unless waived in accordance with paragraph 34, any term, condition, covenant, indemnity, representation, undertaking, warranty or obligation which requires performance by either Party set forth in this Contract shall survive delivery and recording of the deeds and relinquishment of possession of the Property and shall remain enforceable against such Party subsequent to the closing.

33. **TIME OF THE ESSENCE**: Time is of the essence with regard to all dates and times set forth in this Contract. Any reference herein to time periods of **SEVEN (7)** days or less shall, in the computation thereof, exclude Saturdays, Sundays, and legal holidays under the laws of the State of Florida or the United States of America. Any time period provided for herein which shall end on a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America, shall extend to **FOUR (4)** P.M. of the next day that is not a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America. All references herein to times of day shall mean Eastern Standard Time or Eastern Daylight Time, whichever is in effect in Manatee County, Florida, at the relevant time. The term "day" as used herein shall in all

cases mean a consecutive 24-hour day running from midnight to midnight (also known as a calendar day).

34. **WAIVER**: The failure or neglect by any Party to enforce any right under this Contract shall not be deemed to be a waiver of that Party's rights. A waiver shall not be effective unless it is in writing and signed by the Party who possesses the right to waive enforcement of same.

35. **SPECIAL PROVISIONS**:

A. Buyer hereby authorizes its County Administrator or his designee to take the necessary steps in furtherance of closing this transaction on behalf of Buyer, including but not limited to:

i. Executing any documents required by Closing Agent to close the sale consistent with the Contract;

ii. Acting as the agent for Buyer at closing;

iii. Acceptance of the Recorded Special Warranty Deed.

B. This Contract serves as authorization for the Manatee County Clerk of the Circuit Court Finance Department to issue a check made payable to the Closing Agent for the amount indicated on the Closing Statement for proper disbursement by the Closing Agent to any of the following, if applicable, including the Seller, the Seller's attorney, the Manatee County Clerk of Court, the Manatee County Tax Collector, and the Closing Agent.

C. The closing of this transaction shall be contingent upon and shall take place contemporaneously with the closing of the Costa Contract. In the event that the Costa Contract has not closed by the closing date set forth therein, then either party may thereafter terminate this Contract upon written notice thereof to the other party and all obligations of the parties hereunder shall cease.

D. Except for the representations of seller expressly set forth in this agreement or in any closing document, buyer warrants and acknowledges to and agrees with seller that buyer is purchasing the property in its "as-is, where is" condition "with all faults" and defects as of the closing date and specifically and expressly without any warranties, representations or guarantees, either express or implied, as to its condition, fitness for any particular purpose, merchantability, or any other warranty of any kind, nature, or type whatsoever from or on behalf of seller. Except for the representations of seller expressly set forth in this agreement or in any closing document, seller specifically disclaims any warranty, guaranty or representation, oral or written, past or present, express or implied, concerning (a) the value, nature, quality or condition of the property, including, without limitation, the water, structural integrity, soil and geology; (b) the habitability, merchantability, marketability, profitability, or fitness for a particular purpose of the property; (c) the manner or quality of the construction or materials, if any, incorporated into the

property; (d) the manner, quality, state of repair or lack of repair of the property; or (e) any other matter with respect to the property.

36. ANTI-HUMAN TRAFFICKING: Buyer shall provide Seller with a sworn affidavit signed by an officer or a representative of Buyer under penalty of perjury attesting that Buyer does not use coercion for labor or services, as such items are defined in Section 787.06, Florida Statutes.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date written below.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE(S)

Signed, sealed and delivered in the presence of two witnesses as required by law.

First Witness Signature

First Witness Printed Name

Second Witness Signature

Second Witness Printed Name

SELLER:
ANSON ACRES LOT OWNERS' ASSOCIATION, INC., a Florida not for profit corporation

By: _____
Hilario S. Costa, President

Date: Sep. 22, 2026

BUYER:
MANATEE COUNTY, a political subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

Date: 10/20/2026

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

COMPOSITE EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

All of "Anson Road" being that certain private road shown on the plat of Anson Acres Subdivision, as per plat thereof recorded in Plat Book 33, Pages 94 through 96, of the public records of Manatee County, Florida.

Description by Undersigned:

A portion of Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 through 96, in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the southwest corner of Lot 1, said Anson Acres Subdivision; thence S 89°45'30" E along the south line of said Lot 1 for a distance of 1744.89 feet to the southeast corner of said Lot 1; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence N 89°45'30" W along the north line of said Lot 5 for a distance of 1339.61 feet to the northwest corner of said Lot 5; thence N 89°45'30" W for a distance of 900.32 feet; thence southwesterly, westerly and northwesterly a distance of 191.72 feet along a non-tangential curve concave to the north, having a radius of 70.00 feet, a central angle of 156°55'34", and a chord that bears N 89°45'30" W for a chord distance of 137.17 feet; thence N 89°45'30" W, not tangent to said curve, for a distance of 284.33 feet; thence N 53°53'00" W for a distance of 474.27 feet to the east right-of-way of Betts Road; thence N 36°07'00" E along said east right-of-way for a distance of 84.00 feet; thence S 53°53'00" E for a distance of 447.08 feet; thence S 89°45'30" E for a distance of 889.75 feet to the Point of Beginning.

Containing 6.13 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south line of Lot 1, Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida, as S 89°45'30" E.
3) Danny R. Swain, Florida Professional Surveyor and Mapper did not perform a title search, nor was a title search provided. Therefore, the survey shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
4) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
5) The sketch shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
6) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
7) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
8) Easements are per the recorded plat/deed, if any.
9) This sketch and description does not reflect, determine, or guarantee ownership.
10) Existing improvements are not shown, if any.
11) Underground utilities were not located, if any.
12) Overhead utilities were not located, if any.
13) No attempt was made to locate any underground foundations.
14) Septic/Drain field not located, if any.
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23) Subject to the Conservation Easement as shown on the plat of Anson Acres Subdivision, as recorded in Plat Book 33, pages 94-96, in the public records of Manatee County, Florida

Survey Date: N/A

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

Manatee County Florida

9000 Tamiami Parkway Lakewood Ranch, Florida. 34202. (941)748-4501

DANNY R. SWAIN — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER — 6142

2/26/2026

Danny R. Swain, P.S.M
Professional Surveyor and Mapper
Florida Registration Number 5942

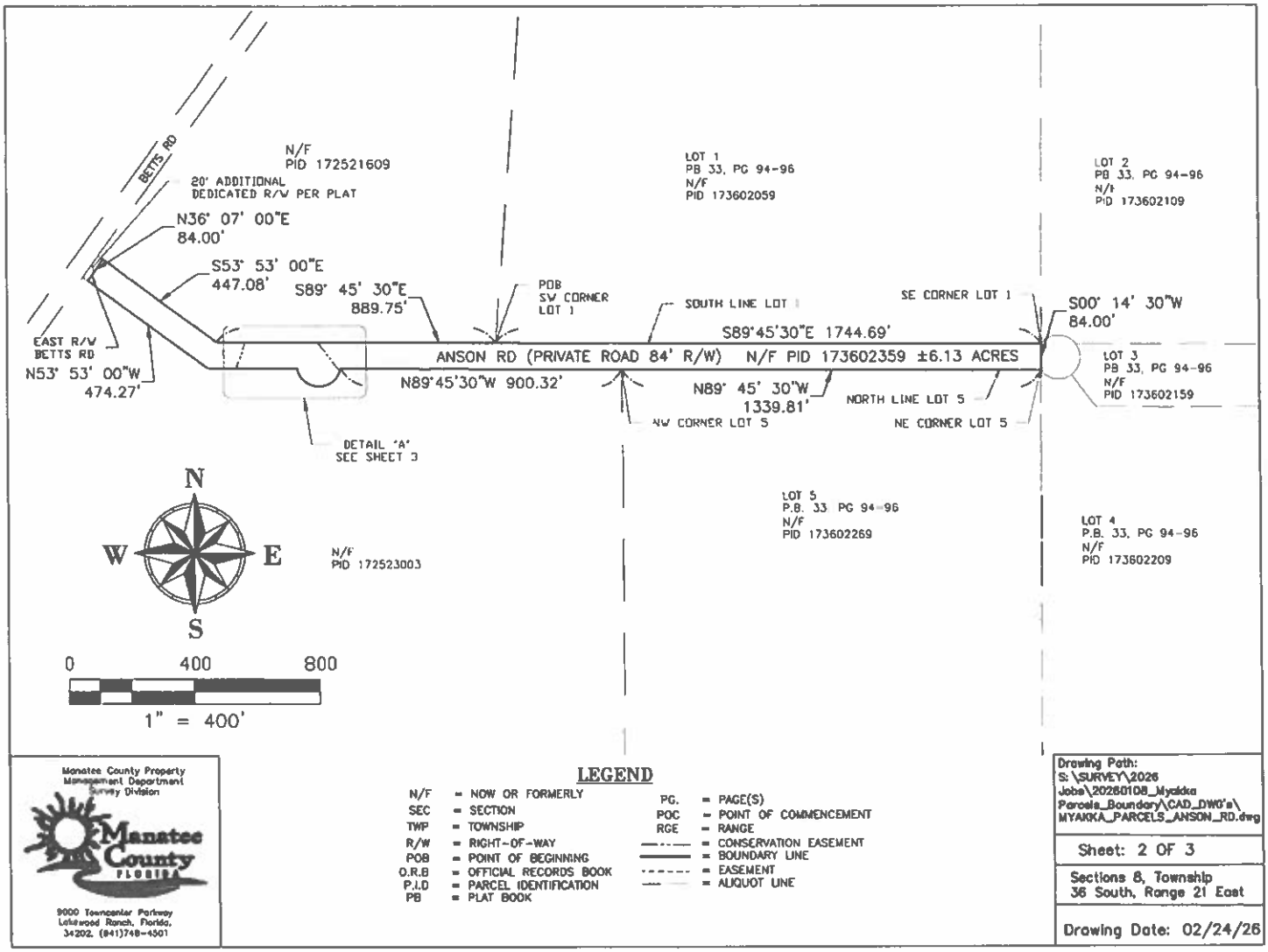
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Sheet: 1 OF 3

Section 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



LEGEND

N/F	= NOW OR FORMERLY	PG.	= PAGE(S)
SEC	= SECTION	POC	= POINT OF COMMENCEMENT
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Manatee County Property Management Department Survey Division

Manatee County Florida

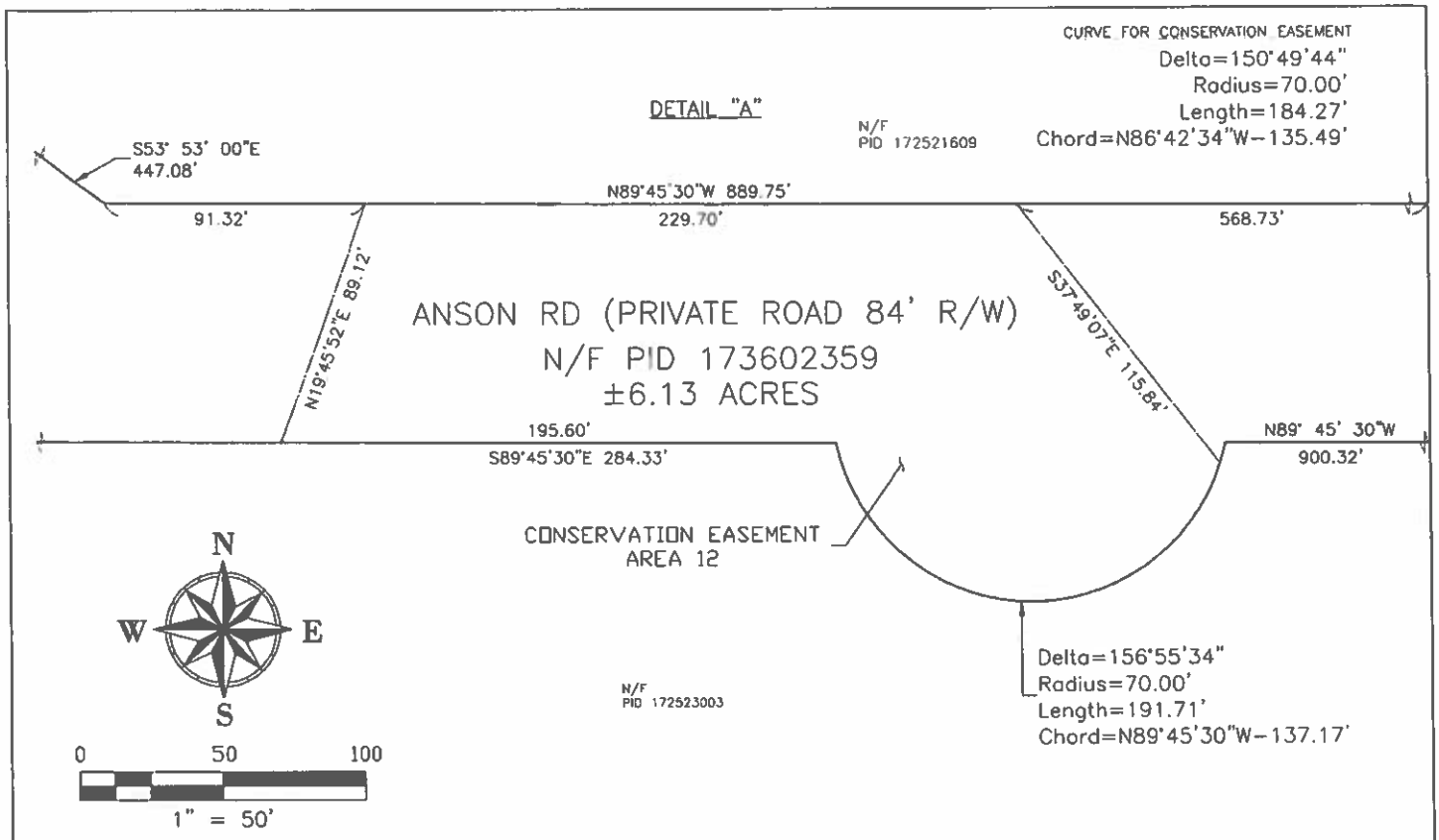
9000 Townecenter Parkway
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Sheet: 2 OF 3

Sections 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division

Manatee County
FLORIDA

8000 Townecenter Parkway
Lakewood Ranch, Florida.
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Sheet: 3 OF 3

Sections 8, Township 36 South, Range 21 East

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COMPOSITE EXHIBIT A

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Description by Undersigned:

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Begin at the southeast corner of Lot 1, said Anson Acres Subdivision; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence easterly, northerly and westerly a distance of 349.73 feet along a non-tangential curve concave to the west, having a radius of 70.00 feet, a central angle of 286°15'36", and a chord that bears N 00°14'30" E for a chord distance of 84.00 feet to the Point of Beginning.

Containing 0.34 acre, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south line of Lot 1, Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida, as S 89°45'30" E.
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Date of Creation: February 24, 2026

Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Towncenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

DANNY R. SWAIN LICENSE NUMBER 5542 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

02/26/2026
DATE

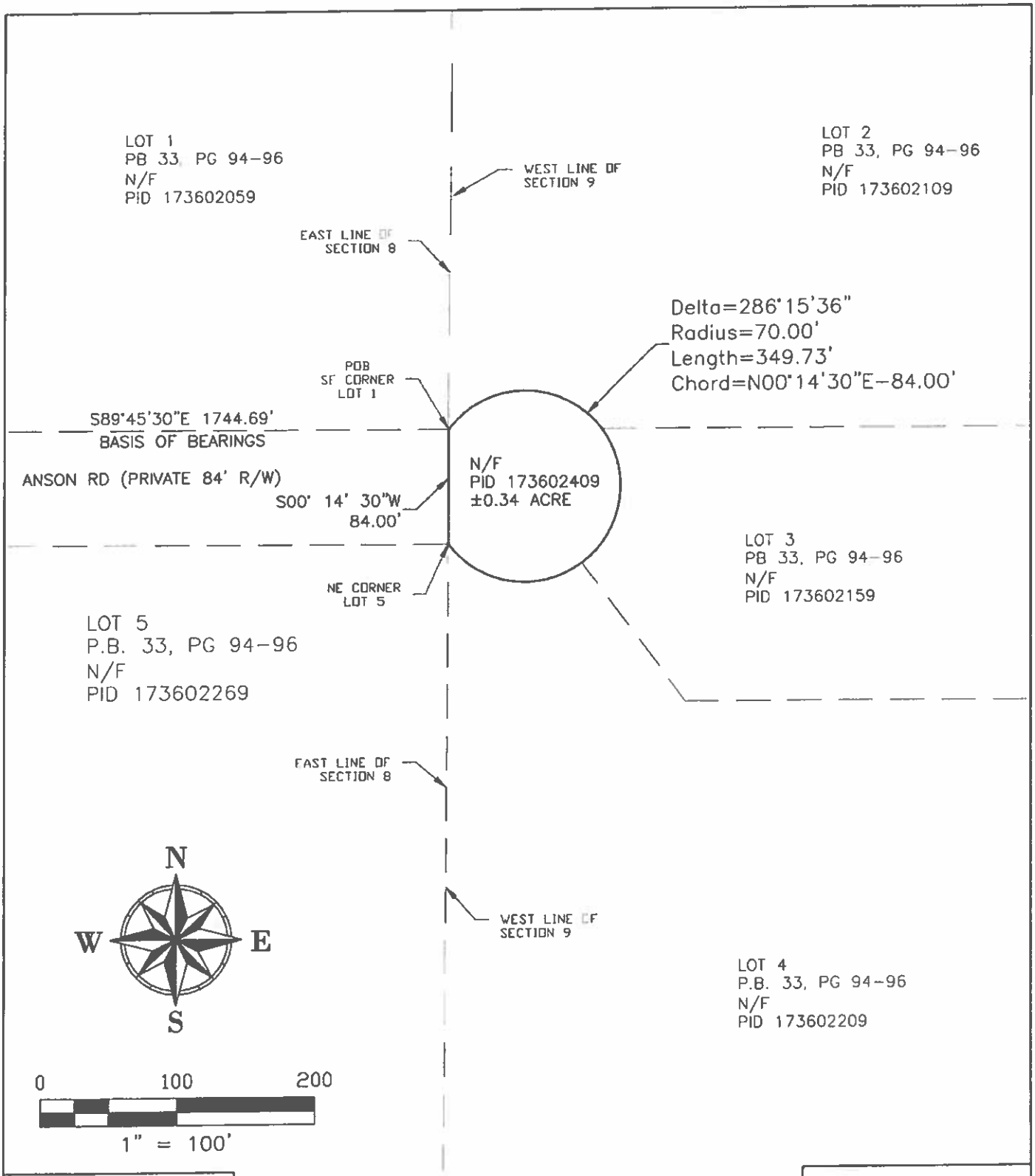
Danny R. Swain, P.S.M
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Drawing Path:
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Sheet: 1 OF 2

Sections 9 Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

9000 Townecenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

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Sheet: 2 OF 2

Sections 9, Township 36 South, Range 21 East

Drawing Date: 02/24/26

EXHIBIT B

FORM OF SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Kendall Carson, Environmental Lands Program Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Myakka Valley Preserve
PID NO: 173602359, 173602409
Owner Type: G31

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into between **ANSON ACRES LOT OWNERS' ASSOCIATION, INC.,** a Florida not for profit corporation, whose mailing address is 2610 Ranch Club Boulevard, Myakka City, Florida 34251 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Composite Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby specially warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and that said land is subject to zoning and laws affecting the real property and restrictions, covenants, agreements, easements and matters of record, without the intention of reimposing the same, and that said land is subject to taxes accruing for the year 2026 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first below written.

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
ANSON ACRES LOT OWNERS' ASSOCIATION, INC., a Florida not for profit corporation

_____
First Witness Signature

By: _____
Hilario S. Costa, President

_____
First Witness Printed Name

Date: _____

Address: _____

_____

_____
Second Witness Signature

_____
Second Witness Printed Name

Address: _____

_____

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☐ physical presence or
☐ online notarization
this _____ day of _____, 2026, Hilario S. Costa as President of Anson Acres Lot Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: _____

Accepted on this ___ day of _____, 2026, by Peter Morrow as Property Acquisition Division Manager on behalf of Grantee.

COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

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Description by Undersigned:

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Begin at the southwest corner of Lot 1, said Anson Acres Subdivision; thence S 89°45'30" E along the south line of said Lot 1 for a distance of 1744.69 feet to the southeast corner of said Lot 1; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence N 89°45'30" W along the north line of said Lot 5 for a distance of 1339.81 feet to the northwest corner of said Lot 5; thence N 89°45'30" W for a distance of 900.32 feet; thence southwesterly, westerly and northwesterly a distance of 191.72 feet along a non-tangential curve concave to the north, having a radius of 70.00 feet, a central angle of 156°55'34", and a chord that bears N 89°45'30" W for a chord distance of 137.17 feet; thence N 89°45'30" W, not tangent to said curve, for a distance of 264.33 feet; thence N 53°53'00" W for a distance of 474.27 feet to the east right-of-way of Betts Road; thence N 36°07'00" E along said east right-of-way for a distance of 84.00 feet; thence S 53°53'00" E for a distance of 447.08 feet; thence S 89°45'30" E for a distance of 889.75 feet to the Point of Beginning.

Containing 6.13 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

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Survey Date: N/A

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

Manatee County Florida

9000 Townsenter Parkway
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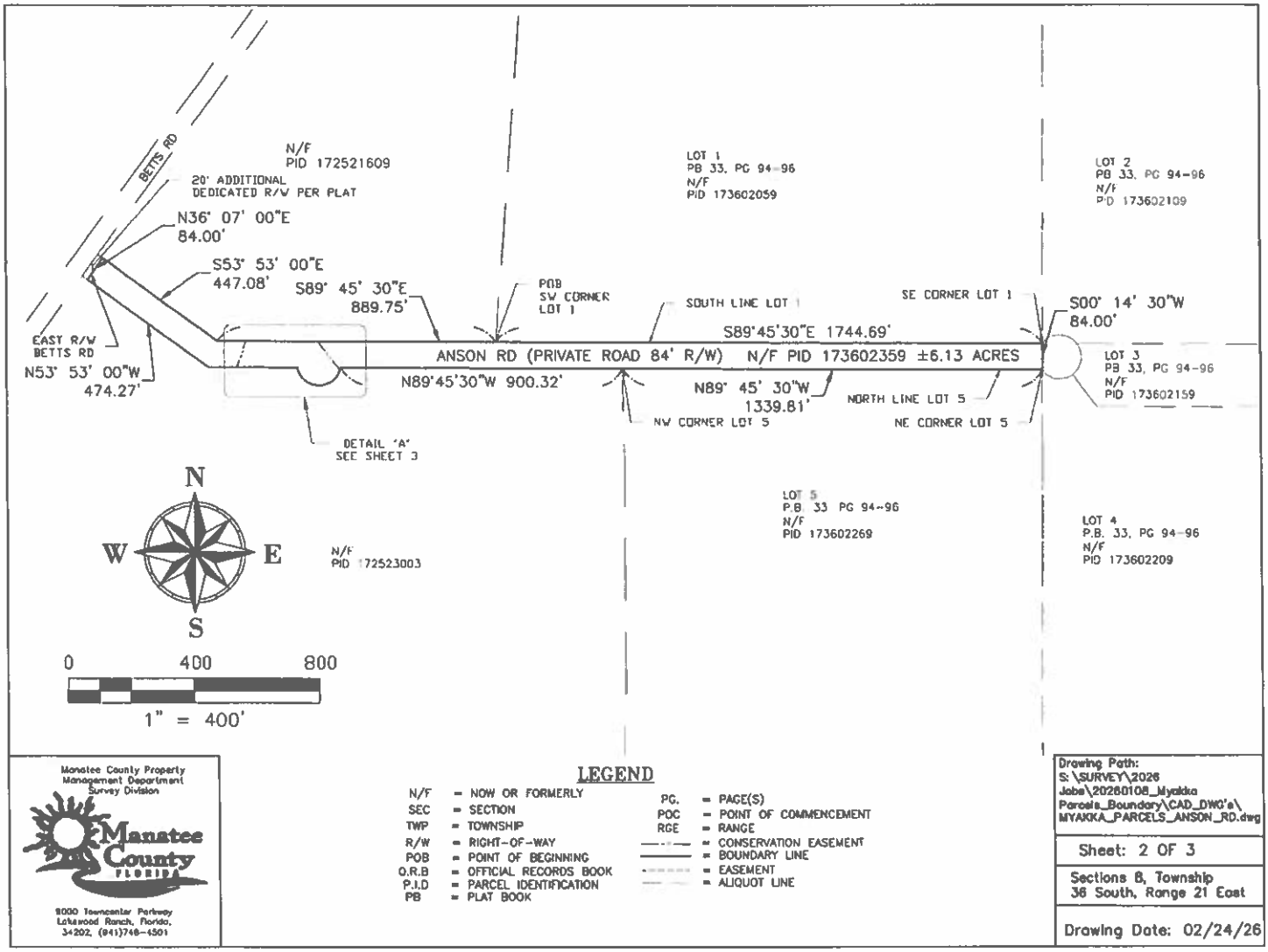
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Section 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



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Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

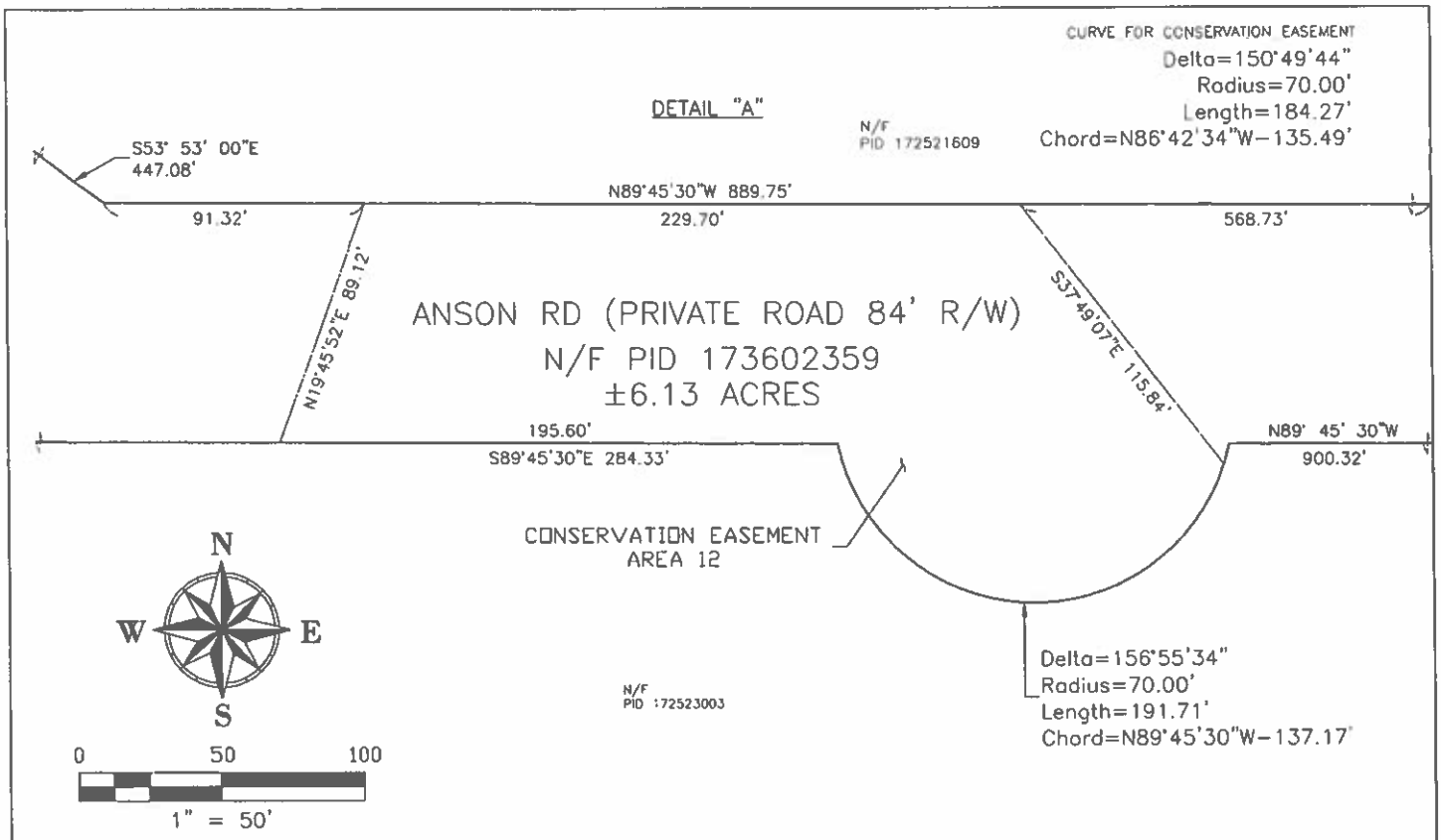
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Sections 8, Township 36 South, Range 21 East

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DANNY R. SWAIN LICENSE NUMBER 5542 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Danny R. Swain, P.S.M
Professional Surveyor and Mapper
Florida Registration Number 5542

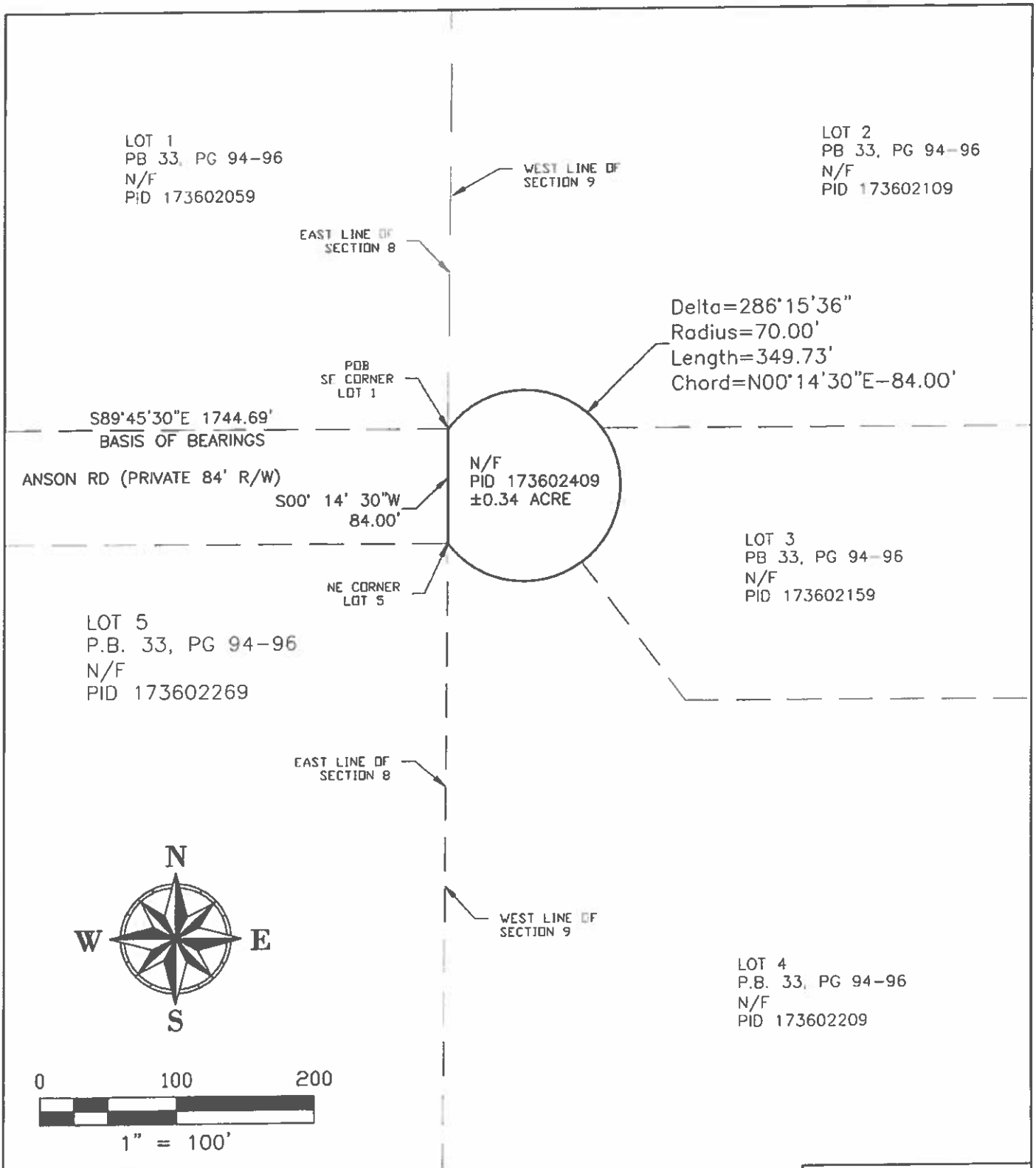
02/26/2026
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Drawing Path:
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Sheet: 1 OF 2

Sections 9 Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Towncenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

LEGEND

N/F	= NOW OR FORMERLY	PG.	= PAGE(S)
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TWP	= TOWNSHIP	RGE	= RANGE
R/W	= RIGHT-OF-WAY	——·——	= CONSERVATION EASEMENT
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Sheet: 2 OF 2

Sections 9, Township 36 South, Range 21 East

Drawing Date: 02/24/26

EXHIBIT C

FORM OF AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

THIS INSTRUMENT PREPARED BY:
Kendall Carson, Environmental Lands Program Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Myakka Valley Preserve
PID NO: 173602359, 173602409

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **HILARIO S. COSTA**, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.

2. **ANSON ACRES LOT OWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.

3. I am the President of Grantor and I make this affidavit with the authority of and on behalf of Grantor.

4. Grantor has sole and exclusive possession of the Property.

5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.

6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.

7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

A. Plat recorded in Plat Book 33, Page 94, of the Public Records of Manatee County, Florida.

B. Easement recorded in Official Records Book 1504, Page 6842, of the Public Records of Manatee County, Florida.

C. Covenants and Restrictions recorded in Official Records Book 1578, Page 2022, of Public Records of Manatee County, Florida.

D. Private Road as more fully set forth in the Quit Claim Deed recorded in Official Records Book 1645, Page 7578, of the Public Records of Manatee County, Florida.

16. The representations embraced herein are to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property.

17. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

HILARIO S. COSTA

_____
Signature

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me, a Notary Public, by means of
☐ physical presence or
☐ online notarization
this _____ day of _____ 2026, by Hilario S. Costa, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

All of "Anson Road" being that certain private road shown on the plat of Anson Acres Subdivision, as per plat thereof recorded in Plat Book 33, Pages 94 through 96, of the public records of Manatee County, Florida.

Description by Undersigned:

A portion of Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 through 96, in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the southwest corner of Lot 1, said Anson Acres Subdivision; thence S 89°45'30" E along the south line of said Lot 1 for a distance of 1744.89 feet to the southeast corner of said Lot 1; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence N 89°45'30" W along the north line of said Lot 5 for a distance of 1339.81 feet to the northwest corner of said Lot 5; thence N 89°45'30" W for a distance of 900.32 feet; thence southwesterly, westerly and northwesterly a distance of 191.72 feet along a non-tangential curve concave to the north, having a radius of 70.00 feet, a central angle of 156°55'34", and a chord that bears N 89°45'30" W for a chord distance of 137.17 feet; thence N 89°45'30" W, not tangent to said curve, for a distance of 284.33 feet; thence N 53°53'00" W for a distance of 474.27 feet to the east right-of-way of Betts Road; thence N 36°07'00" E along said east right-of-way for a distance of 84.00 feet; thence S 53°53'00" E for a distance of 447.08 feet; thence S 89°45'30" E for a distance of 869.75 feet to the Point of Beginning.

Containing 6.13 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south line of Lot 1, Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida, as S 89°45'30" E.
3) Danny R. Swain, Florida Professional Surveyor and Mapper did not perform a title search, nor was a title search provided. Therefore, the survey shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
4) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
5) The sketch shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
6) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
7) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
8) Easements are per the recorded plat/deed, if any.
9) This sketch and description does not reflect, determine, or guarantee ownership.
10) Existing improvements are not shown, if any.
11) Underground utilities were not located, if any.
12) Overhead utilities were not located, if any.
13) No attempt was made to locate any underground foundations.
14) Septic/Drain field not located, if any.
15) No attempt was made to locate written or unwritten easements or rights-of-way other than those shown hereon.
16) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties is prohibited without written consent of the signing parties.
17) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Surveyor and Mapper.
18) The description and sketch are not full and complete without the other.
19) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
20) Documents used in the preparation of this sketch and description:
   a. Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida.
   b. O.R. Book 1645, Page 7578, as recorded in the public records of Manatee County, Florida.
   c. General Land Office (G.L.O.) plat and field notes for Township 36 South, Range 21 East.
   d. Florida Department of Environmental Protection Certified Corner Records for Sections 8, 9, 16 and 17, Township 36 South, Range 21 East.
   e. Manatee County Property Appraiser Maps.
21) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Surveyor and Mapper this sketch is for informational purposes only and is not valid.
22) The parcel lines for adjoining landowners and/or parent tract(s) are from the Manatee County Property Appraiser and are for illustrative purposes only.
23) Subject to the declaration of restrictions for Anson Acres as recorded in O.R. Book 1578, Pages 2022-2033, of the public records of Manatee County, Florida.
24) Subject to the Conservation Easement as shown on the plat of Anson Acres Subdivision, as recorded in Plat Book 33, pages 94-96, in the public records of Manatee County, Florida

Survey Date: N/A

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division
Manatee County Florida
9000 Tourcenter Parkway Lakewood Ranch, Florida. 34202. (941)748-4501

Danny R. Swain, P.S.M
Professional Surveyor and Mapper
Florida Registration Number 5942

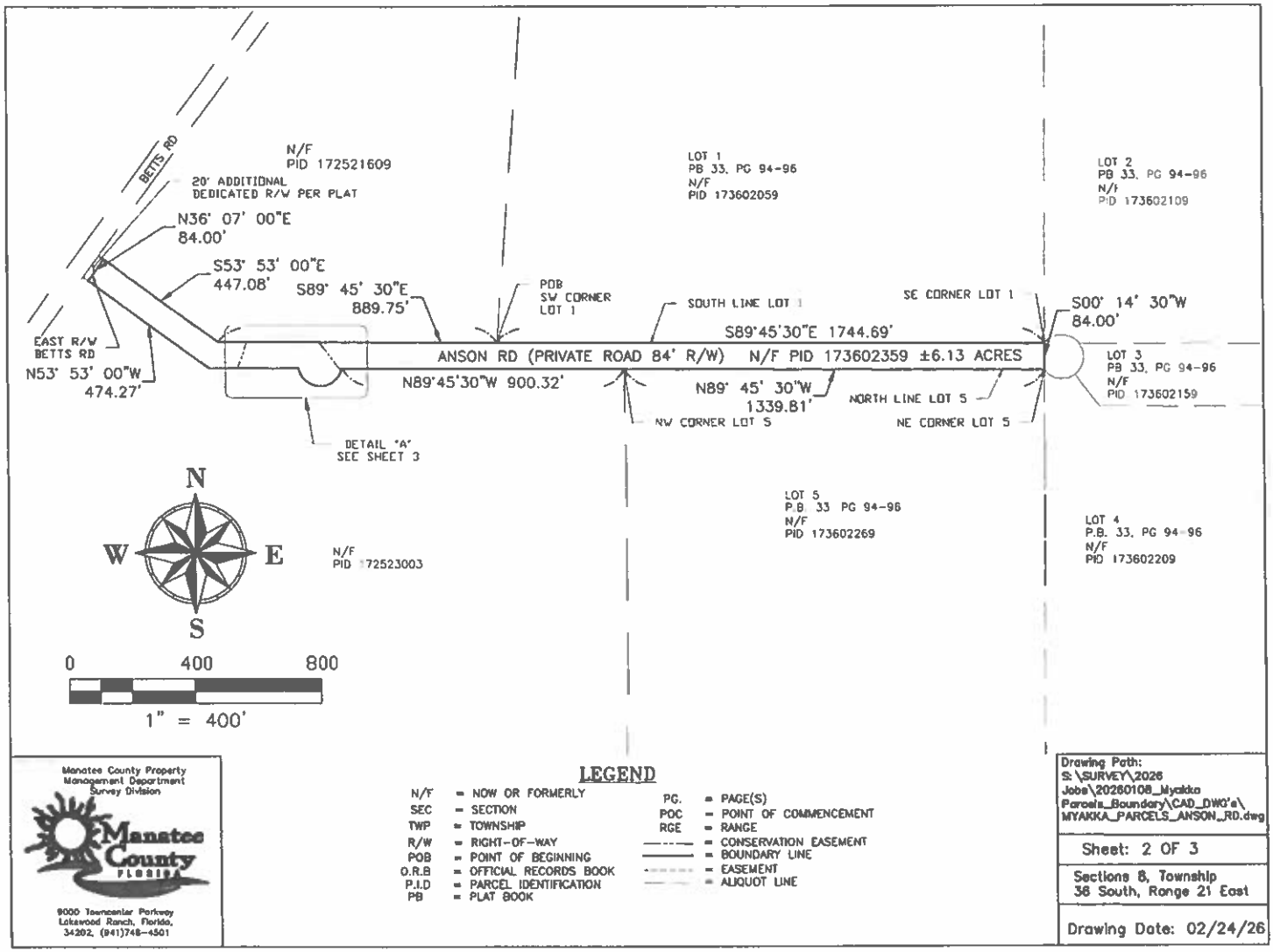
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Sheet: 1 OF 3

Section 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



LEGEND

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Manatee County Property Management Department Survey Division

Manatee County Florida

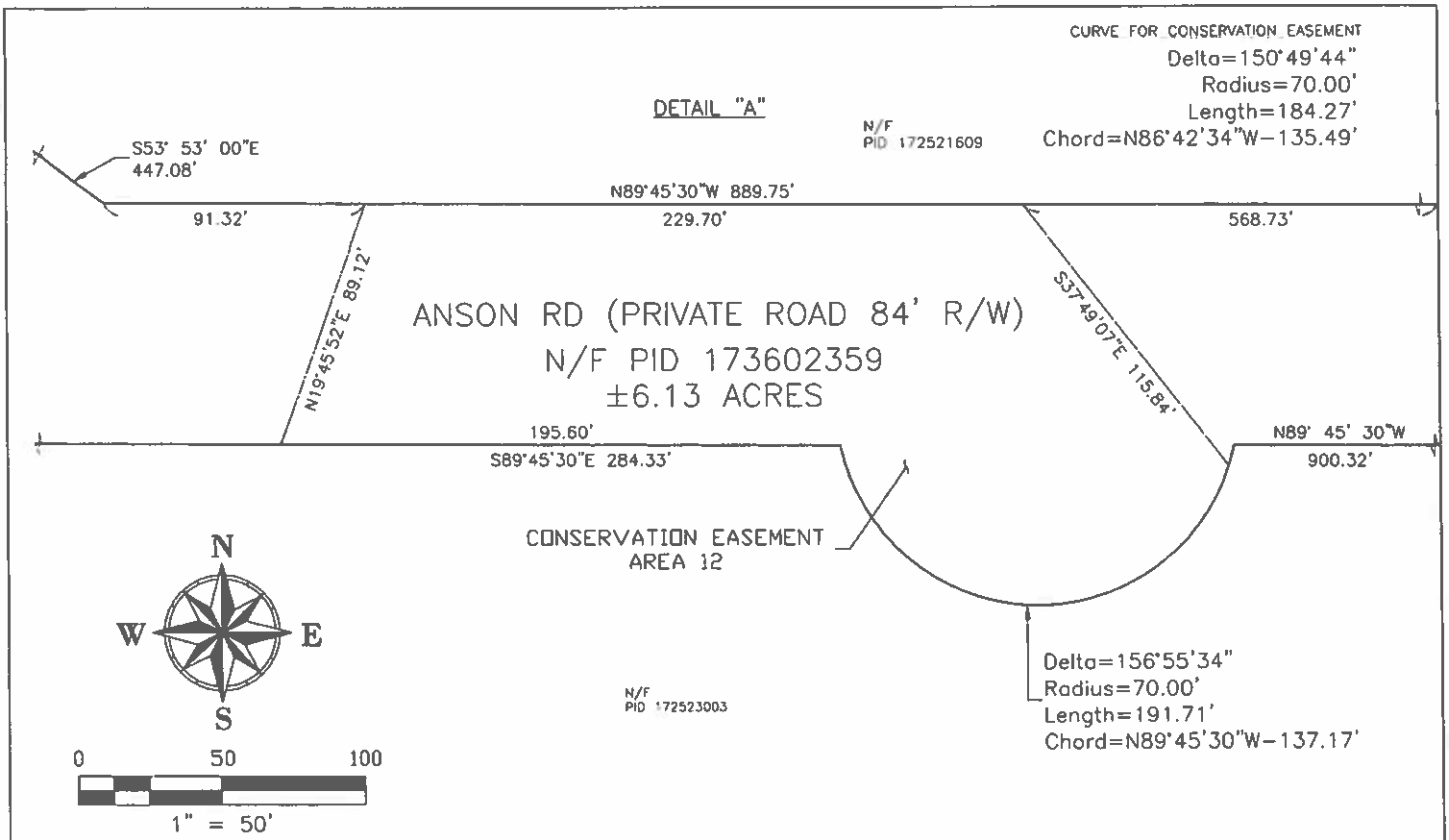
9000 Tourncenter Parkway
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34202, (941)748-4501

Drawing Path:
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Sheet: 2 OF 3

Sections 8, Township 38 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division

Manatee County
FLORIDA

9000 Townecenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

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Begin at the southeast corner of Lot 1, said Anson Acres Subdivision; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence easterly, northerly and westerly a distance of 349.73 feet along a non-tangential curve concave to the west, having a radius of 70.00 feet, a central angle of 286°15'36", and a chord that bears N 00°14'30" E for a chord distance of 84.00 feet to the Point of Beginning.

Containing 0.34 acre, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south line of Lot 1, Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida, as S 89°45'30" E.
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15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Surveyor and Mapper.
16) The description and sketch are not full and complete without the other.
17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
18) Documents used in the preparation of this sketch and description:
   a. Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida.
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22) Subject to the declaration of restrictions for Anson Acres as recorded in O.R. Book 1578, Pages 2022-2033, of the public records of Manatee County, Florida.

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

Manatee County FLORIDA

9000 Towncenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

DANNY R. SWAIN LICENSE NUMBER 5942 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

02/26/2026
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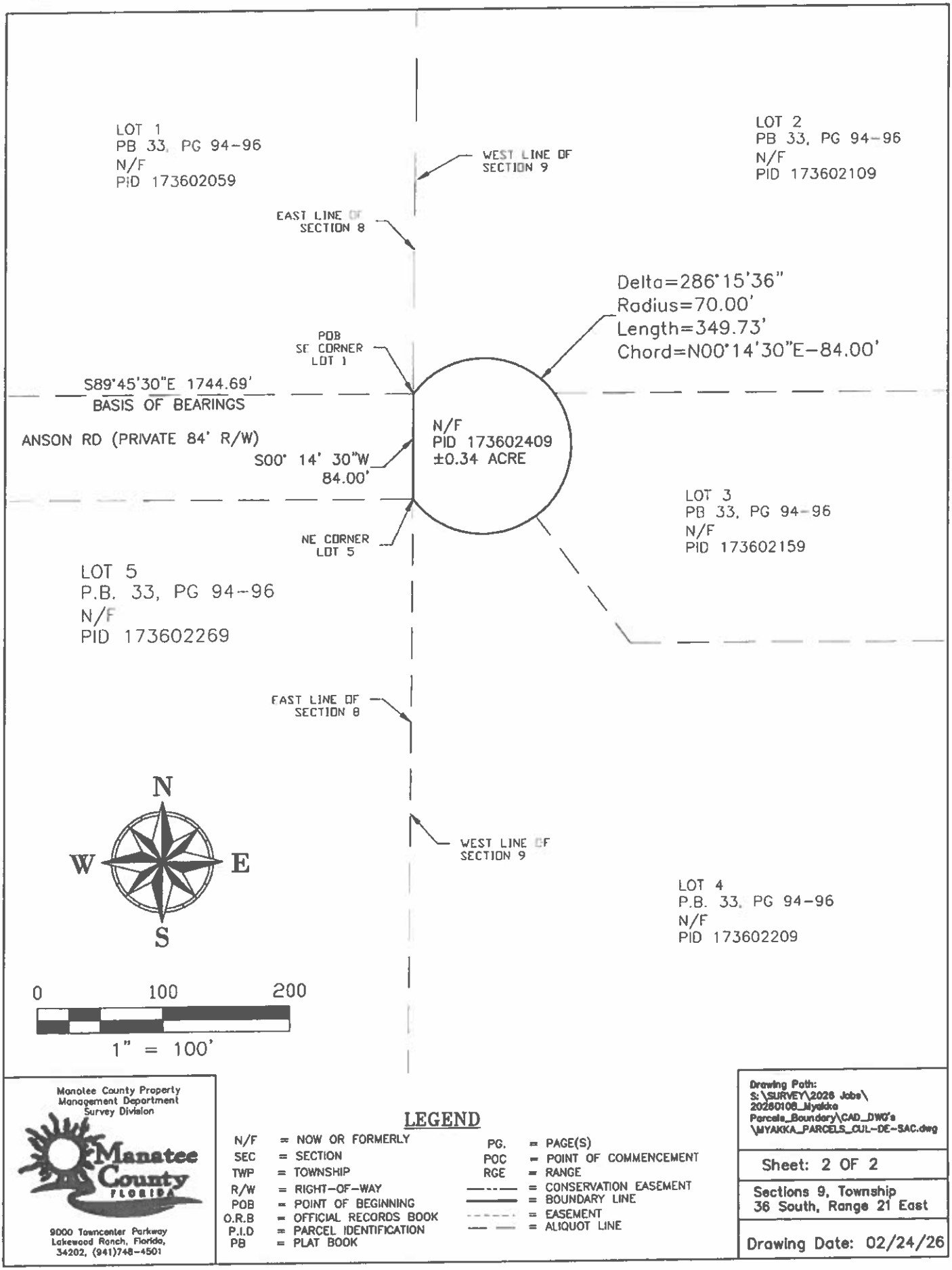
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Professional Surveyor and Mapper
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Sheet: 1 OF 2

Sections 9 Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
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Sheet: 2 OF 2

Sections 9, Township 36 South, Range 21 East

Drawing Date: 02/24/26

EXHIBIT D

FORM OF ANTI-HUMAN TRAFFICKING AFFIDAVIT

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Hilario S. Costa, as President of the Anson Acres Lot Owners' Association, Inc., who was sworn and says that the following information is true and correct:

1. I am the President of the Anson Acres Lot Owners' Association, Inc. (Entity). I have been authorized by the Entity to provide and execute this affidavit.

2. I am over eighteen years of age and the following information is given from my own personal knowledge.

3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

HILARIO S. COSTA

_____
Signature

STATE OF FLORIDA
COUNTY OF MANATEE
Sworn to (or affirmed) and subscribed before me by means of
☐ physical presence or
☐ online notarization
this _____ day of _____, 2026, by Hilario S. Costa, as President of Anson Acres Lot Owners' Association, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: _____

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 -Regular Meeting

Subject
Execution of Contract for Sale and Purchase from Anson Acres Lot Owners' Association, Inc. for Myakka Valley Preserve (Environmental Lands Candidate Property previously referred to as Anson Road Properties); and Adoption of Budget Amendment Resolution B-27-015, Kara Koenig, Environmental Lands Program Section Manager - District 1

Category
REGULAR

Briefings
All

Contact and/or Presenter Information
Kara Koenig, Environmental Lands Program Section Manager, Extension 6052

Action Requested
•Execution of Contract for Sale and Purchase from Anson Acres Lot Owners' Association, Inc. for Myakka Valley Preserve in the amount of $170,000; and
•Adoption of Budget Amendment Resolution B-27-015, amending the annual budget for Manatee County, FL, for fiscal year 2027. This budget amendment adjusts the FY27-31 CIP.

Enabling/Regulating Authority
• Chapter 125, Florida Statutes, County Government
• Resolution 20-105 (Conservation and Parks Projects)
• Resolution 21-182 (Appointment of ELMAC to Implement Conservation Referendum)
• Resolution 23-152 (Limited General Obligation Bonds, Series 2023 - Conservation and Parks Projects)
• Manatee County Code of Ordinances Section 2-25, Article IV (ELMAC Ordinance)

Applicable Advisory Board
Environmental Lands Management and Acquisition Advisory Committee (ELMAC)

Background Discussion
•Myakka Valley Preserve (previously referred to as Anson Road Properties), is 554.5 +/- acres consisting of ten (10) properties in rural Myakka located off Anson Road and SR 70. The property is immediately adjacent to Triple Oak Preserve, acquired by the County through the Environmental Lands Program in 2024. This Contract for Sale and Purchase is for two (2) of the ten (10) parcels in this acquisition including Anson Road and the cul-de-sac owned by Anson Acres Lot Owners' Association, Inc., with the remaining eight (8)

parcels owned by Mr. Hilario S. Costa and Mrs. Adilia M. Costa to be considered under separate execution of Contract for Sale and Purchase with associated Budget Amendment Resolution B-27-014.

•The combined Myakka Valley Preserve execution of contracts is for an overall purchase price of $14.2 million, with appraisal values of $13.94 million and $12.65 million (see appraisal reports attached).

•Myakka Valley Preserve is located entirely within the Florida Wildlife Corridor and is nearby several state-owned conservation lands, including Myakka River State Park and Flatford Swamp, along with privately owned land with conservation easements to the north and south. If acquired, the property would fill a critical gap in a strategic north-south ecological corridor extending from Duette Preserve to Myakka River State Park. The property consists of improved pasture (78%) with cattle grazing being the only current management practice. Approximately 6% of the property is scrub and 10% pine plantation.

•The property lies within the Scrub Jay Focal Landscape, a strategic approach designed to recover and protect the long-term viability of the M4 metapopulation of the federally listed Florida scrub-jay. If acquired, the habitat once restored has the potential to provide quality scrub habitat capable of supporting the M4 metapopulation of Florida scrub-jay. The property lies within the common dispersal distance of current scrub-jay populations where Manatee County is restoring and managing habitat, and the Florida Fish and Wildlife Conservation Commission notes that restoration could help sustain the species in a portion of Florida that faces high development pressure and population growth. Site restoration is also likely to provide benefits for the Florida Panther, Snail kite, Crested caracara, Monarch butterfly, and Eastern Indigo Snake.

•The property is located within the Tatum Sawgrass Slough basin of the upper Myakka River watershed and is hydrologically connected to the slough via an unnamed ditch. If acquired, Myakka Valley Preserve could be a candidate for the Surface Water Improvement Management (SWIM) Program, a partnership with the Southwest Florida Water Management District, to help restore historic hydrologic functions. Initial hydrologic restoration on-site would consist of wetland restoration, beginning with vegetation management of the existing platted conversation easements that include existing wetlands and upland buffers. Initial vegetative management activities will consist of treatment and removal of non-native and invasive species, focusing on those species listed as Florida Invasive Species Council (FISC) Category 1. When possible, plantings or reseeding of native species may occur. Large-scale hydrologic restoration of Tatum Sawgrass will be further evaluated upon discussion and collaboration with appropriate local and regional partners and state agencies. Medium-scale hydrologic restoration goals will consider ditch removal and improvements to other surface water features.

•The site has a large proportion (approximately 78%) of improved pasture surrounding the scrub habitats. The County has developed the in-house capacity to prepare and restore approximately 25 to 50 acres per year limited by available staff time and seed. At this rate it will not be feasible to rapidly restore the pastures. Therefore, alternate management strategies for preventing pasture from developing into novel shrubby ruderal habitats will need to be employed. The two main strategies employed at other sites to maintain pasture in a holding pattern pending restoration include planting pine plantations of locally adapted

native pine species and pasture maintenance using cattle. Both provide funding streams that can be re-invested into the property. A combination of the two may also be feasible. The Natural Resources Department (NRD) will move quickly to assess feasibility of both approaches as well as to identify partnerships that may be interested in research and/or education around pine production, grazing, and/or silvopasture systems.

•Myakka Valley Preserve would be a dramatic expansion of Manatee County's Triple Oak Preserve, and would create an approximately +/- 661 acre preserve that Manatee County citizens would be able to access and use recreationally for activities including but not limited to hiking, biking, birding, horseback riding, fishing, etc. Additionally, a desire for hunting has been proposed by the Board, and the property will be evaluated for its potential to host limited special opportunity hunts.

•There are two (2) single-family residences on-site that can benefit the county by serving as a potential community center for Myakka City residents and/or NRD personnel headquarters for the over 600-acre preserve the connection would create. Buildings on-site could also be used as maintenance equipment storage facilities for Manatee County NRD staff.

•The property was originally approved for staff to move forward with the acquisition due diligence process at the September 9, 2024 ELMAC meeting. The acquisition and associated work plan was unanimously approved by ELMAC for recommendation to the Board of County Commissioners for purchase at the August 3rd, 2026 ELMAC meeting.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please ensure that the Chairperson signs page 13 of the Contract for Sale and Purchase and page 1 of the Budget Resolution B-27-015.

Please send a signed copy of the Budget Resolution B-27-015 and a copy of the agenda coversheet to budget@mymanatee.org

Please email a copy of the approved agenda item to:
Kara Koenig at kara.koenig@mymanatee.org
Kendall Carson at kendall.carson@mymanatee.org
Peter Morrow at peter.morrow@mymanatee.org
Charlie Hunsicker at charlie.hunsicker@mymanatee.org

Cost and Funds Source Account Number and Name
$170,000 – 348 Fund (2025 Limited GO Environmental Bonds Capital Projects)

Amount and Frequency of Recurring Costs

Distributed , with executed Contract forwarded to Kara Koenig by interoffice mail as requested, 10/22/26, RT

THIS INSTRUMENT PREPARED BY:
Kendall Carson, Environmental Lands Program Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Myakka Valley Preserve
PID NO: 173602409, 173602359

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (hereinafter the **Contract**) is made and entered into between **ANSON ACRES LOT OWNERS' ASSOCIATION, INC.,** a Florida not for profit corporation, whose mailing address is 2610 Ranch Club Boulevard, Myakka City, Florida 34251 (hereinafter the **Seller**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, (hereinafter the **Buyer**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and whose street address is 9000 Town Center Parkway, Lakewood Ranch, Florida 34202. Seller and Buyer are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, Seller is the owner of certain real property and all improvements thereon, which is located in Manatee County, State of Florida, more particularly described in **Composite Exhibit A** (hereinafter the **Property**); and

WHEREAS, Buyer desires to acquire fee simple title to the Property for the purpose of protecting water quality, preserving fish and wildlife habitat, preventing stormwater runoff pollution, and providing parks, pursuant to a bond referendum held and passed on November 3, 2020, established by Resolution 20-105.

NOW, THEREFORE, in consideration of the aforesaid premises, the mutual covenants, promises, terms and conditions set forth herein and other good and valuable consideration, the adequacy, sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS**: The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **DESCRIPTION OF PROPERTY**: Seller shall sell and Buyer shall buy, upon the terms and conditions contained herein, improved real property situated, lying and being in Manatee County, State of Florida, described in attached **Composite Exhibit A**. The legal description and sketch of the Property is incorporated into this Contract and made a part hereof.

3. **PURCHASE PRICE AND DEED**: At closing, Buyer shall pay to Seller **ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($170,000.00)** (hereinafter the **Purchase Price**), subject to adjustment upon closing as hereinafter provided. All references to currency, monetary values, and dollars set forth herein shall mean United States dollars and all payments hereunder shall be made in United States dollars. Seller shall simultaneously deliver to Buyer a good, sufficient and properly recordable Special Warranty Deed conveying to Buyer marketable, fee simple title to the Property, free and clear of all liens and encumbrances, executed and acknowledged by Seller, subject to restrictive covenants, reservations, easements of record and county zoning restrictions or regulations in effect, if any, except as hereinafter provided. The Deed shall be in substantially similar form as **Exhibit B**.

4. **EFFECTIVE DATE**: For purposes of this Contract, the **Effective Date** shall be the date upon which the Contract is executed by Buyer as evidenced by the acceptance and approval of the Contract by the Board of County Commissioners of Manatee County, Florida (hereinafter the Board).

5. **EXHIBITS:** The following Exhibits are attached, incorporated, and made a part of this Contract:

Composite Exhibit A – Legal Description and Sketch of Property
Exhibit B – Form of Special Warranty Deed
Exhibit C – Form of Affidavit of Ownership and Encumbrances
Exhibit D – Form of Anti-Human Trafficking Affidavit

In the event of a conflict between the terms and conditions provided in the body of this Contract and any Exhibit, the provisions contained within the body of this Contract shall prevail unless the term or provision in the Exhibit specifically states that it shall prevail.

6. **MORTGAGES, LIENS AND OTHER ENCUMBRANCES**: Unless otherwise provided for herein, prior to the date of closing, Buyer shall furnish to Seller an Affidavit of Ownership and Encumbrances, in substantially similar form as **Exhibit C** and incorporated herein by reference, attesting to the absence of any financing statements, claims of lien or potential lienors known to Seller and further attesting, if such is the case, that there have been no improvements to the Property for **NINETY (90)** days immediately preceding the date of closing. Seller shall complete said affidavit and return it to Buyer on or before the date of closing.

A. Existing Encumbrances: Seller shall convey the Property at closing, free and clear of all liens and encumbrances, subject to any restrictive covenants, reservations, easements of record, and county zoning restrictions or regulations in effect, if any, except those specifically consented to in writing by Buyer at closing. Seller shall be responsible for discharging any and all mortgage liens at or prior to closing.

B. Construction Liens: If the Property has been improved within **NINETY (90)** days immediately preceding the date of closing, Seller shall deliver

releases or waivers of all construction liens executed by general contractors, subcontractors, suppliers and material men, in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and material men, and further reciting that, in fact, all bills for work on the subject Property which could serve as a basis for a construction lien have been paid or will be paid prior to closing.

7. **TITLE EVIDENCE**: During the period commencing **TEN (10)** days after the Effective Date and ending FORTY (40) days thereafter (hereinafter the Inspection Period) Buyer may conduct whatever title search Buyer deems necessary. If, during the Inspection Period, Buyer notifies Seller of existing title defects other than those to which the conveyance is to be made subject by the terms of this Contract and other than those for which recordable discharges are, in accordance with local custom, to be furnished at the closing, then Seller may promptly make a diligent effort to perfect the title to Buyer's reasonable satisfaction and to the extent called for by this Contract within **THIRTY (30)** days (hereinafter the **Cure Period**) from the date Seller receives written notice of any title defect. In the event closing is scheduled to occur within the Cure Period, closing shall be extended to the first day following removal of the title defects or the termination of the Cure Period, whichever date occurs first. If any defect in title identified by Buyer is not cured to Buyer's reasonable satisfaction within the Cure Period, Buyer shall have the right to either waive such defect or withdraw its offer to purchase thereby releasing Buyer and Seller from all further obligations under this Contract.

8. **CLOSING**: This transaction shall be closed on or before **SIXTY (60)** days from the Effective Date, subject to the curative periods provided for herein, as well as other conditions of this Contract. The date and time of closing shall be mutually agreed upon between the Parties and shall occur at the following location: Manatee County Government Administration Building, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202, or at any other location agreeable to both Parties or via simultaneous electronic delivery of documents and funds. The closing may be extended by the Parties for a mutually agreeable period of time in order to complete any conditions of closing or other requirements of this Contract; provided, however, that in the event of an extension of the closing under that certain Contract for Sale and Purchase by and between HILARIO S. COSTA AND ADILIA M. COSTA, husband and wife, as seller, and Buyer, as buyer, of even date herewith (as the same may be amended from time to time, hereinafter the Costa Contract), this Contract shall automatically be extended for an equivalent period of time.

A. Conditions to Closing: Unless waived by Buyer in writing, the obligation of Buyer to close this transaction is expressly conditioned upon satisfaction of all conditions as contained within this Contract, by the date of closing. If such conditions are not so met, Buyer may elect either to terminate this Contract by written notice to Seller or close the transaction contemplated in this Contract and thereby waive Seller's performance of those conditions which have not been satisfied.

B. Documents for Closing: Seller shall deliver to Buyer a Special Warranty Deed, an Affidavit of Ownership and Encumbrances, and such other documents as may reasonably be required pursuant to this Contract and any state or federal law, on or before the date of closing.

C. Insurance: Seller shall keep all existing coverage and insurance policies insuring the Seller or the Property against claims arising from property damage or liability, if any, in full force and effect pending the closing.

D. Condition of Property: Seller shall not commit, or permit anyone else to commit, any material loss, destruction or damage to the Property, which has not been repaired or restored by Seller prior to the date of closing. Seller shall not permit any material adverse changes in the condition of the Property from the Effective Date of this Contract to the date of closing, except for reasonable wear and tear. If Buyer so requests, a walk-through of the Property shall be scheduled and conducted prior to the closing to assure compliance with this Contract.

E. Closing Agent: Stewart Title Company shall serve as the Closing Agent. All funds held by the Closing Agent under this Contract, if any, shall be placed in a non-interest-bearing account and shall be disbursed in accordance with this Contract.

9. TAXES AND CLOSING EXPENSES:

A. The Closing Agent shall withhold from Seller's proceeds at closing an amount equal to Seller's pro rata share of real estate taxes and special assessments, if any, allocated to the Property as prorated to the date of closing, and such amounts shall be paid to the Manatee County Tax Collector.

B. If applicable, Seller shall, in accordance with the statutory requirements set forth in Section 196.295, Florida Statutes, deposit in escrow with the Manatee County Tax Collector an amount equal to the current year's taxes allocated to the Property prorated to the date of closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rates on the Property owned by Seller. Under either this subparagraph or subparagraph A above, where taxes are prorated based upon the preceding year's tax assessment, the Parties agree to re-prorate taxes, with maximum discount, upon the request of either Party within **SIX (6)** months from the date the taxes for the year of closing have been certified by Manatee County.

C. Costs to be Paid by Seller: Seller shall pay for all costs of curing title defects, for all Seller's attorneys' fees and costs pursuant to paragraph 12, below, and for all deed documentary stamp taxes due on this transfer, if any.

D. Costs to be Paid by Buyer: In addition to the Purchase Price, Buyer shall pay all recording costs, all costs for an owner's title insurance policy and related title costs, all closing agent fees, and all Buyer's legal fees and costs pursuant to paragraph 12, below, if any.

10. ASSIGNABILITY: The Parties may not assign this Contract or any right or obligation of this Contract without prior written consent of the other Party.

11. AMENDMENTS: This Contract may not be amended, canceled, changed, discharged, modified, rescinded, supplemented or terminated other than as expressly provided herein, except by an instrument in writing executed by all Parties hereto. All amendments are subject to acceptance and approval by the Board.

12. LEGAL FEES AND COSTS: Each Party shall be solely responsible for paying its attorneys' fees and costs and paralegals' fees and costs in any dispute, litigation, trial, appeal, bankruptcy proceeding, post-judgement proceeding, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation or otherwise arising under this Contract.

13. AUTHORIZATION: Each Party represents to the other that such Party has the requisite power and authority under all applicable laws to enter into this Contract, that all of the procedural requirements imposed by law upon each Party for the approval and authorization of this Contract have been properly completed, and that the persons who have executed the Contract on behalf of each Party are authorized and empowered to execute said Contract.

14. AVAILABILITY OF FUNDING: The obligations of the Buyer under this Contract are subject to the availability of funds lawfully appropriated annually for its purposes by the Board and the availability of funds through contract or grant programs. In the event that such funds are, in good faith, not appropriated or are terminated during the term of this Contract, Buyer shall have the option of terminating this Contract and all covenants and obligations hereunder by providing **THIRTY (30)** days' written notice to the Seller. If Buyer terminates this Contract due to a lack of funding pursuant to this provision, all rights and liabilities of the Parties arising under this Contract shall terminate.

15. BINDING EFFECT: This Contract shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and permitted assigns.

16. BROKER'S FEES: Neither Party will pay a commission to any broker in connection with the sale and purchase of the Property. Both Parties warrant that they have assumed no obligation to pay any such commission in connection therewith.

17. DEFAULT AND REMEDIES: Except as otherwise provided herein, if Seller is not in default pursuant to any of the terms of this Contract and Buyer fails to purchase the Property or to perform any of the covenants, conditions or warranties of this Contract, Seller, at Seller's option, may proceed at law or in equity to enforce Seller's legal rights under this Contract. If Seller for any reason fails to perform any of the covenants, conditions or warranties of this Contract, Buyer shall, at Buyer's option, (a) terminate this Contract by written notice to Seller or (b) waive the nonperformance and proceed with closing or (c) have the remedy of specific performance of this Contract.

18. DOCUMENTS AND REPORTS: Within **TEN (10)** days after the Effective Date of this Contract, Seller shall provide to Buyer copies of all written reports in Seller's possession relating to the environmental condition of the Property; all boundary surveys of the Property; any existing title policy or commitment pertaining to the Property, if any. Buyer acknowledges and agrees that all such documents prepared by third parties for or on behalf of Seller are provided on an AS IS, WHERE IS, INFORMATIONAL BASIS ONLY and that Buyer shall not be entitled to rely upon any conclusions, statements or data contained therein, except to the extent that Buyer obtains a reliance letter or recertification thereof from the original author.

19. ENTIRE CONTRACT: This Contract and the Exhibits attached hereto contain the final and entire agreement between the Parties with respect to the sale and purchase of the Property and are intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations or agreements, both written and oral. Buyer and Seller shall not be bound by any terms, conditions, statements, warranties or representations, written or oral, not contained herein.

20. ENVIRONMENTAL SITE ASSESSMENT: During the Inspection Period, Seller will permit representatives of Buyer to access all of Seller's environmental records relating to the Property, and to enter upon the Property for the purposes of conducting tests, inspections or examinations that Buyer desires in regard to the environmental conditions of the Property, including, but not limited to, tests, borings, percolation tests and other tests, inspections or examinations that Buyer may order, at its expense, to determine subsurface or topographic conditions of the Property. If Buyer, in its sole and absolute discretion, concludes from the results of the tests or for any other reason or factor that the Property is not feasible or desirable for Buyer's intended purpose, Buyer shall notify Seller in writing of Buyer's conclusion on or before the end of the Inspection Period and this Contract shall then be deemed terminated and of no further force and effect, and no Party shall have any rights or claims against one another which might otherwise result from this Contract, unless Buyer and Seller negotiate and enter into a mutually acceptable amendment to this Contract to address such concern.

21. FLORIDA LAW AND MANATEE COUNTY VENUE: This Contract shall be governed, construed and enforced in accordance with the laws of the State of Florida. Venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in Manatee County, Florida.

22. FORCE MAJEURE: No Party shall be required to perform any obligation under this Contract or be liable to the other for any delay or failure to perform or damages for said delay or failure so long as performance or non-performance of the obligation is delayed, caused or prevented by an act of God, an act of terrorism, a civil commotion, an earthquake, an epidemic, a failure or disruption of utility services, a fire, a flood, a hurricane, an insurrection, a pandemic, a sinkhole, a tornado, an unusual transportation delay, or other like cause, and which by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome (hereinafter **Force Majeure Event**). All time periods shall toll for the period that the Force Majeure Event

prevents performance under this Contract, provided, however, if such Force Majeure Event continues to prevent performance under this Contract more than **FOURTEEN (14)** days beyond the date of closing, then either party may terminate this Contract by delivering written notice to the other, thereby releasing Buyer and Seller from all further obligations under this Contract.

23. HEADINGS: The headings contained in this Contract are for convenience and reference and shall not affect the meaning or interpretation of this Contract.

24. INPUT AND INTERPRETATION: Each Party has had equal input into the drafting of this Contract. Neither this Contract nor any uncertainty or ambiguity in this Contract shall be construed against Seller or Buyer, whether under any rule of construction or otherwise. This Contract shall be construed and interpreted according to the ordinary meaning of the words used so as to accomplish fairly the purposes and intentions of the Parties. The Parties have each carefully read the terms and conditions of this Contract and know and understand the contents and effect of this Contract.

25. NO DEVELOPMENT RIGHTS CONFERRED: Nothing herein shall be construed or deemed as giving approval for any development of any property. Nothing contained in this Contract shall (a) create any development rights in favor of Seller; (b) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (c) authorize, permit, or otherwise allow any construction and/or development of or on any property unless separately approved by the Board pursuant to County Ordinances. All land use authorizations and development and construction rights and authorizations shall be obtained upon proper application and in compliance with all standards and requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, any approved general development plan, preliminary or final site plan, and all conditions or stipulations thereto. Nothing contained herein shall be deemed or construed to require Buyer, the Manatee County Planning Commission or the Board to approve any applications submitted by Seller relative to any property. Review, approval or denial of any such applications shall be performed in compliance with Florida law, the Manatee County Code of Ordinances and the Manatee County Land Development Code.

26. NOTICE: Any and all notices, approvals, claims, consents, demands, requests or other communications between the Parties (hereinafter **Notices**) shall be in writing. All Notices shall be given by hand delivery in person or by registered or certified mail, postage prepaid to the following addresses (or such other address as either party may designate by delivery of prior notice to the other party):

If to Seller: Anson Acres Lot Owners' Association, Inc.
2610 Ranch Club Boulevard
Myakka City, Florida 34251

and Shumaker, Loop & Kendrick, LLP
Attention: Juan C. Villaveces, Esq.
240 S. Pineapple Avenue, 9th Floor

Sarasota, Florida 34236

If to Buyer: Manatee County Government
Attention: Property Acquisition Division Manager
Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

and Manatee County Government
Attention: County Attorney
County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205

All Notices shall be deemed effective and received upon actual receipt by the Party to which such notice is given or **FIVE (5)** days after mailing, whichever occurs first.

27. OCCUPANCY AND POSSESSION: Seller shall, at closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at closing, Seller shall have removed all personal items, trash and waste materials from the Property including, but not limited to, all automotive accessories and parts, batteries, chemicals, equipment, fluorescent lighting, oil and paint cans, petroleum products and tires, and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer. Any personal items remaining on the Property after closing shall be deemed abandoned by Seller.

28. RADON GAS: Pursuant to the requirements of Section 404.056(5), Florida Statutes, the following statement shall appear within the provisions of this Contract:

> RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

29. REPRESENTATIONS AND WARRANTIES OF SELLER: Seller hereby covenants, represents and warrants now and through the date of closing that:

A. Seller shall not enter into any new lease agreements, occupancy agreements, parking agreements, or any brokerage, maintenance, management, service or similar contracts, or amend, modify or renew any such existing agreements or contracts which will extend beyond the closing without the prior written consent of Buyer.

B. During the time of Seller's ownership of the Property, Seller warrants that, to the best of Seller's knowledge and belief, no hazardous wastes, hazardous

substances, pollutants, and/or contaminants were buried, disposed, dumped, placed, released or stored on the Property, except in compliance with environmental laws.

C. Seller has no knowledge of any aboveground, buried or partially buried containers, drums, storage vessels or tanks in, on or under the Property.

D. Seller has no knowledge of any material defects relating to the Property or improvements located thereon, if any, including, but not limited to archaeological sites, sinkholes, structural defects, termite infestation or unstable soil conditions.

E. The Property is not the homestead of Seller.

30. **SEVERABILITY**: If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the Parties contained herein are not materially prejudiced and the intentions of the Parties continue to be effective.

31. **SURVEY**: During the Inspection Period, Buyer may, at Buyer's expense, survey the Property. If the survey discloses, reveals or shows any encroachment on the Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations, Buyer may deliver written notice of such matters, together with a copy of the survey, to Seller. Upon receipt of notice by Seller of same, any such encroachments or violations shall be treated as a title defect and shall be governed by the terms of numbered paragraph **SEVEN (7)** above.

32. **SURVIVABILITY**: Unless waived in accordance with paragraph 34, any term, condition, covenant, indemnity, representation, undertaking, warranty or obligation which requires performance by either Party set forth in this Contract shall survive delivery and recording of the deeds and relinquishment of possession of the Property and shall remain enforceable against such Party subsequent to the closing.

33. **TIME OF THE ESSENCE**: Time is of the essence with regard to all dates and times set forth in this Contract. Any reference herein to time periods of **SEVEN (7)** days or less shall, in the computation thereof, exclude Saturdays, Sundays, and legal holidays under the laws of the State of Florida or the United States of America. Any time period provided for herein which shall end on a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America, shall extend to **FOUR (4)** P.M. of the next day that is not a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America. All references herein to times of day shall mean Eastern Standard Time or Eastern Daylight Time, whichever is in effect in Manatee County, Florida, at the relevant time. The term "day" as used herein shall in all

cases mean a consecutive 24-hour day running from midnight to midnight (also known as a calendar day).

34. WAIVER: The failure or neglect by any Party to enforce any right under this Contract shall not be deemed to be a waiver of that Party's rights. A waiver shall not be effective unless it is in writing and signed by the Party who possesses the right to waive enforcement of same.

35. SPECIAL PROVISIONS:

A. Buyer hereby authorizes its County Administrator or his designee to take the necessary steps in furtherance of closing this transaction on behalf of Buyer, including but not limited to:

i. Executing any documents required by Closing Agent to close the sale consistent with the Contract;

ii. Acting as the agent for Buyer at closing;

iii. Acceptance of the Recorded Special Warranty Deed.

B. This Contract serves as authorization for the Manatee County Clerk of the Circuit Court Finance Department to issue a check made payable to the Closing Agent for the amount indicated on the Closing Statement for proper disbursement by the Closing Agent to any of the following, if applicable, including the Seller, the Seller's attorney, the Manatee County Clerk of Court, the Manatee County Tax Collector, and the Closing Agent.

C. The closing of this transaction shall be contingent upon and shall take place contemporaneously with the closing of the Costa Contract. In the event that the Costa Contract has not closed by the closing date set forth therein, then either party may thereafter terminate this Contract upon written notice thereof to the other party and all obligations of the parties hereunder shall cease.

D. Except for the representations of seller expressly set forth in this agreement or in any closing document, buyer warrants and acknowledges to and agrees with seller that buyer is purchasing the property in its "as-is, where is" condition "with all faults" and defects as of the closing date and specifically and expressly without any warranties, representations or guarantees, either express or implied, as to its condition, fitness for any particular purpose, merchantability, or any other warranty of any kind, nature, or type whatsoever from or on behalf of seller. Except for the representations of seller expressly set forth in this agreement or in any closing document, seller specifically disclaims any warranty, guaranty or representation, oral or written, past or present, express or implied, concerning (a) the value, nature, quality or condition of the property, including, without limitation, the water, structural integrity, soil and geology; (b) the habitability, merchantability, marketability, profitability, or fitness for a particular purpose of the property; (c) the manner or quality of the construction or materials, if any, incorporated into the

property; (d) the manner, quality, state of repair or lack of repair of the property; or (e) any other matter with respect to the property.

36. ANTI-HUMAN TRAFFICKING: Buyer shall provide Seller with a sworn affidavit signed by an officer or a representative of Buyer under penalty of perjury attesting that Buyer does not use coercion for labor or services, as such items are defined in Section 787.06, Florida Statutes.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date written below.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE(S)

Signed, sealed and delivered in the presence of two witnesses as required by law.

First Witness Signature

Lisa Crabtree
First Witness Printed Name

Second Witness Signature

Kara Koenig
Second Witness Printed Name

SELLER:
ANSON ACRES LOT OWNERS' ASSOCIATION, INC., a Florida not for profit corporation

By: _____
Hilario S. Costa, President

Date: Sep. 22, 2026

BUYER:
MANATEE COUNTY, a political subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

COMPOSITE EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

All of "Anson Road" being that certain private road shown on the plat of Anson Acres Subdivision, as per plat thereof recorded in Plat Book 33, Pages 94 through 96, of the public records of Manatee County, Florida.

Description by Undersigned:

A portion of Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 through 96, in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the southwest corner of Lot 1, said Anson Acres Subdivision; thence S 89°45'30" E along the south line of said Lot 1 for a distance of 1744.89 feet to the southeast corner of said Lot 1; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence N 89°45'30" W along the north line of said Lot 5 for a distance of 1339.81 feet to the northwest corner of said Lot 5; thence N 89°46'30" W for a distance of 900.32 feet; thence southwesterly, westerly and northwesterly a distance of 191.72 feet along a non-tangential curve concave to the north, having a radius of 70.00 feet, a central angle of 156°55'34", and a chord that bears N 89°45'30" W for a chord distance of 137.17 feet; thence N 89°45'30" W, not tangent to said curve, for a distance of 284.33 feet; thence N 53°53'00" W for a distance of 474.27 feet to the east right-of-way of Betts Road; thence N 36°07'00" E along said east right-of-way for a distance of 84.00 feet; thence S 53°53'00" E for a distance of 447.08 feet; thence S 89°45'30" E for a distance of 889.75 feet to the Point of Beginning.

Containing 6.13 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
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23) Subject to the Conservation Easement as shown on the plat of Anson Acres Subdivision, as recorded in Plat Book 33, pages 94-96, in the public records of Manatee County, Florida

Survey Date: N/A

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

9000 Townscenter Parkway
Lakewood Ranch, Florida, 34202, (941)748-4501

DANNY R. SWAIN LICENSE NUMBER 5942 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Danny R. Swain, P.S.M
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Florida Registration Number 5942

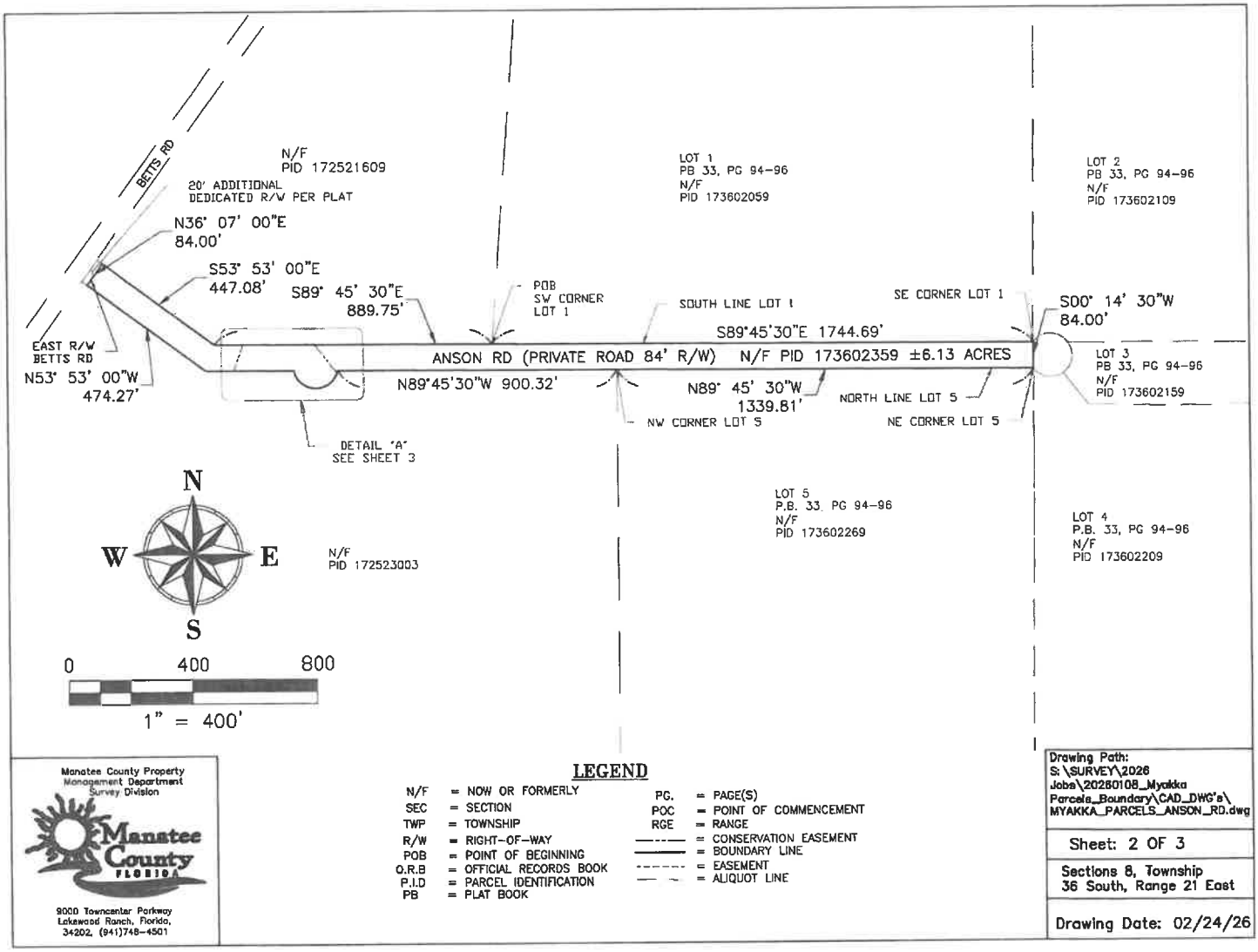
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Sheet: 1 OF 3

Section 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



LEGEND

N/F	= NOW OR FORMERLY	PG.	= PAGE(S)
SEC	= SECTION	POC	= POINT OF COMMENCEMENT
TWP	= TOWNSHIP	RGE	= RANGE
R/W	= RIGHT-OF-WAY	——·——	= CONSERVATION EASEMENT
POB	= POINT OF BEGINNING	———	= BOUNDARY LINE
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P.I.D	= PARCEL IDENTIFICATION	—— ~	= ALIQUOT LINE
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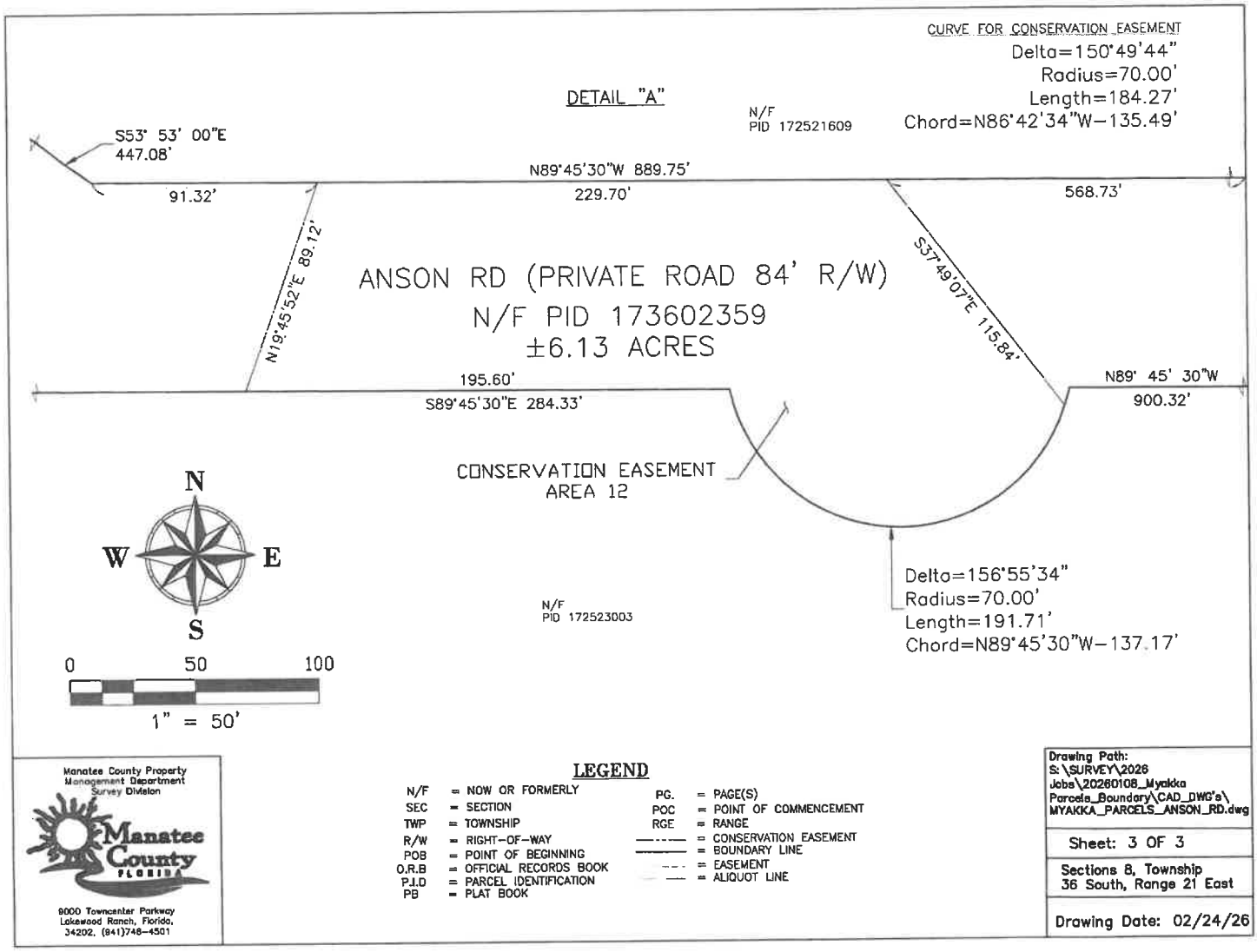
Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Townecenter Parkway
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34202, (941)748-4501

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Sections 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
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FLORIDA

9000 Towncenter Parkway
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Sheet: 3 OF 3

Sections 8, Township 36 South, Range 21 East

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COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

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Description by Undersigned:

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Begin at the southeast corner of Lot 1, said Anson Acres Subdivision; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence easterly, northerly and westerly a distance of 349.73 feet along a non-tangential curve concave to the west, having a radius of 70.00 feet, a central angle of 288°15'36", and a chord that bears N 00°14'30" E for a chord distance of 84.00 feet to the Point of Beginning.

Containing 0.34 acre, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south line of Lot 1, Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida, as S 89°45'30" E.
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22) Subject to the declaration of restrictions for Anson Acres as recorded in O.R. Book 1578, Pages 2022-2033, of the public records of Manatee County, Florida.

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

Manatee County Florida

9000 Towncenter Parkway Lakewood Ranch, Florida, 34202, (941)748-4501

DANNY R. SWAIN LICENSE NUMBER 6542 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5542

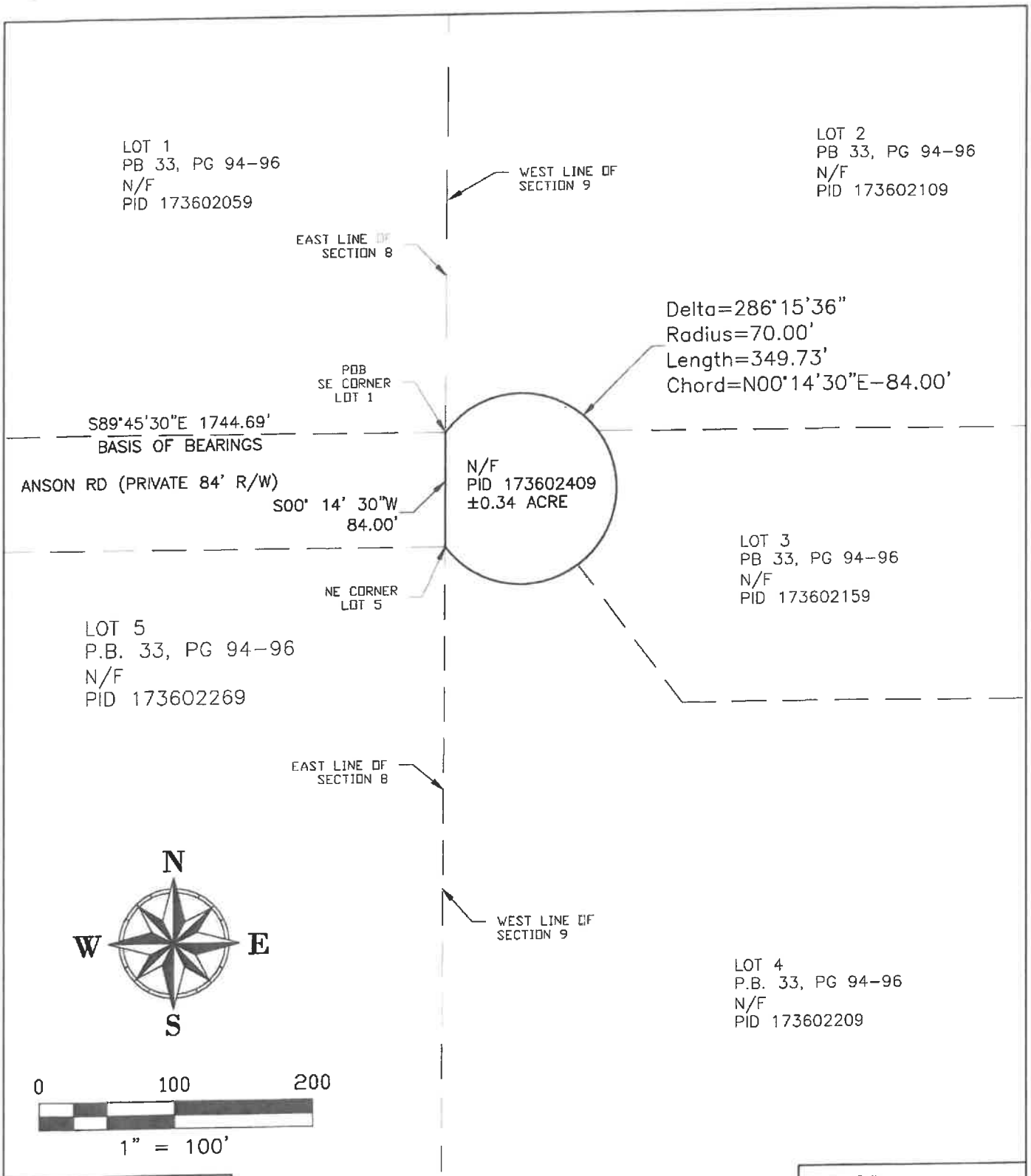
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Sheet: 1 OF 2

Sections 9 Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Towncenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

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PB	= PLAT BOOK		

Drawing Path:
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Sheet: 2 OF 2

Sections 9, Township 36 South, Range 21 East

Drawing Date: 02/24/26

EXHIBIT B

FORM OF SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Kendall Carson, Environmental Lands Program Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Myakka Valley Preserve
PID NO: 173602359, 173602409
Owner Type: G31

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into between **ANSON ACRES LOT OWNERS' ASSOCIATION, INC.,** a Florida not for profit corporation, whose mailing address is 2610 Ranch Club Boulevard, Myakka City, Florida 34251 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Composite Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby specially warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and that said land is subject to zoning and laws affecting the real property and restrictions, covenants, agreements, easements and matters of record, without the intention of reimposing the same, and that said land is subject to taxes accruing for the year 2026 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first below written.

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
ANSON ACRES LOT OWNERS' ASSOCIATION, INC., a Florida not for profit corporation

_____
First Witness Signature

By: _____
Hilario S. Costa, President

_____
First Witness Printed Name

Date: _____

Address: _____

_____

_____
Second Witness Signature

_____
Second Witness Printed Name

Address: _____

_____

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☐ physical presence or
☐ online notarization
this _____ day of _____, 2026, Hilario S. Costa as President of Anson Acres Lot Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: _____

Accepted on this ___ day of _____, 2026, by Peter Morrow as Property Acquisition Division Manager on behalf of Grantee.

COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

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Description by Undersigned:

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Begin at the southwest corner of Lot 1, said Anson Acres Subdivision; thence S 89°45'30" E along the south line of said Lot 1 for a distance of 1744.89 feet to the southeast corner of said Lot 1; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence N 89°45'30" W along the north line of said Lot 5 for a distance of 1339.81 feet to the northwest corner of said Lot 5; thence N 89°46'30" W for a distance of 900.32 feet; thence southwesterly, westerly and northwesterly a distance of 191.72 feet along a non-tangential curve concave to the north, having a radius of 70.00 feet, a central angle of 156°55'34", and a chord that bears N 89°45'30" W for a chord distance of 137.17 feet; thence N 89°45'30" W, not tangent to said curve, for a distance of 284.33 feet; thence N 53°53'00" W for a distance of 474.27 feet to the east right-of-way of Betts Road; thence N 36°07'00" E along said east right-of-way for a distance of 84.00 feet; thence S 53°53'00" E for a distance of 447.08 feet; thence S 89°45'30" E for a distance of 889.75 feet to the Point of Beginning.

Containing 6.13 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

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Survey Date: N/A

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

9000 Townscenter Parkway
Lakewood Ranch, Florida, 34202, (941)748-4501

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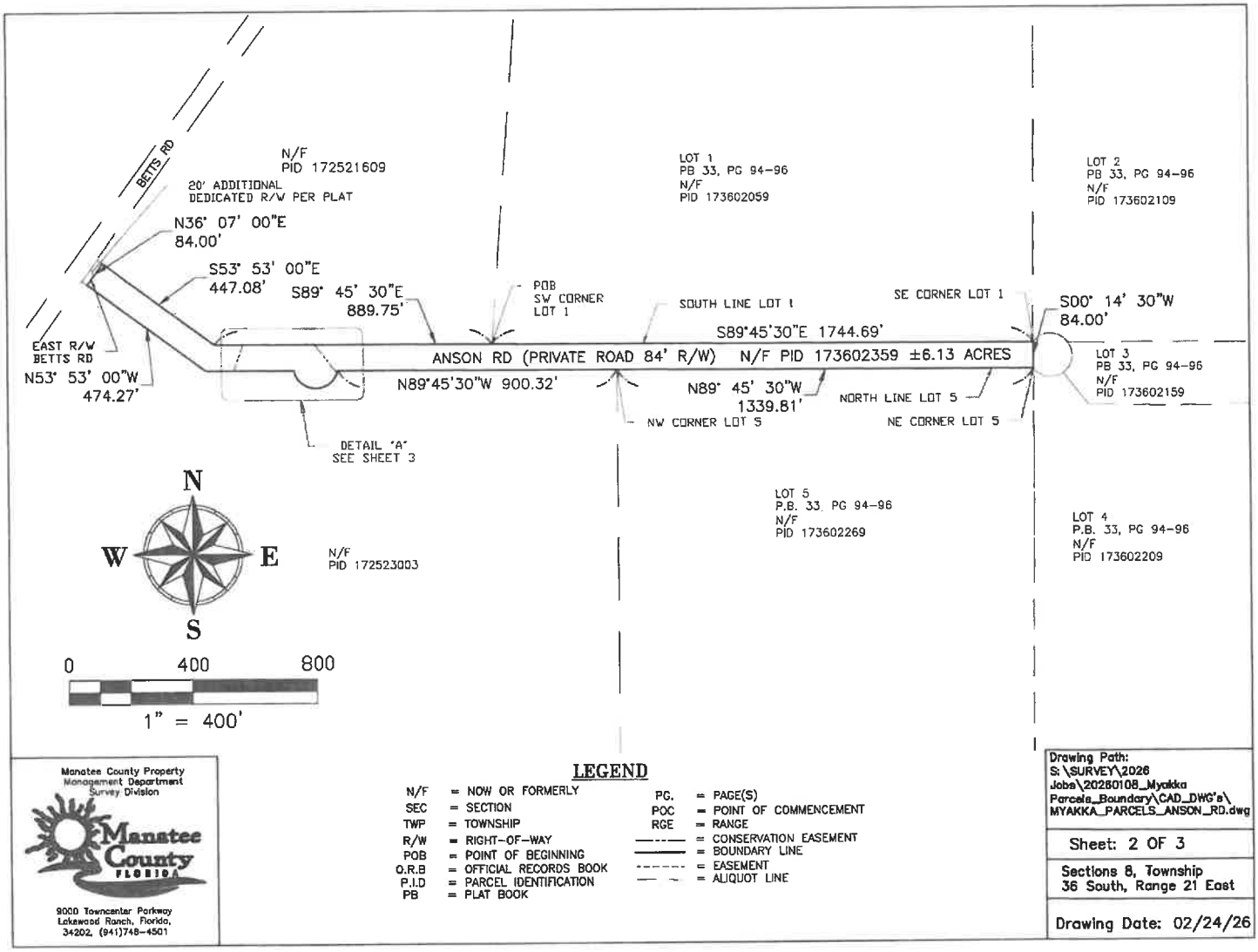
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Sheet: 1 OF 3

Section 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



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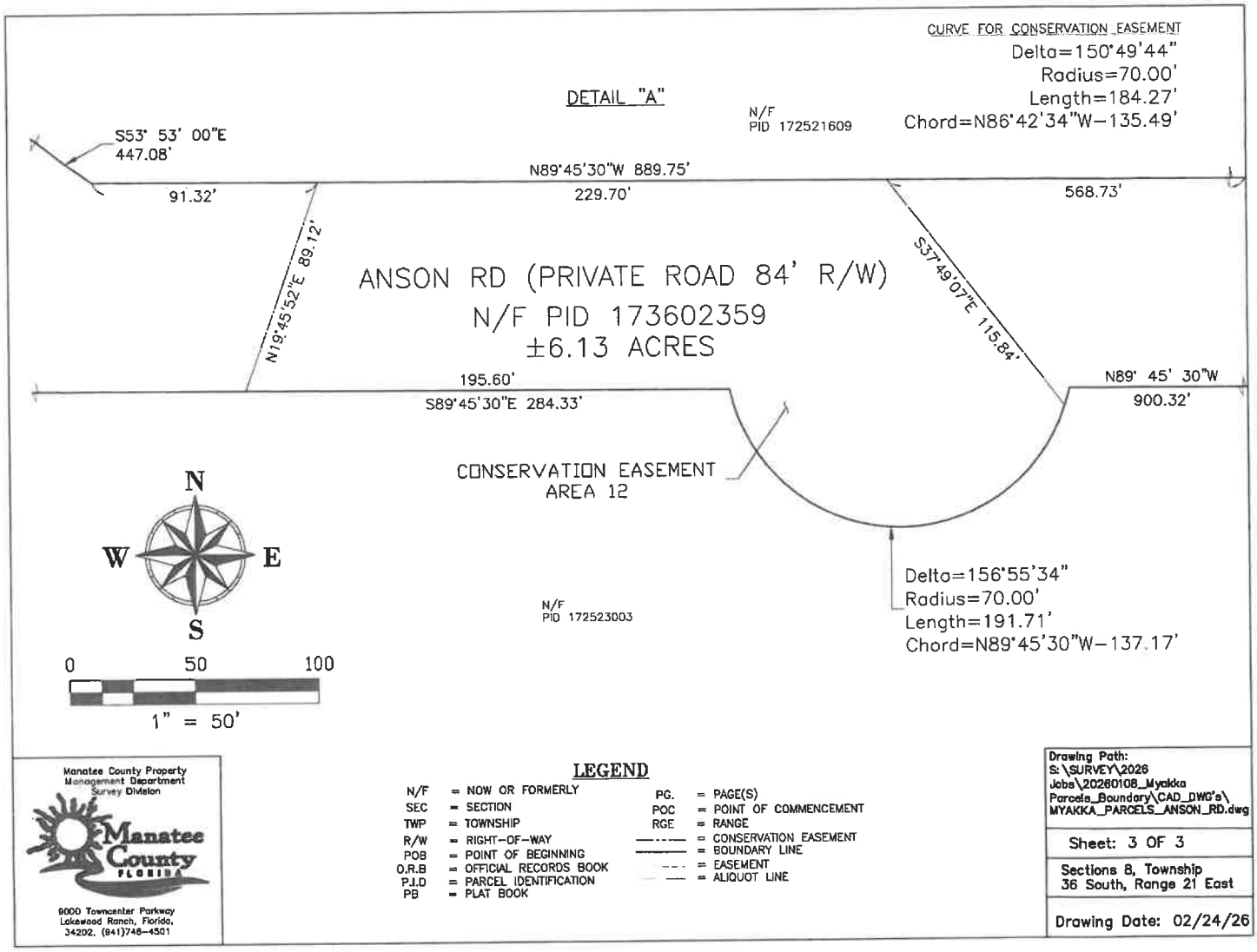
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Sections 8, Township 36 South, Range 21 East

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16) The description and sketch are not full and complete without the other.
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   b. O.R. Book 1645, Page 7578, as recorded in the public records of Manatee County, Florida.
   c. General Land Office (G.L.O.) plat and field notes for Township 36 South, Range 21 East.
   d. Florida Department of Environmental Protection Certified Corner Records for Sections 8, 9, 16 and 17, Township 36 South, Range 21 East.
   e. Manatee County Property Appraiser Maps.
20) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Surveyor and Mapper this sketch is for informational purposes only and is not valid.
21) The parcel lines for adjoining landowners and/or parent tract(s) are from the Manatee County Property Appraiser and are for illustrative purposes only.
22) Subject to the declaration of restrictions for Anson Acres as recorded in O.R. Book 1578, Pages 2022-2033, of the public records of Manatee County, Florida.

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

Manatee County Florida

9000 Towncenter Parkway Lakewood Ranch, Florida, 34202, (941)748-4501

DANNY R. SWAIN LICENSE NUMBER 6542 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5542

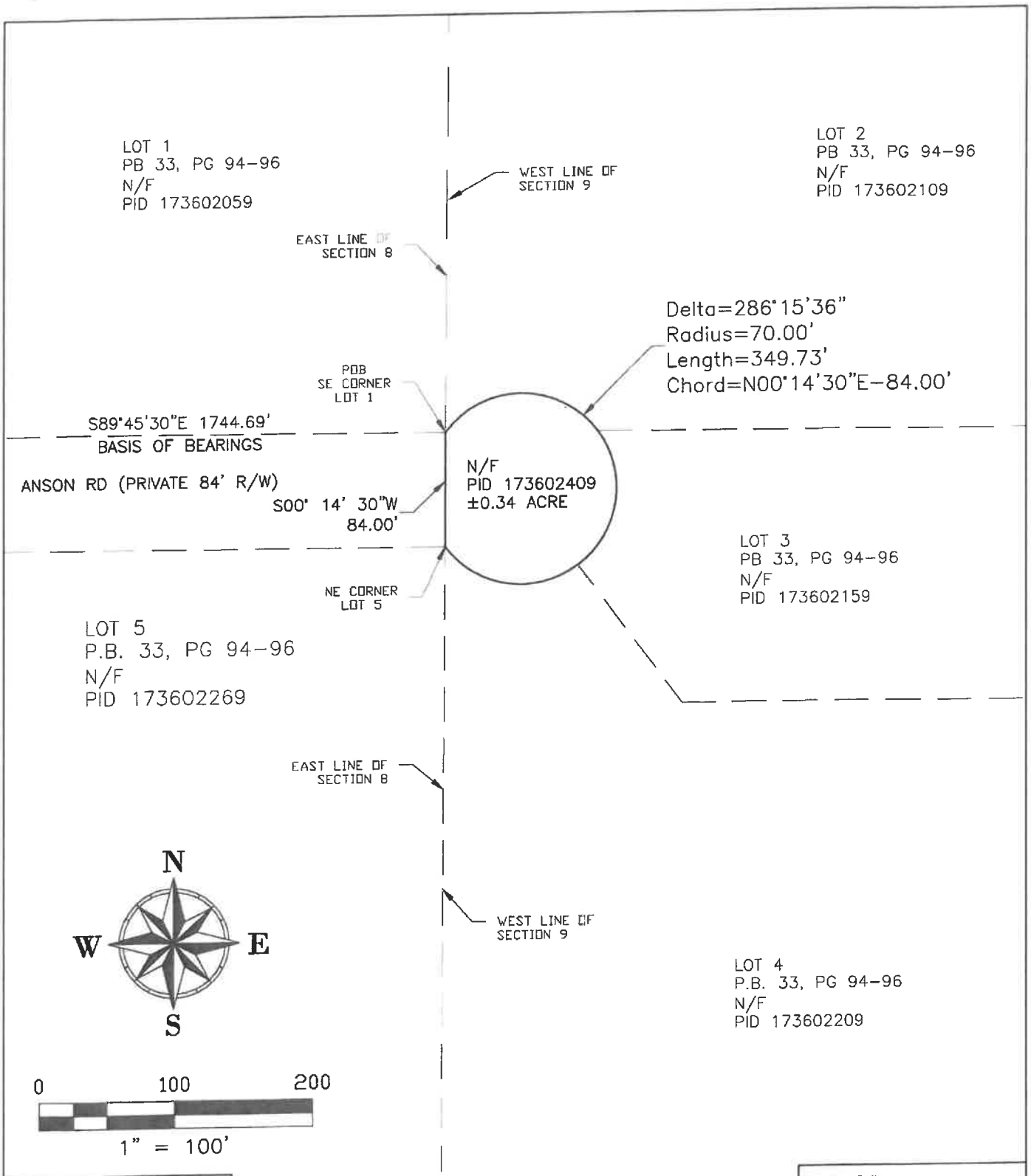
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Sheet: 1 OF 2

Sections 9 Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Towncenter Parkway
Lakewood Ranch, Florida,
34202, (941)748-4501

LEGEND

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O.R.B	= OFFICIAL RECORDS BOOK	- - - - -	= EASEMENT
P.I.D	= PARCEL IDENTIFICATION	— — —	= ALIQUOT LINE
PB	= PLAT BOOK		

Drawing Path:
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Sheet: 2 OF 2

Sections 9, Township 36 South, Range 21 East

Drawing Date: 02/24/26

EXHIBIT C

FORM OF AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

THIS INSTRUMENT PREPARED BY:
Kendall Carson, Environmental Lands Program Coordinator
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Myakka Valley Preserve
PID NO: 173602359, 173602409

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **HILARIO S. COSTA**, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.

2. **ANSON ACRES LOT OWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.

3. I am the President of Grantor and I make this affidavit with the authority of and on behalf of Grantor.

4. Grantor has sole and exclusive possession of the Property.

5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.

6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.

7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

A. Plat recorded in Plat Book 33, Page 94, of the Public Records of Manatee County, Florida.

B. Easement recorded in Official Records Book 1504, Page 6842, of the Public Records of Manatee County, Florida.

C. Covenants and Restrictions recorded in Official Records Book 1578, Page 2022, of Public Records of Manatee County, Florida.

D. Private Road as more fully set forth in the Quit Claim Deed recorded in Official Records Book 1645, Page 7578, of the Public Records of Manatee County, Florida.

16. The representations embraced herein are to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property.

17. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

HILARIO S. COSTA

_____
Signature

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me, a Notary Public, by means of
☐ physical presence or
☐ online notarization
this _____ day of _____ 2026, by Hilario S. Costa, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

COMPOSITE EXHIBIT A

Sketch and Description for Anson Road, Anson Acres Subdivision

Description:

All of "Anson Road" being that certain private road shown on the plat of Anson Acres Subdivision, as per plat thereof recorded in Plat Book 33, Pages 94 through 96, of the public records of Manatee County, Florida.

Description by Undersigned:

A portion of Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 through 96, in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the southwest corner of Lot 1, said Anson Acres Subdivision; thence S 89°45'30" E along the south line of said Lot 1 for a distance of 1744.89 feet to the southeast corner of said Lot 1; thence S 00°14'30" W for a distance of 84.00 feet to the northeast corner of Lot 5, said Anson Acres Subdivision; thence N 89°45'30" W along the north line of said Lot 5 for a distance of 1339.81 feet to the northwest corner of said Lot 5; thence N 89°46'30" W for a distance of 900.32 feet; thence southwesterly, westerly and northwesterly a distance of 191.72 feet along a non-tangential curve concave to the north, having a radius of 70.00 feet, a central angle of 156°55'34", and a chord that bears N 89°45'30" W for a chord distance of 137.17 feet; thence N 89°45'30" W, not tangent to said curve, for a distance of 284.33 feet; thence N 53°53'00" W for a distance of 474.27 feet to the east right-of-way of Betts Road; thence N 36°07'00" E along said east right-of-way for a distance of 84.00 feet; thence S 53°53'00" E for a distance of 447.08 feet; thence S 89°45'30" E for a distance of 889.75 feet to the Point of Beginning.

Containing 6.13 acres, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Measurements were made in accordance with the United States Standard Foot.
   a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south line of Lot 1, Anson Acres Subdivision, as recorded in Plat Book 33, Pages 94 - 96, in the public records of Manatee County, Florida, as S 89°45'30" E.
3) Danny R. Swain, Florida Professional Surveyor and Mapper did not perform a title search, nor was a title search provided. Therefore, the survey shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
4) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
5) The sketch shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
6) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
7) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
8) Easements are per the recorded plat/deed, if any.
9) This sketch and description does not reflect, determine, or guarantee ownership.
10) Existing improvements are not shown, if any.
11) Underground utilities were not located, if any.
12) Overhead utilities were not located, if any.
13) No attempt was made to locate any underground foundations.
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22) Subject to the declaration of restrictions for Anson Acres as recorded in O.R. Book 1578, Pages 2022-2033, of the public records of Manatee County, Florida.
23) Subject to the Conservation Easement as shown on the plat of Anson Acres Subdivision, as recorded in Plat Book 33, pages 94-96, in the public records of Manatee County, Florida

Survey Date: N/A

Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

9000 Townscenter Parkway
Lakewood Ranch, Florida, 34202, (941)748-4501

DANNY R. SWAIN LICENSE NUMBER 5942 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Danny R. Swain, P.S.M
Professional Surveyor and Mapper
Florida Registration Number 5942

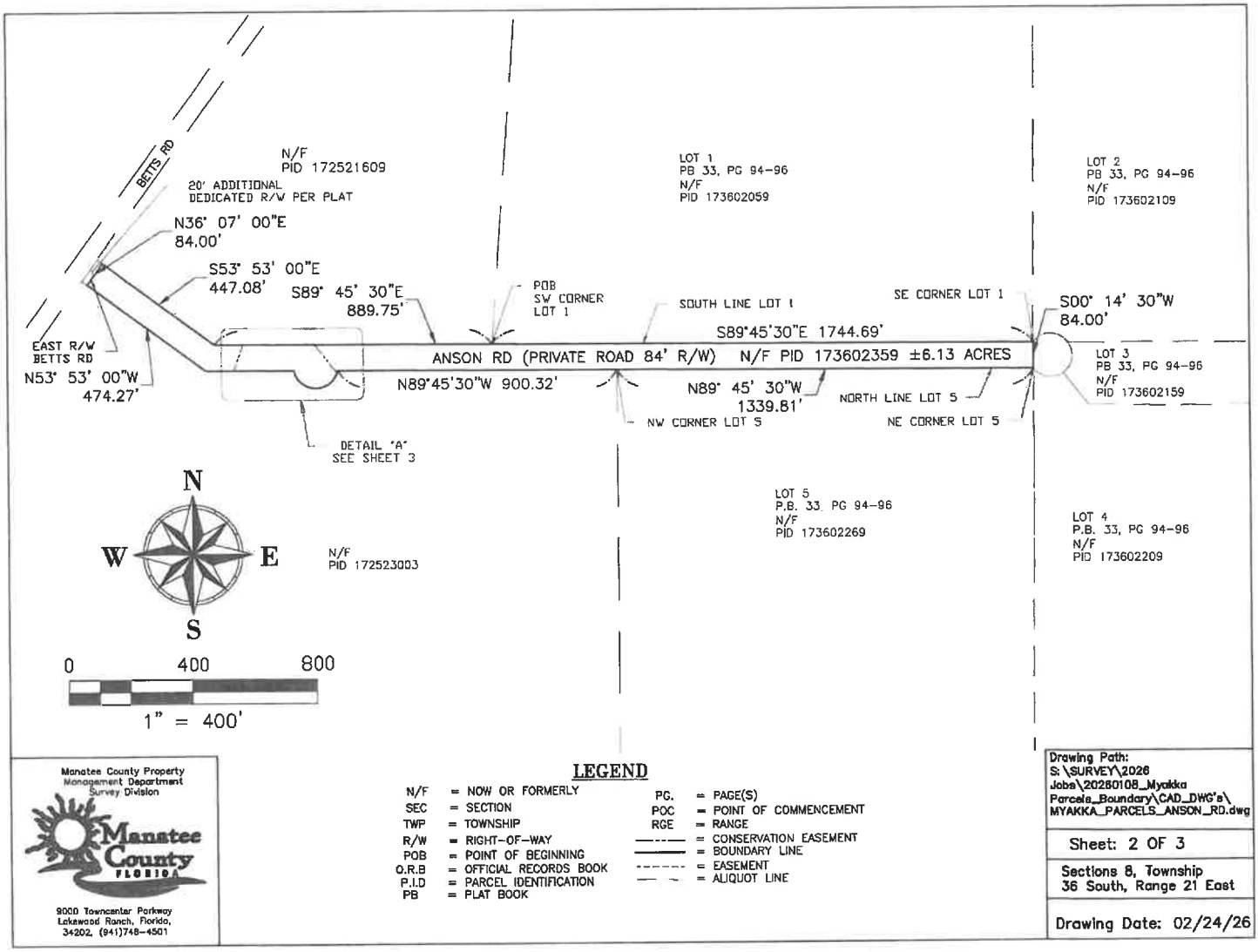
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Sheet: 1 OF 3

Section 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



LEGEND

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SEC	= SECTION	POC	= POINT OF COMMENCEMENT
TWP	= TOWNSHIP	RGE	= RANGE
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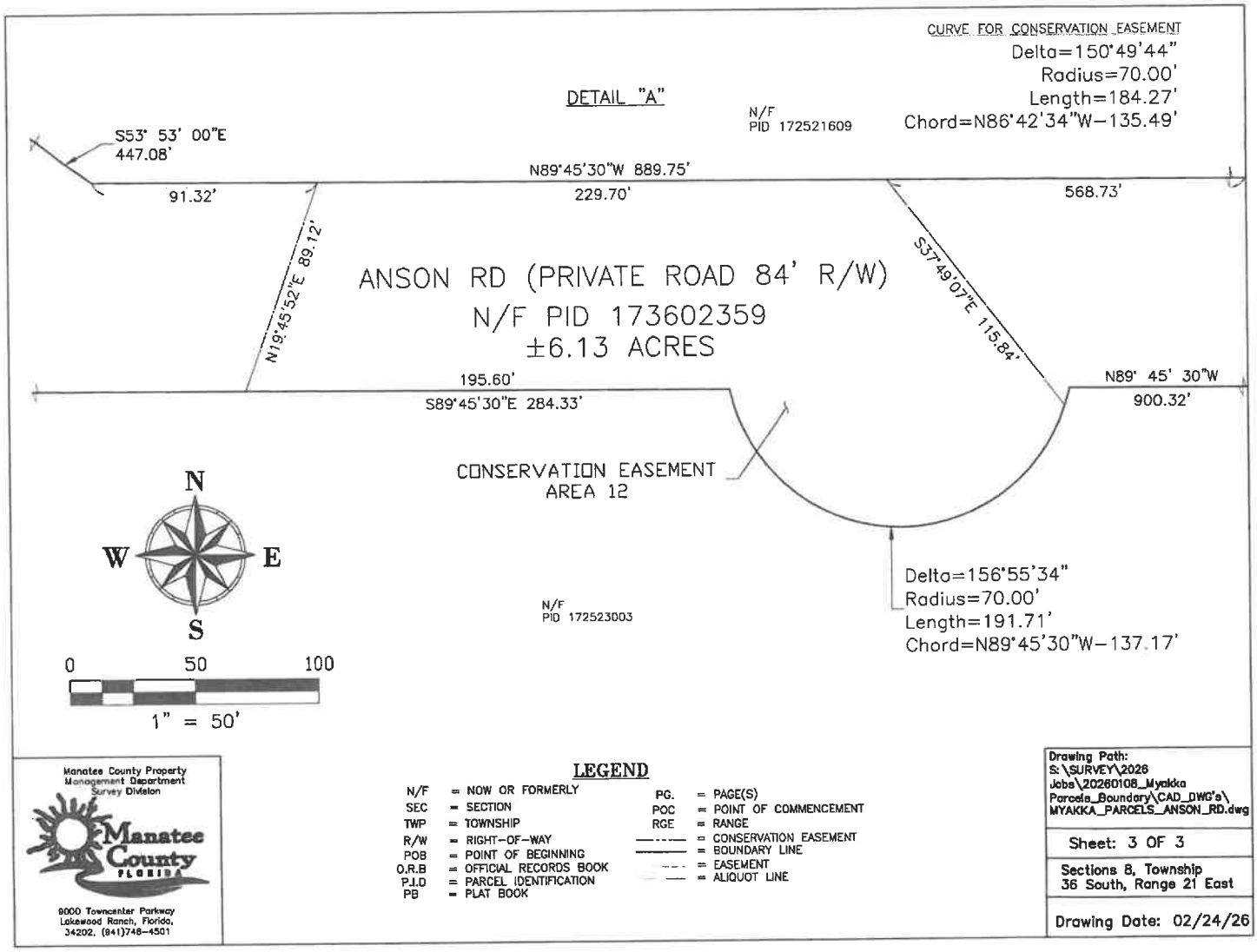
Manatee County Property Management Department
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Sheet: 2 OF 3

Sections 8, Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
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Containing 0.34 acre, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

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   a. U.S. Survey Foot definition.
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Date of Creation: February 24, 2026

Manatee County Property Management Department Survey Division

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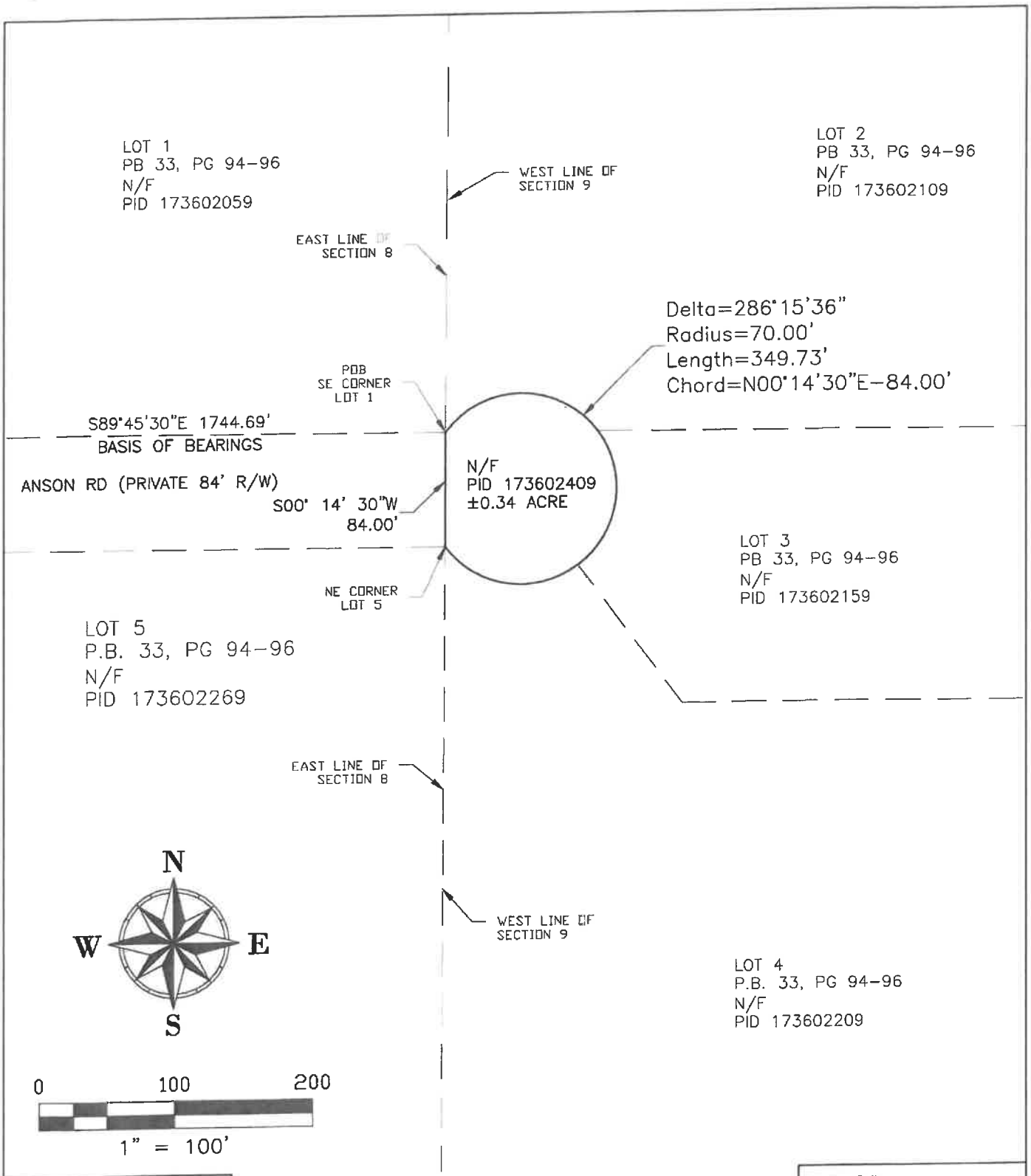
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Sheet: 1 OF 2

Sections 9 Township 36 South, Range 21 East

Drawing Date: 02/24/26



Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
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Sheet: 2 OF 2

Sections 9, Township 36 South, Range 21 East

Drawing Date: 02/24/26

EXHIBIT D

FORM OF ANTI-HUMAN TRAFFICKING AFFIDAVIT

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Hilario S. Costa, as President of the Anson Acres Lot Owners' Association, Inc., who was sworn and says that the following information is true and correct:

1. I am the President of the Anson Acres Lot Owners' Association, Inc. (Entity). I have been authorized by the Entity to provide and execute this affidavit.

2. I am over eighteen years of age and the following information is given from my own personal knowledge.

3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

HILARIO S. COSTA

_____
Signature

STATE OF FLORIDA
COUNTY OF MANATEE
Sworn to (or affirmed) and subscribed before me by means of
☐ physical presence or
☐ online notarization
this _____ day of _____, 2026, by Hilario S. Costa, as President of Anson Acres Lot Owners' Association, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: _____

RESOLUTION B-27-015
AMENDING THE ANNUAL BUDGET
FOR MANATEE COUNTY, FLORIDA
FOR FISCAL YEAR 2027

WHEREAS, Florida Statutes 129.06, authorizes the Board of County Commissioners to amend its budget for the current fiscal year as follows:

a) Appropriations for expenditures in any fund may be decreased and other appropriations in the same fund correspondingly increased, provided the total appropriations of the fund are not changed.

b) Appropriations from reserves may be made to increase the appropriation for any particular expense in the same fund, or to create an appropriation in the fund for any lawful purpose.

c) Unanticipated revenues, including increased receipts for enterprise or proprietary funds, may be appropriated for their intended purpose, and may be transferred between funds to properly account for the unanticipated revenue.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida that the 2026-2027 budget is hereby amended in accordance with FS 129.06 as described in the description and specified in the budget adjustment batch file listed below:

District(s): 1
Department: NATURAL RESOURCES
Department: PROPERTY MANAGEMENT
Fund: 2025 LIMITED GO ENVIRONMENTAL BONDS CAPITAL PROJECTS
Description: Transfers $170,000 from capital reserves in the 2025 Limited GO Environmental Bonds Capital Projects fund to the Myakka Valley Preserve project for land acquisition costs associated with the Anson Acres Lot Owners' Association, Inc. □

This budget amendment is being presented to the Board of County Commissioners along with the Contract for Sale and Purchase.

This budget amendment adjusts the FY27-31 CIP.

Batch ID: CC083126A Reference: BU26000637

ADOPTED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS _____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By:_____
Chairman

ATTEST: Angelina Colonneso
Clerk of Circuit Court

By:_____
Deputy Clerk

CONSERVATION AND PARK PROJECT WORK PLAN

Site Name: Myakka Valley Preserve

Area: **+/- 554.5 acres**

Parcel ID(s): **173602359, 173602409, 173602269, 173602209, 173602159 (a portion of), 173602109 (a portion of), 173602059, 174100008, 168410058, 168400059**

Location: **Myakka City – Betts Road and State Road 70 East**

Zoning: Agriculture Future Land Use: AG-R

Development Approvals: Anson Acres Subdivision Plat (PB 33, PG 94)

Natural Habitat and Features

Myakka Valley Preserve is 554.5+/- acres located in the Myakka City area. The property consists of improved pasture (78%) with cattle grazing being the only management practice. Approximately 6% of the property is scrub and 10% pine plantation.

There are two (2) single-family residences on-site that can benefit the county by serving as community center for Myakka City residents, and/or Natural Resources Department (NRD) personnel headquarters for the over 600-acre preserve the connection would create. Buildings on-site could also be used as maintenance equipment storage facilities for Manatee County NRD staff.

Site Importance

Myakka Valley Preserve is wholly located within the Florida Wildlife Corridor and is nearby several state-owned conservation lands, including Myakka River State Park and Flatford Swamp, along with privately-owned land with conservation easements to the north and south. If acquired, the property would fill a critical gap in a strategic north-south ecological corridor extending from Duette Preserve to Myakka River State Park. The property also lies within the Scrub Jay Focal Landscape, a strategic approach designed to recover and protect the long-term viability of the M4 metapopulation of the federally listed Florida scrub-jay (*Aphelocoma coerulescens*); the property is within the common dispersal distance of current scrub-jay populations where Manatee County is restoring and managing habitat. The project area, once restored, has the potential to provide quality scrub habitat capable of supporting the M4 metapopulation of Florida scrub-jay. The Florida Fish and Wildlife Conservation Commission notes that restoration could help sustain the species in a portion of Florida that faces high development pressure and population growth. Site restoration is also likely to provide benefits for the Florida Panther, Snail kite, Crested caracara, Monarch butterfly, and Eastern Indigo Snake.

Proposed Site Protection

Fee Simple Acquisition of +/- 554.5 acres. Owner will retain a +/- 6.5 acre carve-out out of +/- 561 total acres. The +/- 6.5 acres includes an existing warehouse and gun range north of warehouse, and has existing access off Anson Road.

Proposed Public Access

Myakka Valley Preserve would be a dramatic expansion of Manatee County's Triple Oak Preserve which was acquired by the Environmental Lands Program in 2024. This connection would create an approximately +/- 661 acre preserve that Manatee County residents and visitors would be able to access and use recreationally. Proposed recreational uses include (but are not limited to) hiking, biking, birding, horseback riding, fishing, etc. A desire for hunting has been acknowledged by the

Board of County Commissioners, as they have heard this as a want from their constituents. The property will be evaluated for its potential to host limited special opportunity hunts.

Resource Management

A robust resource management regime will be implemented focusing on the implementation of an integrated pest management program which prioritizes among plant and animal species for control, and identifies resources needed to meet ecologically appropriate and economically feasible targets. Similarly, a prescribed fire plan that addresses fire mitigation and habitat restoration goals will be developed and implemented. Other resource management concerns revolve around basic site security and resource protection through adequate fencing, signage, and rules enforcement. Routine monitoring for deleterious and destructive land uses, such as All-Terrain Vehicle activity, dumping, poaching etc. will also need to be carried out.

Hydrologic Rehabilitation and Habitat Restoration

The property is located within the Tatum Sawgrass Slough basin of the upper Myakka River watershed and is hydrologically connected to the slough via an unnamed ditch. Ditch construction in the vicinity began around 1900, resulting in a drastic reduction in wetlands and surface water area between 1940 and 2024. If acquired, Myakka Valley Preserve could be a candidate for the Surface Water Improvement Management (SWIM) Program, a partnership with the Southwest Florida Water Management District, to help restore historic hydrologic functions. Initial hydrologic restoration on-site would consist of wetland restoration, beginning with vegetation management of the existing platted conversation easements that include existing wetlands and upland buffers. Initial vegetative management activities will consist of treatment and removal of non-native and invasive species, focusing on those species listed as Florida Invasive Species Council (FISC) Category 1. When possible, plantings or reseeding of native species may occur. Large-scale hydrologic restoration of Tatum Sawgrass will be further evaluated upon discussion and collaboration with appropriate local and regional partners and state agencies. Medium-scale hydrologic restoration goals will consider ditch removal and improvements to other surface water features. These activities will be coordinated along with pasture management as further described below.

The site has a large proportion (approximately 78%) of improved pasture surrounding the scrub habitats. The County has developed the in-house capacity to prepare and restore approximately 25 to 50 acres per year limited by available staff time and seed. At this rate it will not be feasible to rapidly restore the pastures. Therefore, alternate management strategies for preventing pasture from developing into novel shrubby ruderal habitats will need to be employed. The two main strategies employed at other sites to maintain pasture in a holding pattern pending restoration include planting pine plantations of locally adapted native pine species and pasture maintenance using cattle. Both provide funding streams that can be re-invested into the property. A combination of the two may also be feasible. NRD will move quickly to assess feasibility of both approaches as well as to identify partnerships that may be interested in research and/ or education around pine production, grazing, and/or silvopasture systems.

NRD has consulted extensively with carbon credit brokerage firms. This site is ideal for the implementation of a carbon credit program wherein the county could be substantially compensated for planting trees and allowing them to mature.

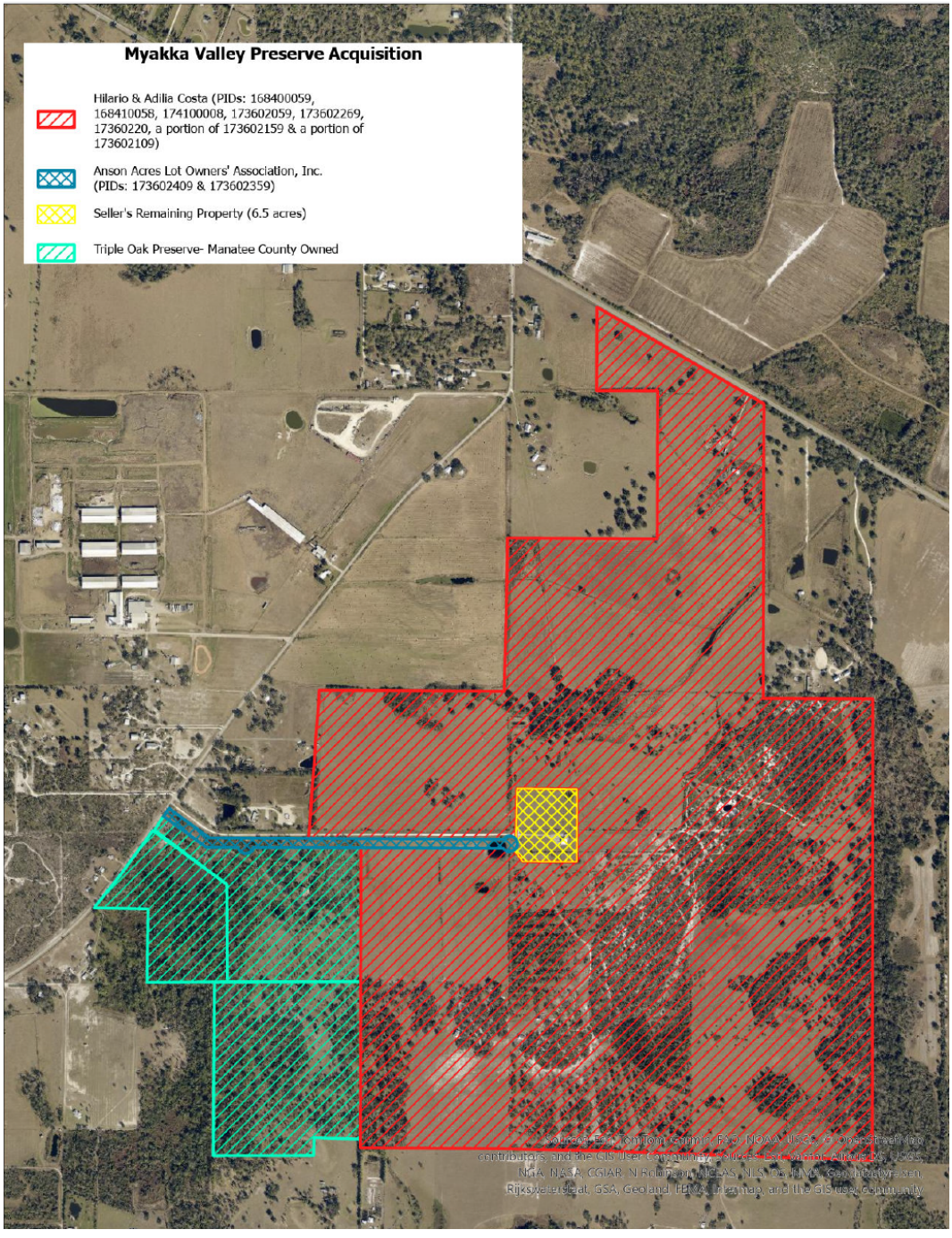
Scrub restoration requires a combination of prescribed fire, mechanical canopy thinning and root-raking, native plant reintroduction, and possibly hydrologic restoration to restore natural water tables in transitional scrub-wetland gradients. We anticipate that much of the scrub can be restored using fire and some mechanical manipulations alone. Other scrub polygons may require extensive planting of

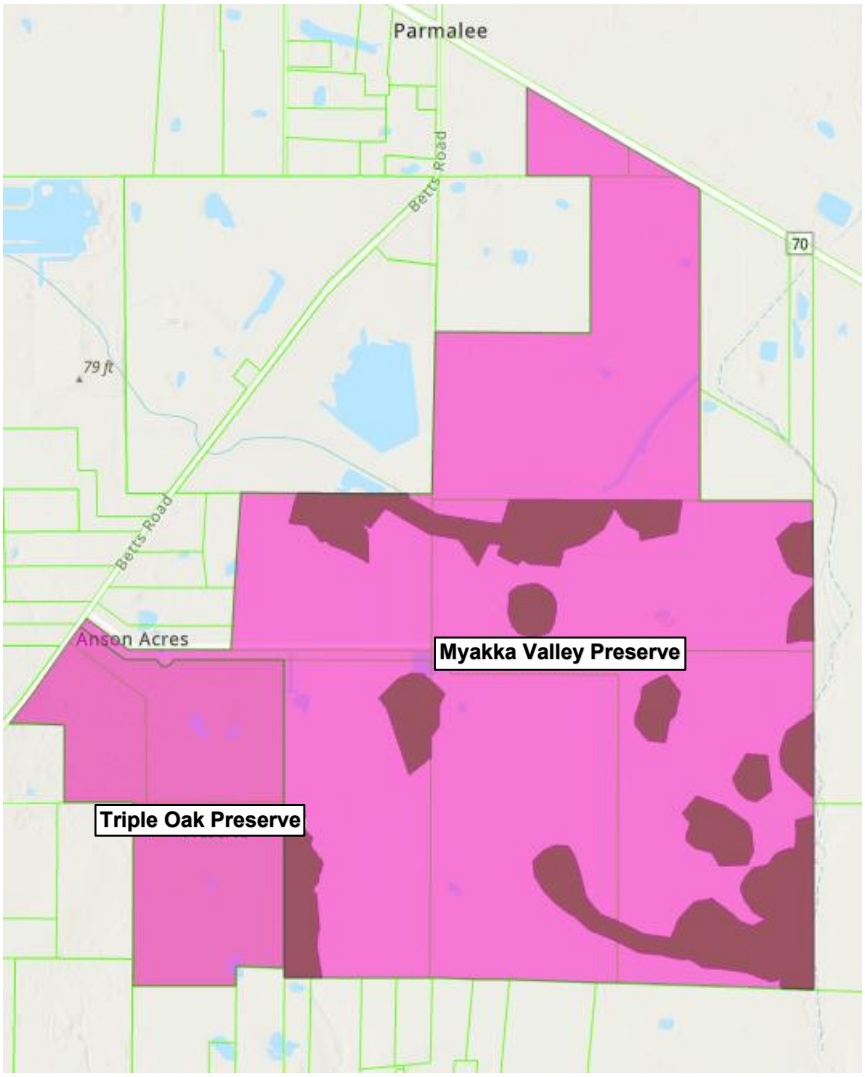
shrubs and groundcover. This will proceed as funding allows and may be accelerated as available habitat at nearby conservation properties becomes occupied by Florida Scrub Jays.

Anticipated Costs, Funding Partnership(s) and Revenue

Acquisition: $14,200,000
Capital Improvements and Equipment: Survey, Fencing, Culverts, parking +/- $450,000 Restoration: $50,000(over 10 years)
Maintenance: $35k (recurring)
Grants: None tied to acquisition but likely potential with restoration

Location Map



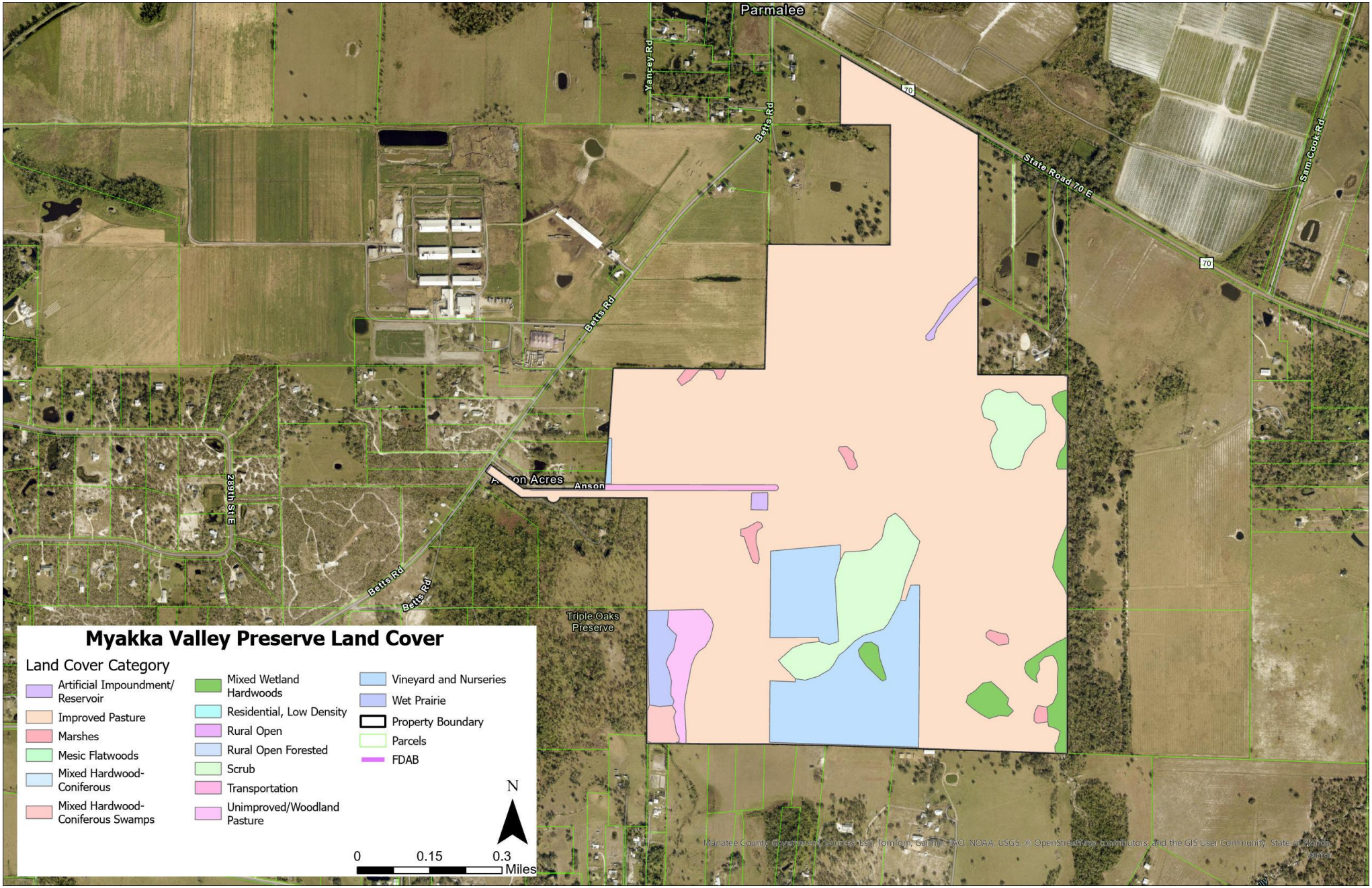

Parmalee
Berts Road
70
79 ft
Berts Road
Anson Acres
Myakka Valley Preserve
Triple Oak Preserve



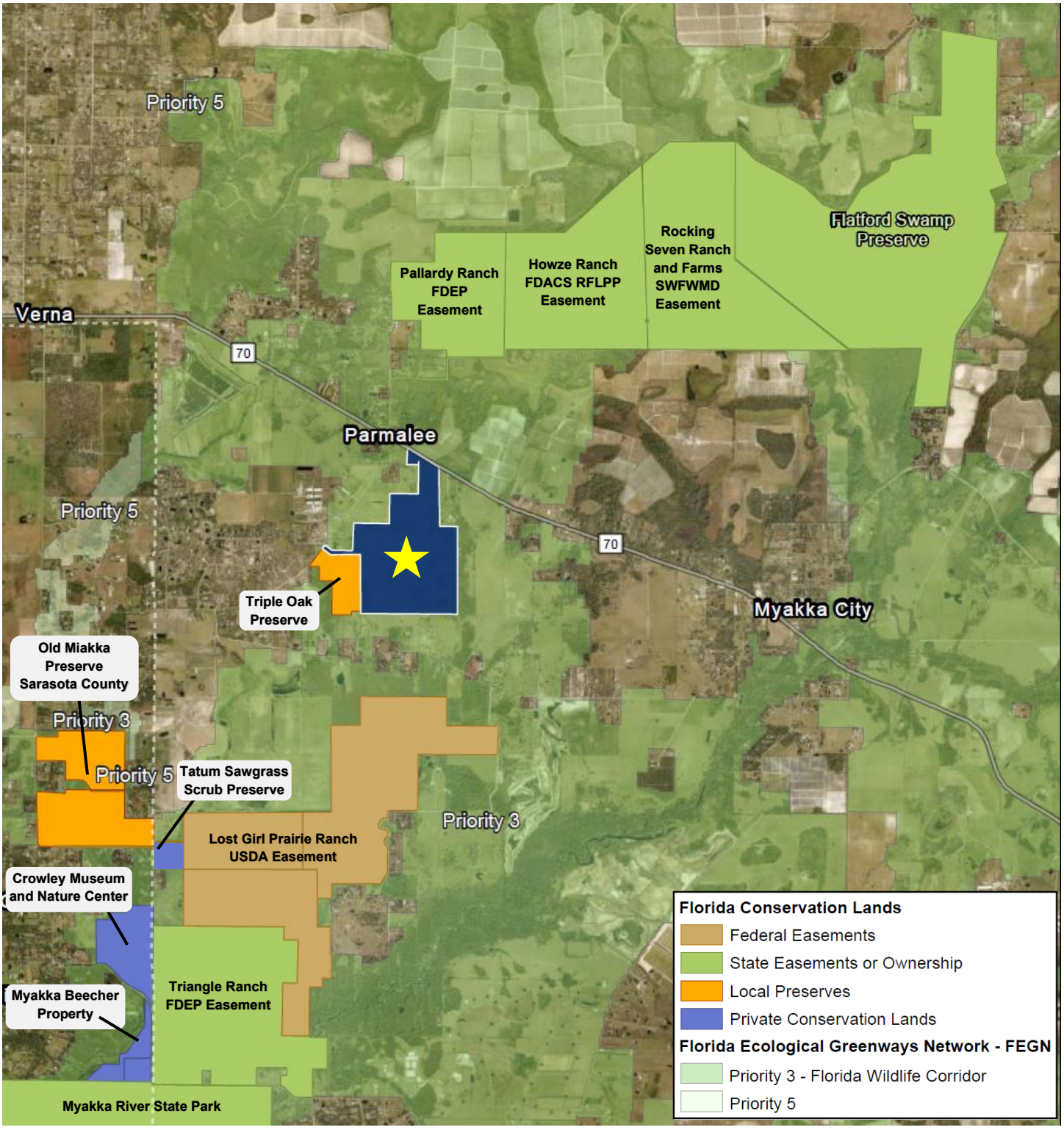




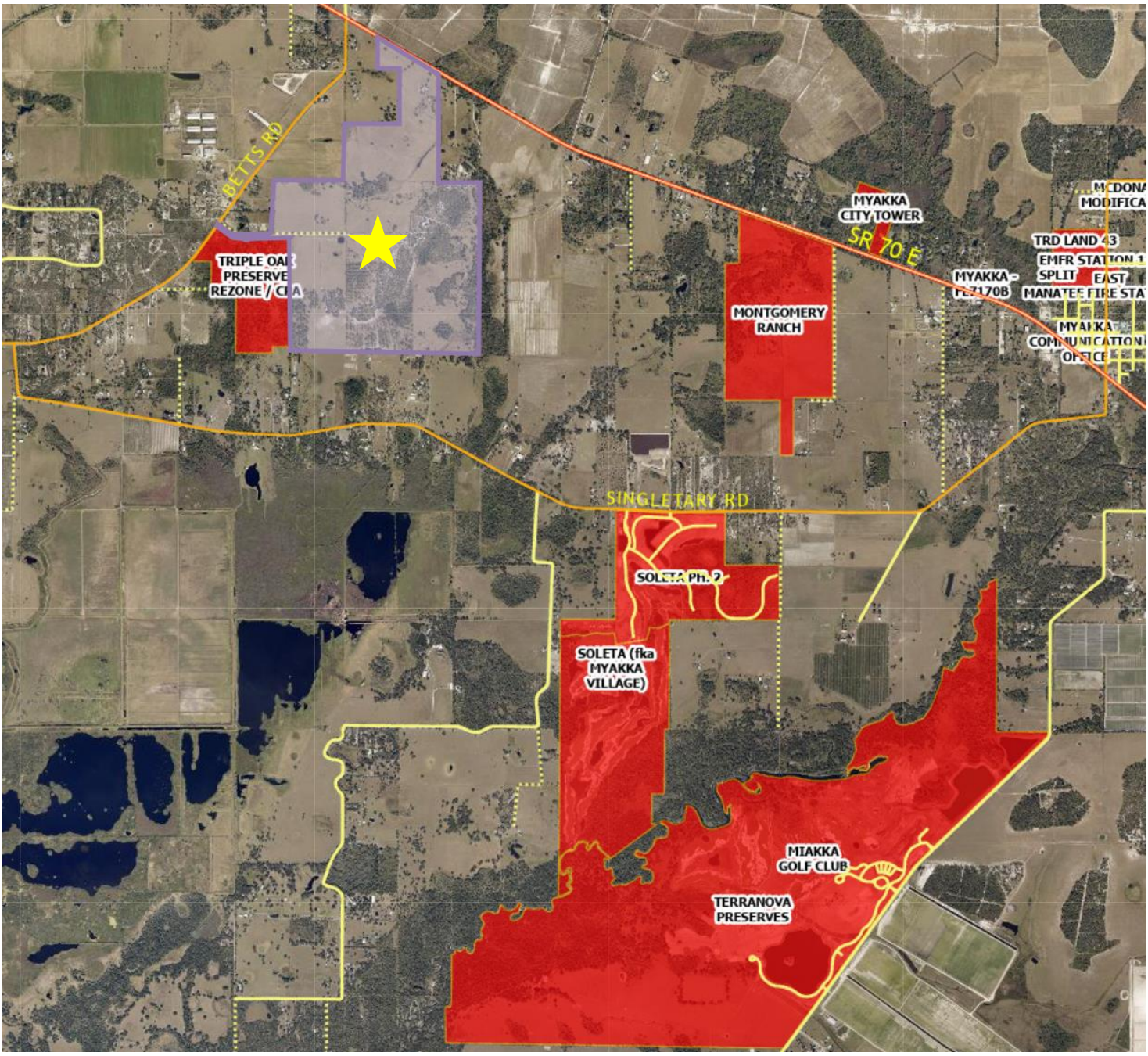



Parmalee
Yancey Rd
Betts Rd
State Road 70 E
Sam Cook Rd
70
Betts Rd
289th St E
Betts Rd
Betts Rd
Triple Oaks Preserve
Myakka Valley Preserve Land Cover
Land Cover Category
Artificial Impoundment/ Reservoir
Improved Pasture
Marshes
Mesic Flatwoods
Mixed Hardwood-Coniferous
Mixed Hardwood-Coniferous Swamps
Mixed Wetland Hardwoods
Residential, Low Density
Rural Open
Rural Open Forested
Scrub
Transportation
Unimproved/Woodland Pasture
Vineyard and Nurseries
Wet Prairie
Property Boundary
Parcels
FDAB
N
0
0.15
0.3
Miles

Surrounding Conservation Lands



Surrounding Development

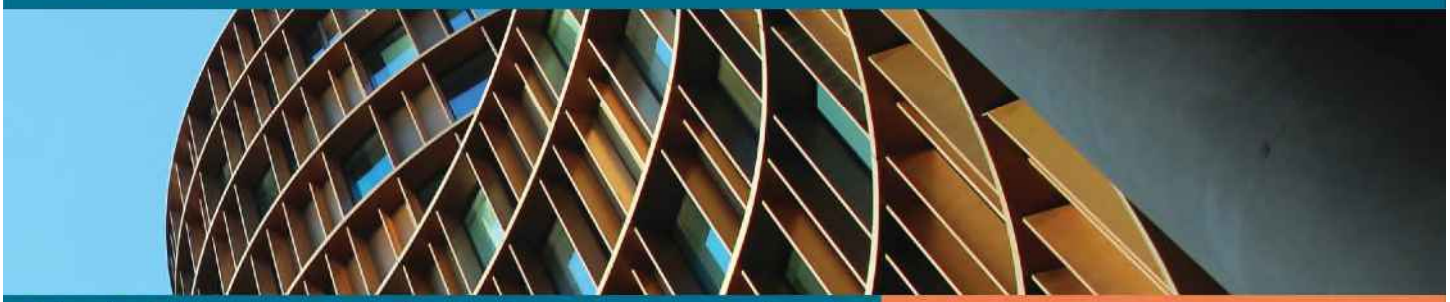


Other Information

This property was submitted to Florida Forever and was “Triaged” by Florida Forever in October 2025. It was later rejected by Florida Forever after the attempted triage.

BBG
REAL ESTATE SERVICES

APPRAISAL REPORT



The insight you need. The independence you trust.

Anson Acres Property

32050 State Road 70 East
Myakka City, Florida 34202
BBG File #0125028886

Prepared For
Kendall Carson
Manatee County - Property Acquisition Division
1112 Manatee Avenue West
Bradenton, FL 34205-7804

Report Date
January 30, 2026

Prepared By
BBG, Inc., Tampa Office
3800 West Bay-to-Bay Boulevard, Unit 23
Tampa, FL 33629
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Client Manager: Kyle Catlett, MAI, SRA, AI-GRS, MRICS
kcatlett@bbgres.com

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Valuation + Assessment

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INTRODUCTION

January 30, 2026

Kendall Carson
Manatee County - Property Acquisition Division
1112 Manatee Avenue West
Bradenton, FL 34205-7804

Re: Appraisal of Real Property
Anson Acres Property
32050 State Road 70 East
Myakka City, Florida 34202
BBG File #0125028886

Dear Ms. Carson:
In accordance with our letter of engagement, I have personally inspected and appraised the above captioned property in order to render an opinion of Market Value of the Fee Simple Interest as specifically defined herein. The subject is 557.49 gross acres in size and located on the south side of State Road 70 & east side of Betts Road in Manatee County, Florida.

This appraisal is intended to be used by Manatee County, their designated representatives, as well as the State of Florida. The intended use of these appraisal results is for asset evaluation for potential voluntary acquisition/purchase of the subject. The undersigned appraisers have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within a three-year period immediately preceding the acceptance of this assignment. Moreover, I have no personal interest in the subject property, nor do I have any bias with respect to the parties involved.

Market Value, as it pertains to this assignment, is defined as "The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under the following conditions:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

The undersigned appraiser has no current or prospective interest in the subject property or the parties involved. Neither the appraiser, nor this firm have performed any services for this property within the three years immediately preceding acceptance of this assignment, either as an appraiser or in any capacity. Please note the assumptions and limiting conditions listed herein as they have a bearing on the report and value conclusion.

This Appraisal Report was prepared to conform with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, dated March 2, 2016. USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal. This report has a sufficient level of detail and analysis to support the value estimates found herein. In as much, this report is considered to be self-contained and discusses in detail the information analysis, the appraisal methods employed,

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and the reasoning that supports the analysis, opinions, and conclusions. The comparable sales used in this analysis are considered to be the most representative and applicable for comparison to the subject property.

These assignment results are subject to the following extraordinary assumptions, which if found to be false could alter the Appraiser's opinions or conclusions.

EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)	
The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions and/or hypothetical conditions might have affected the assignment results.	
Extraordinary Assumption(s)	- I am appraising the subject under the extraordinary assumption that information provided by the Client and from public resources is accurate. I have not been provided a survey of the subject property. If the actual size of the land or building is significantly different than that utilized within this report, the value conclusions could be impacted.
Hypothetical Condition(s)	This appraisal employs no hypothetical conditions.

Based upon all the known factors and influences that could affect the value of the subject property, it is our considered opinion that the following Market Values were applicable as of November 6, 2025.

MARKET VALUE CONCLUSION			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
Market Value - As Is	Fee Simple	November 6, 2025	$13,940,000

This letter must remain attached to the report, which should be transmitted in its entirety, in order for the value opinions set forth above to be relied upon by the intended users. BBG, Inc. appreciates the opportunity to have performed this appraisal assignment on your behalf. If I may be of further service, please contact the Client Manager.

Sincerely,



Kyle Catlett, MAI, SRA, AI-GRS, MRICS
State-Certified General Real Estate Appraiser
RZ3875
813-327-4100
kcatlett@bbgres.com

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STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

Assignment conditions are defined in Uniform Standards of Professional Appraisal Practice 2020-2021 Edition (is referenced throughout this document as "USPAP") as "assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work."

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1) Notwithstanding that Appraiser may comment on, analyze or assume certain conditions in the appraisal, BBG, Inc. shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations or other hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise. Accordingly:
   a) The Appraiser has not conducted any engineering or architectural surveys in connection with this appraisal assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the Appraiser or the Appraiser's staff or was obtained or taken from referenced sources and is considered reliable. The Appraiser and BBG, Inc. shall not be monetarily liable or responsible for or assume the costs of preparation or arrangement of geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
   b) Unless otherwise stated in the report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment. Further, unless otherwise stated, it is assumed that there are no subsurface oil, gas or other mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Further, unless otherwise stated, it is assumed that there are no rights associated with extraction or exploration of such elements considered. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
   c) Any legal description or plats reported in the appraisal are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. BBG, Inc. has made no survey of the property and assumes no monetary liability or responsibility in connection with such matters.
   d) Title is assumed to be good and marketable, and in fee simple, unless otherwise stated in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as stated. Further, BBG, Inc. assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way.
   e) The appraisal report is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the appraisal report; additionally, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the appraisal report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value opinion. Moreover, unless otherwise stated herein, it is assumed that there are no encroachments or violations of any zoning or other regulations affecting the subject property, that

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the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there are no trespasses or encroachments.

f) The American Disabilities Act (ADA) became effective January 26, 1992. The Appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property. Since the Appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

g) No monetary liability or responsibility is assumed for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report.

h) It is assumed the subject property is not adversely affected by the potential of floods; unless otherwise stated herein. Further, it is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.

i) Unless otherwise stated within the appraisal report, the depiction of the physical condition of the improvements described therein is based on visual inspection. No monetary liability or responsibility is assumed for (a) the soundness of structural members since no engineering tests were conducted; (b) the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made; and (c) hidden, unapparent or masked property conditions or characteristics that were not clearly apparent during the Appraiser's inspection.

j) If building improvements are present on the site, it is assumed that no significant evidence of termite damage or infestation was observed during physical inspection, unless so stated in the appraisal report. Further, unless so stated in the appraisal report, no termite inspection report was available. No monetary liability or responsibility is assumed for hidden damages or infestation.

k) Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No monetary liability or responsibility is assumed for such conditions or for engineering which may be required to discover them.

l) BBG, Inc., excepting employees of BBG Assessment, Inc., and the appraiser(s) are not experts in determining the presence or absence of hazardous substances toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. BBG, Inc. and the appraiser(s) assume no monetary liability or responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The Client is free to retain an expert on such matters in this field; however, Client retains such expert at Client's own discretion, and any costs and/or expenses associated with such retention are the responsibility of Client.

m) BBG, Inc. is not an expert in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life (such as bald eagles, gophers, tortoises, etc.) that may be present on the property. BBG, Inc. assumes no monetary liability or responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species. The Appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions contained within the appraisal repot based upon any subsequent endangered species impact studies, research, and investigation that may be provided. However, it is assumed that no environmental impact studies were either requested or made in conjunction with this analysis, unless otherwise stated within the appraisal report.

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2) If the Client instructions to the Appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the inspection date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.
3) If provided, the estimated insurable value is included at the request of the Client and has not been performed by a qualified insurance agent or risk management underwriter. This cost estimate should not be solely relied upon for insurable value purposes. The Appraiser is not familiar with the definition of insurable value from the insurance provider, the local governmental underwriting regulations, or the types of insurance coverage available. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The Appraiser is not a cost expert in cost estimating for insurance purposes.
4) The dollar amount of any value opinion herein rendered is based upon the purchasing power and price of the United States Dollar as of the effective date of value. This appraisal is based on market conditions existing as of the date of this appraisal.
5) The value opinions reported herein apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value opinions, unless such proration or division of interests is set forth in the report. Any division of the land and improvement values stated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
6) Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are BBG, Inc.'s best estimate of current market thinking of what future trends will be. No warranty or representation is made that such projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
7) The Appraiser assumes no monetary liability or responsibility for any changes in economic or physical conditions which occur following the effective date of value within this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
8) Any proposed or incomplete improvements included in the appraisal report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
9) If the appraisal report has been prepared in a so-called "public non-disclosure" state, real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such a "non-disclosure" state, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the Appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
10) Although the Appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the Appraiser either by the Client or others. If for any reason, future investigations

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should prove any data to be in substantial variance with that presented in this report, the Appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or opinions of value.

11) The right is reserved by the Appraiser to make adjustments to the analyses, opinions, and conclusions set forth in the appraisal report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the Appraiser. The Appraiser shall have no monetary liability or responsibility for any unauthorized change(s) to the report.
12) The submission of the appraisal report constitutes completion of the services authorized and agreed upon. Such appraisal report is submitted on the condition the Client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, or judicial or administrative proceedings. In the event the Appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the Client immediately. The Client has the sole responsibility for obtaining a protective order, providing legal instruction not to appear with the appraisal report and related work files, and will answer all questions pertaining to the assignment, the preparation of the report, and the reasoning used to formulate the opinion of value. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the Client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work.
13) Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report , in whole or in part, in any offering or other material intended for review by other parties) except to (a) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the Appraisal Report to such third party, (b) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (c) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, the receipt of an Appraisal Report by such party shall not confer any right upon such party to use or rely upon such report, and Appraiser shall have no liability for such unauthorized use or reliance upon such report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Appraisal Report.

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EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)	
The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions and/or hypothetical conditions might have affected the assignment results.	
Extraordinary Assumption(s)	- I am appraising the subject under the extraordinary assumption that information provided by the Client and from public resources is accurate. I have not been provided a survey of the subject property. If the actual size of the land or building is significantly different than that utilized within this report, the value conclusions could be impacted.
Hypothetical Condition(s)	This appraisal employs no hypothetical conditions.

SUPPLEMENTAL STANDARDS

This Appraisal Report was prepared to conform with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, dated March 2, 2016. USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal. This report has a sufficient level of detail and analysis to support the value estimates found herein. In as much, this report is considered to be self-contained and discusses in detail the information analysis, the appraisal methods employed, and the reasoning that supports the analysis, opinions, and conclusions. The comparable sales used in this analysis are considered to be the most representative and applicable for comparison to the subject property.

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QUALIFICATIONS OF THE APPRAISER

Kyle A. Catlett, MAI, SRA, AI-GRIS, MRICS

Profile

Kyle Catlett, MAI has joined BBG Valuation & Advisory Services as a Director as of November 2021. Prior to joining BBG, Kyle was President of Trigg, Catlett & Associates a local firm that can trace its beginnings in Tampa back to 1950. Mr. Catlett has over 10 years of commercial appraisal experience. Since beginning his appraisal career, he has since completed diverse appraisal reports covering all major commercial property classes, including hotel, multifamily, retail, industrial, office, subdivisions, eminent domain and a variety of special purpose properties including over 60± Conservation Easements, agricultural/silviculture lands in excess of 58,000± acres, mines (lime rock, sand & gravel, coquina, granite et. al), air rights, submerged lands, ground leases, marinas, automobile dealerships, cell towers, ALF's and mitigation banks. These valuation and consulting activities have been conducted on behalf of major financial institutions, community banks, pension funds, government agencies, major corporations, individual investors, as well as legal and accounting firms.

Kyle is a Tampa, Florida native having graduated from Jesuit High School and The University of Alabama, where he received a Bachelor of Science in Business and a minor in Spanish Language. Kyle is licensed as a Certified General Real Estate Appraiser in Florida, Louisiana, North Carolina, South Carolina, Tennessee and Alabama and is a designated member (MAI) of the Appraisal Institute, a global membership association of professional real estate appraisers.

Professional Affiliations

Appraisal Institute

Certified General Real Estate Appraiser
Florida- RZ 3875
Alabama- G01451
North Carolina- A8353
South Carolina-8250
Tennessee- 5689
Louisiana- G4413

Licensed Florida Real Estate Sales Associate
SL3293620

Education

University of Alabama, 2012
Bachelor of Science: Commerce Business Administration
Minor: Spanish Language

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CERTIFICATION

Certification Statement

I certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved with this assignment.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the state of State.
9. The reported analyses, opinions, and Value Indications were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report Kyle Catlett, MAI, SRA, AI-GRS, MRICS has completed the continuing education program for Designated Members of the Appraisal Institute.
12. Kyle Catlett, MAI, SRA, AI-GRS, MRICS has made a personal inspection of the property that is the subject of this report.
13. No one provided significant real property appraisal assistance to the person signing this certification.
14. Kyle Catlett, MAI, SRA, AI-GRS, MRICS has not provided services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.



Kyle Catlett, MAI, SRA, AI-GRS, MRICS
State-Certified General Real Estate Appraiser
RZ3875
813-327-4100
kcatlett@bbgres.com

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CONFIDENTIAL EXECUTIVE SUMMARY

Project Identification	Anson Acres Property
BBG File #	0125028886
Parcel Identification	Tax Parcel No.: 168400059; 168410058; 174100008; 173602109; 173602159; 173602209; 173602269; 173602359; 173602409; 173602059 Property Ownership: Hilario Costa
Appraiser	**BBG REAL ESTATE SERVICES** Kyle A. Catlett, MAI, SRA, AI-GRS, MRICS State-Certified General Real Estate Appraiser RZ3875
Dates	Date of Value: November 6, 2025 (Current Valuation) Date of Report: January 30, 2026
Interest Appraised	Fee Simple
Parcel Size	557.49 ± total acres 514.96 ± upland acres (92%) 42.53 ± wetland acres (8%)
Ownership History, Listings, Sale Contracts	There have been no known arm's length sales of the property within the past five-year reporting period.
Parcel Access	South side of State Road 70 and east side of Betts Road via Anson Road
Zoning	A, General Agriculture District
2025 Real Estate Assessment	$1,275,833
2025 Real Estate Taxes	$18,309.90 (paid)
Utilities	Electric available. The subject utilizes private wells and septic systems for water and waste water disposal.
Flood Zone Information	Zone A and Zone X (Unshaded) FIRM 12081C0455E, revised 17-Mar-2014
Mineral Rights	No known outstanding oil, gas and mineral rights for the subject parcel.
Easements	A title report was not provided, however, I am unaware of any detrimental easements, encroachments or other restrictions that would adversely affect the site's use or marketability.
Other Encumbrances	None known to affect value
Highest and Best Use as Vacant	Rural Residential development

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Highest and Best Use as Improved Interim use until redevelopment of the site at the highest and best use as vacant

Present Use Agricultural pasture

Opinion of Value

MARKET VALUE CONCLUSION			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
Market Value - As Is	Fee Simple	November 6, 2025	$13,940,000

EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)	
The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions and/or hypothetical conditions might have affected the assignment results.	
Extraordinary Assumption(s)	- I am appraising the subject under the extraordinary assumption that information provided by the Client and from public resources is accurate. I have not been provided a survey of the subject property. If the actual size of the land or building is significantly different than that utilized within this report, the value conclusions could be impacted.
Hypothetical Condition(s)	This appraisal employs no hypothetical conditions.

Dollar Range per Acre $11,140 to $44,558 per gross acre

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SUBJECT PHOTOGRAPHS

The following photographs taken on and around the property showing typical, roads, topography and vegetation were taken by Kyle A. Catlett, MAI, SRA, AI-GRS, MRICS during a physical inspection on November 6, 2025.



View of Anson Road facing West



View of Anson Road facing East

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View of northern portion



View of the center of the portion

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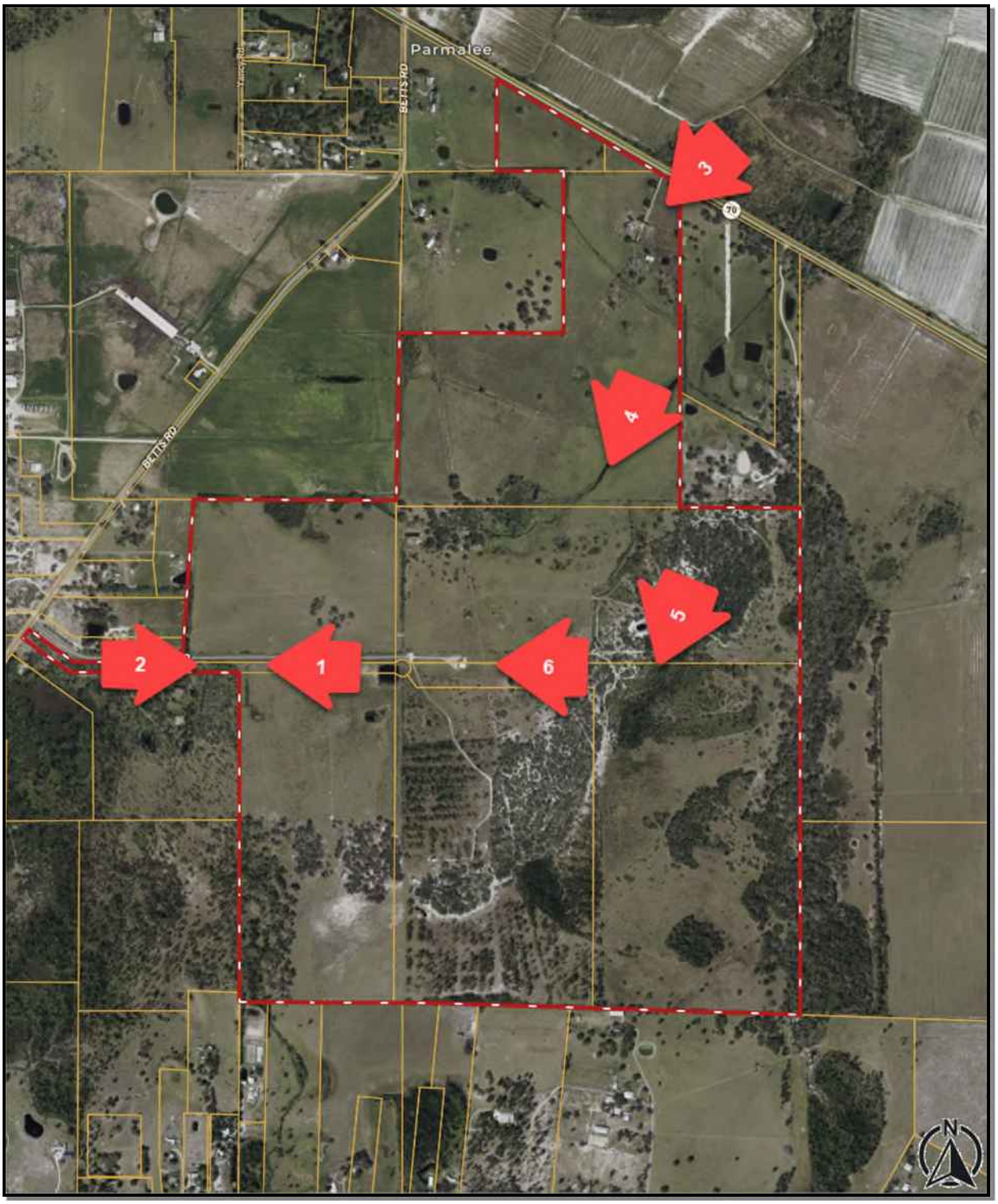


View of the eastern portion



View of the western portion

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PREMISE OF THE APPRAISAL

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SCOPE OF THE APPRAISAL

Scope of Work is defined in USPAP as "the type and extent of research and analyses in an appraisal assignment." For each appraisal assignment, the Appraiser must identify the problem to be solved, determine, and perform the scope of work necessary to develop credible assignment results, and disclose the scope of work in the report.

The scope of work includes the extent to which the property was identified, the extent to which tangible property was inspected, the type and extent of data researched, and the type and extent of analyses applied to arrive at opinions or conclusions. Credible assignment results require support by relevant evidence and logic. An acceptable scope of work meets or exceeds the expectations of parties who are regularly intended users for similar assignments, as well as what actions the Appraiser's peers would be performing for similar assignments.

In preparing this particular appraisal, the Appraiser:

- gathered relevant and pertinent data and facts pertaining to the subject property from public records including property record cards, plat maps, aerials, prior deeds, assessments and tax information;
- determined regulatory restrictions and requirements through a review of the local zoning ordinance and comprehensive plan, to understand their impact on highest and best use and resulting value;
- reviewed the acquiring deed and public records to determine any recorded easements, deed restrictions or other legal encumbrances;
- interviewed Kendal Carson to acquire a better understanding of the use history of the property, as well as to give an opportunity to provide any comparable sales or other information that he would like considered;
- made a site visit, inspected and photographed the subject property and immediately surrounding neighborhood;
- gathered relevant data pertaining to the local area and neighborhood from a personal inspection, as well as local publications and real estate journals;
- discussed market conditions and trends with local brokers, property managers, developers, lenders and appropriate governmental agencies;
- analyzed physical and legal characteristics pertaining to the land, how they compare with competing properties in the market, and their influence over the highest and best use of the property;
- considered the recent assessment history of the subject as it relates to other similar properties in the same County to determine the likelihood of an increase in assessment and resulting tax liability;
- estimated the most probable and maximally productive use of the property in consideration of physical, legal and economic factors under the basic real estate valuation principle of Highest & Best Use;
- determined which of the three traditional real property valuation methods produced credible appraisal assignment results based upon the quality and quantity of available market information;
- gathered and analyzed market sales information for properties considered to be competing and similar in utility to the various Future Land Use Districts on the subject property. Compared market data on the basis of adjusted units of comparison for support of Market Value on the basis of comparative sales analysis;
- reconciled all of the data and analyses into a final estimate of Market Value; and
- reported the appraisal assignment results to the Client in the form of a narrative appraisal report.

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PURPOSE OF THE APPRAISAL

The purpose of this report is to render an opinion of Market Value of the Fee Simple Interest for the herein described property. The final estimates of value contained herein are based solely upon the value of the realty (real estate and rights thereto).

CLIENT

The client is the party engaging an appraiser in an appraisal assignment. For this appraisal assignment, the client is Kendall Carson.

INTENDED USER

The intended users of these appraisal results are Manatee County, their designated representatives as well as the State of Florida. No other users are known or authorized.

INTENDED USE

The use of an Appraiser's reported appraisal assignment results as identified by the Appraiser, based on communication with the Client at the time of the assignment. The appraisal assignment results herein are intended to be used for asset evaluation for potential voluntary acquisition/purchase of the subject No other uses are known or authorized.

DEFINITION OF VALUE

Pertinent definitions, including the definition of market value, are included in the glossary, located in the *Addenda* of this report. The following definition of market value is used by Division of State Lands, Bureau of Appraisal Florida Department of Environmental Protection:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under the following conditions:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, dated March 2, 2016.

EFFECTIVE DATE

Based upon our conversations with the Client, the principal Intended User of this appraisal, and the type of value being sought, the effective date of this appraisal for the purpose of estimating the Market Value, is determined to be November 6, 2025, being the date of our last physical inspection of the property. This appraisal represents a current valuation of the subject property.

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PROPERTY INTEREST TO BE APPRAISED

The property rights appraised herein are that of Fee Simple Interest. "Fee Simple Estate" is defined in the 7th Edition of The Dictionary of Real Estate Appraisal as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

EXPOSURE TIME

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market is estimated to be approximately 12 months.

DATE OF REPORT

The report date of this appraisal report is January 30, 2026, being the date of conveyance of our value conclusions to the Client/Intended User.

REPORTING FORMAT

This is an Appraisal Report, which is intended to comply with the reporting requirements set for in Standard Rule 2-2(a) of USPAP. As such, it presents discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinions of value. The depth of discussion used in this report is specific to the needs of the Client and for the intended use identified in this report. This report is considered to be self-contained. The report has been written in compliance with the Supplemental Appraisal Standards for the Board of Trustees, Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection, dated March 2, 2016. The Appraiser is not responsible for unauthorized use of this report.

INSPECTION OF THE PROPERTY

A physical property inspection occurred on November 6, 2025. Kendall Carson and Kyle A. Catlett, MAI, SRA, AI-GRS, MRICS made a personal inspection of the property. The property owners have been given the opportunity to provide any pertinent information to assist in the appraisal assignment.

COMPETENCY STATEMENT

Under USPAP, an appraiser must have the ability to property identify the problem to be addressed, the knowledge and experience to complete the assignment competently, and recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment. Competency may apply to factors such as, but not limited to, an appraiser's familiarity with a specific type of property or asset, a market, a geographic area, an intended use, specific laws and regulations, or an analytical method.

Kyle A. Catlett, MAI, SRA, AI-GRS, MRICS has 11 years of commercial appraisal experience and is licensed in Florida, North Carolina, South Carolina, Alabama, Tennessee, and Louisiana. He has appraised over several hundred thousand acres throughout Florida.

LEGAL DESCRIPTION

No legal description provided. Property boundaries are presumed to be represented by the graphic representations found herein.

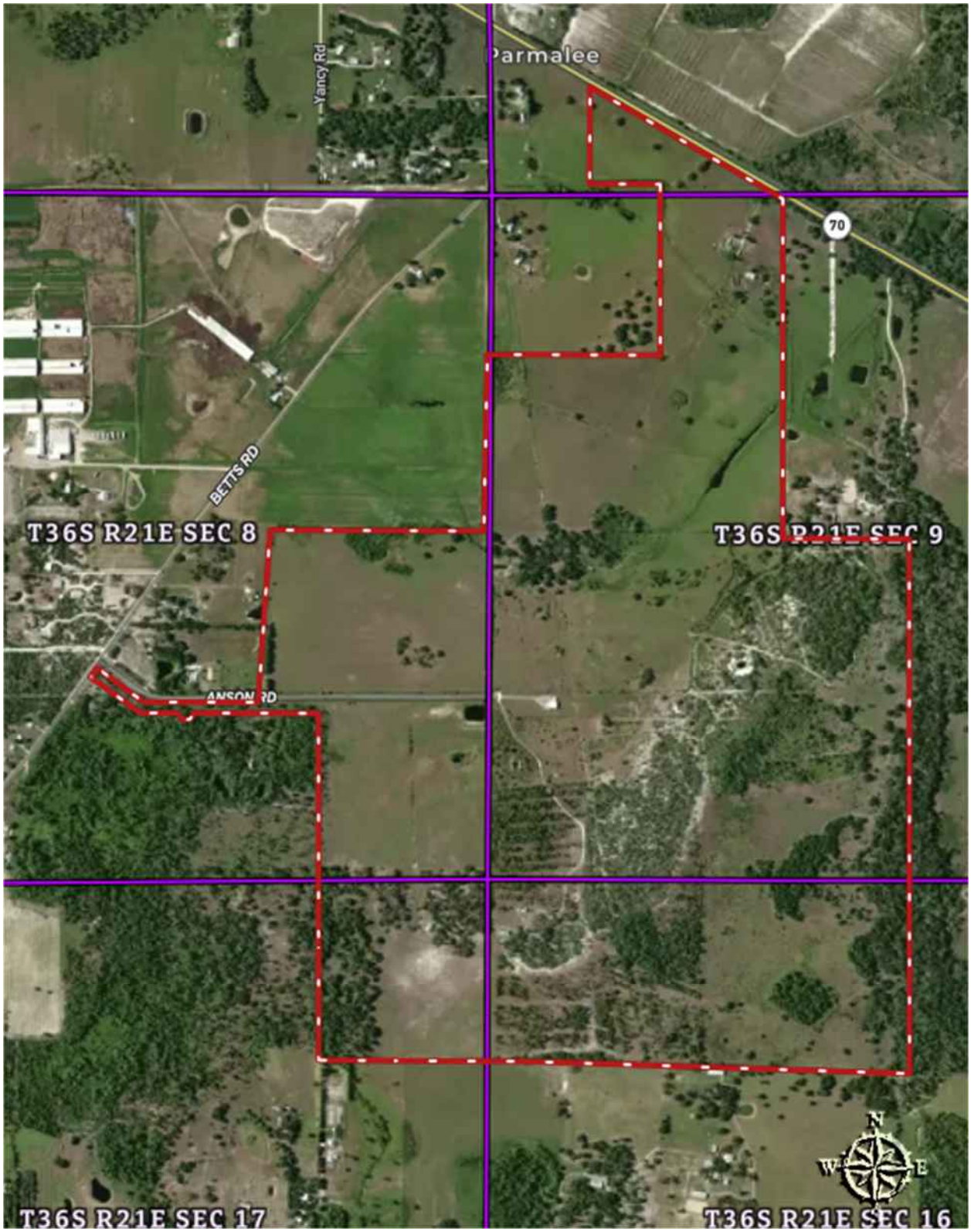
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TAX IDENTIFICATION NUMBERS

168400059; 168410058; 174100008; 173602109; 173602159; 173602209; 173602269; 173602359; 173602409; 173602059

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SECTION TOWNSHIP RANGE



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LONGITUDE & LATITUDE

27.354565, -82.221259

STREET ADDRESS

32050 State Road 70
Myakka City, Florida 34202

GENERAL LOCATION

South side of State Road 70 & east side of Betts Road in Myakka City, Florida

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PRESENTATION OF DATA

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AREA, CITY, AND NEIGHBORHOOD DATA

REGIONAL DATA

The subject is located within the city limits of Myakka City, Florida in the southeastern portion of the Tampa Bay metropolitan statistical area (MSA).

ECONOMIC & DEMOGRAPHIC PROFILE

The following profile of the Tampa Bay MSA was provided by Economy.com, a leading provider of economic, financial, and industry information. A full detailed report can be found as an addendum to this report.

Economy.com's core assets of proprietary editorial and research content as well as economic and financial databases are a source of information on national and regional economies, industries, financial markets, and demographics. The company is staffed with economists, data specialists, programmers, and online producers who create a proprietary database.

Economy.com's approach to the analysis of the U.S. economy consists of building large-scale, simultaneous-equation econometric models, which they simulate and adjust with local market information, creating a model of the U.S. macroeconomy that is both top-down and bottom-up. As a result, those variables that are national in nature are modeled nationally while those that are regional in nature are modeled regionally. Thus, interest rates, prices, and business investment are modeled as national variables; key sectors such as labor markets (employment, labor force), demographics (population, households, and migration), and construction activity (housing starts and sales) are modeled regionally and then aggregated to national totals. This approach allows local information to influence the macroeconomic outlook. Therefore, changes in fiscal policy at the national level (changes in tax rates, for example) are translated into their corresponding effects on state economies. At the same time, the growth patterns of large states, such as California, New York, and Texas, play a major role in shaping the national outlook.

In addition on a regional basis, the modeling system is explicitly linked to other states through migration flows and unemployment rates. Economy.com's model structure also takes into account migration between states.

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MOODY'S

Tampa FL

Data Buffet® MSA code: IUSA_DMTAM

PRÉCIS® U.S. Metro

ECONOMIC DRIVERS

FINANCIAL CENTER

RETIREE HAVEN

EMPLOYMENT GROWTH RANK

2024-2026	2024-2029
52 1st quintile	57 1st quintile

Best=1, Worst=417

RELATIVE COSTS

LIVING	BUSINESS
115%	100%

U.S.=100

VITALITY

RELATIVE 0.77 Rank: 24

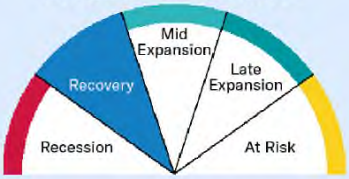
Best=1, Worst=411

QUALITY

OF LIFE 59

Best=1, Worst=407

BUSINESS CYCLE STATUS



STRENGTHS & WEAKNESSES

STRENGTHS

» Financial services capital of Florida.
» Low tax burden and office rents.
» Strong demographic trends, including robust and improving net migration.
» High quality of life.

WEAKNESSES

» Diminishing affordability advantage over southern peers.

FORECAST RISKS

SHORT TERM ↓ LONG TERM ↑

RISK EXPOSURE 2025-2030: 76 1st quintile (Most=1, Least=411)

UPSIDE

» Growing remote-work trend helps attract more young workers and compels firms in office-using industries to locate in TAM.

DOWNSIDE

» Overvalued housing market chips away at TAM's cost advantage and sets up a more severe price correction.
» A policy error by the Federal Reserve leads to more job cuts in financial services.

MOODY'S RATING

Aaa

COUNTY AS OF MAY 20, 2024

ANALYSIS

Recent Performance. Tampa's economy is showing signs of weakening. Hiring is slowing, and average nonfarm employment growth over the last three months is averaging near its slowest pace since the onset of the COVID-19 pandemic. Local governments are adding workers at an above-average clip, offsetting losses in consumer-dependent industries and professional/business services. Despite the slowdown in hiring, the labor market remains balanced, and the labor force has moved sideways over the last two years. As a result, the unemployment rate is flat. An increase in inventory and softening demand are weighing on the housing market, and house prices have fallen by 3% from a year earlier.

Finance. The large financial services industry will support job additions over the next year as lower interest rates improve the near-term outlook, but risks abound. With more than one in 10 people employed in financial activities, TAM ranks among the top five most finance-dependent metro areas in the nation, and these jobs are of outsize importance because they earn above-average wages. Finance payrolls have moved sideways over the past two years amid higher interest rates, but this weight will fade as the Federal Reserve slowly unwinds its restrictive monetary policy in the coming quarters. Lower interest rates will improve loan originations, supporting hiring in the large depository credit intermediation sector.

The baseline outlook anticipates that tariff price hikes will be one-off and will not jumpstart persistently high inflation. If high inflation does persist, the Fed will slow the pace of interest rate cuts over the next year. Further, with the U.S. economy increasingly at risk of a recession, a weakening job market and softer demand would result in a forecast downgrade for finance employment.

Housing. TAM's housing market is set to underperform the U.S. average next year, but the threat to the broader economy is minimal. From 2020, house prices shot up an astonishing 70%, and the subsequent 400-basis point hike in mortgage rates has sunk housing affordability to a four-decade low. Extremely low housing affordability will keep many buyers on the sidelines in the coming year, and with a more overvalued market than most, house prices will underperform the national average over the next two years. In addition, local insurance premiums are among the 20 highest in the nation, further crushing housing affordability. However, the threat to the broader economy from below-average price appreciation is small. The greatest risk comes from low transaction volumes, which will weigh on the above-average share of housing-related employment and spending associated with homebuying.

Migration. Fewer movers to TAM will keep a lid on the economy's potential in the near term. Strong population growth has powered TAM's soaring economy over the past decade, with growth nearly doubling the national average. However, the pace of gains will slow as higher costs reduce the draw, particularly among retirees and remote workers, which has driven the recent surge in net migration. International immigration, which contributed nearly 70% of the increase in population in 2024, has also slowed significantly and will remain weak over the near term because of stricter enforcement. All told, population growth is set to slow to a record low over the next three years, limiting the pace of employment gains.

Tampa's economy is set to move sideways over the next year. Finance will find its footing as the Federal Reserve cuts interest rates, but risks are skewed to the downside. Longer term, strong demographic trends will support above-average payroll and income gains.

Matthew Walsh
August 2025

2019	2020	2021	2022	2023	2024	INDICATORS	2025	2026	2027	2028	2029	2030
115.1	116.1	127.4	134.7	140.1	145.5	Gross metro product (C17$ bil)	149.7	153.4	157.1	161.7	166.9	173.0
3.5	0.9	9.7	5.7	4.0	3.8	% change	2.9	2.5	2.4	2.9	3.2	3.6
924.2	901.1	944.5	1,001.5	1,040.9	1,060.9	Total employment (ths)	1,076.7	1,087.5	1,096.0	1,107.1	1,120.5	1,138.0
2.8	-2.5	4.8	6.0	3.9	1.9	% change	1.5	1.0	0.8	1.0	1.2	1.6
3.3	7.5	4.5	3.0	3.1	3.5	Unemployment rate (%)	3.9	4.4	4.4	4.1	3.8	3.5
7.0	9.3	10.8	6.1	8.7	6.2	Personal income growth (%)	5.9	6.2	5.4	4.9	5.3	5.7
58.4	60.7	64.7	69.2	74.0	76.5	Median household income ($ ths)	79.6	83.0	86.3	89.3	92.5	96.0
2,186.1	2,228.1	2,270.9	2,341.6	2,406.8	2,458.7	Population (ths)	2,490.0	2,513.2	2,530.9	2,548.4	2,566.9	2,592.2
1.6	1.9	1.9	3.1	2.8	2.2	% change	1.3	0.9	0.7	0.7	0.7	1.0
32.4	41.4	45.1	70.2	62.8	50.2	Net migration (ths)	30.0	22.1	16.7	16.7	17.7	24.7
13,746	15,156	18,106	14,447	13,840	12,070	Single-family permits (#)	12,157	12,514	12,978	12,930	12,827	12,643
6,350	3,709	3,985	12,541	8,573	6,253	Multifamily permits (#)	6,638	6,033	6,093	5,825	5,522	5,299
7.1	7.1	19.8	26.9	6.9	3.8	FHFA house price index (% change)	1.9	1.1	1.4	2.3	2.8	3.1

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PRÉCIS® U.S. METRO • Tampa FL

ECONOMIC HEALTH CHECK

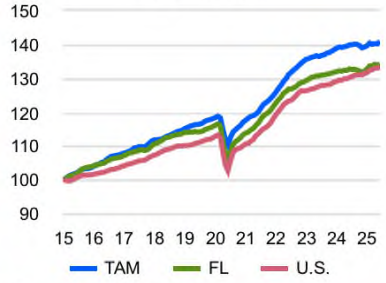
3-MO MA	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25
Employment, change, ths	1.6	0.1	0.3	1.8	1.2	-0.0
Unemployment rate, %	3.7	3.7	3.7	3.8	3.8	3.8
Labor force participation rate, %	60.0	59.9	59.8	59.7	59.7	59.6
Average weekly hours, #	35.2	35.2	35.1	34.8	34.9	34.9
Industrial production, 2012=100	101.2	100.8	100.4	99.7	100.1	ND
Residential permits, single-family, #	11,790	12,048	11,922	12,426	12,723	12,449
Residential permits, multifamily, #	5,115	5,611	5,613	6,281	9,978	10,616
Dec/Dec	**Dec 19**	**Dec 20**	**Dec 21**	**Dec 22**	**Dec 23**	**Dec 24**
Employment, change, ths	30.1	-22.5	61.6	44.5	29.9	20.0

Stronger than prior 3-mo MA | Unchanged from prior 3-mo MA | Weaker than prior 3-mo MA

Sources: BLS, Census Bureau, Moody's Analytics

BUSINESS CYCLE INDEX

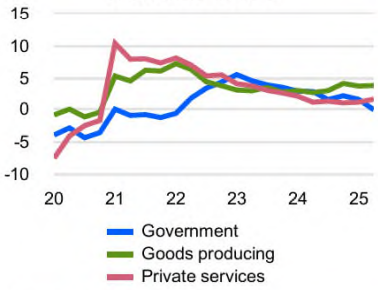
JAN 2015=100



Source: Moody's Analytics

INDUSTRY EMPLOYMENT

% CHANGE YR AGO



Sources: BLS, Moody's Analytics

CURRENT EMPLOYMENT TRENDS

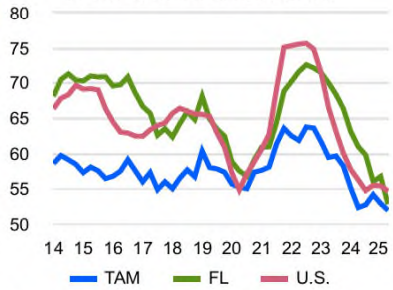
% CHANGE YR AGO, 3-MO MA

	Jul 24	Jan 25	Jul 25
Total	1.9	1.7	1.4
Mining	-0.1	0.1	-0.2
Construction	3.9	4.6	4.4
Manufacturing	1.2	2.4	3.6
Trade	1.5	1.2	0.7
Trans/Utilities	-0.1	0.9	0.0
Information	-3.2	-0.6	1.2
Financial Activities	1.3	1.0	1.0
Prof & Business Svcs.	1.0	-0.3	-0.1
Edu & Health Svcs.	3.6	3.9	2.5
Leisure & Hospitality	1.3	1.4	1.7
Other Services	4.2	2.3	0.8
Government	2.8	1.7	1.2

Sources: BLS, Moody's Analytics

DIFFUSION INDEX

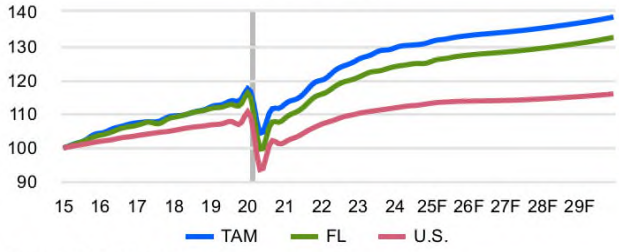
3-DIGIT NAICS LEVEL, 6-MO MA



Sources: BLS, Moody's Analytics

RELATIVE EMPLOYMENT PERFORMANCE

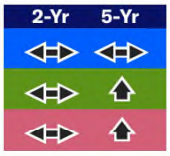
JAN 2015=100



Sources: BLS, Moody's Analytics

RELATIVE EMPLOYMENT FORECAST

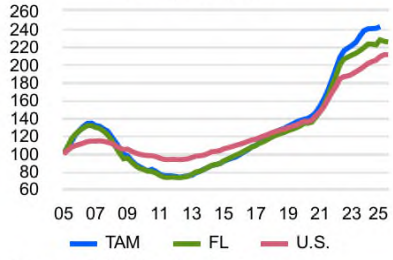
VS. 6 MO PRIOR



Sources: BLS, Moody's Analytics

HOUSE PRICE

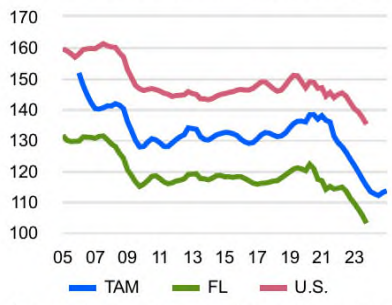
2005Q1=100, NSA



Sources: FHFA, Moody's Analytics

RENTAL AFFORDABILITY

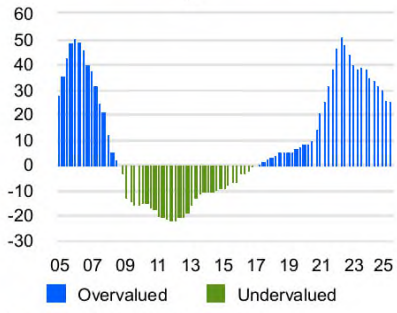
GREATER THAN 100=MORE AFFORDABLE



Sources: Census Bureau, BLS, Moody's Analytics

HOUSE PRICE TRENDS

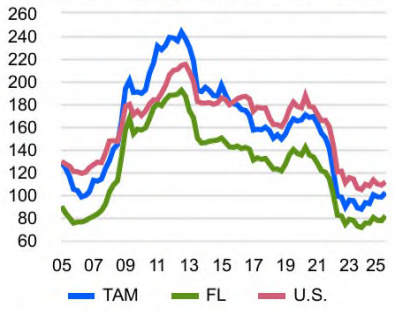
%



Source: Moody's Analytics

HOUSING AFFORDABILITY

GREATER THAN 100=MORE AFFORDABLE



Sources: NAR, Moody's Analytics

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TOP EMPLOYERS

Publix Super Markets Inc.	46,500
HCA Healthcare Inc.	21,000
MacDill Air Force Base	16,900
University of South Florida	15,837
AdventHealth	12,000
Tampa General Hospital	10,000
Sarasota Memorial Health Care System	9,785
H. Lee Moffitt Cancer Ctr. & Research Institute	9,000
Citigroup	8,400
Lakeland Regional Health System	6,942
JPMorgan Chase Bank	6,200
James A. Haley VA Medical Center	5,200
Bloomin' Brands Inc.	5,100
Progressive Insurance	5,000
Hard Rock Hotel & Casino	4,500
United Services Automobile Association (USAA)	3,900
GEICO	3,800
Bealls Inc.	3,500
PGT Innovations	3,233
Morgan Auto Group	3,208

Sources: Tampa Bay Business Journal

PUBLIC

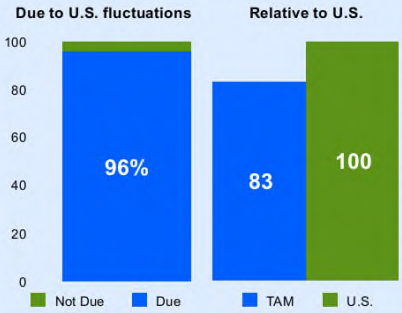
Federal	18,930
State	23,080
Local	69,051

2024

INDUSTRIAL DIVERSITY

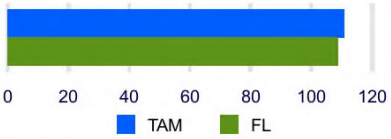


EMPLOYMENT VOLATILITY



ENTREPRENEURSHIP

BROAD-BASED START-UP RATE; U.S.=100



Sources: Census Bureau, Moody's Analytics, 2023

EXPORTS

Product - 2023	$ mil
Food and kindred products	ND
Chemicals	2,929.9
Primary metal manufacturing	ND
Fabricated metal products	ND
Machinery, except electrical	529.9
Computer and electronic products	ND
Transportation equipment	417.4
Miscellaneous manufacturing	ND
Other products	2,288.9
Total	**7,923.6**

Destination - 2023	$ mil
Africa	64.7
Asia	1,845.5
European Union	745.9
Canada & Mexico	ND
South America	972.2
Rest of world	4,295.3
Total	**7,923.6**
% of GDP	*3.1*
Rank among all metro areas	*229*

Sources: BEA, International Trade Administration, Moody's Analytics

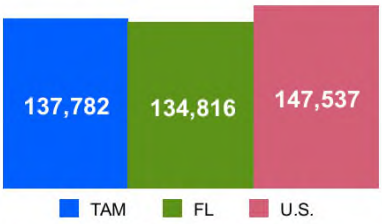
COMPARATIVE EMPLOYMENT AND INCOME

	% OF TOTAL EMPLOYMENT			AVERAGE ANNUAL EARNINGS		
Sector	TAM	FL	U.S.	TAM	FL	U.S.
Mining	0.0	0.0	0.4	ND	$107,270	$131,906
Construction	6.5	6.5	5.2	$78,383	$72,524	$82,250
Manufacturing	3.7	4.3	8.1	$79,044	$83,081	$86,889
Durable	*2.3*	*3.0*	*5.0*	*$73,630*	*$87,930*	*$92,803*
Nondurable	*1.4*	*1.4*	*3.1*	*$87,673*	*$72,476*	*$77,181*
Transportation/Utilities	4.1	4.4	4.6	$74,905	$74,884	$76,385
Wholesale Trade	4.3	4.0	3.9	$108,900	$108,521	$104,604
Retail Trade	10.7	11.7	9.8	$41,753	$42,869	$43,419
Information	1.8	1.6	1.9	$156,296	$115,316	$170,800
Financial Activities	10.3	6.9	5.8	$103,133	$113,744	$126,450
Prof. and Bus. Services	18.5	16.3	14.3	$93,910	$91,247	$104,768
Educ. and Health Services	16.0	15.5	16.8	$68,848	$67,721	$64,445
Leisure and Hosp. Services	10.4	13.3	10.6	$40,226	$44,385	$38,571
Other Services	3.3	3.8	3.8	$66,036	$67,336	$64,400
Government	10.5	11.6	14.8	$75,815	$76,610	$78,132

Sources: Percent of total employment — BLS, Moody's Analytics, 2024, Average annual earnings — BEA, Moody's Analytics, 2024

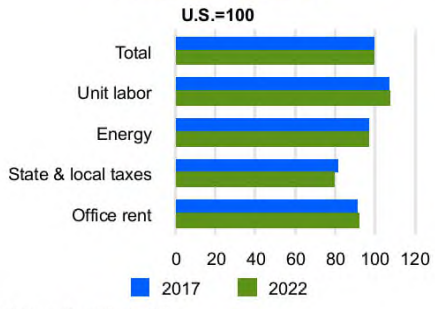
PRODUCTIVITY

REAL OUTPUT PER WORKER, $



Sources: BEA, Moody's Analytics, 2024

BUSINESS COSTS



Source: Moody's Analytics

EMPLOYMENT

HIGH-TECH

	Ths	% of total
TAM	59.2	5.6
U.S.	8,351.2	5.3

HOUSING-RELATED

	Ths	% of total
TAM	145.4	13.7
U.S.	15,584.6	9.9

Source: Moody's Analytics, 2024

LEADING INDUSTRIES BY WAGE TIER

NAICS	Industry	Location Quotient	Employees (ths)
6211	Offices of physicians	1.5	29.6
5241	Insurance carriers	2.6	27.5
GVF	Federal Government	1.0	18.9
5413	Architectural, engineering & rel. srvcs.	1.6	17.9
GVL	Local Government	0.7	69.1
6221	General medical and surgical hospitals	1.1	37.2
5613	Employment services	1.3	28.1
5221	Depository credit intermediation	2.3	27.6
7225	Restaurants and other eating places	1.0	74.0
4451	Grocery stores	1.2	23.1
GVS	State Government	0.6	23.1
5617	Services to buildings and dwellings	1.2	18.0

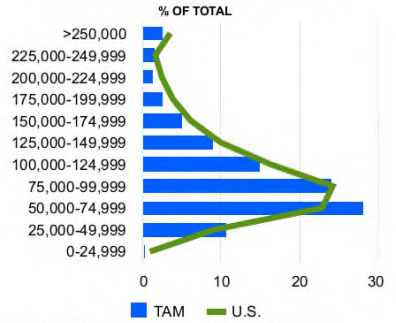
High Mid Low

Source: Moody's Analytics, 2024

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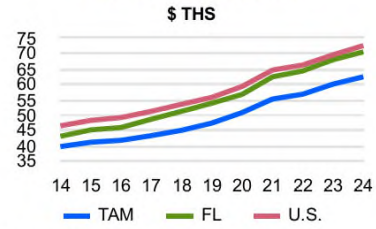
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BLOCK GROUPS BY INCOME



Sources: Census Bureau, Moody's Analytics, 2023

PER CAPITA INCOME



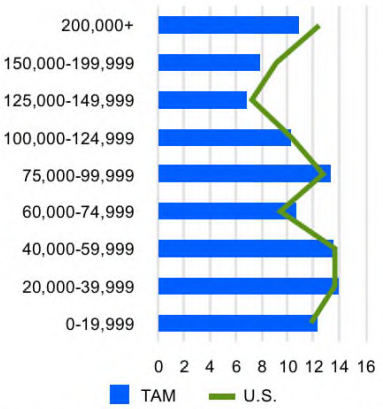
Sources: BEA, Moody's Analytics

ECONOMIC INEQUALITY

Index	2023	Rank*
Gini coefficient	0.48	89
Block Group Income ratio	0.59	18
Poverty rate	12.4%	227

**Most unequal=1; Most equal=417*

HOUSEHOLDS BY INCOME, %



Sources: Census Bureau, ACS, Moody's Analytics, 2023

MIGRATION FLOWS

INTO TAMPA FL

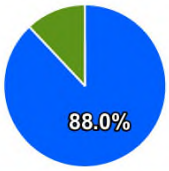
	Number of Migrants
St. Petersburg FL	15,512
New York NY	5,463
Orlando FL	5,018
Lakeland FL	4,535
North Port FL	3,571
Miami FL	3,231
Fort Lauderdale FL	2,497
Chicago IL	2,320
Nassau County NY	1,898
Jacksonville FL	1,694
Total in-migration	*126,710*

FROM TAMPA FL

St. Petersburg FL	10,859
Lakeland FL	7,107
Orlando FL	4,479
North Port FL	3,504
Homosassa Springs FL	2,046
Jacksonville FL	1,706
Miami FL	1,581
Atlanta GA	1,387
Ocala FL	1,277
New York NY	1,125
Total out-migration	*92,353*
Net migration	**34,357**

COMMUTER FLOWS

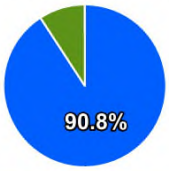
% OF TAM RESIDENTS WORKING IN...



Tampa FL	Share
St. Petersburg FL	7.1
Lakeland FL	1.8
North Port FL	0.9
Orlando FL	0.4
Homosassa Springs FL	0.2

COMMUTER FLOWS

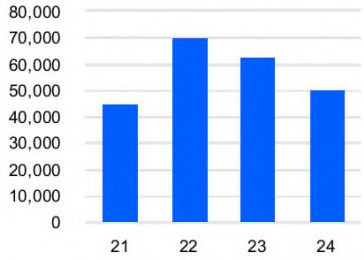
% OF TAM WORKERS LIVING IN...



Tampa FL	Share
St. Petersburg FL	5.4
Lakeland FL	1.7
North Port FL	0.5
Orlando FL	0.4
Homosassa Springs FL	0.3

Sources: Census Bureau, Moody's Analytics, avg 2016-2020

NET MIGRATION, #, TAM



	2021	2022	2023	2024
Domestic	41,289	47,528	33,212	14,517
Foreign	3,787	22,626	29,613	35,650
Total	45,076	70,154	62,825	50,167

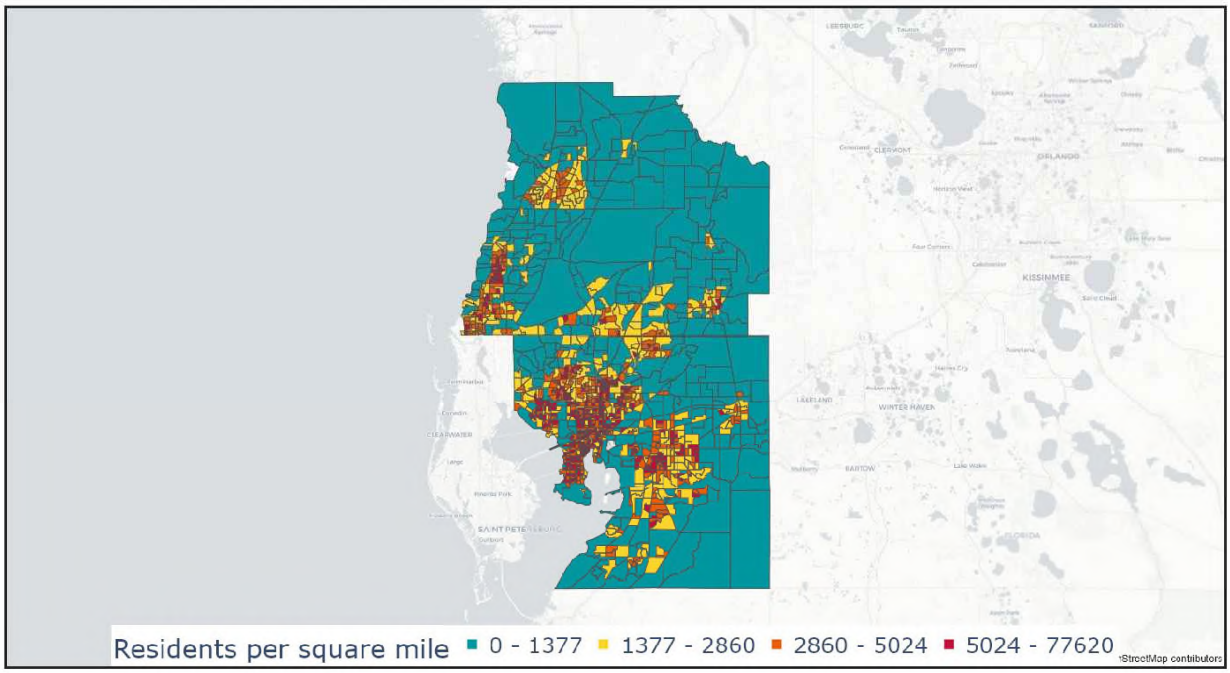
Sources: IRS (top), 2022, Census Bureau, Moody's Analytics

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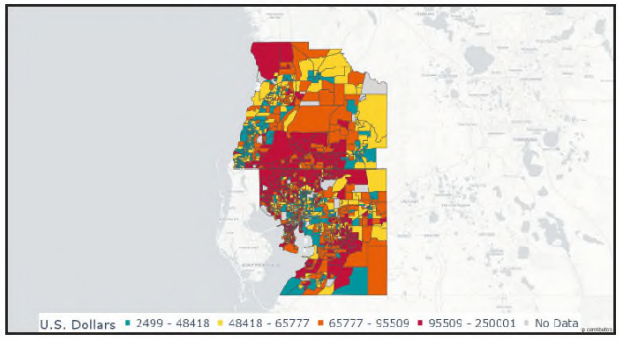
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GEOGRAPHIC PROFILE

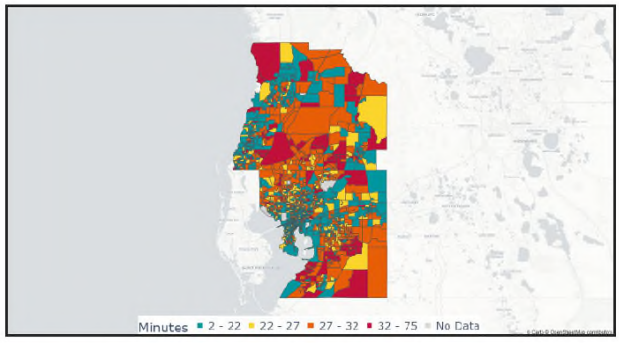
POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME



MEDIAN COMMUTE TIME



POPULATION & HOUSING CHARACTERISTICS

	Units	Value	Rank*
Total area	sq mi	2,723.2	124
Total water area	sq mi	482.3	44
Total land area	sq mi	2,242.1	139
Land area - developable	sq mi	2,013.0	54
Land area - undevelopable	sq mi	227.9	261
Population density	pop. to developable land	ND	ND
Total population	ths	2,458.7	29
Total housing units	ths	1,018.7	30
Owner occupied	% of total	60.6	202
Renter occupied	% of total	29.6	209
Vacant	% of total	9.8	147
1-unit; detached	% of total	60.5	309
1-unit; attached	% of total	6.7	103
Multifamily	% of total	22.6	170
Median year built		1992	

**Areas & pop. density, out of 417 metro areas/divisions, including metros in Puerto Rico; all others, out of 411 metros.*

Sources: Census Bureau, Moody's Analytics, 2023 except land area 2020

Sources: ACS, Moody's Analytics

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NEIGHBORHOOD DATA

General Description

The subject is located in near Myakka City, Florida. Myakka City, Florida is a rural, unincorporated community located in eastern Manatee County, approximately 20–25 miles east of Bradenton and the Gulf Coast. The area is characterized by large tracts of agricultural and ranch land, low residential density, and a strong rural lifestyle presence. Development in Myakka City is limited, with most properties consisting of acreage homesites, working cattle ranches, agricultural operations, and scattered rural subdivisions.

The community retains a distinctly agricultural character, with land uses dominated by pastureland, row crops, equestrian facilities, and rural residential estates. Commercial development is minimal and generally limited to small convenience-oriented uses serving local residents. Public utilities are limited, with many properties relying on private wells and septic systems.

Myakka City is known for its proximity to natural resources and conservation lands, including nearby portions of the Myakka River watershed and Myakka River State Park. The area appeals to residents seeking privacy, open space, and land-oriented uses, and it experiences slower growth compared to western Manatee County, where suburban and urban development pressures are more pronounced.

Overall, Myakka City functions as a rural agricultural community with limited infrastructure, low population density, and land use patterns that continue to support farming, ranching, and large-acreage residential uses.

General Land Uses

- **Agricultural Uses**
  The dominant land use in Myakka City is agricultural. Properties commonly consist of improved and unimproved pastureland used for cattle ranching, hay production, row crops, and other farming operations. Large tracts of land are typical, and agricultural zoning remains prevalent throughout the area.
- **Rural Residential**
  Rural residential development is common, generally consisting of single-family homes on large lots or acreage tracts. These properties often include accessory agricultural improvements such as barns, pole buildings, workshops, and equestrian facilities. Residential density is low compared to suburban areas of Manatee County.
- **Equestrian Uses**
  The area supports a notable concentration of equestrian-related uses, including horse farms, training facilities, and private stables, which align with the area's agricultural character and zoning allowances.
- **Conservation and Open Space**
  Portions of Myakka City include conservation lands, wetlands, floodplain areas, and environmentally sensitive acreage associated with the Myakka River watershed. These areas typically remain undeveloped and contribute to the rural and open-space character of the community.
- **Limited Commercial Uses**
  Commercial development is minimal and generally limited to small-scale, locally oriented uses such as convenience stores, agricultural suppliers, and service-related businesses. There are no significant commercial corridors or retail centers.
- **Public and Institutional Uses**
  Institutional uses are limited and include public schools, churches, and community-related facilities that serve the local population.

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Major Access Roads

Myakka City is primarily accessed by State Road 70, which functions as the community's main transportation spine linking rural residential and agricultural land uses with larger population centers and regional highways. Secondary local roads (e.g., Singletary Road, Vema/Myakka Road, Clay Gully Road) provide internal connectivity for ranches, homesites, and farmland. Interstate 75, accessible via SR 70 west of Myakka City, connects the area to broader regional markets.

Demographics

The following data highlights the market area demographics for the 5, 10, and 15-minute travel time from the subject, as provided by Claritas Inc.

COMPARATIVE DEMOGRAPHIC ANALYSIS FOR PRIMARY TRADE AREA			
Description	3 mi. Totals	6 mi. Totals	9 mi. Totals
Population			
2030 Projection	1,548	7,595	16,034
2025 Estimate	1,404	6,839	14,387
2020 Census	1,256	6,012	12,374
2010 Census	1,373	6,231	12,887
2025 Est. Median Age	44.85	45.62	50.23
2025 Est. Average Age	42.77	42.89	45.77
Households			
2030 Projection	590	2,687	6,106
2025 Estimate	525	2,406	5,402
2020 Census	450	2,089	4,477
2010 Census	482	2,144	4,358
2025 Est. Average Household Size	2.69	2.84	2.65
2025 Est. Households by Household Income (%)			
Household Income < $15,000	5.7	6.8	5.5
Household Income $15,000 - $24,999	4.2	4.9	4.3
Household Income $25,000 - $34,999	2.9	2.2	2.4
Household Income $35,000 - $49,999	8.4	5.6	5.9
Household Income $50,000 - $74,999	11.2	13.2	11.3
Household Income $75,000 - $99,999	9.9	11.3	10.2
Household Income $100,000 - $124,999	11.2	9.7	9.6
Household Income $125,000 - $149,999	15.0	11.7	10.3
Household Income $150,000 - $199,999	***19.0***	16.9	14.0
Household Income $200,000 - $249,999	7.0	7.9	7.8
Household Income $250,000 - $499,999	4.4	6.7	9.6
Household Income $500,000+	1.0	3.1	9.2
2025 Est. Average Household Income	$123,898	$137,250	$172,029
2025 Est. Median Household Income	$117,813	$115,556	$127,067
2025 Est. Tenure of Occupied Housing Units (%)			
Owner Occupied	87.0	89.7	91.8
Renter Occupied	13.0	10.3	8.2
2025 Est. Median All Owner-Occupied Housing Value	$581,579	$648,419	$713,959
Source: 2025 Claritas, Inc.			

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SITE DATA

Following is a brief description of the property characteristics.

Location	South side of State Road 70 & east side of Betts Road
Parcel Number	168400059; 168410058; 174100008; 173602109; 173602159; 173602209; 173602269; 173602359; 173602409; 173602059
Legal Description	Full legal description found in the Addenda of this report
Latitude, Longitude	27.398239, -82.302944

Site Area

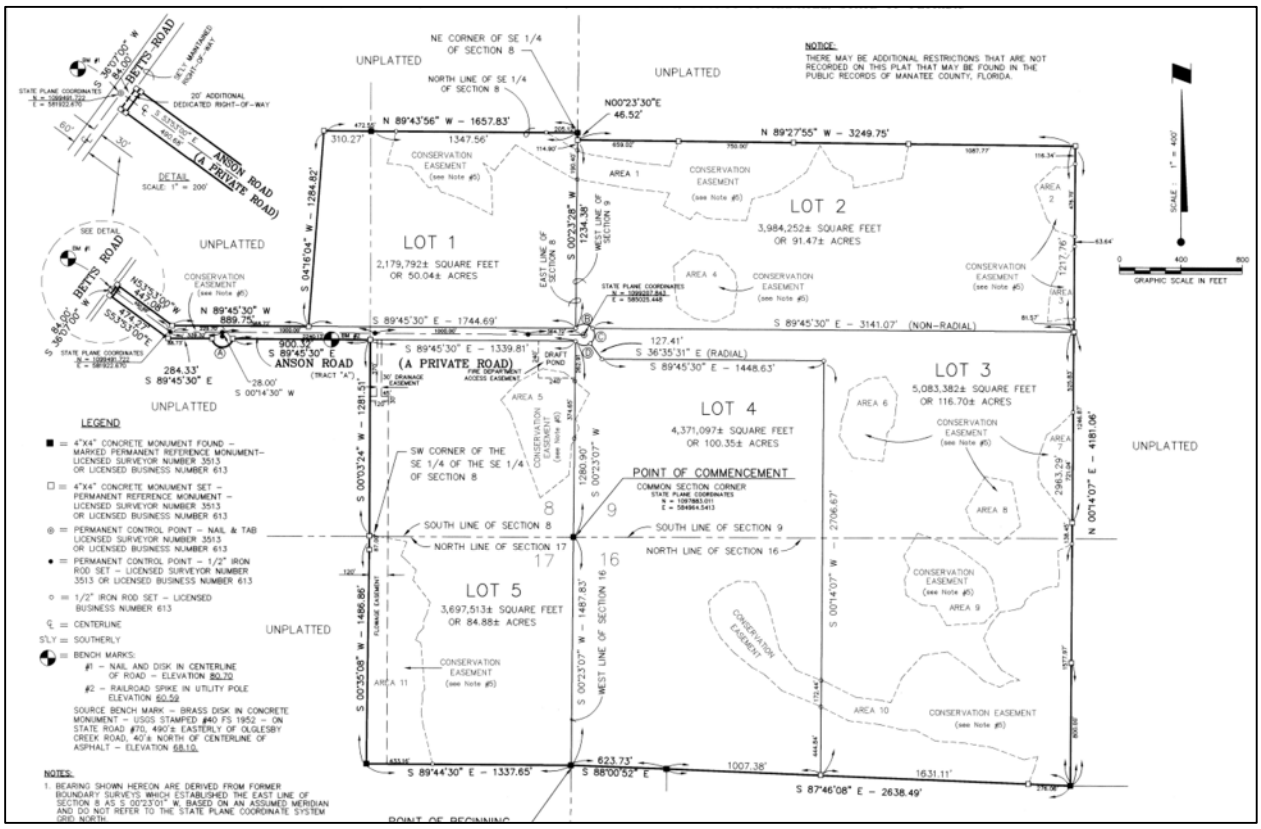
Upland Acres	514.96 acres	92%
Wetland Acres	42.53 acres	8%
Gross Acres	**557.49 acres**	**100%**

Configuration	Irregular
Topography	Generally level with pastureland and scattered hardwoods
Drainage	Appears adequate
Utilities	Electric available. The subject utilizes private wells and septic systems for water and waste water disposal.
Flood Zone	The majority of the subject is located in Flood Zone A found on Map No. 12081C0455E dated 41715. Zone A is a Special Flood Hazard Area (SFHA) with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. In communities that participate in the National Flood Insurance Program (NFIP), mandatory flood insurance purchase requirements apply to this zone.
Soils	I did not receive nor review a soil report. However, I assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). I did not observe any evidence to the contrary during our physical inspection of the property.
Environmental Concerns	The inspecting appraiser did not observe any environmental issues and for the purpose of this appraisal, it is specifically assumed that none exist. No independent environmental studies were provided. This appraisal assignment was engaged to determine the market value of the property, independent of any potential environmental issues. In the event the property is determined to be impacted by environmental concerns, it could affect our appraisal conclusions.
Easements, Encroachments and Deed Restrictions	A title report was not provided, however, I am unaware of any detrimental easements, encroachments or other restrictions that would adversely affect the site's use or marketability.
Hazards Nuisances	The inspecting appraiser did not observe any hazards or nuisances during the inspection of the property and for the purpose of this appraisal, it is specifically assumed that none exist.
Frontage	1,504' along south side of SR 70 & 85' along the east side of Betts Road

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Access	Legal and physical access from the west side of Betts Road via Anson Road
Surrounding Land Uses	Agricultural land and rural residential developments
Site Utility	Good

ANSON ACRES PLAT MAP



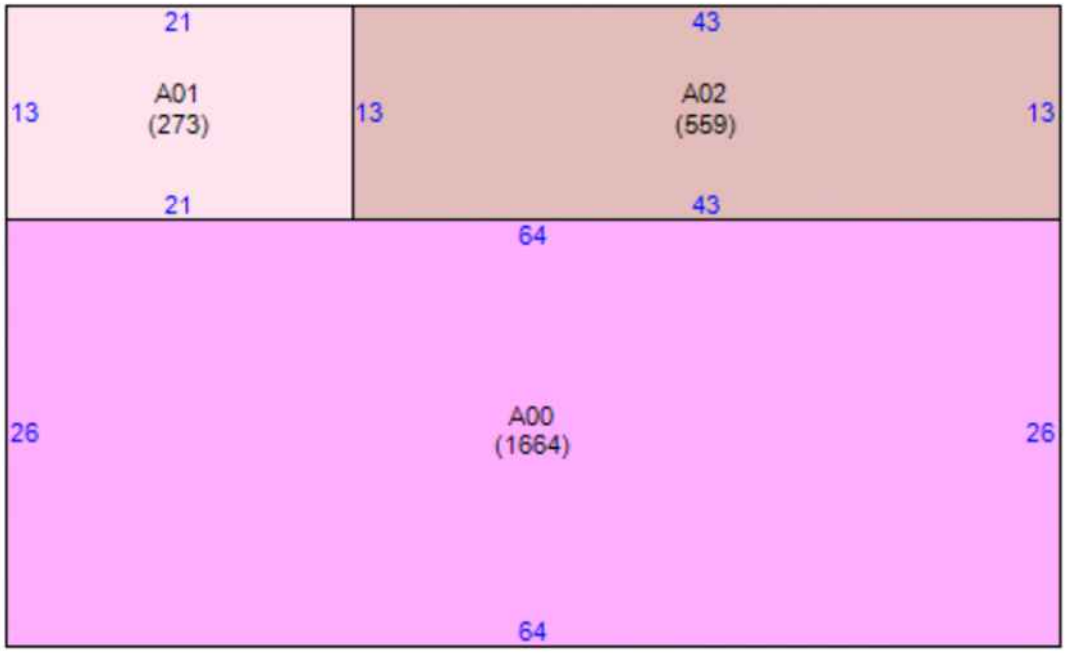
The southern portion of the subject is “Anson Acres” a platted subdivision. Anson Acres has 5 plated lots that vary between 50.04 gross acres to 116.70 acres in size. The subdivision is accessed from Anson Road, a plated private road that connects to the east side of Betts Road. In total approximately 443.44 acres of the subject are within a plated subdivision with the remaining 114.05 acres being separate.

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DESCRIPTION OF IMPROVEMENTS

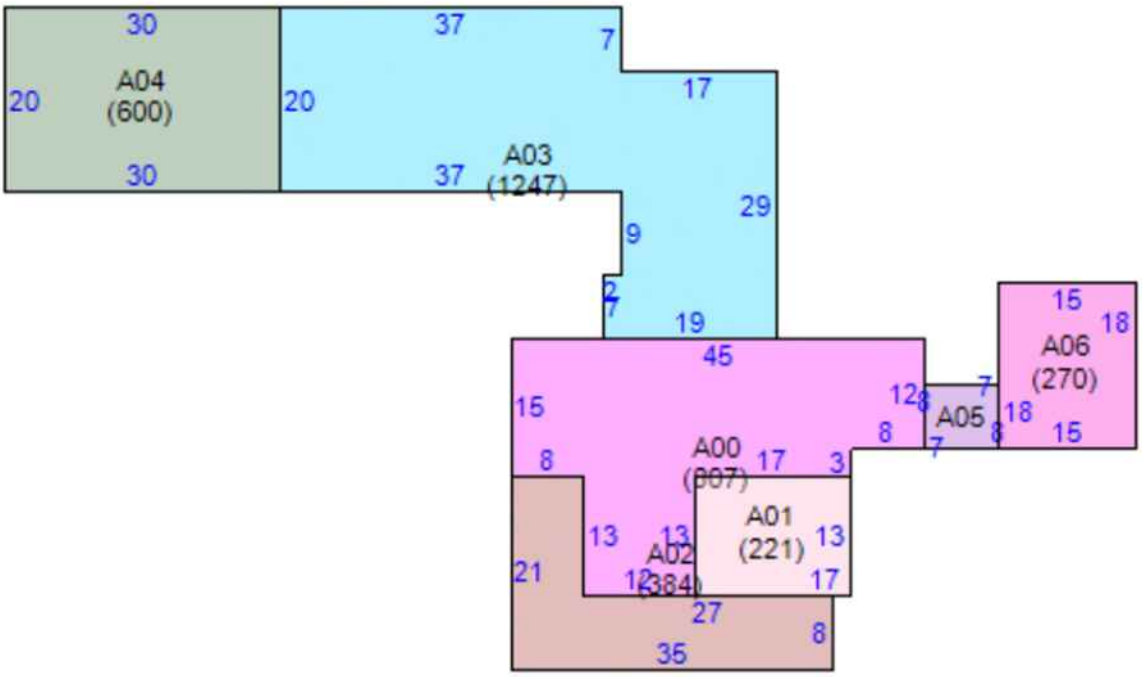
Parcel 174100008 is improved with a single family residence that was built in 1963 and is in fair condition. The residence is a 3 bed/1 bath residences that is 2,496 square feet. Parcel 173602209 is improved with a single family residence that was built in 1999 that is in average condition. The residence is 4,392 square feet. Parcel 173602159 is improved with a 3,375 square foot warehouse that is in average condition. The subject is also improved with various auxiliary structures that are all in fair to average condition and vary in size. Pictures of the improvements can be found in the Addenda. Overall, I am of the opinion that the improvements have nominal value and are interim use until redevelopment of the site.

SINGLE FAMILY RESIDENCE SKETCH ON PARCEL 174100008



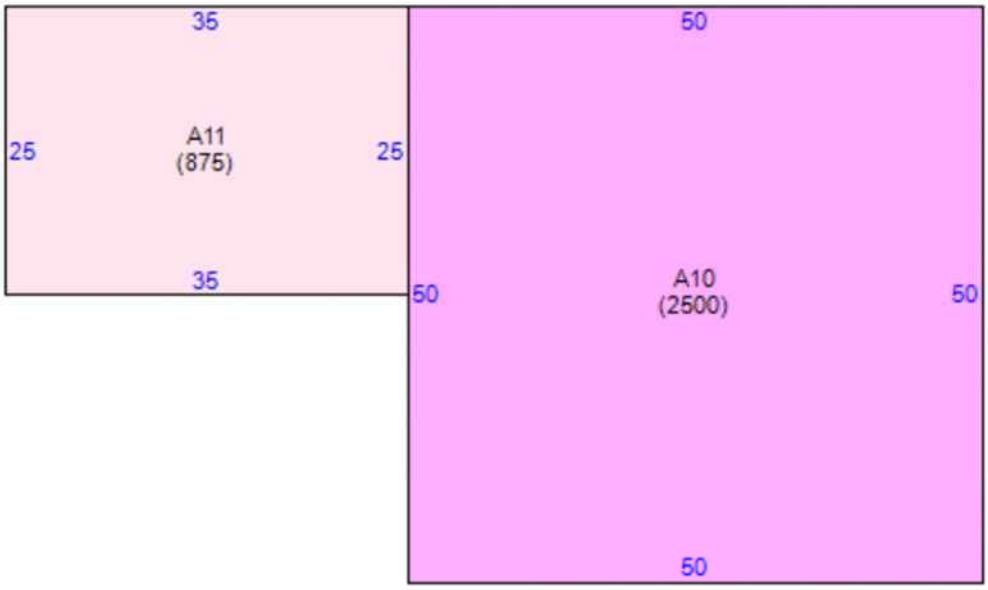
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SINGLE FAMILY RESIDENCE SKETCH ON PARCEL 173602209



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WAREHOUSE SKETCH ON PARCEL 173602159



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LAND USE AND ZONING

The property is subject to regulatory use and development limitations under Manatee County Zoning and Comprehensive Plan. Following is a brief summary of these regulations. Maps can be found in the Addenda of this report.

ZONING	
Designation	A
Description	General Agriculture District
Zoning Intent	The A District is intended to preserve agricultural lands, promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities. In addition, it is intended that agricultural areas be protected from the encroachment of incompatible uses and that development be guided within the district.
Compliance	The subject is a legally conforming use in this zoning district.
ZONING REQUIREMENTS	
Permitted Uses	Agricultural and rural residential uses
Minimum Lot Size	5 acres
Minimum Lot Width	200 feet
Front (min. ft.)	50
Rear, alley/no alley (min. ft.)	25
Side (min. ft.) interior	10
Maximum Density	1 du/5 acres

Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
2) Agriculture/Rural	AG/R	0.2	2	0.23	Agriculture, Rural Residential Uses, Mining, Agro-Industrial Uses, Commercial Uses Related To Agriculture, Neighborhood Retail Uses, and Professional/Personal Services Office Uses, Recreational Facilities.	Small

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TAXES AND ASSESSMENT DATA

Florida real estate is assessed each year on January 1st by the County Property Appraiser. While assessments are based on 100% of Just or Market Value, actual assessments can range widely from 50% and 95% of value. Upon sale or development of a property, the County Property Appraiser has the ability to set the Just Value based on comparable sales data. At that point in time, the Assessed Value equals Just Value. Each subsequent year that there is no sale or substantial renovation to the property, the Assessed Value of non-homestead property is capped at 10% over the prior year's assessment. With a homestead, a primary residential property is capped at 3.0% over the prior year. Deducting tax exemptions results in the Taxable Value on which the millage rate of the municipality is applied; however, the school board's millage rate is applied to the Just Value.

In some instances, there are additional non-ad valorem fees for special tax districts to fund infrastructure; fire and safety services; sewer and trash disposal; etc., that benefit the properties within the respective district. This non-ad valorem property tax tends to be limited and is added to the ad valorem real estate tax. Furthermore, commercial properties may also have tangible personal property taxes for furniture, fixtures and equipment related to the operation of the business. However, these taxes are billed separately from the real estate tax and are considered a business expense.

2025 REAL ESTATE TAXES

Following is a summary of the 2025 real property assessment and taxes provided by the County Appraiser.

REAL ESTATE ASSESSMENT AND TAXES				
Tax ID No.	Assessed Value	Exemptions	Taxable Value	Taxes
173602059	$15,012	$0	$15,012	$232.62
173602159	$115,467	$0	$115,467	$1,777.80
173602109	$20,555	$0	$20,555	$327.24
174100008	$340,050	$0	$340,050	$4,512.57
168410058	$351	$0	$351	$5.74
168400059	$3,603	$0	$3,603	$56.12
173602409	$1,020	$0	$1,020	$6.44
173602359	$1,020	$0	$1,020	$6.44
173602269	$39,880	$0	$39,880	$694.87
173602209	$738,875	**$0**	$738,875	$10,690.06
Total Taxes	**$1,275,833**	**$0**	**$1,275,833**	**$18,309.90**

The real estate tax is due by the following March 31st for each respective tax year. In Florida, a property owner can take advantage of an early payment discount. The maximum discount equals 4% if paid in November and then declines 1% each month thereafter. If payment is not received in full by March 31, tax penalties apply. Prudent investors tend to take advantage of this early payment discount.

DELINQUENT TAXES

From a review of the County Tax Collectors records there appears to be no delinquent real property tax for the subject property.

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FIVE-YEAR OWNERSHIP HISTORY

The property is listed on the Manatee County Tax roll under the name of Hilario Costa. There have been no known sales of the subject property is the last five years.

PRIOR SALES AND CURRENT OFFERS OR LISTINGS

In accordance with section 253.025(6)(f), F.S., and Rule 18-1.006(4), F.A.C., a five-year sales history of the subject property, including agreements, contracts, options and listings, must be within an appraisal report for a proposed acquisition unless meeting the exceptions listed in that rule.

The subject property is not part of a larger parcel. There have been no transfers of the subject within the previous five years.

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DATA ANALYSIS AND CONCLUSIONS

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HIGHEST AND BEST USE AS THOUGH VACANT

INTRODUCTION

The highest and best use is the reasonable, probable, and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible and that results in the highest value. A non-economic highest and best use is not a proper basis for an opinion of market value; therefore, a highest and best use conclusion of conservation, preservation, or any other use that requires the property to be withheld from economic production in perpetuity, is not acceptable as a basis for market value.

These criteria are often considered sequentially. The tests of legal permissibility and physical possibility must be applied before the remaining tests of financial feasibility and maximal productivity. A financially feasible use is precluded if it is legally prohibited or physically impossible. If a reasonable possibility exists that one of the prior, unacceptable conditions can be changed, is it appropriate to proceed with the analysis with such an assumption. The property's highest and best use must meet four criteria: (1) legally permissible; (2) physically possible; (3) financially feasible; and (4) maximally productive.

LEGALLY PERMISSIBLE

Legal restrictions include deed restrictions, CC&R's, lease encumbrances, zoning requirements, building codes, historic district controls and environmental regulations, and were previously analyzed to determine legally permitted uses. The subject is zoned A and is permitted a density of 1 dwelling unit per 5 acres. This zoning designation is intended to be for rural residential development. One must mention the fact that the southern portion is Lots 1 – 5 of the Anson Acres neighborhood. No other legal restrictions have been identified that would limit development of the property beyond the development standards stipulated by municipal code.

PHYSICALLY POSSIBLE

Size, shape, topography, soil condition, availability of utilities, transportation access, surrounding uses, and locational characteristics were previously analyzed to determine which legal land uses are physically possible and which are best to conform to the physical and locational aspects of the site and its setting with respect to the neighborhood and community. Overall, the physical site attributes result in adequate utility for rural residential uses.

FINANCIALLY FEASIBLE

Financial feasibility is determined by the relationship of supply and demand for the legally probable land uses versus the cost to create them. Based on a survey of the market there appears to be demand for rural residential development. Future development would likely be the 5 plotted lots in the southern portion with the northern portion being additional rural residential lot(s). Overall, based upon this analysis, it appears that rural residential use provides a greater return to the land than agricultural use and there is current demand for new rural residential development.

MAXIMALLY PRODUCTIVE

The final test of highest and best use of the site as vacant is that the use be maximally productive, yielding the highest return to the land. In order to determine the maximally productive use, a comparison of sales prices, occupancy and rates of return for the financially feasible uses have been made. Based on this analysis, rural residential use renders the highest residual land value; therefore, residential development on the subject's site is the maximally productive use of the property.

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HIGHEST AND BEST USE AS IMPROVED

As improved the subject is a legally conforming use. The improvements are in fair to average condition with adequate utility for their uses. However, the improvements have nominal value and are considered to be interim use until redevelopment of the site at its Highest and Best Use as Vacant.

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SALES COMPARISON APPROACH

There are several methods for valuing vacant land, but the most common approach used by market participants is the Sales Comparison Approach. Since the site has no significant building improvements, the Cost Approach does not apply. The property also does not produce meaningful rental income and is not typically bought or sold based on lease potential, so the Income Capitalization Approach is not relevant. Therefore, this appraisal is based solely on a comparable sales analysis, which reflects standard practice among market participants and appraisal professionals.

The Sales Comparison Approach is employed to develop an opinion of land value. In the Sales Comparison Approach, I developed an opinion of value by comparing similar, recently sold sites in the surrounding or competing area to the subject property. In order to determine the value of the subject property, these comparable sales and/or listings are then evaluated and adjusted based on their differences when compared to the subject property. Inherent in this approach is the principle of substitution, which states that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

The Sales Comparison Approach to value requires the following sequential steps:

Unit of Comparison	A unit of comparison (i.e. price per square foot, price per acre, price per dwelling unit) must be selected for comparable analysis of the sales and the subject. The selected unit of comparison must be consistent with market behavior.
Search for Sales	Research must be done to locate comparable sales, listings and contracts of sites that are similar to the subject. Similarities may include size, utility, zoning, physical characteristics, location and the date of the sale.
Confirmation	All sales must be confirmed to verify that the data used is accurate, and that all of the sales, listings or contracts represent arm's-length transactions.
Comparison	Each of the sales that is chosen for this valuation is considered generally similar to the subject. Therefore, each difference between the comparable sales and the subject must be identified, and then adjusted for the various differences. All adjustments are made to the comparable sales as they relate to the subject property.
Reconciliation	Once the comparable sales have been adjusted, a value must be concluded based on the indications produced from the analysis of the comparable sales.

UNITS OF COMPARISON

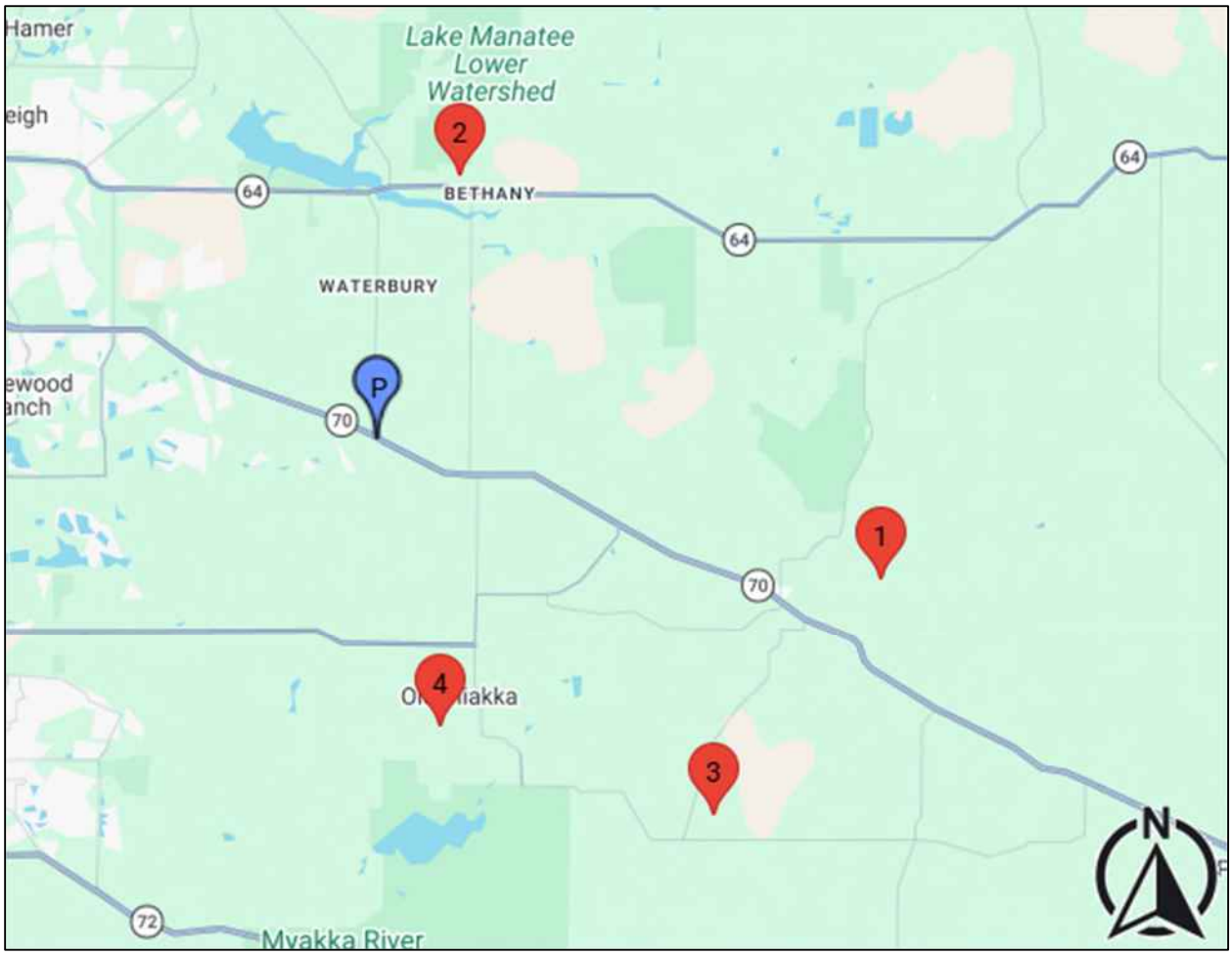
In this analysis, each of the comparable sales have been considered on the basis of whole price, price per acre of gross land area, and price per acre of net upland area. I am utilizing a price per gross acre in our analysis.

COMPARABLE LAND SALES

On the following pages, I present a summary of the properties that I compared to the subject property, a map showing their locations, and the adjustment process. The sales presented in this analysis are judged to be the most comparable properties known to the appraisers. The supporting sales do not include purchases by non-profit organizations, water management districts, or quasi-governmental or governmental agencies. Private sector sales have been used as indicators of Market Value for the subject property.

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COMPARABLE SALES MAP



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COMPARABLE SALES SUMMARY AND ADJUSTMENT GRIDS

SUMMARY OF LAND SALES										
Comp No.	Property / Location	Date of Sale / Status	Property Rights	Site Size (Net Acres)	Zoning	Flood Zone	Topography	Utilities	Sale Price	Price per Acre (Net)
1	Team Pentecoast Sale 40500 Ballard Road Myakka City, FL	Sep-25 Closed	Fee Simple	348.00	A,	Zone X (Shaded)	Generally level with pastureland	The subject utilizes a well and septic system.	$5,000,000	$14,368
2	Manatee County Mosquito Control 25755 Florida 64 Myakka City, FL	May-25 Closed	Fee Simple	117.32	A, General Agriculture District	Zone A, Zone X (Unshaded)	Generally level	The subject utilizes a well and septic system.	$5,125,000	$43,684
3	Land Sale 142nd Avenue Myakka City, FL	Jan-25 Closed	Fee Simple	254.00	A,	Zone X (Shaded)	Generally level with pastureland	Well and septic	$2,774,200	$10,922
4	Lena Lane Land Sale 2500 Lena Lane Sarasota, FL	Jan-24 Closed	Fee Simple	70.96	OUR, Open Use Rural	Zone X (Unshaded)	Generally level	The subject utilizes a well and septic system.	$2,368,000	$33,371
Subj.	Anson Acres Property 32050 State Road 70 East Myakka City, Florida	---	---	557.49	A, General Agriculture District	Zone A, Zone X (Unshaded)	Generally level	Electric available. The subject utilizes private wells and septic systems for water and waste water disposal.	---	---

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COMPARABLE LAND SALE ADJUSTMENTS					
	Subject	**Comp 1**	**Comp 2**	**Comp 3**	**Comp 4**
Property / Location	Anson Acres Property 32050 State Road 70 East Myakka City, Florida	Team Pentecoast Sale 40500 Ballard Road Myakka City, FL	Manatee County Mosquito Control 25755 Florida 64 Myakka City, FL	Land Sale 142nd Avenue Myakka City, FL	Lena Lane Land Sale 2500 Lena Lane Sarasota, FL
Date of Sale / Status	---	Sep-25 Closed	May-25 Closed	Jan-25 Closed	Jan-24 Closed
Property Rights	---	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size (Acres)	557.49	348.00	117.32	254.00	70.96
Site Size (SF)	22,431,658.00	15,158,880	5,110,459	11,064,240	3,091,018
Sale Price	-----	$5,000,000	$5,125,000	$2,774,200	$2,368,000
Zoning	A, General	A	A	A	OUR
Unadjusted Price Gross Acre	**-----**	**$14,368**	**$43,684**	**$10,922**	**$33,371**
Transactional Adjustments					
Property Rights Conveyed	***Fee Simple***	*Fee Simple*	*Fee Simple*	*Fee Simple*	*Fee Simple*
Adjustment		**Similar**	**Similar**	**Similar**	**Similar**
Financing Terms	***Cash to seller***	*Cash to seller*	*Cash to seller*	*Cash to seller*	*Cash to seller*
Adjustment		**Similar**	**Similar**	**Similar**	**Similar**
Conditions of Sale	***Arms Length***	*Arms Length*	*Arms Length*	*Arms Length*	*Arms Length*
Adjustment		**Similar**	**Similar**	**Similar**	**Similar**
Market Conditions	***Nov-25***	*Sep-25*	*May-25*	*Jan-25*	*Jan-24*
Adjustment		0%	2%	2%	5%
Adjusted Price per Gross Acre		**$14,368**	**$44,558**	**$11,140**	**$35,039**
Property Adjustments					
Location	***Myakka City***	*Myakka City* **Inferior**	*Myakka City* **Similar**	*Myakka City* **Inferior**	*Sarasota* **Similar**
Net Site Size (Ac)	***557.49***	*312.00* **Similar**	*116.57* **Considerably Superior**	*201.00* **Similar**	*70.96* **Considerably Superior**
Zoning / Intended Use	***A***	*A* **Similar**	*A* **Similar**	*A* **Similar**	*OUR* **Similar**
Frontage	***1,504' along south side of SR 70 & 85' along the east side of Betts Road***	*Ballard Road* **Inferior**	*190' & 285' non contiguous front feet along the north side of SR 64* **Inferior**	*142nd Ave* **Inferior**	*West side of Lena Lane. Lena Lane is an asphalt paved ROW.* **Inferior**
Utilities / Infrastructure	***Well and septic***	*Well and septic* **Similar**	*Well and septic* **Similar**	*Well and septic* **Similar**	*Well and septic* **Similar**
Topography	***Generally level***	*Generally level with pastureland* **Similar**	*Generally level* **Similar**	*Generally level with pastureland* **Similar**	*Generally level* **Similar**
Easements / Encumbrances	***None detrimental known***	*None detrimental known* **Similar**	*None detrimental known* **Similar**	*None detrimental known* **Similar**	*None detrimental known* **Similar**
Overall Comparison		**Inferior**	**Superior**	**Inferior**	**Superior**
Indication for Subject per gross acre		**$14,368**	**$44,558**	**$11,140**	**$35,039**

ADJUSTMENT PROCESS

The sales that I have utilized represent the best available information that could be compared to the subject property. The major elements of comparison for an analysis of this type include the property rights conveyed, the financial terms incorporated into a particular transaction, the conditions or motivations surrounding the sale, changes in market conditions since the sale, the location of the real estate, its physical traits and the economic characteristics of the property.

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TRANSACTIONAL ADJUSTMENTS

Property Rights Conveyed

This adjustment accounts for any impact that the property rights transferred to the buyer may have on sale price. For leased fee properties, the length of leases in place and the relationship of market to contract rent could impact value. Some properties may have stronger appeal to an owner-user or an investor, resulting in a premium or discount associated with fee simple property rights. If a buyer acquires the leasehold interest in a comparable, then an adjustment may be necessary that accounts for the impact to the of ground rent and/or risk associated with the expiration of the ground lease to the sale price. Each of these sales were purchased in Fee Simple interest. No adjustments are necessary for this category.

Financing Terms

This category accounts for differences in financing terms associated with the transaction. Financing arrangements that may require an adjustment include mortgage assumptions (at favorable interest rates), seller buydowns, installment sales, wrap-around loans, or any other atypical financing arrangements that do not represent cash-equivalent terms. Each of these sales were purchased using cash equivalent terms and therefore no adjustments for unusual or favorable financing were required.

Terms/Conditions of Sale

Adjustments for conditions of sale typically reflect various motivations of the buyer and/or seller. This may include such factors as seller distress (short sale, REO, auction) or buyer motivation (assemblage, etc.). In some situations, the conditions of sale may significantly affect transaction prices. Properties that are listed for sale may require adjustments herein to account for any disparity between asking prices and the achievable sale price anticipated. Each of these parcels was transferred between knowledgeable buyers and sellers not under duress to purchase nor sell. These are judged to be arm's length transaction and no adjustments are necessary for sale conditions in this analysis.

Market Conditions

This adjustment category accounts for differences in economic conditions between the effective date of appraisal and the transaction date of the comparable, such as may be caused by changing supply and demand factors, rental rates, vacancy rates and/or capitalization rates. Market conditions all over Florida have been improving, especially in the residential submarkets. To account for improving market conditions, a 3% upward adjustment has been made to each of the sales based on date of sale.

PROPERTY ADJUSTMENTS

Location

The appeal of a property's location to users of and/or investors in a particular property type can influence value significantly. This factor broadly considers the impact of demographics, geographical attributes, access to transportation networks and local land use trends on pricing. Comparisons of location can often be derived, or even quantified, by examining rent, vacancy, capitalization rate, and land value trends in the subject and directly competitive areas. Sales 1 and 3 are located farther away from development in areas with lower demand and property values and therefore are considered to be inferior in location. Sales 2 and 4 are considered to be similar in location.

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Land Size

Size and pricing typically have an inverse relationship, whereby larger sites tend to achieve lower pricing on a per-acre basis. This is attributable to economies of scale, as well as the narrower pool of prospective buyers for a larger property. Sales 2 and 4 are considered to be considerably superior due to be considerably smaller in size. Sales 1 and 3 are considered to be similar for this category.

Zoning / Intended Use

The value of vacant land is largely contingent upon its potential use. This factor considers the uses permitted by the applicable development standards, per the subject's zoning designation. The maximum density to which a property can be developed typically impacts total value positively; however, depending upon property type, location, and type of construction higher permitted densities can have an inverse relationship to pricing on a per-unit or per-square-foot basis. All of the sales are considered to be similar for this category.

Access / Frontage

Adjustments for access/frontage allow for differences in accessibility to adjacent/nearby roadways, railways and/or waterways. Sites with visibility and exposure to heavier travelled thoroughfares normally command a premium over similar sites along tertiary thoroughfares. All of the sales have lessor frontage on inferior roadways and therefore all of the sales are considered to be inferior for this category.

Utilities / Infrastructure

Infrastructure adjustments may reflect differences in utility availability/capacity, developmental plans or other outside influences. The subject has access to electric service and a private well on the property. All of the sales are considered to be similar for this category.

Topography

Topography characteristics can influence pricing, as sites with more radical elevation changes typically increase site preparation/development costs when compared to a level site. All of the sales are considered to be similar for this category.

Easements / Encumbrance

This category may be used to illustrate differences in additional legal requirements (outside of zoning) such as reciprocal parking and/or access agreements, deed restrictions, easements, CCR's and other. All of the comparables were considered similar to the subject and no adjustments were required for this category.

RECONCILIATION OF COMPARABLE LAND SALES

After adjustments, the comparable sales reflect a range from $11,140 to $44,558 per gross acre, with an average of $26,276 per gross acre. Sales 1 and 3 are considered to be inferior and establish a lower limit and Sales 2 and 4 are considered to be superior and establish an upper limit. Based on the data available and the analyses presented, the indicated value by the Sales Comparison Approach is equivalent to $25,000 per gross acre, calculated in the following table.

LAND VALUE CONCLUSION	
Indicated Value per Acre (Gross)	$25,000
Acres (Gross)	x 557.49
Indicated Value	**$13,937,250**
Rounded to nearest $10,000	**$13,940,000**
Per Acre	**$25,005**

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RECONCILIATION AND FINAL VALUE

The purpose of this appraisal is to render an opinion of Market Value of the Fee Simple Interest as specifically defined herein. The subject is 557.49 gross acres in size and located on the south side of State Road 70 & east side of Betts Road in Manatee County, Florida. This appraisal is intended to be used by Manatee County, their designated representatives as well as the State of Florida The intended use of these appraisal results is for Asset evaluation for potential voluntary acquisition/purchase of the subject

In this analysis, I have estimated the Market Value of the Fee Simple interest in the property using the Sales Comparison Approach. Four sales of comparable parcels were analyzed, verified, adjusted, and reconciled to a final estimate of the parcel's Market Value. The value of the property is based on price per gross acre for rural residential site.

MARKET VALUE - VALUATION RELIANCE

There are several methods for valuing vacant land, but the most common approach used by market participants is the Sales Comparison Approach. Since the site has no significant building improvements, the Cost Approach does not apply. The property also does not produce meaningful rental income and is not typically bought or sold based on lease potential, so the Income Capitalization Approach is not relevant. Therefore, this appraisal is based solely on a comparable sales analysis, which reflects standard practice among market participants and appraisal professionals.

FINAL OPINION OF VALUE

Based on the inspection of the property and the investigation and the analysis undertaken, I have developed the following value opinion.

MARKET VALUE CONCLUSION			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
Market Value - As Is	Fee Simple	November 6, 2025	$13,940,000

EXTRAORDINARY ASSUMPTION(S) AND HYPOTHETICAL CONDITION(S)	
The values presented within this appraisal report are subject to the extraordinary assumptions and hypothetical conditions listed below. Pursuant to the requirement within Uniform Standards of Professional Appraisal Practice Standards, it is stated here that the use of any extraordinary assumptions and/or hypothetical conditions might have affected the assignment results.	
Extraordinary Assumption(s)	- I am appraising the subject under the extraordinary assumption that information provided by the Client and from public resources is accurate. I have not been provided a survey of the subject property. If the actual size of the land or building is significantly different than that utilized within this report, the value conclusions could be impacted.
Hypothetical Condition(s)	This appraisal employs no hypothetical conditions.

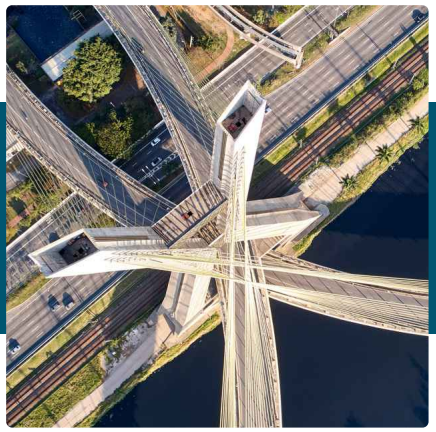
MARKETING TIME

Marketing time is a forecast that is made looking forward from the effective date of the appraisal. Marketing time is defined as the amount of time necessary to expose a property to the open market in order to achieve a sale, assuming the property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type property, the property will be offered at a price reflecting the most probable markup over market value used by sellers of similar type property, the sale will be consummated under the terms and conditions of the definition of market value required by the regulation. Market conditions have been improving. Based on days on market data and conversations with local brokers and market participants, I estimate a period of approximately 12 months to achieve the sale of the subject property at or near our estimate of market value.

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- Appraisal Management
- Lease and Cost Analysis
- Insurance Valuation
- Arbitration & Consulting
- Estate Planning
- Feasibility Studies
- Highest and Best Use Studies
- Evaluation
- Investment Analysis
- Tax Appeals
- Litigation Support
- ASC 805 Business Combinations
- ASC 840 Leases
- Purchase Price Allocations
- Portfolio Valuations for Reporting Net Asset Values (NAV)
- Public and Non-traded REIT Valuations
- Valuations for Litigation & Litigation Support
- Sale-Leaseback Valuation Analysis
- Valuations for Bankruptcy/Fresh Start Accounting
- Cost Segregation Analysis

Assessment

- Environmental Due Diligence
  - Phase I/II ESAs
  - TSA, RSRA, & other streamlined services
- Property Condition Reports
  - Debt/Equity
- Construction Risk Management
- Survey Services
- Zoning Services
- Seismic & Structural Engineering
- HUD Due Diligence Reporting
- Energy Consulting
- Indoor Air Quality Services
  - Radon/ACM/LBP/Mold

ADDENDA

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LEGAL DESCRIPTION

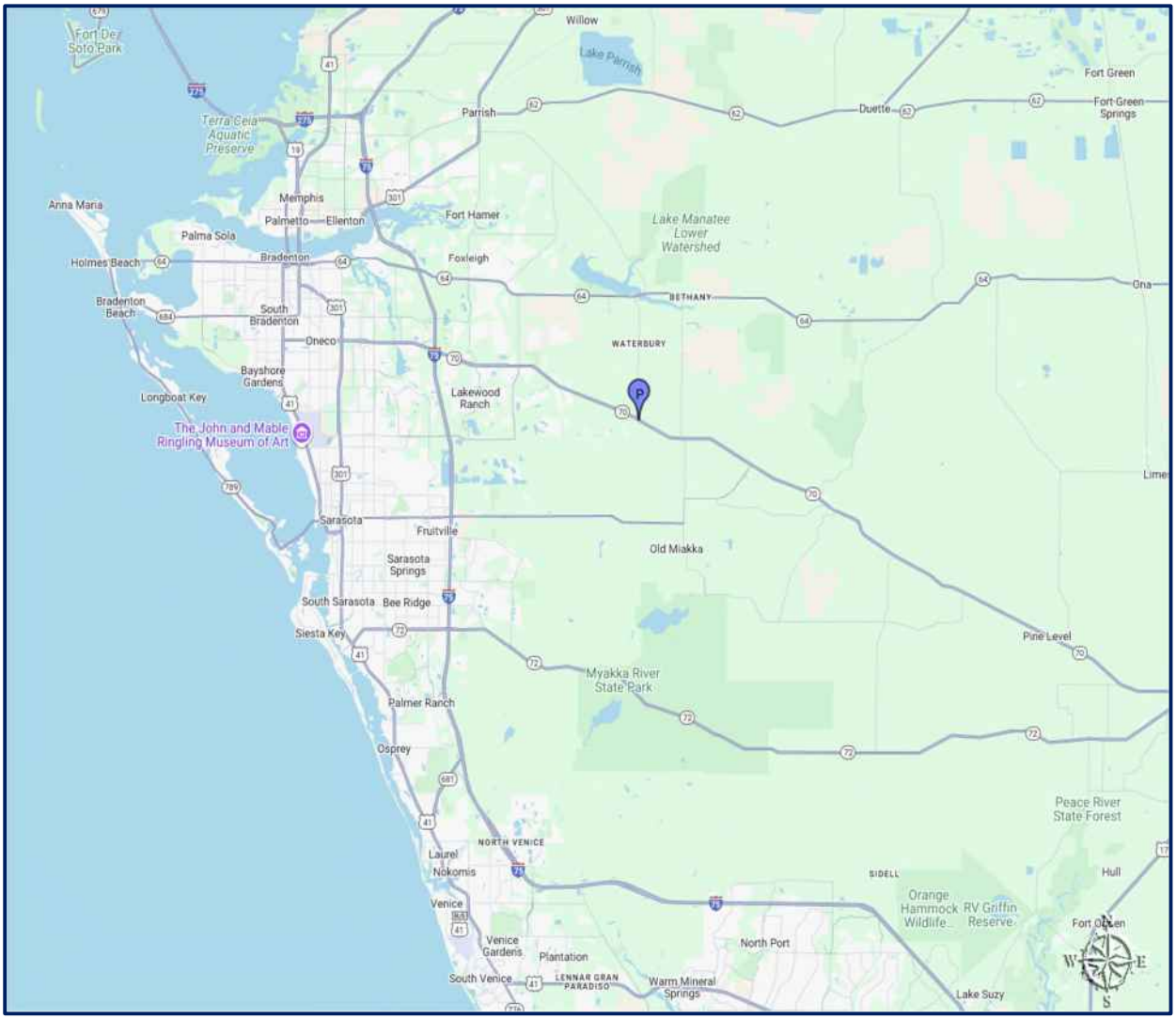
No legal description provided. Property boundaries are presumed to be represented by the graphic representations found herein.

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MAPS AND EXHIBITS

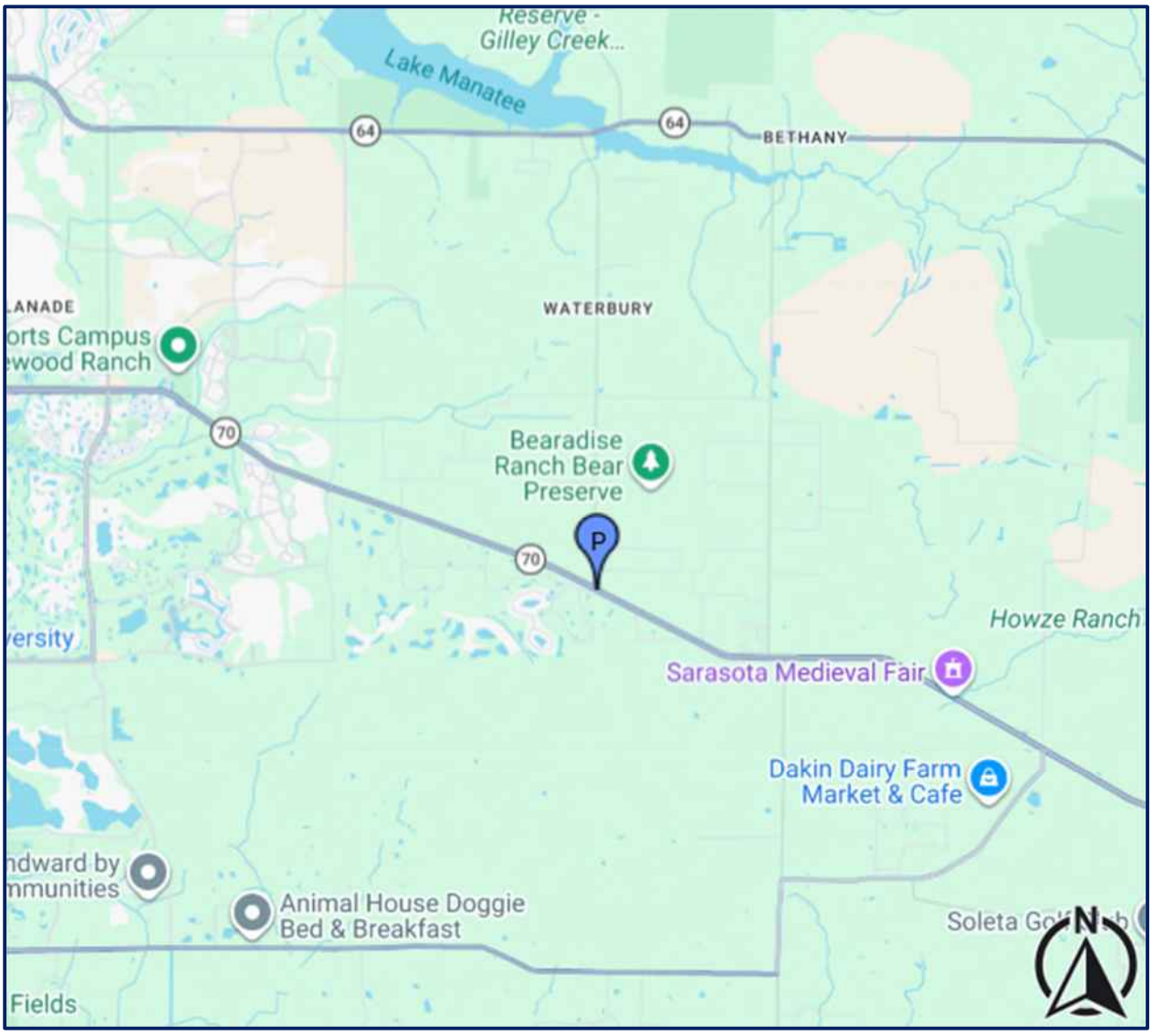
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REGIONAL LOCATION MAP



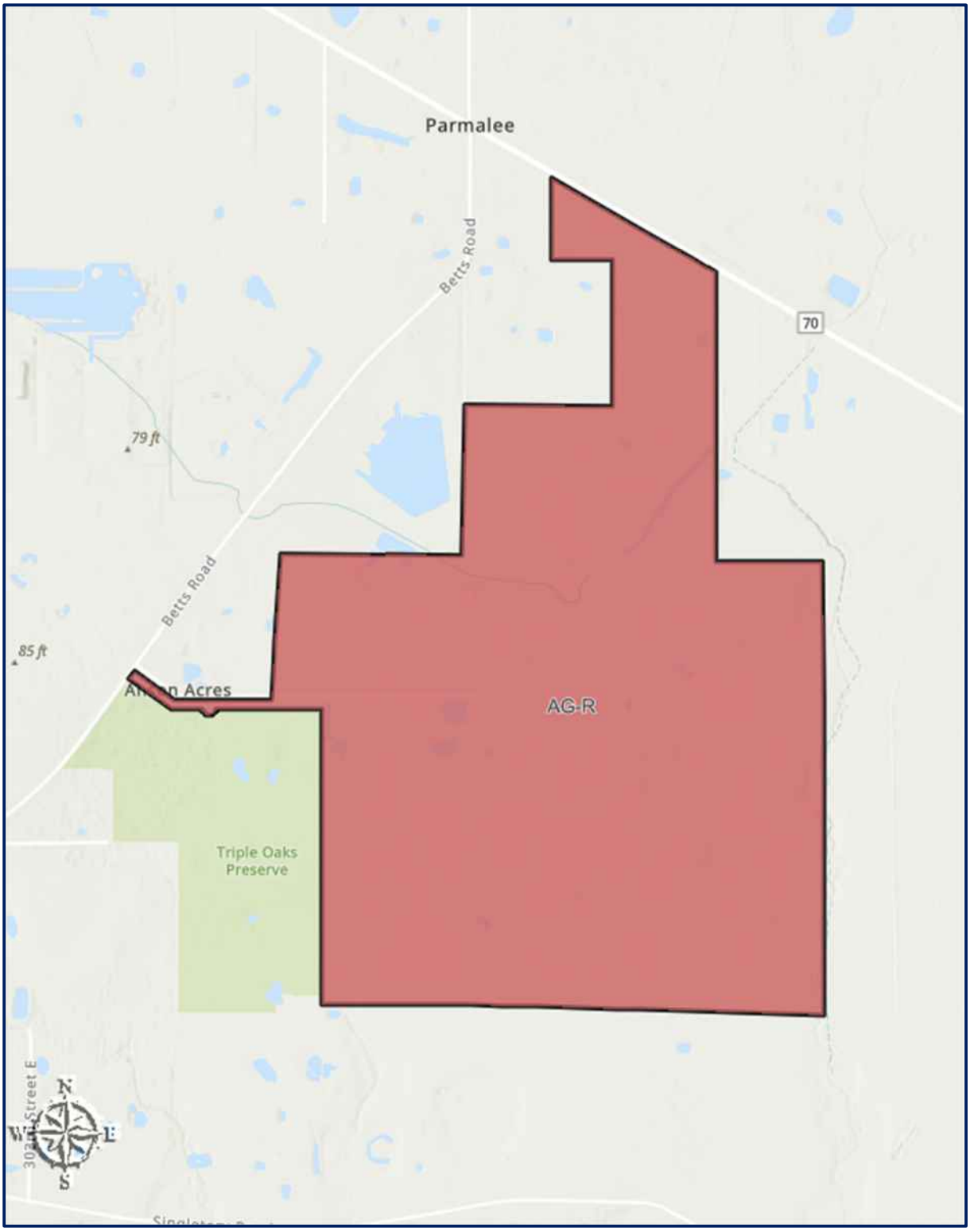
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NEIGHBORHOOD MAP



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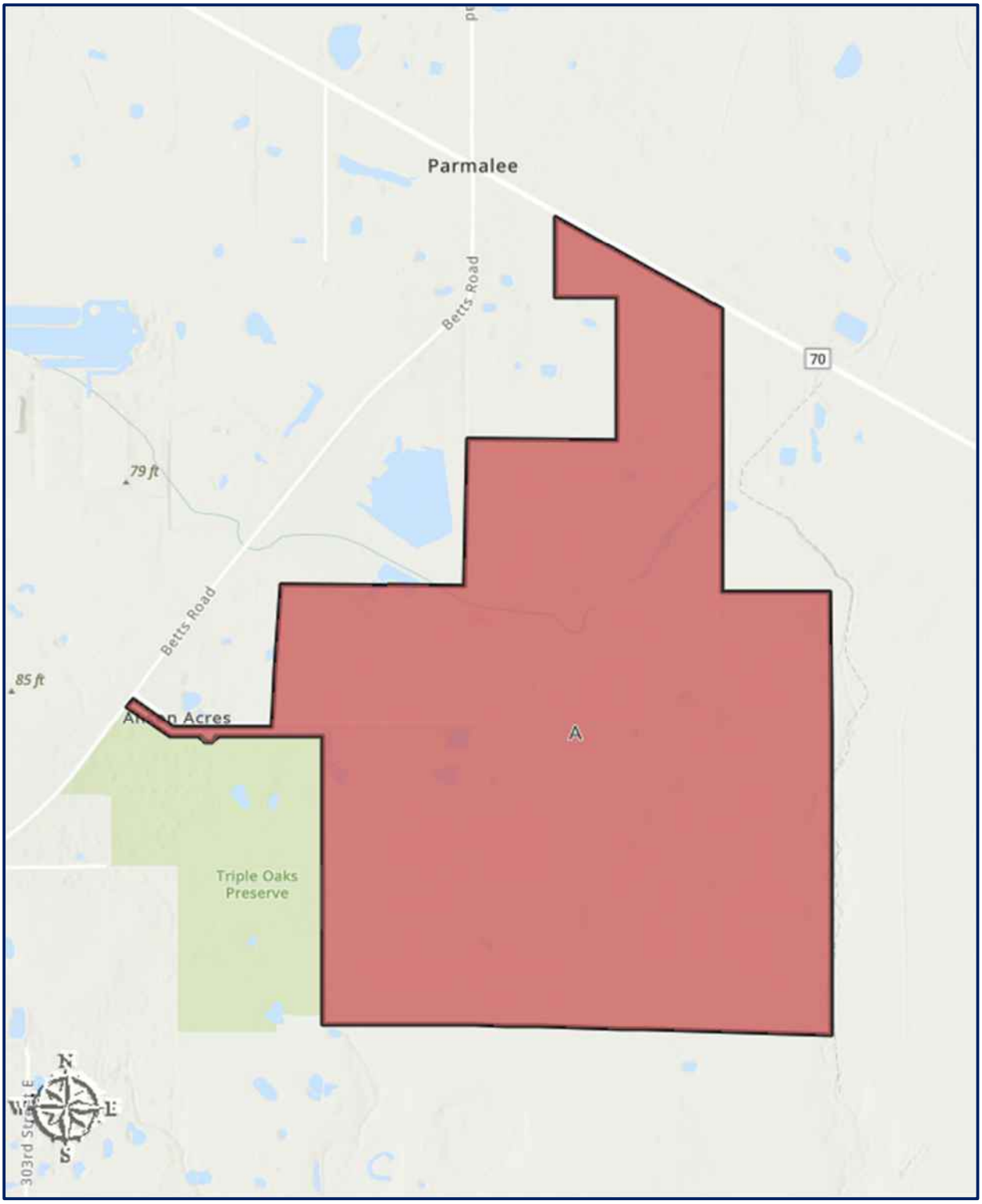
FUTURE LAND USE MAP



Source: Manatee County Planning Department

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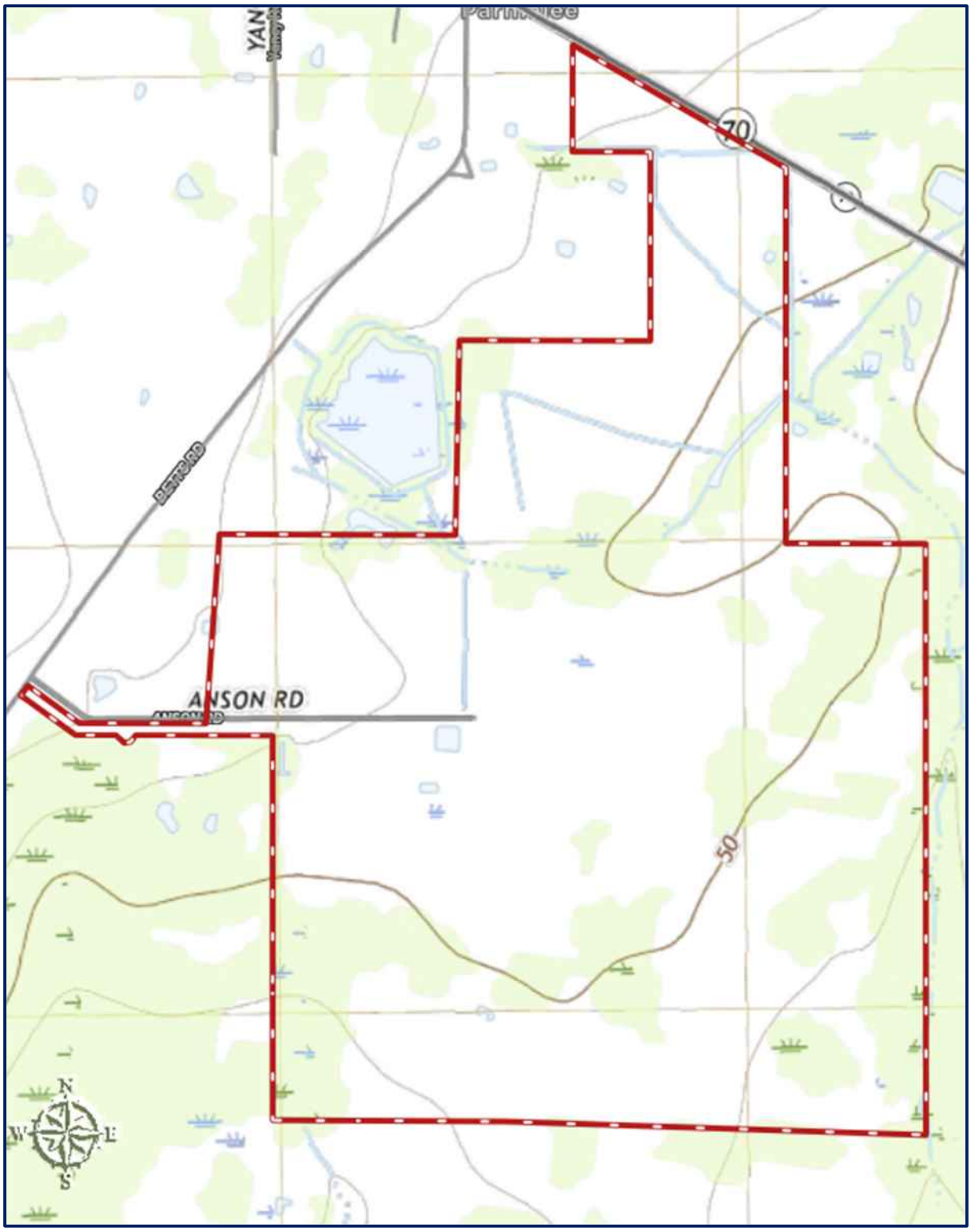
ZONING MAP



Source: Manatee County Zoning Department

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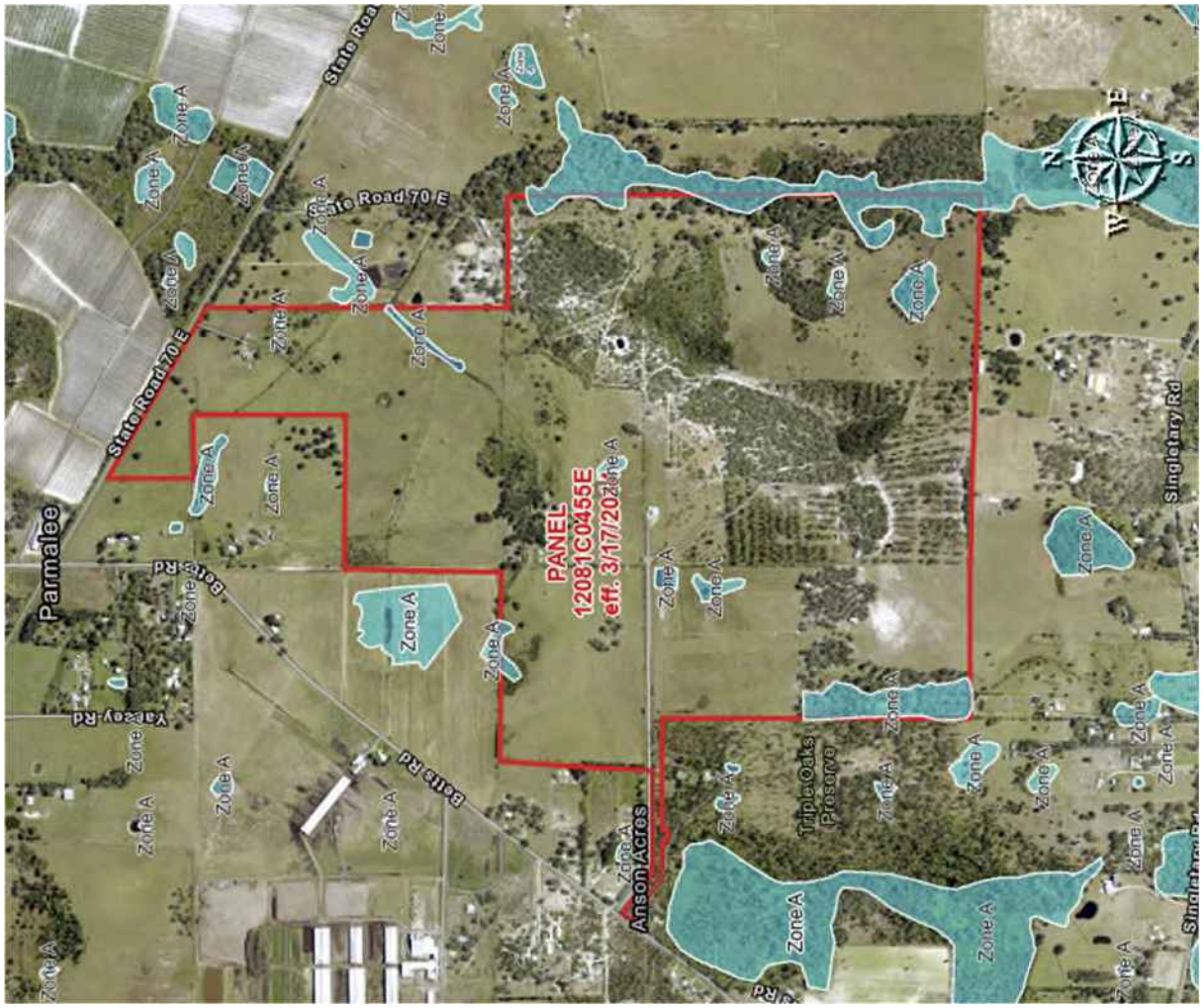
TOPOGRAPHY MAP



Source: United States Geological Survey

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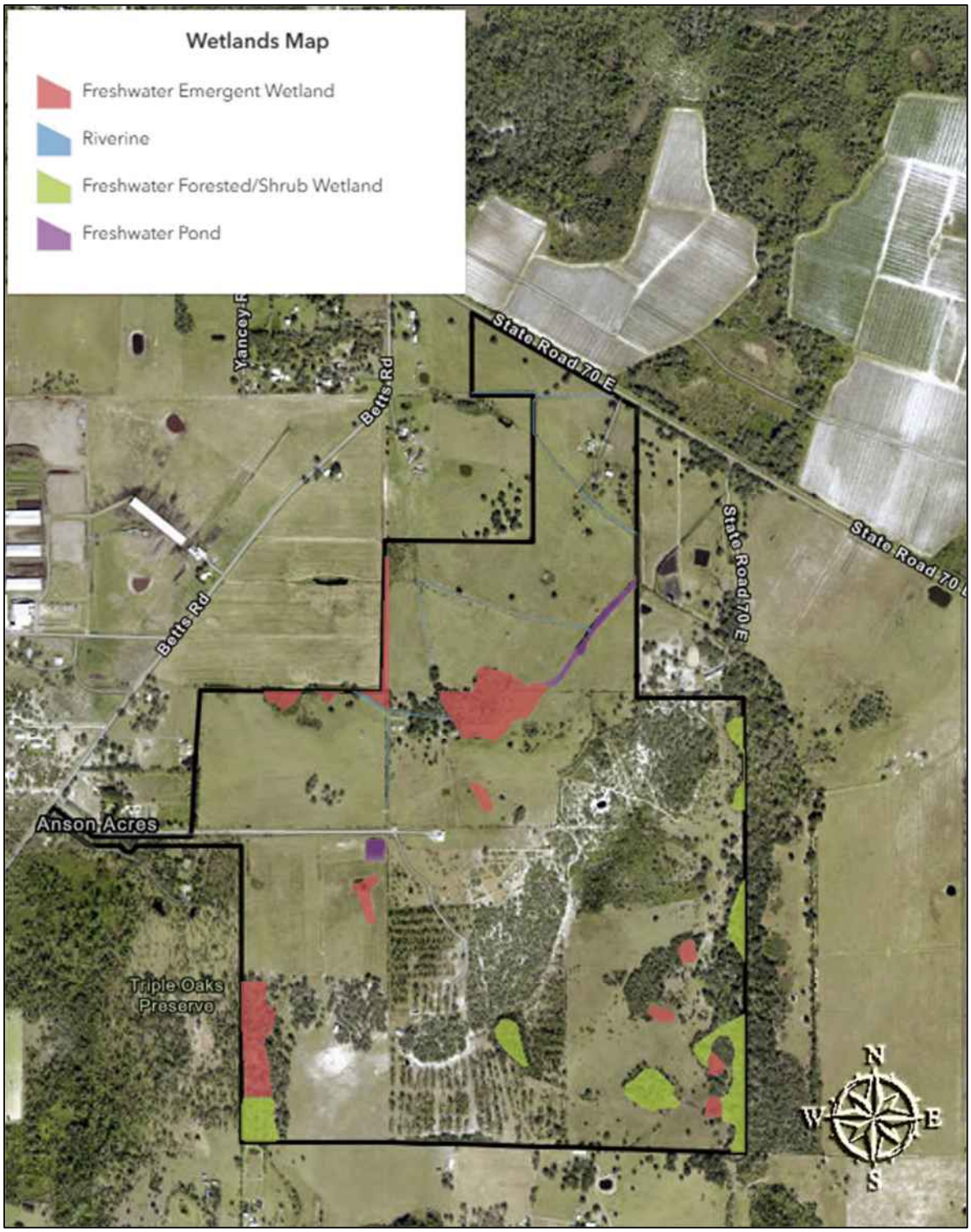
FLOOD INSURANCE RATE MAP



Source: FEMA Flood Map Service Center

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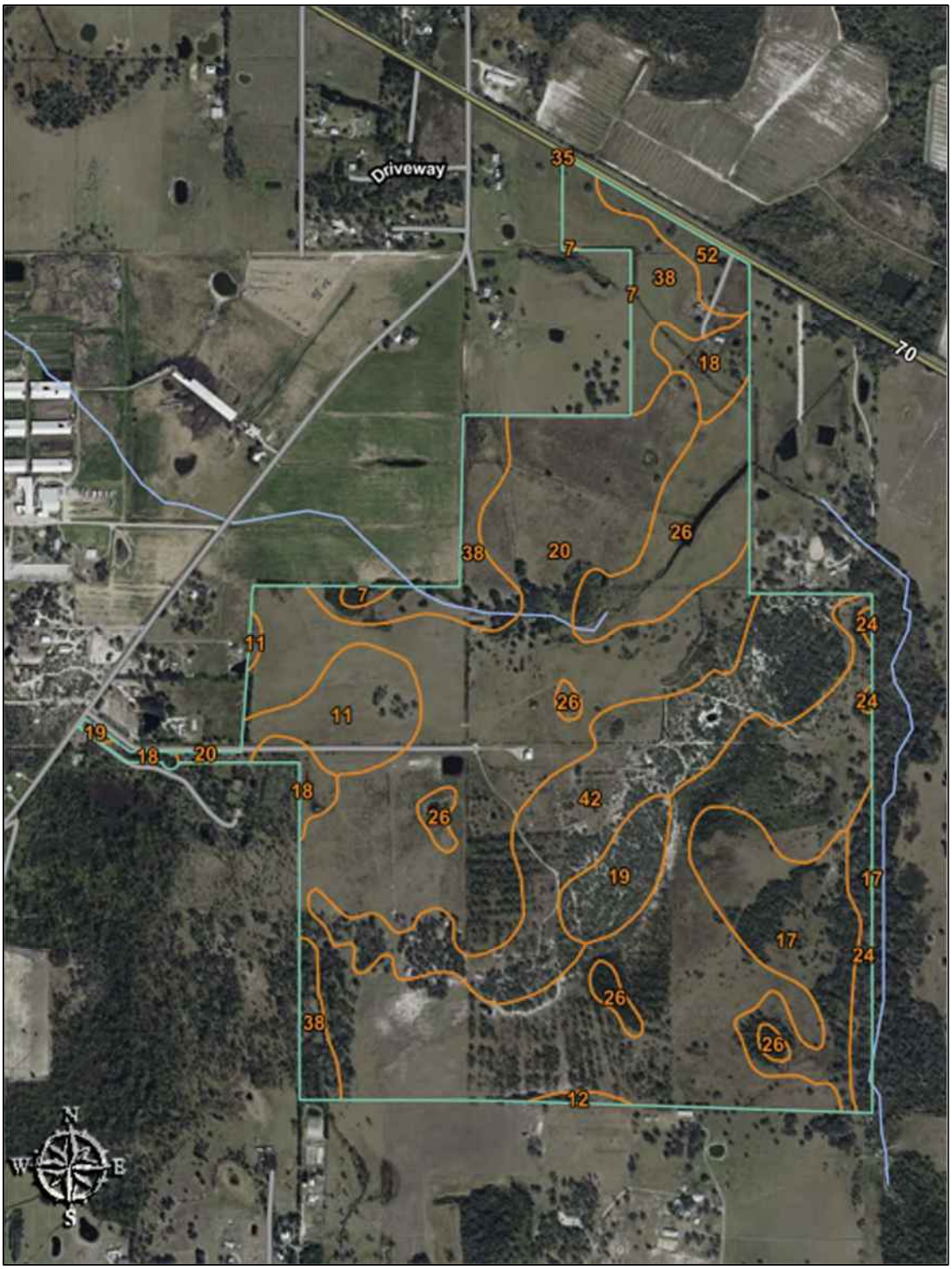
WETLANDS MAP



Source: US Fish & Wildlife Service National Wetlands Inventory

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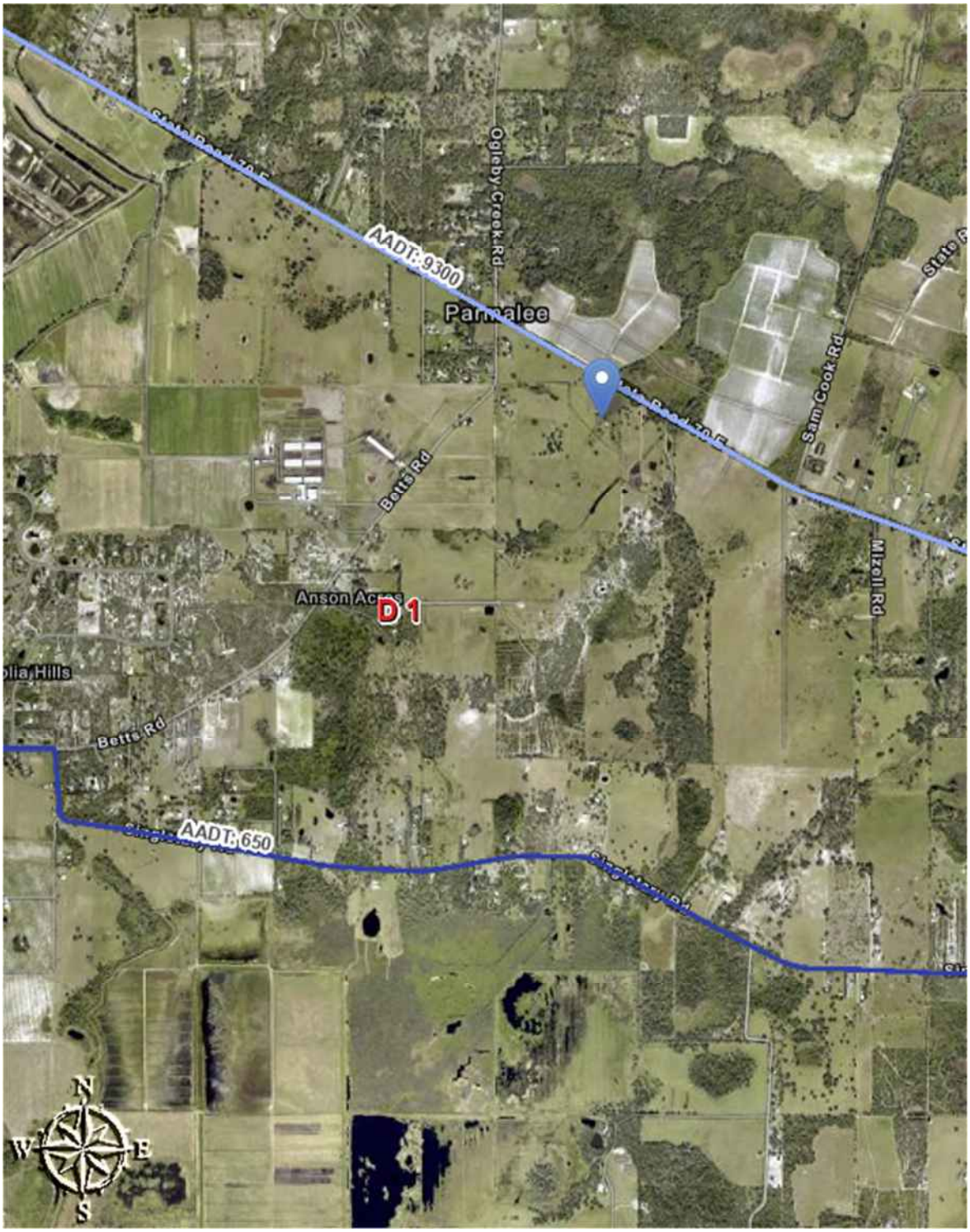
SOILS MAP



Source: USDA Natural Conservation Service Web Soil Survey

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FDOT TRAFFIC COUNT MAP



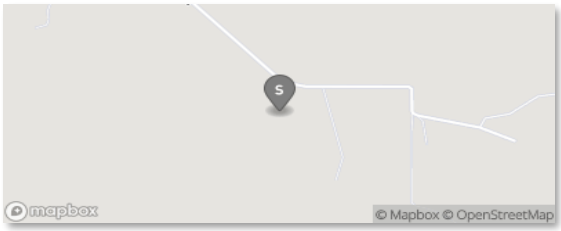
Source: Florida Department of Transportation

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COMPARABLE SALE DATASHEETS

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Sale #1
Team Pentecoast Sale
40500 Ballard Road
Myakka City, FL 34251
Manatee County
BBG Property #1490629





Property Data			
Property Type/Use	**Land** **Residential**	Lat/Long	**27.354589 / -82.1273**
Parcel ID #	**88000007 & 88800008**	Census Tract	**0020.10**
Opportunity Zone	**No**	Frontage	**Ballard Road**
Gross Land Area	**15,158,880 SF** **348.00 Acres**	Net Land Area	**13,590,720 SF** **312.00 Acres**
Flood Panel	**12081C 0460E** **Dated March 17, 2014**	Flood Designation	**Zone X (Shaded)**
Zoning Code	**A**		
Utilities	**The subject utilizes a well and septic system.**	Terrain / Topography	**Generally level with pastureland**
Easements / Encroachments	**n/a**		
Highest and Best Use	**Residential development**		

Sale Transaction Data for BBG Event #1758047				Net Area	Gross Area
Transaction Date	**9/22/2025**	Consideration	**$5,000,000**	**$0.37 psf** **$16,026 per acre**	**$0.33 psf** **$14,368 per acre**
Sale Status	**Closed**	Adjustments	**$0**	**$0**	**$0**
		Cash Equivalent Price	**$5,000,000**	**$0.37 psf** **$16,026 per acre**	**$0.33 psf** **$14,368 per acre**
Property Rights	**Fee Simple**				
Days on Market	**Not listed on open market**				
Terms	**Cash equivalent**				
Conditions of Sale	**Arm's Length**				
Instrument Number	**202541120096**				
Grantor	**James Doyle Jr**				
Grantee	**Team Pentecost, LLC**				
Comments	**This property was purchased for residential development**				
Verification	**1/28/2026** **Related party, PRC, and Deed**				

elina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 35,000.00

Consideration: $5,000,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jill Bowen, Esq.
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
25-45058-001
Property Appraiser's Parcel ID No.: 888.0000/8
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of September, 2025, by and between **JAMES N. DOYLE JR., INDIVIDUALLY AND AS TRUSTEE OF THE JAMES N. DOYLE JR. REVOCABLE TRUST DATED NOVEMBER 3, 2020,** whose address is **16315 Baycross Drive, Lakewood Ranch, FL 34202** (hereinafter "GRANTOR"), and **TEAM PENTECOST, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** whose address is **908 Riverside Drive, Palmetto, FL 34221** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Manatee County, Florida,** to wit:

PARCEL 1:

THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4, OF SECTION 8, TOWNSHIP 36, RANGE 22, LYING AND BEING IN MANATEE COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO MANATEE COUNTY IN O.R. BOOK 27, PAGE 174 FOR ROAD RIGHT-OF-WAY.

PARCEL 2:

THE W 1/2 OF THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 AND THE S 1/2 OF THE NE 1/4 AND THE NW 1/4 OF SECTION 17, TOWNSHIP 36, RANGE 22 EAST, LYING AND BEING IN MANATEE COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Sandra L. Dennis

Printed Name _____

P.O. Address _____

P.O. BOX 3948
SARASOTA, FL 34230-3948

(2) Ann S. Johnson

Printed Name _____

P.O. Address _____

P.O. BOX 3948
SARASOTA, FL 34230-3948

GRANTOR:

JAMES N. DOYLE JR., INDIVIDUALLY AND AS TRUSTEE OF THE JAMES N. DOYLE JR. REVOCABLE TRUST DATED NOVEMBER 3, 2020

James N. Doyle, individually and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of September, 2025, by James N. Doyle Jr., individually and as Trustee of the James N. Doyle Jr. Revocable Trust dated November 3, 2020, (__) who is personally known to me or (X) who has produced FL DL as identification.

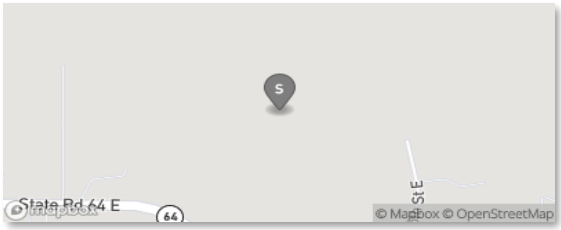
Signature of Notary Public

Ann S. Johnson

Print, Type/Stamp Name of Notary

ANN S. JOHNSON
Commission # HH 470869
Expires January 25, 2028

Sale #2
Manatee County Mosquito Control
25755 Florida 64
Myakka City, FL 34251
Manatee County
BBG Property #1491685





Property Data			
Property Type/Use	**Land** **Agricultural**	Lat/Long	**27.479379 / -82.2744**
Parcel ID #	**280101007 & 280201109**	Census Tract	**0019.14**
Opportunity Zone	**No**	Frontage	**190' & 285' non contiguous front feet along the north side of SR 64**
Gross Land Area	**5,110,459 SF** **117.32 Acres**	Net Land Area	**5,077,789 SF** **116.57 Acres**
Flood Panel	**12081C0357E** **Dated March 17, 2014**	Flood Designation	**Zone A**
Zoning Code	**A**	**Zoning Description**	**General Agriculture District**
Utilities	**The subject utilizes a well and septic system.**	Terrain / Topography	**Generally level**
Easements / Encroachments	**A title report was not provided, however, we are unaware of any detrimental easements, encroachments or other restrictions that would adversely affect the site's use or marketability.**		
Highest and Best Use	**Residential development**		

Sale Transaction Data for BBG Event #1722874				Net Area	Gross Area
Transaction Date	**5/6/2025**	Consideration	**$5,125,000**	**$1.01 psf** **$43,965 per acre**	**$1.00 psf** **$43,684 per acre**
Sale Status	**Closed**	Adjustments	**$0**	**$0**	**$0**
		Cash Equivalent Price	**$5,125,000**	**$1.01 psf** **$43,965 per acre**	**$1.00 psf** **$43,684 per acre**
Days on Market	**302**				
Property Rights	**Fee Simple**				
Terms	**Cash equivalent**				
Conditions of Sale	**Arms Length**				
Grantor	**Terra Lantana, LLC**				
Grantee	**Manatee County Mosquito Control District**				
Instrument Number	**202541057514**				
Comments	**This property was listed with Pam Hagan of Compass Florida, LLC. This property was purchased for residential development**				
Verification	**1/11/2026** **PRC, Deed, MLS # A4609284**				

elina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 35,875.00

Prepared by and return to:
Brenda D. Cook, Closing Officer
BARNES WALKER TITLE, INC.
3119 Manatee Ave. W.
Bradenton, FL 34205
941-778-7721
File Number: 73011.008.25
Doc Stamps: $35,875.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **6th** day of **May, 2025**, between **Terra Lantana, LLC, a Florida limited liability company**, whose post office address is: P.O. Box 540717, Orlando, FL 32804, grantor, and **Manatee County Mosquito Control District, an independent special district created by Florida law**, whose post office address is: 1420 28th Ave. E., Ellenton, FL 34222, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Manatee County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Numbers: 280101007 & 280201109
(The property identification numbers shall not be considered a legal description and are provided for informational purposes only.)

Subject to valid reservations, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Terra Lantana, LLC,
a Florida limited liability company

By: _____
Marianna Lensky, Manager

_____
Signature Witness #1

MAGGIE MARSHALL
Print Name Witness #1

Witness Address : 3119 Manatee Avenue West
Bradenton, FL 34205-3350

_____
Signature Witness #2

Brenda D. Cook
Print Name Witness #2

Witness Address : 3119 Manatee Avenue West
Bradenton, FL 34205-3350

State of Florida
County of Manatee

The foregoing instrument was acknowledged and subscribed before me by means of [X] physical presence or [_] online notarization, this 5th day of May, 2025, by Marianna Lensky, Manager of Terra Lantana, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a Florida driver's license as identification.

[Notary Seal]

BRENDA D. COOK
Commission # HH 470821
Expires January 6, 2028

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

elina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 35,875.00

Exhibit A
Legal Description

Parcel 1:

A parcel of land in the South 1/2 of the SE 1/4 of Section 35, Township 34 South, Range 20 East, Manatee County, Florida, being more particularly described as follows:

Commence at the SE corner of said Section 35; thence N 00°08'05" W, along the East line of said Section 35, a distance of 35.59 feet to a point on the North maintained right-of-way line of State Road Number 64; thence N 89°23'10" W, along said North maintained right-of-way line, a distance of 15.00 feet to a point on the West right-of-way line of a 30 foot platted right-of-way as shown on the Plat of Manatee River Park Subdivision, as per Plat thereof recorded in Plat Book 1, Page 280, of the Public Records of Manatee County, Florida; thence continue N 89°23'10" W, along said North maintained right-of-way line, a distance of 285.20 feet for a Point of Beginning, thence continue N 89°23'10" W, along said maintained right-of-way line a distance of 285.36 feet; thence N 00°08'05" W, 774.72 feet to a point on the North line of the South 1/2 of the SE 1/4 of said Section 35; thence S 89°22'34" E, along said North line, a distance of 285.36 feet; thence S 00°08'05" E, 774.67 feet to the Point of Beginning.

Parcel 2:

A parcel of land lying in Sections 35 and 26, Township 34 South, Range 20 East, Manatee County, Florida, being more particularly described as follows:

Commence at the SE corner of said Section 35; thence N 00°08'05" W, along the East line of said Section 35, a distance of 810.21 feet to the NE corner of the South 1/2 of the SE 1/4 of said Section 35; thence N 89°22'34" W, along the North line of said South 1/2, a distance of 25.00 feet for a Point of Beginning; thence N 00°08'05" W, 99.56 feet; thence S 89°22'34" E, 15.00 feet; thence N 12°12'57" W, 203.79 feet; thence N 14°02'21" W, 2197.40 feet; thence N 88°52'59" W, along the centerline of a drainage ditch, 1265.19 feet to the intersection of said centerline and the centerline of a drainage ditch running Southwesterly; thence S 28°04'53" W, along said centerline, 1698.17 feet to a point on the West line of the East 1/2 of said Section 35; thence S 00°03'53" E, along said West line, a distance of 892.75 feet to a point on the North maintained right of way line of State Road No. 64; thence S 85°55'27" E, along said North maintained right of way line, a distance of 17.19 feet; thence S 78°41'11" E, along said North maintained right of way line, a distance of 119.02 feet; thence S 88°07'06" E, along said maintained right of way line, a distance of 43.30 feet; thence S 31°03'03" E, along said North maintained right of way line, 13.32 feet to its intersection with the North line of the South 1/2 of the SE 1/4 of said Section 35; thence S 89°22'34" E, along said South line, a distance of 2440.88 feet to the Point of Beginning.

Exhibit A
(Continued)

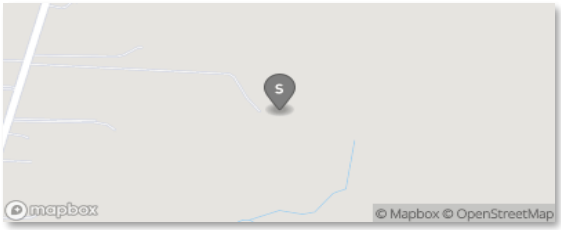
Together with:

An easement for ingress and egress lying in Sections 35 and 36, Township 34 South, Range 20 East, Manatee County, Florida, being more particularly described as follows:

Commence at the SE corner of said Section 35; thence N 00°08'05" W, along the East line of said Section 35, also being the West line of said Section 36, a distance of 35.59 feet to the North maintained right of way line of State Road No. 64 for a Point of Beginning; thence N 89°22'15" W, along said maintained right of way line, a distance of 15.00 feet; thence N 00°08'05" W, 774.62 feet to a point on the North line of the South 1/2 of the SE 1/4 of said Section 35; thence N 89°22'34" W, along said North line, a distance of 10.00 feet; thence N 00°08'05" W, 99.56 feet; thence S 89°22'34" E, 40.00 feet; thence S 00°08'05" E, 874.13 feet; thence N 89°32'29" W, 15.00 feet to the Point of Beginning.

Parcel Identification Numbers: 280201109 & 280101007

Sale #3
Land Sale
142nd Avenue
Myakka City, FL 34251
Manatee County
BBG Property #1526057





Property Data			
Property Type/Use	**Land** **Residential**	Lat/Long	**27.281214 / -82.1860**
Parcel ID #	**234810149**	Census Tract	
Opportunity Zone	**No**	Frontage	**142nd Ave**
Gross Land Area	**11,064,240 SF** **254.00 Acres**	Net Land Area	**8,755,560 SF** **201.00 Acres**
Flood Panel	**12081C 0465E** **Dated March 17, 2014**	Flood Designation	**Zone X (Shaded)**
Zoning Code	**A**		
Utilities	**Well and septic**	Terrain / Topography	**Generally level with pastureland**
Easements / Encroachments	**None detrimental known**		
Highest and Best Use	**Residential development**		

Sale Transaction Data for BBG Event #1758042				Net Area	Gross Area
Transaction Date	**1/31/2025**	Consideration	**$2,774,200**	**$0.32 psf** **$13,802 per acre**	**$0.25 psf** **$10,922 per acre**
Sale Status	**Closed**	Adjustments	**$0**	**$0**	**$0**
		Cash Equivalent Price	**$2,774,200**	**$0.32 psf** **$13,802 per acre**	**$0.25 psf** **$10,922 per acre**
Property Rights	**Fee Simple**				
Terms	**Cash equivalent**				
Conditions of Sale	**Arm's Length**				
Days on market	**100+ days**				
Instrument Number	**202541018520**				
Grantor	**Rosemary S Moore**				
Grantee	**Epic Estates Sarasota 1420, LLC**				
Comments	**This tract was purchased for rural residential development**				
Verification	**1/28/2026** **Related party, PRC, and Deed**				

elina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Deed: 19,419.40 Doc Mort: 0.00 Int Tax: 0.00

Prepared by and return to:
Jesse Caedington
Holden, Roscow & Caedington, PL
5608 NW 43rd Street
Gainesville, FL 32653
(352) 373-7788
File Number: **24-0639TL**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **31st day of January, 2025** between **ROSEMARY S. MOORE HOLDING COMPANY LLC, a Florida Limited Liability Company** whose post office address is **714 NE 12th Ave, Gainesville, FL 32601**, grantor, and **EPIC ESTATES SARASOTA 1420 LLC, a Texas limited liability company** whose post office address is **708 Horizon St, Flower Mound, TX 75028**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Manatee County, Florida** to-wit:

PARCEL 2:

A Parcel of land lying and being in Sections 2, 3, 10 and 11, Township 37 South, Range 21 East, Manatee County, Florida, being described as follows:

Commence at the Northeast corner of the West 1/2 of said Section 2, thence South, along the East line of said West 1/2, a distance of 2737.72 feet for a point of beginning, thence continue South, along said East line and the East line of the West 1/2 of Section 11, a distance of 3735.24 feet to a point on the North line of the South 1635 feet of said Section 11, lying North of the Northerly Right-of-Way Line of Clay Gulley Road; Thence N 89°55'02" W, along said North Line and its Westerly extension, a distance of 3565.77 feet; thence N 15°26'55" E, 1513.92 feet, thence N 86°58'25" W, 201.44 feet; thence N 89°10'33" W, 1390.00 feet to a point on the Easterly Right-of-Way line of M & J Road; thence N 15°26'55" E, along said Easterly Right-of-Way line, a distance of 160.00 feet; thence S 89°10'33" E, 1593.31 feet; thence N 15°26'55" E, 300.00 feet; thence S 89°10'33" E, 700.00 feet; thence N 00°49'27" E, 951.75 feet; thence N 43°34'30" W, 509.72 feet; thence N 15°26'55" E, 565.66 feet; thence S 89°10'33" E, 2525.15 feet to the Point of Beginning.

Parcel Number: 234810149

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ROSEMARY S. MOORE HOLDING COMPANY LLC,
a Florida Limited Liability Company

By: _____
JOE S. WORTHAM, Manager

Witness
Printed Name: Tara R. Langford
P.O. Address: 5608 NW 43rd St.
Gainesville, FL 32653

Witness
Printed Name: Jesse Caedington
P.O. Address: 5608 NW 43rd St.
Gainesville, FL 32653

State of Florida
County of Alachua

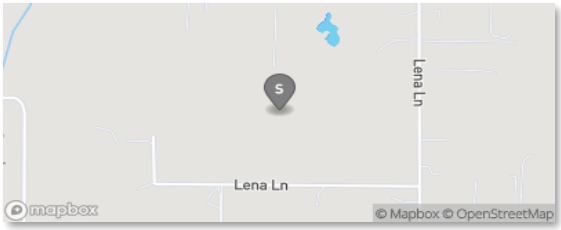
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 31st day of January, 2025 by JOE S. WORTHAM, Manager of ROSEMARY S. MOORE HOLDING COMPANY LLC, a Florida limited liability company, on behalf of the Company, who [✓] is personally known or [_] has produced a driver's license as identification.

[Seal]

JESSE CAEDINGTON
Commission # HH 589318
Expires October 10, 2028

Notary Public
Print Name: _____
My Commission Expires: _____

Sale #4
Lena Lane Land Sale
2500 Lena Lane
Sarasota, FL 34240
Sarasota County
BBG Property #1491687





Property Data			
Property Type/Use	**Land** **Agricultural**	Lat/Long	**27.309166 / -82.2817**
Parcel ID #	**0573002010**	Census Tract	**0027.25**
Opportunity Zone	**No**	Frontage	**West side of Lena Lane. Lena Lane is an asphalt paved ROW.**
Gross Land Area	**3,091,018 SF** **70.96 Acres**	Net Land Area	**3,091,018 SF** **70.96 Acres**
Flood Panel	**12115C0195F** **Dated November 4, 2016**	Flood Designation	**Zone X (Unshaded)**
Zoning Code	**OUR**	**Zoning Description**	**Open Use Rural**
Utilities	**The subject utilizes a well and septic system.**	Terrain / Topography	**Generally level**
Easements / Encroachments	**A title report was not provided, however, we are unaware of any detrimental easements, encroachments or other restrictions that would adversely affect the site's use or marketability.**		
Highest and Best Use	**Residential development**		

Sale Transaction Data for BBG Event #1722985				Net Area	Gross Area
Transaction Date	**1/31/2024**	Consideration	**$2,368,000**	**$0.77 psf** **$33,371 per acre**	**$0.77 psf** **$33,371 per acre**
Sale Status	**Closed**	Adjustments	**$0**	**$0**	**$0**
		Cash Equivalent Price	**$2,368,000**	**$0.77 psf** **$33,371 per acre**	**$0.77 psf** **$33,371 per acre**
Property Rights	**Fee Simple**				
Terms	**Cash equivalent**				
Conditions of Sale	**Arms length**				
Grantor	**Dorothy B. Zaharako et. al**				
Grantee	**Lena Landco, LLC**				
Instrument Number	**2024014930**				
Comments	**This was the sale of vacant land in Sarasota County. This sale was purchased for residential development**				
Verification	**1/12/2026** **PRC, Deed**				

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024014930 6 PG(S)
2/5/2024 11:27 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3138814

Doc Stamp-Deed: $16,576.00

Prepared by and return to:
ROBERT E. MESSICK, ESQ.
ICARD MERRILL
ATTORNEYS & COUNSELORS
2033 Main Street, Suite 600
Sarasota, Florida 34237
Tel: (941) 366-8100

Consideration: $2,368,000.00
Documentary Stamps: $16,576.00
Recording Fees: $54.50

Sarasota County Parcel ID No : 0573002010

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2024, between Dorothy B. Zaharako, as Successor Trustee of the Louie F. Grubbs Revocable Trust dated January 7, 1992, as to an undivided 1/2 interest, together with William F. Grubbs, James E. Grubbs, and Wayne R. Grubbs, as tenants in common, as to an undivided 1/2 interest, whose post office address is: 7187 Jarvis Road, Sarasota, FL 34241 (collectively the "Grantor"), and LENA LANDCO, LLC, a Florida limited liability company, whose post office address is: 6710 Professional Parkway, Suite 100, Sarasota, FL 34240 (the "Grantee").

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lee County, Florida, viz:

See attached **EXHIBIT "A"**.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, if any, and taxes for the current year and thereafter.

SAID PROPERTY is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the family of Grantor reside thereon, or on any property contiguous thereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does specially warrant the title to the Property, subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

Louie F. Grubbs Revocable Trust dated January 7, 1992

By: _____
Dorothy B. Zaharako, Successor Trustee

_____
(Signature of first Witness)
Sapna Mahadevan
(Printed name of first Witness)

Address of first Witness:
10350 Sid Village Center Dr
Port St Lucie FL 34987

_____
(Signature of second Witness)

Hargoine A Brown
(Printed name of second Witness)

Address of second Witness:
10350 Sid Village Center Dr
Port St Lucie FL 34987

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of January, 2024, by Dorothy B. Zaharako, as Successor Trustee of the Louie F. Grubbs Revocable Trust dated January 7, 1992, who ☐ is personally known to me or ☒ has produced driver's license as identification.

(Notary Seal)

MYA ROSA LAVIN PENA
Notary Public - State of Florida
Commission # HH 477748
My Comm. Expires Jan 4, 2028
Bonded through National Notary Assn.

_____
Notary Public
Print Name: Mya Lavin
My Commission Expires: 01/04/28

(Signatures continue on following page)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

(Signature of first Witness)

Evelyn O. Cummings
(Printed name of first Witness)

Address of first Witness:
3375 Land Harbor
Newland, NC 28657

William F. Grubbs

(Signature of second Witness)

Amanda L. Hicks
(Printed name of second Witness)

Address of second Witness:
936 John Greer Rd.
Elk Park, NC 28622

STATE OF NORTH CAROLINA
COUNTY OF Avery

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of January, 2024, by William F. Grubbs, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

WILLIAM B. COCKE, JR. Notary Public Avery County NORTH CAROLINA

Notary Public
Print Name: William B. Cocke, Jr.
My Commission Expires: 1/22/2028

(Signatures continue on following page)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

(Signature of first Witness)

Pete Tychsen
(Printed name of first Witness)

Address of first Witness:
1695-1 Metropolitan Circle
Tallahassee, FL 32308

(Signature of second Witness)

Andrew Tychsen
(Printed name of second Witness)

Address of second Witness:
1695-1 Metropolitan circle
Tallahassee, FL 32308

James E. Grubbs

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of January, 2024, by James E. Grubbs, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

KAREN BUCHAN
MY COMMISSION # HH 228232
EXPIRES: February 14, 2026

Notary Public
Print Name: Karen Buchan
My Commission Expires: 2/14/2026

(Signatures continue on following page)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:

(Signature of first Witness)

(Printed name of first Witness)

Address of first Witness:
2750 Ringling Blvd. Ste. #3
Sarasota, FL. 34237

Wayne R. Grubbs

(Signature of second Witness)

KRAIG H. KOACH
(Printed name of second Witness)

Address of second Witness:
2750 Ringling Blvd Ste 3
Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 30 day of January, 2024, by Wayne R. Grubbs, who ☑ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

KRAIG H. KOACH
Notary Public State of Florida
Commission # GG 455451
My Comm. Expires May 27, 2024
Bonded Thru Troy Fain-Insurance Inc.

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT "A"

Legal Description

Parcel 1:

Commence at the NE corner of the NW 1/4 of Section 35, Township 36 South, Range 20 East, Sarasota County, Florida; thence along the East line of the NW 1/4 of said Section 35, S 00°35'18" W (on an assumed bearing), 1167.02 feet to the Point of Beginning; thence continue along the East line of the NW 1/4 of said Section 35, S 00°35'18" W, 583.51 feet; thence N 88°55'37" W, 2681.80 feet to the West line of said Section 35; thence along the West line of said Section 35, N 00°49'41" E, 583.72 feet; thence, S 88°55'20" E, 2679.36 feet to the Point of Beginning, Less maintained right of way for Lena Lane.

Parcel 2:

Commence at the NE corner of the NW 1/4 of Section 35, Township 36 South, Range 20 East, Sarasota County, Florida; thence along the East line of the NW 1/4 of said Section 35, S 00°35'18" W (on an assumed bearing), 1750.53 feet to the Point of Beginning; thence continue along the East line of the NW 1/4 of said Section 35, S 00°35'18" W, 583.51 feet; thence N 88°55'54" W, 2681.24 feet to the West line of said Section 35; thence along the West line of said Section 35, N 00°49'41" E, 583.72 feet; thence S 88°55'37" E, 2681.80 feet to the Point of Beginning, Less maintained right of way for Lena Lane.

LETTER OF ENGAGEMENT/PURCHASE ORDER

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BBG
REAL ESTATE SERVICES

December 10, 2025

Manatee County
Attn: Kendall Carson
Environmnetal Lands Divisions Coordinator
1112 Manatee Avenue West
Bradenton, FL 34205

Email: kendall.carson@mymanatee.com
Phone: 941-297-8623

RE: Appraisal Report of Myakka Corridor Addition

We are pleased to submit this proposal and our Terms and Conditions for the Appraisal Report of the above referenced real estate.

PROPOSAL SPECIFICATIONS

Valuation Premise:	Form an opinion of the "As Is" Market Value
Property Rights Appraised:	Fee Simple Estate
Intended Use:	Asset evaluation for potential voluntary acquisition/purchase of the subject.
Intended Users:	The intended users include Manatee County, their designated representatives as well as the State of Florida.
Parcel ID Numbers:	Costa-173602059, 173602269, 173602209, 173602159, 173602109, 168400059, 168410058, 174100008. HOA- 173602359, 173602409
Scope of Work:	All Applicable Approaches
Inspection:	TBD by mutual agreement
Appraisal Standards:	Uniform Standards of Professional Appraisal Practice (USPAP) and Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. Supplemental Appraisal Standards (FDEP)
Report Type:	Appraisal Report
Report Format:	Narrative
Fee:	$3,300 (Fee quoted includes all expenses)
Retainer:	None

Payment Terms: Balance is due and payable upon delivery of the final report or within 30 days of your receipt of our draft report, whichever is sooner. If a draft report is requested, the fee is considered earned upon delivery of our draft report. Fee quoted includes all expenses

Payment Options:

- Credit card (a 3% fee is applied) which is the quickest payment method to verify.
- Wire or ACH payment which are the second quickest payment methods. See below information for sending the wire or ACH
- A check mailed to BBG, Inc., 8343 Douglas Avenue, Suite 700, Dallas, TX 75225 – This method is the slowest option as it takes time to receive, process and confirm the funds.

Payment Options (cont.): If you would like to pay by credit card, please pay invoice online directly from our website at bbgres.com/pay-your-invoice/

1. A 3% convenience fee is automatically applied to all credit card payments.
2. Please add Accounting BBG email (eft@bbgres.com) as correspondent for remitting payment (BBG Email Contact), so that we can get this applied to our system in a timely manner.
3. Please include the BBG Invoice # in your credit card submission. If you have not yet received an invoice number, please use the drop-down tool to select 'Property Details' and include the address of the property.
4. A copy of the receipt will be sent directly to you once the payment has been made.

If you choose to pay by wire or ACH, please let us know once the wire or ACH has been initiated and forward the bank confirmation if able.
Be sure to include the address as a reference whenever sending any wire payment.

BBG Appraisal Wiring and ACH Instructions:

Bank of America Account # 488038497058
Payment via ACH Routing # 111000025
Payment via Wire Routing # 026009593
Bank Address: Bank of America
6019 Berkshire Lane
Dallas, TX 75225

Due to the limited capability to provide complete remittance details in ACH and Wire payments, please send all payment remittance details, including applicable invoice numbers, to eft@bbgres.com to ensure timely and accurate payment application.

Report Copies: 1 Final PDF

Delivery Date: 2 weeks from date of inspection

Report Delivery Recipients: If any other person(s) are authorized to be included on delivery of the report, please include their information in the space below:

Name(s):
Email(s):

Acceptance Date: Date of Execution

Property Information Request: The following list of items will be needed in order to meet the above referenced delivery date:
- Survey, if available
-Will advise if additional information is required
Do not provide Personally Identifiable Information (PII) to BBG, Inc. or any of its agents. PII is any piece of information meant to identify a specific individual. This includes data such as a Social Security number, driver's license number and financial account numbers.

The attached Terms and Conditions of the Engagement are deemed part of this Appraisal Services Agreement and are incorporated fully herein by reference and shall apply to any appraisal reports, contract or orders into which they are incorporated. In addition, with respect to any appraisal report, any use of or reliance on the appraisal by any party, regardless of whether the use or reliance is authorized or known by BBG, Inc. and its agents, servants, employees, principals, affiliated companies and all those in privity with them, constitutes acceptance of such Terms and Conditions of the Engagement, as well as acceptance of all other appraisal statements, limiting conditions and assumptions stated in the appraisal report. Use of this appraisal report constitutes acknowledgement and acceptance of the Terms and Conditions of the Engagement, special assumptions (if any), extraordinary assumptions (if any), and hypothetical conditions (if any) on which this estimate of market value is based. This appraisal report has been prepared for the exclusive benefit of the client. It may not be used or relied upon by any other party. Any other party who is not the identified client within this report who uses or relies upon any information in this report does so at their own risk.

Client acknowledges and agrees that BBG may anonymize all property and operational information ("Client Data") provided and aggregate with other anonymized data from other Clients and/or other sources and use such aggregated, anonymized Client Data in existing or future BBG product offerings. BBG shall process the Client Data in a manner that renders the form and source of the Client Data unidentifiable to any other Client or third party.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Kyle A. Catlett

As Agent for BBG, Inc.

BBG
REAL ESTATE SERVICES

Kyle Catlett, MAI, SRA, AI-GRS, MRICS
Director
Valuation
Cert Gen RZ3875
3800 West Bay-to-Bay Boulevard, Unit 23, Tampa, FL 33629
P 813-212-1286 **C** 813-833-1986
E kcatlett@bbgres.com

AGREED AND ACCEPTED

Client Signature

Date

Terms and Limiting Conditions of the Engagement

The Terms and Conditions of the Engagement are deemed part of the attached Proposal Specifications and Appraisal and Consulting Services Agreement and are incorporated fully therein, and shall apply to any appraisal services, consulting services, oral testimony, reports, contracts, or orders into which they may be incorporated.

A) Definitions. In the Terms and Conditions of the Engagement:

1. "BBG, Inc." means BBG, Inc. and its agents, successors, assigns, servants, employees, principals, affiliated companies and all those in privity with them.
2. "Appraiser" means the appraiser(s) performing part or all of the appraisal services and/or signing an appraisal report. "Appraiser" may also mean "Consultant" in a consulting assignment.
3. "Appraisal and Consulting Services Agreement" means any written agreement with Client for performance of the appraisal services by Appraiser, including any agreement entered into electronically.
4. "Client" means any party identified expressly as a client in an Appraisal and Consulting Services Agreement and also any party identified expressly as a client by the Appraiser in an appraisal report.
5. "Appraisal" means any appraisal or consulting report(s) prepared by or oral report and/or testimony presented by BBG, Inc.
6. "Report" means a written or oral report prepared by and/or oral testimony presented by BBG, Inc.

B) Venue and Jurisdiction

THIS APPRAISAL AND CONSULTING SERVICES AGREEMENT WILL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE DOMESTIC SUBSTANTIVE LAWS OF THE STATE OF TEXAS, WITHOUT GIVING EFFECT TO ANY CHOICE OR CONFLICT OF LAW PROVISION. IF ANY ACTION RELATING TO THIS APPRAISAL AND CONSULTING SERVICES AGREEMENT OR THE CONTEMPLATED TRANSACTIONS IS BROUGHT BY A PARTY HERETO AGAINST ANY OTHER PARTY HERETO, THE PREVAILING PARTY IN SUCH ACTION WILL BE ENTITLED TO RECOVER ALL REASONABLE EXPENSES RELATING THERETO (INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES) FROM THE NON-PREVAILING PARTY.

Each party to this Appraisal and Consulting Services Agreement (a) hereby irrevocably submits to the exclusive jurisdiction and venue of the state courts located in Dallas County, Texas (or, if but only if such court lacks jurisdiction, the United States District Court for the Northern District of Texas) for the purpose of any Action between any of the parties hereto arising in whole or in part under or in connection with this Appraisal and Consulting Services Agreement, any Ancillary Agreement, or the Contemplated Transactions, (b) hereby waives and agrees not to assert any claim that he, she or it is not subject personally to the jurisdiction of the above-named courts or that any such Action brought in the above-named courts should be dismissed on grounds of forum non conveniens. Notwithstanding the foregoing, a party hereto may commence any Action in a court other than the above-named courts solely for the purpose of enforcing an order or judgment issued by the above-named courts.

C) Limitations of Liability

It is expressly agreed that in any action which may be brought against BBG, Inc., arising out of, relating to, or in any way pertaining to this engagement, this Appraisal and Consulting Services Agreement, or any services, reports, information, or opinions contained therein or presented, BBG, Inc. shall not be responsible or liable for any incidental or consequential losses, unless the same was fraudulent or prepared with gross negligence. It is further agreed that the collective liability of BBG, Inc. in any such action shall not exceed the fees paid for the preparation of the respective report or services unless the same was fraudulent or prepared with gross negligence. Finally, it is agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

Client hereby agrees to indemnify, defend, protect, and hold BBG, Inc. harmless from and against all claims, damages, losses and expenses, including attorneys' fees, expenses and costs, incurred upon investigating and defending any claim, action or proceeding arising from, or in any way connected to, relating to, or in any way pertaining to this engagement, this Appraisal and Consulting Services Agreement, or any services, reports, information, or opinions contained therein or presented.

Further, you acknowledge that any opinions and conclusions expressed by professionals employed by BBG, Inc. related to this agreement are representations made by them as employees and not as individuals. BBG, Inc.'s responsibility is limited to you as a Client. The use of BBG, Inc.'s product by third parties is not intended unless expressly stated and shall be solely at the risk of you and/or third parties. BBG, Inc. acknowledges that Client will be the end-user of, and can rely upon, the opinion and conclusions of BBG, Inc.

D) Confidentiality

The parties agree that (i) this Appraisal and Consulting Services Agreement and the terms contained herein, (ii) opinions or valuation conclusions, (iii) the identity of the analyst or the firm and any reference to the professional organization of which the appraiser is affiliated or to the designations thereof, and (iv) all information regarding the property of whatever nature made available to either party by the other (including all versions of BBG, Inc.'s final report and all prior drafts of same) and methods of each party revealed during the performance of the Services (altogether, collectively, the "Confidential Information") shall be treated as strictly confidential. Accordingly, neither party nor any employee, agent or affiliate thereof shall disclose the same to any third party without the written consent of other party and approval of Appraiser; provided, however, that, a party shall not hereby be precluded from disclosure of Confidential Information that may be compelled by legal requirements, or from disclosing this Appraisal and Consulting Services Agreement (and the terms contained herein) to its attorneys, accountants, auditors, lenders, and other professionals who may be bound to that party by duties of confidence.

Do not provide Personally Identifiable Information (PII) to BBG, Inc. or any of its agents. PII is any piece of information meant to identify a specific individual. This includes data such as a Social Security number, driver's license number and financial account numbers.

E) General Assumptions and Limiting Conditions

Appraisal services have been provided with the following general assumptions:

1. Notwithstanding that the Appraiser may comment on, analyze or assume certain conditions in the appraisal or consulting assignment, BBG, Inc. shall have no monetary liability or responsibility for alleged claims or damages pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations or other hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise. Accordingly:
    a) The Appraiser has not conducted any engineering or architectural surveys in connection with this appraisal or consulting assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the Appraiser or the Appraiser's staff or was obtained or taken from referenced sources and is considered reliable. The Appraiser and BBG, Inc. shall not be monetarily liable or responsible for or assume the costs of preparation or arrangement of geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
    b) Unless otherwise stated in the written report or oral report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment. Further, unless otherwise stated, it is assumed that there are no subsurface oil, gas or other mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Further, unless otherwise stated, it is assumed that there are no rights associated with extraction or exploration of such elements considered. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
    c) Any legal description or plats reported in the appraisal are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. BBG, Inc. has made

no survey of the property and assumes no monetary liability or responsibility in connection with such matters.

d) Title is assumed to be good and marketable, and in fee simple, unless otherwise stated in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as stated. Further, BBG, Inc. assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way, except as stated.

e) The appraisal report is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report; additionally, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value opinion. Moreover, unless otherwise stated herein, it is assumed that there are no encroachments or violations of any zoning or other regulations affecting the subject property, that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there are no trespasses or encroachments.

f) The American Disabilities Act (ADA) became effective January 26, 1992. The Appraiser has not made a specific compliance survey or analysis of the property to determine whether it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative impact upon the value of the property. Since the Appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

g) No monetary liability or responsibility is assumed for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report or oral report.

h) It is assumed the subject property is not adversely affected by the potential of floods unless otherwise stated herein. Further, it is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any existing or proposed buildings.

i) Unless otherwise stated within the appraisal report or oral report, the depiction of the physical condition of the improvements described therein is based on visual inspection. No monetary liability or responsibility is assumed for (a) the soundness of structural members since no engineering tests were conducted; (b) the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made; and (c) hidden, unapparent or masked property conditions or characteristics that were not clearly apparent during the Appraiser's or Consultant's inspection.

j) If building improvements are present on the site, it is assumed that no significant evidence of termite damage or infestation was observed during physical inspection, unless so stated in the appraisal report or oral report. Further, unless so stated in the report or oral report, no termite inspection report was available. No monetary liability or responsibility is assumed for hidden damages or infestation.

k) Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No monetary liability or responsibility is assumed for such conditions or for engineering which may be required to discover them.

l) BBG, Inc., excepting employees of BBG Assessment, Inc., and the appraiser(s) are not experts in determining the presence or absence of hazardous substances toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. BBG, Inc. and the appraiser(s) assume no monetary liability or responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The Client is free to retain an expert on such matters in this field; however, Client retains such expert at Client's own discretion, and any costs and/or expenses associated with such retention are the responsibility of Client.

m) BBG, Inc. is not an expert in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life (such as bald eagles, gophers, tortoises, etc.) that may be present on the property. BBG, Inc. assumes no monetary liability or responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species. The Appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions contained within the appraisal report based upon any subsequent endangered species impact studies, research, and investigation that may be provided. However, it is assumed that no environmental impact studies were either requested or made in conjunction with this analysis, unless otherwise stated within the report.

2. If the Client instructions to the Appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the inspection date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.
3. If provided, the estimated insurable value or cost is included at the request of the Client and has not been performed by a qualified insurance agent or risk management underwriter. This cost estimate should not be solely relied upon for insurable value or cost purposes. The Appraiser is not familiar with the definition of insurable value from the insurance provider, the local governmental underwriting regulations, or the types of insurance coverage available. These factors can impact cost estimates and are beyond the scope of the intended use of this appraisal. The Appraiser is not a cost expert in cost estimating for insurance purposes.
4. The dollar amount of any value opinion herein rendered is based upon the purchasing power and price of the United States Dollar as of the effective date of value. Any appraisal report is based on market conditions existing as of the effective date.
5. Any value opinions reported or expressed apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value opinions, unless such proration or division of interests is set forth in the report. Any division of the land and improvement values stated herein is applicable only under the program of utilization shown. These separate valuations are invalidated for any other application.
6. Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are BBG, Inc.'s best estimate of current market thinking of what future trends will be. No warranty or representation is made that such projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
7. The Appraiser assumes no monetary liability or responsibility for any changes in economic or physical conditions which occur following the effective date of value within this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
8. Any proposed or incomplete improvements included in the appraisal report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
9. If the appraisal report has been prepared in a so-called "public non-disclosure" state, real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such a "non-disclosure" state, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the Appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

Terms and Limiting Conditions of the Engagement

10. Although the Appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the Appraiser either by the Client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the Appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or opinions of value.
11. The right is reserved by the Appraiser to make adjustments to the analyses, opinions, and conclusions set forth in the appraisal report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the Appraiser or Consultant. The Appraiser shall have no monetary liability or responsibility for any unauthorized change(s) to the report.
12. The submission of the appraisal report constitutes completion of the services authorized and agreed upon unless other services are provided for in this agreement. Such report is submitted on the condition the Client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, or judicial or administrative proceedings, unless otherwise defined herein. In the event the Appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the Client immediately. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the Client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work. A payment agreement must be reached in advance of the Appraiser providing such services.
13. Client shall not disseminate, distribute, make available or otherwise provide any appraisal report prepared hereunder to any third party (including without limitation, incorporating or referencing the report , in whole or in part, in any offering or other material intended for review by other parties) except to (a) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the report provided that either Appraiser has received an acceptable release from such third party with respect to such report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the report to such third party, (b) any third party service provider (including rating agencies and auditors) using the report in the course of providing services for the sole benefit of an Intended User, or (c) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, the receipt of a report by such party shall not confer any right upon such party to use or rely upon such report, and Appraiser shall have no liability for such unauthorized use or reliance upon such report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the report

PICTURES OF IMPROVEMENTS

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MSC















BUREAU OF APPRAISAL
APPRAISAL CHECKLIST

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		Yes	Page No.	No	N/A
GENERAL — VACANT LAND					
1	Is a completed "Executive Summary" included for each parcel and/or final opinion of value?	**X**	13		
2	Does the appraisal follow the recommended general format for narrative appraisal reports? (this format should be used by the fee appraiser)	**X**			
PREMISES OF THE APPRAISAL					
3	Is there a description of the extent of the process (scope) of collecting, confirming and reporting data?	**X**	20		
4	Is the Bureau of Appraisal's definition of market value, or other defined value, used?	**X**	21		
5	Is the intended use (function) and user of the appraisal identified?	**X**	21		
6	Are the property interests (rights) appraised identified? (e.g. fee simple, leased fee, easement, fee simple subject to)	**X**	22		
7	Does the appraisal state any Extraordinary Assumptions and Hypothetical Conditions?	**X**	10		
8	Does the appraisal report consider whether a fractional interest, physical segment or partial holding contribute pro rata to the value of the whole?				**X**
9	Are the effective date of value and the date of the appraisal report stated?	**X**	21		
PRESENTATION OF DATA					
10	Is a legal description of the property appraised included in the report?	**X**	54		
11	Is a five-year subject sales history included?	**X**	42		
12	Does the appraiser explain why the previous sale of the subject, if within five years, was not used in the valuation?				**X**
13	Is any current agreement of sale, option or listing of the property under appraisal analyzed?	**X**	42		
14	Was a neighborhood analysis provided including a discussion of market trends, either positive or negative, which affect the subject property?	**X**	33		
15	Is a land use analysis provided which discusses existing land use and zoning designations, impending use restrictions or other existing or proposed concurrency or land use planning restrictions?	**X**	40		
16	Does the appraisal report provide the current assessed value of the subject property?	**X**	41		
DESCRIPTION OF SUBJECT					
17	Are photographs and an aerial included?	**X**			
18	Does the appraisal report describe the size, shape and other physical characteristics of the site/land?	**X**	35		
19	Does the appraisal report describe access to the property?	**X**	35		
20	If the access is poor, inadequate or substandard, does the appraisal address its affect, with supporting market evidence, on value?				**X**

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21	Does the appraisal describe the topography of the property?	X	35		
22	Does the appraisal report describe the location of the property?	X	35		
23	Does the appraisal report describe the property's road frontage?	X	35		
24	Does the appraisal report describe the property's water frontage, if applicable?	X	35		
25	Does the appraisal report describe utilities available and their proximity to the property?	X	35		
26	Does the appraisal report describe nuisances and hazards, if any, affecting the value of the property?	X	35		
27	Does the appraisal report describe any existing and/or potential environmental hazards affecting the value of the property	X	35		
28	Is the tax assessment included?	X	38		
29	Does the appraisal report describe the drainage and the existence of flood plain conditions affecting the value of the property?	X	35		
30	Does the appraisal report discuss any easements, encroachments and rights- of- way affecting the value of the property and the affect on value?	X	35		
31	Does the appraisal report discuss the affect on the value of the property as a result of outstanding oil, gas and mineral interests?	X	35		
ANALYSIS OF DATA AND CONCLUSIONS					
Highest and Best Use					
32	Is the highest and best use of the property "as vacant" and "as improved", if applicable, analyzed?	X	44		
33	Is the highest and best use based on an "economic use" of the property?	X	44		
Land Valuation					
34	Is a minimum of 3 sales included and analyzed?	X	48		
35	Are photographs and an aerial of the sales included?	X	65		
36	Did the appraiser include a sale and listing location map that also shows the subject?	X	47		
37	Is the unit of comparison appropriate for the subject's market?	X	46		
38	Are the comparable sales similar to the subject in highest and best use?	X	48		
39	If the comparable sales are not similar in highest and best use, is an adequate discussion included as to why the sales are used?				X
40	Are the comparable sales adjusted for cash equivalency or otherwise clearly explained?	X	50		
41	If you included comparable sales to governmental units and/or non-profit groups, were they analyzed separately with appropriate comments explaining differences, if any, compared to private transactions?				X
42	If the appraisal report includes extraordinary assumptions and hypothetical conditions are their impacts on value adequately supported and reported in the reconciliation and final value estimate?	X	51		

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43	If you provide a discounted cash flow model in valuing the subject property, did you also provide a sales comparison, or other, approach to arrive at the present value of the subject property?				**X**
44	Are demolition costs, if any, appropriately considered for the comparable sales and the subject property?	**X**			
Reconciliation					
78	Is the quality and quantity of data considered and reconciled and the applicability or suitability of the approaches considered and reconciled?	**X**	46		
79	Is the final value estimate consistent with the highest and best use, the data, and analyses presented in the report?	**X**	44		
80	Does the appraisal report consider and analyze the effect on value, if any, of the assemblage of the various estates or component parts of a property, refraining from estimating the value of the whole property simply by adding together the individual values of the various estates or component parts without explanation?				**X**
81	In arriving at a final value estimate, does the appraisal consider the value impact (cost to cure/stigma) of environmental hazards and/or other contamination (underground storage tanks, toxic waste disposal, etc.) before concluding the "as is" value?	**X**	52		
Miscellaneous					
82	Does the report provide an estimate of the property's anticipated exposure time, as required by USPAP?	**X**			
83	Does the appraisal explain and support the exclusion of any of the usual valuation approaches?	**X**			
84	Are Extraordinary Assumptions and Hypothetical Conditions repeated, or referenced with all statements of the final opinion of value?	**X**			

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GLOSSARY

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Assessed Value: The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. [1]

Asset:

1. Any item, the rights to which may have economic value, including financial assets (cash or bonds), business interests, intangible assets (copyrights and trademarks), and physical assets (real estate and personal property).
2. In general business usage, something owned by a business and reflected in the owner's business sheet.

Asset: A resource controlled by the entity as a result of past events and from which future economic benefits are expected to flow to the entity. [2]

Capital Expenditure: Investments of cash (or the creation of liability) to acquire or improve an asset, e.g., land, buildings, building additions, site improvements, machinery, equipment; as distinguished from cash outflows for expense items that are normally considered part of the current period's operations. [1]

Cash Equivalency: An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash or its equivalent.[1]

Client:

1. The individual, group, or entity who engages a valuer to perform a service (USPAP)
2. The party or parties who engage, by employment or contract, an appraiser in a specific assignment. Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent (USPAP, 2016-17-ed).
3. Generally the party or parties ordering the appraisal report. It does not matter who pays for the work (CUSPAP, 2014-ed).[1]

Condominium Ownership: A form of fee ownership of separate units or portions of multiunit buildings that provides for formal filing and recording of a divided interest in real property.[3]

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. [1]

Credible:

1. Worthy of belief, supported by analysis of relevant information. Creditability is always measured in the context of intended use. (SVP)
2. Worthy of belief. Comment: Creditable assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use. (USPAP, 2016-2017-ed.).[1]

Deferred Maintenance: Needed repairs or replacement of items that should have taken place during the course of normal maintenance. [1]

Disposition Value: The most probable price that a specified interest in real property should bring under the following conditions: 1) Consummation of a sale within a specific time, which is short than the typical exposure time for such a property in that market. 2) The property is subjected to market conditions prevailing as of the date of valuation. 3) Both the buyer and seller are acting prudently and knowledgeably. 4) The seller is under compulsion to sell. 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) An adequate marketing effort will be made during the exposure time. 8) Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration of the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms. [1]

Economic Life: The period over which improvements to real property contribute to property value. [1]

Effective Date: 1) The date on which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. 2) In a lease document, the date upon which the lease goes into effect.[1]

Effective Gross Income Multiplier (EGIM): The ratio between the sale price (or value) of a property and its effective gross income. [1]

Effective Rent: Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions, the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. [1]

Exposure Time: 1) The time a property remains on the market. 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market (USPAP 2016-2017-ed). [1]

Extraordinary Assumptions: An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property, or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed). [1]

Fair Market Value: In nontechnical usage, a term that is equivalent to the contemporary usage of market value. [1]

Fair Share: That portion of total market supply accounted for by a subject property. For example, a 100-key hotel in 1,000-key market has a fair share of 10%. [1]

Fair Value:

1. The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. (FASB)
2. The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties. (This does not apply to valuations for financial reporting.) (IVS).[1]

Fair Value: The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.[2]

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. [1]

Floor Area Ratio (FAR): The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. [1]

Going-Concern Value: 1) 73. An established and operating business having an indefinite future life. 2) 74. An organization with an indefinite life that is sufficiently long that, over time, all currently incomplete transformations [transforming resources from one form to a different, more valuable form] will be completed. [1]

Gross Building Area (GBA): 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2) Gross leasable area plus all common areas. 3) 16. For residential space, the total area of all floor levels measured from the exterior of the walls and including the super structure and substructure basement; typically does not include garage space. [1]

Highest and Best Use: 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS). 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) [1]

Hypothetical Condition: 1) 117.A condition that is presumed to be true when it is known to be false. (SVP). 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) [1]

Income Capitalization Approach: Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income. [1]

Inspection: Personal observation of the exterior or interior of the real estate that is the subject of an assignment performed to identify the property characteristics that are relevant to the assignment, such as amenities, general physical condition, and functional utility. Note that this is not the inspection process performed by a licensed or certified building inspector. [1]

Insurable Value: A type of value for insurance purposes. [1]

Intangible Assets: 1) A nonmonetary asset that manifests itself by its economic properties. It does not have physical substance but grants rights and economic benefits to its owner. (IVS). 2) A nonphysical asset such as a franchise, trademark, patent, copyright, goodwill, equity, mineral right, security, and contract (as distinguished from physical assets) that grant rights and privileges, and have value for the owner. (ASA). 3) An identifiable nonmonetary asset without physical substance. An asset is a resource that is controlled by the entity as a result of past events (for ex-ample, purchase or self-creation) and from which future economic benefits (inflows of cash or other assets) are expected. [IAS 38.8] Thus, the three critical attributes of an intangible asset are: identifiability, control (power to obtain benefits from the asset), ·future economic benefits (such as revenues or reduced future costs). (IAS 38) [1]

Intangible property: Nonphysical assets, including but not limited to franchises, trademarks, patents, copyrights, goodwill, equities, securities, and contracts as distinguished from physical assets such as facilities and equipment. (USPAP, 2016-2017 ed.) [1]

Intended Use: 1) The valuer's intent as to how the re-port will be used. (SVP) 2) The use or uses of an appraiser's reported appraisal or appraisal review assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2016-2017 ed.) [1`]

Intended User: 1) The party or parties the valuer intends will use the report. (SVP) 2) The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser on the basis of communication with the client at the time of the assignment. (USPAP, 2016-2017 ed.) [1`]

Internal Rate of Return ("IRR"): The annualized yield rate or rate of return on capital that is generated or capable of being generalized within an investment of portfolio over a period of ownership. Alternatively, the indicated return of capital associated with a projected or pro forma income stream. The discount rate that equates the present value of the net cash flows of a project with the present value of the capital investment. It is the rate at which the Net Present Value (NPV) equals zero. The IRR reflects both the return on invested capital and the return of the original investment, which are basic considerations of potential investors. Therefore, deriving the IRR from analysis of market transactions of similar properties having comparable income patterns is a proper method for developing market discount rates for use in valuations to arrive at Market Value. Used in discounted cash flow analysis to find the implied or expected rate of return of the project, the IRR is the rate of return which gives a zero net present value (NPV). See also equity yield rate (YE); financial management rate of return (FMRR); modified internal rate of return (MIRR); yield rate (Y). [1]

Investment Value: 1) The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2) The value of an asset to the owner or a prospective owner for individual investment or operational objectives. (IVS) [1]

Leasehold Interest: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. [1]

Leased Fee Interest: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. [1]

Liquidation Value: The most probable price that a specified interest in real property should bring under the following conditions: 1) Consummation of a sale within a short time period; 2) The property is subjected to market conditions prevailing as of the date of valuation; 3) Both the buyer and seller are acting prudently and knowledgeably; 4) The seller is under extreme compulsion to sell; 5) The buyer is typically motivated. 6) Both parties are acting in what they consider to be their best interests. 7) A normal marketing effort is not possible due to the brief exposure time 8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto. 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. This definition can also be modified to provide for valuation with specified financing terms. [1]

Load Factor: A measure of the relationship of common area to useable area and therefore the quality and efficiency of building area layout, with higher load factors indicating a higher percentage of common area to overall rentable space than lower load factors; calculated by subtracting the amount of usable area from the rentable area and then dividing the difference by the usable area: [1]
Load Factor =

$$\frac{\text{(Rentable Area – Useable Area)}}{\text{Usable Area}}$$

Market Value. The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.*

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.

2. Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

- the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
- the terms of sale (e.g., cash, cash equivalent, or other terms); and
- the conditions of sale (e.g., expo- sure in a competitive market for a reasonable time prior to sale).

USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

- Identifications of the specific property rights to be appraised.
- Statement of the effective date of the value opinion.
- Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
- If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above- or below-market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised, and each acting in what they consider their own best interests;

A reasonable time is allowed for exposure in the open market;

Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

· The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (IVS)

5. The Uniform Standards for Federal Land Acquisitions defines market value as follows: Market value is the amount in cash, or on terms reason ably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Appraisal Standards for Federal Land Acquisitions) [1]

Market Value "As If Complete" On The Appraisal Date:
Market value as if complete on the effective date of the appraisal is an estimate of the market value of a property with all construction, conversion, or rehabilitation hypothetically completed, or under other specified hypothetical conditions as of the date of the appraisal. With regard to properties wherein anticipated market conditions indicate that stabilized occupancy is not likely as of the date of completion, this estimate of value should reflect the market value of the property as if complete and prepared for occupancy by tenants.

Market Value "As Is" On The Appraisal Date: Value As Is -The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning. See also effective date; prospective value opinion.

Market Value of the Total Assets of the Business: The market value of the total assets of the business is the market value of all of the tangible and intangible assets of a business as if sold in aggregate as a going concern. This assumes that the business is expected to continue operations well into the future. [4]

Marketing Time: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property Market Value Opinions" address the determination of reasonable exposure and marketing time.). [3]

Net Lease: A lease in which the landlord passes on all expenses to the tenant. See also lease. [1]

Net Rentable Area (NRA): 1) The area on which rent is computed. 2) The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deductions shall be made for columns and projections necessary to the building. Include space such as mechanical room, janitorial room, restrooms, and lobby of the floor. [5]

Penetration Ratio (Rate): The rate at which stores obtain sales from within a trade area or sector relative to the number of potential sales generated; usually applied to existing facilities. Also called: penetration factor.[1]

Prospective opinion of value. A value opinion effective as of a specified future date. The term does not define a type of value. Instead it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. [1]

Reconciliation: A phase of a valuation assignment in which two or more value indications are processed into a value opinion, which may be a range of value, a single point estimate, or a reference to a benchmark value. [1]

Reliable Measurement: [The IAS/IFRS framework requires that] neither an asset nor a liability is recognized in the financial statements unless it has a cost or value that can be measured reliably.[2]

Remaining Economic Life: The estimated period over which existing improvements are expected to contribute eco-nomically to a property; an estimate of the number of years remaining in the economic life of a structure or structural components as of the effective date of the appraisal; used in the economic age-life method of estimating depreciation. [1]

Replacement Cost: The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. [1]

Retrospective Value Opinion: A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." [1]

Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available. [1]

Scope of Work: 1) The type of data and the extent of research and analyses. (SVP). 2) The type and extent of research and analyses in an appraisal or appraisal review assignment. (USPAP, 2016¬2017 ed.) [1]

Stabilized value: A value opinion that excludes from consideration any abnormal relationship between supply and demand such as is experienced in boom periods when cost and sale price may exceed the long-term value, or during periods of depression, when cost and sale price may fall short of long-term value. It is also a value opinion that excludes from consideration any transitory condition that may cause excessive construction costs, e.g., a premium paid due to a temporary shortage of supply.

Substitution: The principle of substitution states that when several similar or commensurate commodities, goods, services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based. [3]

Total Assets of a Business: Total assets of a business is defined by the Appraisal Institute as "the tangible property (real property and personal property, including inventory and furniture, fixtures and equipment) and intangible property (cash, workforce, contracts, name, patents, copyrights, and other residual intangible assets, to include capitalized economic profit)."

Use Value:
The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Use value may or may not be equal to market value but is different conceptually. [1]

[1]Appraisal Institute, *The Dictionary of Real Estate Appraisal, 6*th ed. (Chicago: Appraisal Institute 2010). [2]Appraisal Institute, *International Financial Reporting Standards for Real Property Appraiser*, *IFRS Website*, *www.ifrs-ebooks.com/index.html*. [3]Appraisal Institute, *The Appraisal of Real Estate*, 13th ed. (Chicago: Appraisal Institute 2008). [4] This definition is taken from "Allocation of Business Assets Into Tangible and Intangible Components: A New Lexicon," Journal of Real Estate Appraisal, January 2002, Volume LXX, Number 1. This terminology is to replace former phrases such as: value of the going concern. [5]Financial Publishing Company, *The Real Estate Dictionary*, 7th ed. [6] U.S. Treasury Regulations

CBRE Valuation & Advisory Services

Appraisal Report

ANSON ROAD PROJECT

31204 Anson Road
Myakka City, Florida 34251

Prepared for: Manatee County Government
Date of Report: July 10, 2026
CBRE File No.: CB26US060500-1

cbre.com/valuation

1 Independent Drive, Suite 3000
Jacksonville, FL 32202

T (904) 630-6343
www.cbre.com/valuation

Date of Report: July 10, 2026

Ms. Kendall Carson
Environmental Lands Program Coordinator
Manatee County Government
1112 Manatee Ave W
Bradenton, Florida 34205

RE: Appraisal of: Anson Road Project
31204 Anson Road
Myakka City, Manatee County, Florida
CBRE File No.: CB26US060500-1

Dear Ms. Carson:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 557.49-gross acre tract of land located along the south side of State Road 70 and the east side of Betts Road, with primary access along Anson Road in Myakka City, Manatee County, Florida. The property's primary street address is 31204 Anson Road in Myakka City, Florida. The majority of the property is comprised of cleared pastureland; however, the property also has areas of planted pine and mixed hardwoods. The entire property is zoned General Agriculture (A) with an Agricultural/Rural (AG/R) future land use. As recorded in Official Records Book 1578, Page 2036, of the Public Records of Manatee County, approximately 89.14 acres of the subject property is encumbered by a restrictive conservation easement. Considering this, we determined that the subject property features approximately 468.35 acres of usable land area.

The subject has various site improvements that are described in further detail within this report herein, including a 1,664 SF single-family home, a 3,369 SF single-family home, a 3,000 SF air-conditioned metal structure, an approximately 3,080' long (approx. 10' wide) graded roadway named "Anson Road", multiple shooting ranges, as well as various ancillary structures, dilapidated barns, and fencing.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	June 17, 2026	$12,650,000

Compiled by CBRE

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The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

Courtland Eyrick, CRE, FRICS, MAI, AI-GRS
Executive Vice President
Cert Gen RZ2856
Phone: +1 904 630-6343
Email: Courtland.Eyrick@cbre.com

Drew Johnstone, MAI
Vice President
Cert Gen RZ4547
Phone: +1 850-212-9948
Email: Drew.Johnstone@cbre.com

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Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Courtland Eyrick, CRE, FRICS, MAI, AI-GRS, and Drew Johnstone, MAI have not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
9. Drew Johnstone, MAI has made a personal inspection of the property that is the subject of this report. Courtland Eyrick, CRE, FRICS, MAI, AI-GRS has not made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, Courtland Eyrick, CRE, FRICS, MAI, AI-GRS, and Drew Johnstone, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.
14. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida.



Courtland Eyrick, CRE, FRICS, MAI, AI-GRS
Cert Gen RZ 2856



Drew Johnstone, MAI
Cert Gen RZ4547

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Subject Photographs



Aerial View – Subject Property

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View of Subject Pasture Area



View of Subject Pasture Area



View of Subject Pasture Area



View of Subject Wooded Area



View of Subject Scrub Area



View of Subject Scrub/Wetlands Area

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View of Subject Wetlands Area



View of Anson Road (On Subject Property)



Subject Access Gate on Anson Road



Subject Improvements - Residence



Subject Improvements – Metal Structure Exterior



Subject Improvements – Metal Structure Exterior

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Subject Improvements – Metal Structure Interior



Subject Improvements – Metal Structure Interior



Subject Improvements – Metal Structure Interior



Subject Improvements – Concrete Pad Adjacent to Metal Structure



North Along Betts Road



South Along Betts Road

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Executive Summary

Property Name	Anson Road Project	
Location	31204 Anson Road Myakka City, FL 34251	
Parcel Number(s)	168400059, 168410058, 173602059, 173602109, 173602159, 173602209, 173602269, 174100008, 173602359, 173602409	
Client	Manatee County Government	
Highest and Best Use		
As If Vacant	Rural Residential, Agricultural, and Recreational Uses	
As Improved	Rural Residential, Agricultural, and Recreational Uses	
Property Rights Appraised	Fee Simple Estate	
Date of Inspection	June 17, 2026	
Date of Value	June 17, 2026	
Estimated Exposure Time	6 - 9 Months	
Estimated Marketing Time	6 - 9 Months	
Gross Land Area	557.49 AC	24,284,264 SF
Usable Land Area (Excluding CE Encumbered & Wetland Areas)	468.35 AC	20,401,326 SF
Zoning	A (General Agriculture District)	
Buyer Profile	Owner-User and/or Developer	

VALUATION	***Total***	***Per Usable Acre***
Sales Comparison Approach	$12,650,000	$27,010

CONCLUDED MARKET VALUE

Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Fee Simple Estate	June 17, 2026	$12,650,000

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Market Volatility

Recent military action between an Israeli/U.S. coalition and Iran has heightened global economic uncertainty and risks. The situation remains extremely fluid with a variety of possible outcomes. Impacts on real estate are highly dependent on both the length and scope of the conflict. Beyond the duration and scope of the conflict, potential risks include the impact on energy infrastructure in the Gulf states and the transit of oil and gas through the Strait of Hormuz. There are implications for global supply chains, as well as the cost of capital and capital markets activity.

Amid increased uncertainty, the Fed will likely hold interest rates steady as it assesses the economic implications but will likely resume rate cutting if the economy materially deteriorates. At the long end of the yield curve, investors have remained more concerned about inflation than growth since the conflict began. Long-term rates may drop if the Middle East conflict escalates and/or economic conditions worsen, which would likely drive more capital to safe havens.

Experience has shown that consumer and investor behavior can quickly change during periods of heightened volatility. Lending or investment decisions should consider the potential for a continuation of recent volatility, which may affect market conditions disproportionately, depending on asset class.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

Extraordinary Assumptions

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” 1

- None noted

Hypothetical Conditions

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purposes of analysis.” 2

- None noted

[1] The Appraisal Foundation, *USPAP, 2024 Edition* (Effective January 1, 2024)

[2] The Appraisal Foundation, *USPAP, 2024 Edition* (Effective January 1, 2024)

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Ownership and Property History

OWNERSHIP SUMMARY	
Item	Current
Current Ownership	
Owner:	Hilario S. Costa; Adilia M. Costa; Anson Acres Lot Owners Association, Inc.
Sale in Last 3 Years?:	No
County/Locality Name:	Manatee
Pending Sale	
Under Contract:	No
Current Listing	
Currently Listed For Sale:	No

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CBRE is unaware of any arm's length ownership transfers of the property within three years of the date of appraisal. Further, the property is not reportedly being offered for sale as of the current date.

Exposure/Marketing Time

Current appraisal guidelines require an estimate of a reasonable time period in which the subject could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historical analysis, this is referred to as exposure time. Exposure time always precedes the date of value, with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most often used. The exposure/marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. In consideration of these factors, we have analyzed the following:

- exposure periods for comparable sales used in this appraisal;
- the opinions of market participants.

The following table presents the information derived from these sources.

EXPOSURE/MARKETING TIME DATA		
	Exposure/Mktg. (Months)	
Investment Type	Range	Average
Comparable Sales Data	2.0 - 8.0	4.0
Local Market Professionals	3.0 - 12.0	7.5
CBRE Exposure Time Estimate	**6 - 9 Months**	
CBRE Marketing Period Estimate	**6 - 9 Months**	

Various Sources Compiled by CBRE

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ADDENDA

A Sale Data Sheets
B Qualifications

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Scope of Work

This Appraisal Report is intended to comply with the real property appraisal development and reporting requirements set forth under Standards Rule 1 and 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered, and analysis is applied.

Intended Use Of Report

This appraisal is to be used for acquisition/exchange due diligence and no other use is permitted.

Client

The client is Manatee County Government.

Intended User Of Report

This appraisal is to be used by Manatee County Government. No other user(s) may rely on our report unless as specifically indicated in this report.

> Intended users are those who an appraiser intends will use the appraisal or appraisal review report. In other words, appraisers acknowledge at the outset of the assignment that they are developing their expert opinions for the use of the intended users they identify. Although the client provides information about the parties who may be intended users, ultimately it is the appraiser who decides who they are. This is an important point to be clear about: The client does not tell the appraiser who the intended users will be. Rather, the client tells the appraiser who the client needs the report to be speaking to, and given that information, the appraiser identifies the intended user or users. It is important to identify intended users because an appraiser's primary responsibility regarding the use of the report's opinions and conclusions is to those users. Intended users are those parties to whom an appraiser is responsible for communicating the findings in a clear and understandable manner. They are the audience. [3]

Reliance Language

Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

Purpose of the Appraisal

The purpose of this appraisal is to develop an opinion of the market value of the subject property.

---

[3] Appraisal Institute, The Appraisal of Real Estate, 16th ed. (Chicago: Appraisal Institute, 2026), 37.

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Definition of Value

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. [4]

Interest Appraised

The value estimated is Fee Simple Estate as defined below:

> *Fee Simple Estate* - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. [5]

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- client provided mapping

Extent to Which the Property is Inspected

Drew Johnstone, MAI inspected the subject, as well as its surrounding environs on the effective date of appraisal. This inspection was considered adequate and is the basis for our findings.

[4] 12 CFR, *Part 34,* Subpart C-Appraisals, 34.42(h).

[5] Appraisal Institute, *The Dictionary of Real Estate Appraisal, 8th ed.* (Chicago: Appraisal Institute, 2026), 73.

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Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- comparable data

Type and Extent of Analysis Applied

CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For agricultural/rural residential land the sales comparison approach has been employed for this assignment.

Statement of Competency

The appraisers have the appropriate knowledge, education, and experience to complete this assignment competently.

Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	*Source(s):*
Site Data	
Size:	Manatee County Property Appraiser
Improved Data	
Building Area:	Manatee County Property Appraiser, Client Provided Documents
Area Breakdown/Use:	Site Inspection
No. Bldgs.:	Site Inspection, Manatee County Property Appraiser
Year Built/Developed:	Manatee County Property Appraiser
Other	
Flood Zone	FEMA
Wetlands Size	National Wetlands Inventory GIS Mapping
Zoning	Manatee County Planning and Zoning
Data Not Provided	
Item 1	Survey
Item 2	Wetland Delineation Map

Compiled by CBRE

Artificial Intelligence (AI) Disclosure

A proprietary CBRE workflow assistant was used by the appraiser in the preparation of this report to assist with initial drafting and exhibit tasks. All such tools operate in a closed environment; no confidential information was provided to any external AI system or Application Programming Interface (API). All findings, analysis, and conclusions are the independent work product of the appraiser(s), who retain full professional responsibility for the content of this report.

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Appraisal Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available. Depending on a specific appraisal assignment, any of the following four methods may be used to determine the market value of the fee simple interest of land:

- Sales Comparison Approach;
- Income Capitalization Procedures;
- Allocation; and
- Extraction.

The following summaries of each method are paraphrased from the text.

The first is the sales comparison approach. This is a process of analyzing sales of similar, recently sold parcels in order to derive an indication of the most probable sales price (or value) of the property being appraised. The reliability of this approach is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data regarding size, price, terms of sale, among others, (c) the degree of comparability or extent of adjustment necessary for differences between the subject and the comparables, and (d) the absence of nontypical conditions affecting the sales price. This is the primary and most reliable method used to value land (if adequate data exists).

The income capitalization procedures include three methods: land residual technique, ground rent capitalization, and Subdivision Development Analysis. A discussion of each of these three techniques is presented in the following paragraphs.

> The land residual method may be used to estimate land value when sales data on similar parcels of vacant land are lacking. This technique is based on the principle of balance and the related concept of contribution, which are concerned with equilibrium among the agents of production--i.e. labor, capital, coordination, and land. The land residual technique can be used to estimate land value when: 1) building value is known or can be accurately estimated, 2) stabilized, annual net operating income to the property is known or estimable, and 3) both building and land capitalization rates can be extracted from the market. Building value can be estimated for new or proposed buildings that represent the highest and best use of the property and have not yet incurred physical deterioration or functional obsolescence.
>
> The subdivision development method is used to value land when subdivision and development represent the highest and best use of the appraised parcel. In this method, an appraiser determines the number and size of lots that can be created from the appraised land physically, legally, and economically. The value of the underlying land is then estimated through a discounted cash flow analysis with revenues based on the achievable sale price of the finished product and expenses based on all costs required to complete and sell the finished product.
>
> The ground rent capitalization procedure is predicated upon the assumption that ground rents can be capitalized at an appropriate rate to indicate the market value of a site. Ground rent is paid for the right to use and occupy the land according to the terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable support for capitalization rates can be obtained.

The allocation method is typically used when sales are so rare that the value cannot be estimated by direct comparison. This method is based on the principle of balance and the related concept of contribution, which

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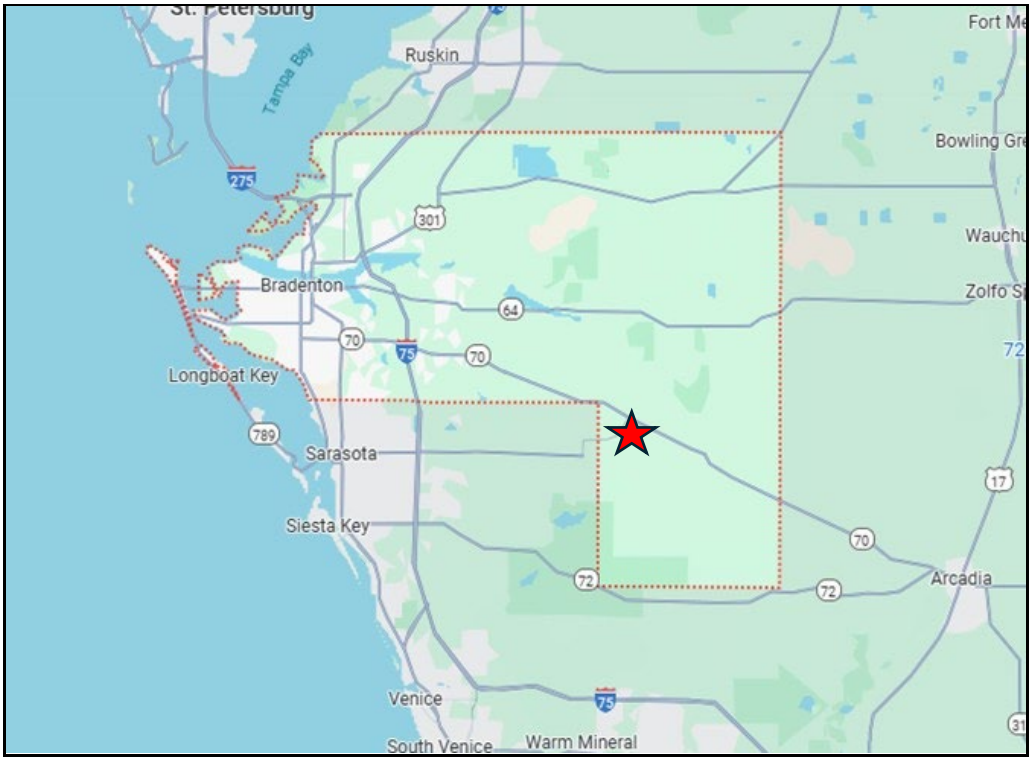
affirm that there is a normal or typical ratio of land value to property value for specific categories of real estate in specific locations. This ratio is generally more reliable when the subject property includes relatively new improvements. The allocation method does not produce conclusive value indications, but it can be used to establish land value when the number of vacant land sales is inadequate.

The extraction method is a variant of the allocation method in which land value is extracted from the sale price of an improved property by deducting the contribution of the improvements, which is estimated from their depreciated costs. The remaining value represents the value of the land. Value indications derived in this way are generally unpersuasive because the assessment ratios may be unreliable and the extraction method does not reflect market considerations.

For the purposes of this analysis, we have utilized the sales comparison approach as this methodology is typically used for rural residential/agricultural/recreational sites that are similar to the subject.

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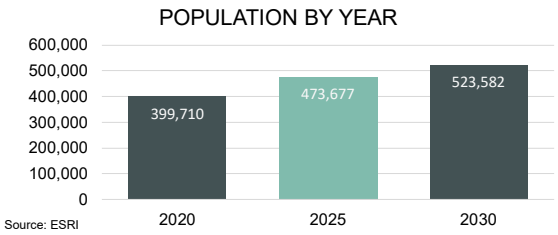
Area Analysis



The subject is located in Manatee County. Key information about the area is provided in the following tables.

Population

The area has a population of 473,677. Population has increased by 73,967 since 2020, reflecting an annual increase of 3.5%. Population is projected to increase by 49,905 between 2025 and 2030, reflecting a 2.0% annual population growth.

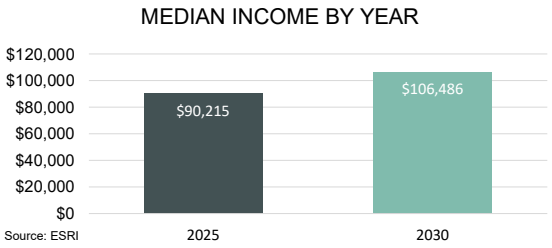


Source: ESRI, downloaded on Jun, 25 2026

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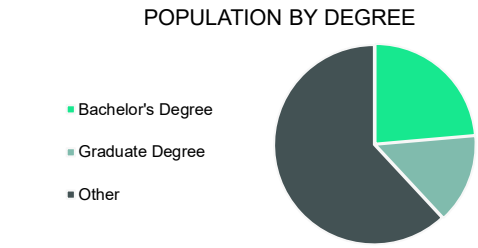
Income

The area features an average household income of $126,246 and a median household income of $90,215. Over the next five years, median household income is expected to increase by 18.0%, or $3,254 per annum.

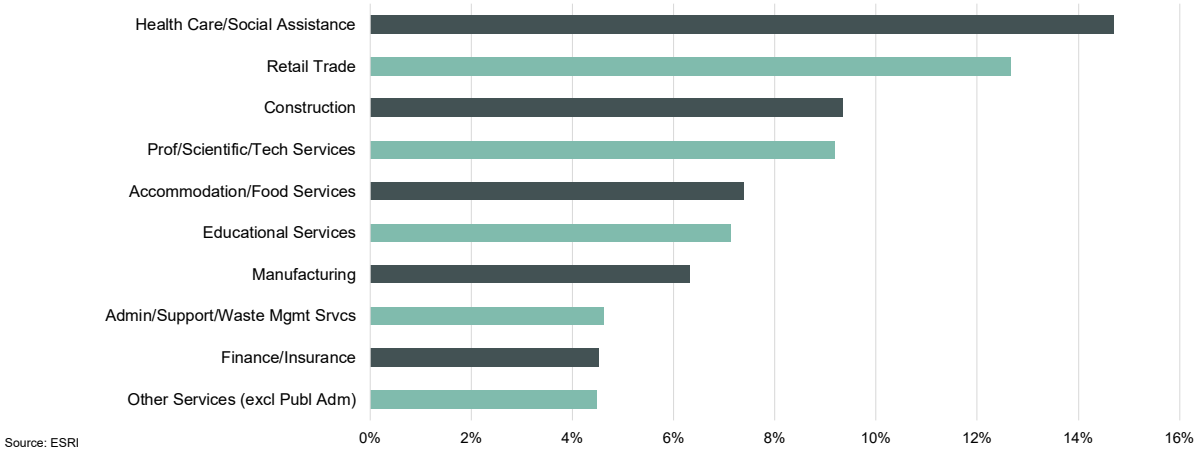


Education

A total of 38.1% of individuals over the age of 24 have a college degree, with 23.6% holding a bachelor's degree and 14.5% holding a graduate degree.



Employment



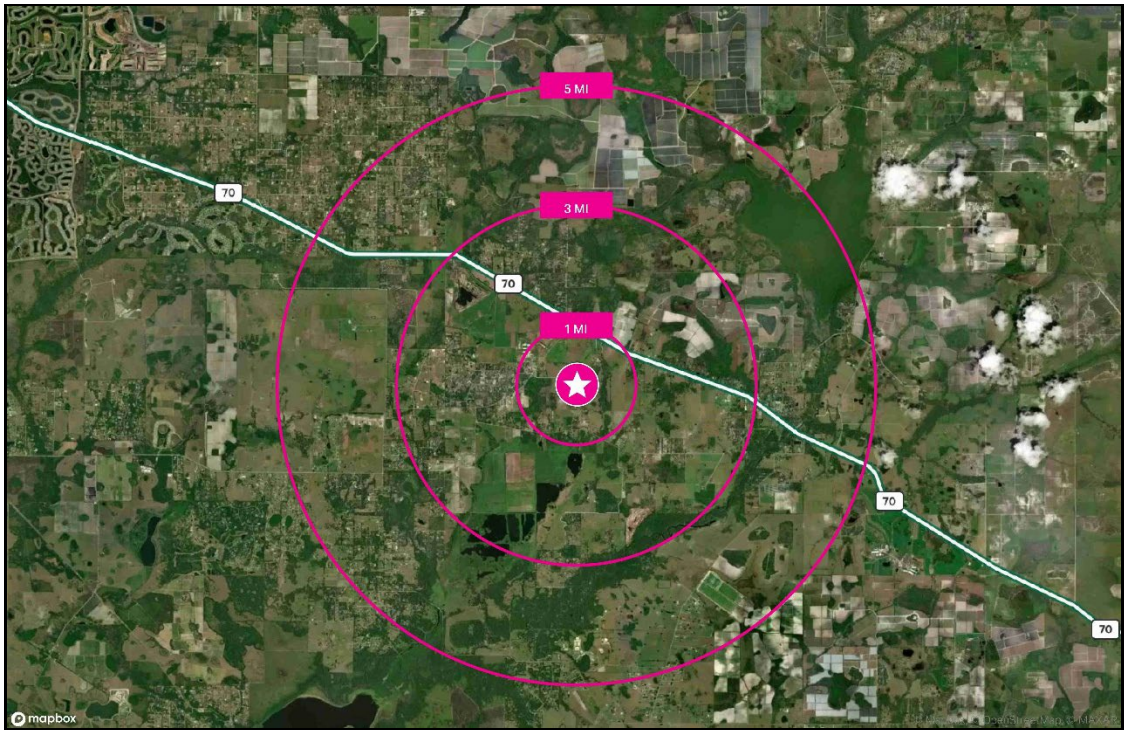
The area includes a total of 199,552 employees. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Construction, which is a combined total of 37% of the workforce.

Source: ESRI, downloaded on Jun 25, 2026; Unemployment Rate Source: FRED

In summary, the area is forecasted to experience an increase in population and an increase in household income.

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Neighborhood Analysis



Location

The subject property is located in Myakka City, an unincorporated community in eastern Manatee County, Florida. The property is situated within a predominantly rural setting characterized by agricultural lands and conservation areas, approximately 25 miles east of the urbanized Bradenton-Sarasota metro area boundary.

Boundaries

The neighborhood boundaries are detailed as follows:

North:	State Road 64
South:	Clay Gully Road
East:	Wauchula Road
West:	Verna Bethany Road

Land Use

The surrounding area is dominated by rural agricultural uses, including grazing lands, crop fields, and equestrian properties. Scattered agricultural processing facilities, light industrial uses, and rural residential homesteads/developments are interspersed along key road corridors such as State Road 70 and Verna Bethany Road. Conservation areas and wetlands are prevalent nearby, contributing to the low-density character of the region.

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According to information obtained from ESRI, over 73% of the homes built within a three-mile radius of the subject were constructed between 1980 and 2009. The median home value within a three-mile radius is about $633,333.

Growth Patterns

The area's growth patterns are reflective of rural land-use dynamics, with limited infill or densification. Recent trends from 2022 onward suggest an uptick in agricultural intensification, land clearing, and earthwork activities, particularly in parts of the broader neighborhood to the northeast and south. These primarily reflect expansions in agricultural and extractive industries rather than urbanization or large-scale residential subdivision development; however, we identified multiple low-density residential subdivisions in the neighborhood. Overall, the locality retains its predominantly rural and agricultural character, with only modest incremental changes.

Access

Regional access is provided via State Road 70, which runs east-west and serves as the major arterial connecting Myakka City to Bradenton, Sarasota, and points beyond. The nearest interstate access is approximately 20 miles west at I-75, facilitating broader connectivity to Florida's Gulf Coast cities. Sarasota-Bradenton International Airport is the nearest airport, located roughly 30 miles to the west.

Demographics

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

31204 Anson Road Myakka City, FL 34251	1 Mile Radius	3 Mile Radius	5 Mile Radius	Manatee County
Population				
2030 Total Population	330	1,432	3,782	523,582
2025 Total Population	315	1,297	3,414	473,677
2020 Total Population	288	1,214	3,259	399,710
2010 Total Population	253	1,119	3,086	322,833
Annual Growth 2025 - 2030	*0.93%*	*2.00%*	*2.07%*	*2.02%*
Annual Growth 2020 - 2025	*1.81%*	*1.33%*	*0.93%*	*3.45%*
Annual Growth 2010 - 2020	*1.30%*	*0.82%*	*0.55%*	*2.16%*
Households				
2030 Total Households	145	596	1,455	226,511
2025 Total Households	136	532	1,285	203,100
2020 Total Households	123	490	1,183	168,437
2010 Total Households	109	430	1,029	135,729
Annual Growth 2025 - 2030	*1.29%*	*2.30%*	*2.52%*	*2.21%*
Annual Growth 2020 - 2025	*2.03%*	*1.66%*	*1.67%*	*3.81%*
Annual Growth 2010 - 2020	*1.22%*	*1.31%*	*1.40%*	*2.18%*
Income				
2025 Median Household Income	$106,807	$112,969	$114,308	$90,215
2025 Average Household Income	$114,578	$129,857	$133,712	$126,246
2025 Per Capita Income	$41,779	$47,565	$47,785	$54,314
2025 Pop 25+ College Graduates	50	259	732	136,348
Age 25+ Percent College Graduates - 2025	22.0%	27.7%	29.8%	38.1%

Source: ESRI

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Conclusion

The surrounding area's land-use patterns, demand drivers, and access reflect its function as a rural agricultural community with scattered low-density residential development. As shown above, population growth within a five-mile radius of the subject has been a slow increase over the past 15 years. However, an accelerated population increase is forecasted over the next 5 years. The neighborhood had a 2025 median household income of $114,308 in a five-mile radius. The outlook for the neighborhood is for generally improving performance over the next five years.

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Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS

Physical Description			
Gross Land Area		557.49 Acres	24,284,264 Sq. Ft.
Usable Land Area		468.35 Acres	20,401,326 Sq. Ft.
CE Encumbered/Wetland Land Area		89.14 Acres	3,882,938 Sq. Ft.
Excess/Surplus Land Area		None	
Primary Road Frontage		State Road 70	1,735 Feet
Secondary Road Frontage		Betts Road	85 Feet
Shape		Irregular	
Topography		Generally Level	
Parcel Number(s)		168400059, 168410058, 173602059, 173602109, 173602159, 173602209, 173602269, 174100008, 173602359, 173602409	
Zoning District		A (General Agriculture District)	
Flood Map Panel No. & Date		12081C0455E	March 17, 2014
Flood Zone		Zone X (Unshaded)	
Adjacent Land Uses		Agricultural, Rural Residential	

Comparative Analysis	**Rating**	**Comments**
Visibility	Average	Average
Functional Utility	Average	Average
Traffic Volume	Average	Average
Adequacy of Utilities	Average	Average
Landscaping	Average	Average
Drainage	Average	Average

Utilities	**Availability**	**Comments**
Water	Yes	Private Well
Sewer	Yes	Septic System
Electricity	Yes	Public Electricity
Telephone/Cable/Internet	Yes	Various Providers

Other	**Yes**	**No**	**Unknown**
Detrimental Easements		X (see comments)	
Encroachments			X
Deed Restrictions	X (see comments)		
Reciprocal Parking Rights		X	X

Various sources compiled by CBRE

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Location

The subject is located along the south side of State Road 70, the east side of Betts Road, with primary access along Anson Road in Myakka City, Manatee County, Florida. The property's primary street address is 31204 Anson Road in Myakka City, Florida.

Land Area

The gross land area size was obtained via Manatee County Property Appraiser records. Based on our review of the National Wetlands Inventory's Wetlands Mapper GIS tool, we determined that the subject property contains approximately 31.38 acres of wetlands. Further, as discussed later in this report section, approximately 89.14-acres of the subject property is encumbered by a restrictive conservation easement. Considering this, we determined that the subject property features approximately 468.35 acres of usable land area.

Shape and Frontage

The site is irregular in shape and has adequate frontage along two primary thoroughfares within the neighborhood.

Ingress/Egress

Ingress and egress are available to the site via the south side of State Road 70 and the east side of Betts Road (along Anson Road).

State Road 70, at the subject, is an east/west roadway that is improved with one lane of traffic in each direction. Street improvements include asphalt paving.

Betts Road, at the subject, is a north/south that is improved with one lane of traffic in each direction. Street improvements include asphalt paving.

Anson Road is a private, single-lane roadway that is located on the subject property. The roadway is approximately 3,080 feet long, 10 feet wide, and described as a graded, unpaved roadway with a drainage system. The roadway is improved with shell material and is privately maintained.

Topography and Drainage

The subject has generally level topography. The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems and assume that none exist.

Soils

A soils analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soils report, it is a specific assumption that the site has adequate soils to support the highest and best use.

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Easements and Encroachments

Based on our review of the client provided title policies, we identified the following significant easements on the subject property:

- As recorded in Official Records Book 1578, Page 2036, of the Public Records of Manatee County, approximately 89.14-acres of the subject property is encumbered by a conservation easement. The conservation easement is highly restrictive and prohibits the following:
    - 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 appropriate local, state and federal permits or other authorization.
    - 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.
    - Application of herbicides, pesticides, or fertilizers.
    - 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 purposes 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.
- As recorded in Official Records Book 1504, Page 6842, of the Public Records of Manatee County, a utility easement that is 5 feet in width along either side of the utility lines placed along Anson Road.

The impact of the recorded conservation easement on the subject property was considered in our analysis. The impact of the recorded utility easement was additionally considered in our analysis; however, it is not considered to have a significant impact on the marketability or highest and best use of the property. There are no additionally known easements or encroachments impacting the site that are considered to significantly affect its marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

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Covenants, Conditions and Restrictions

Covenants, conditions, and restrictions recorded in Official Records Book 1578, Page 2022, of the Public Records of Manatee County, Florida, in a document titled “Declaration of Restrictions for Anson Acres”. The restrictions run with the title of the subject property until approximately 2048. Following this, the restrictions may be terminated if three-fourths (3/4) of lot owners vote to terminate. However, we have noted that the subject property contains 100% of the referenced lots. Therefore, as of 2048, the subject property owner would have sole discretion to terminate the restrictions.

A summary of the restrictions outlined in the Declaration of Restrictions for Anson Acres are shown below.

- No further subdivision of any lot is permitted as long as the road (Anson Road) remains unpaved. If any lot owner subdivides, they become responsible for paving the road to Manatee County specifications. Any paving assessment requires unanimous consent of all lot owners.
- Lots are restricted to agricultural and residential use in conformity with Manatee County ordinances. No federal, state, or local law may be violated on the property.
- Owners must maintain fences in reasonable repair to confine livestock, and make adequate arrangements for garbage and trash disposal.
- Within any portion of the subdivision subject to a Manatee County Conservation Easement, the following are prohibited: construction of buildings or roads; utility installation without permits; dumping or landfill; removal or mowing of vegetation; application of herbicides, pesticides, or fertilizers; excavation or removal of soil/gravel/rock; any surface use that disturbs the natural condition; and any activity harmful to drainage, erosion control, or wildlife habitat.
- A perpetual right of entry over all roadway and common property is granted to Manatee County law enforcement, health, pollution control, emergency medical, and firefighting personnel. No lands in the roadway may be disturbed except for maintenance or repair, without prior written approval of the Manatee County Planning Director.
- Every lot owner is automatically a member of the HOA upon acquiring title. Annual dues and special levies are shared equally (1/5 per lot, as there are 5 lots). Unpaid assessments become a lien on the lot.

The restrictions outlined in the Declaration of Restrictions for Anson Acres were considered in our analysis; however, they are not considered to have a significant impact on the marketability or highest and best use of the property. There are no additionally known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a business decision.

Utilities

The utilities available to the site are typical for the area and include public electricity, septic systems, and private wells. The subject’s utility access is in adequate quality and quantity to service the highest and best use.

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Environmental Issues

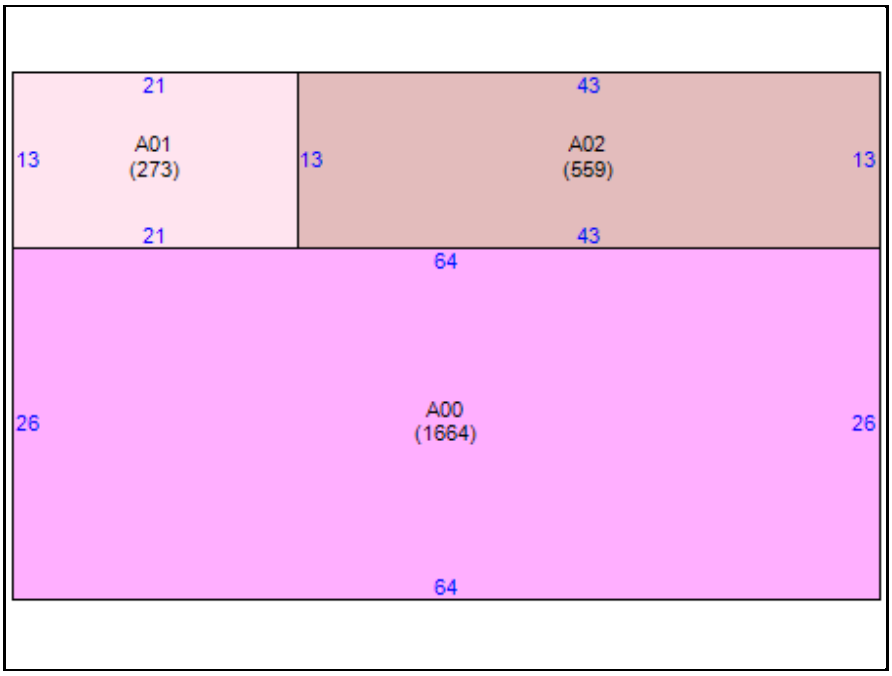
Although CBRE was not provided an Environmental Site Assessment (ESA), a tour of the site did not reveal any obvious issues regarding environmental contamination or adverse conditions.

The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

Site Improvements

The subject has various site improvements including a 1,664 SF single-family home, a 3,369 SF single-family home, a 3,000 SF air-conditioned metal structure, an approximately 3,080' long (approx. 10' wide) graded roadway named "Anson Road", multiple shooting ranges, as well as various ancillary structures, dilapidated barns, and fencing.

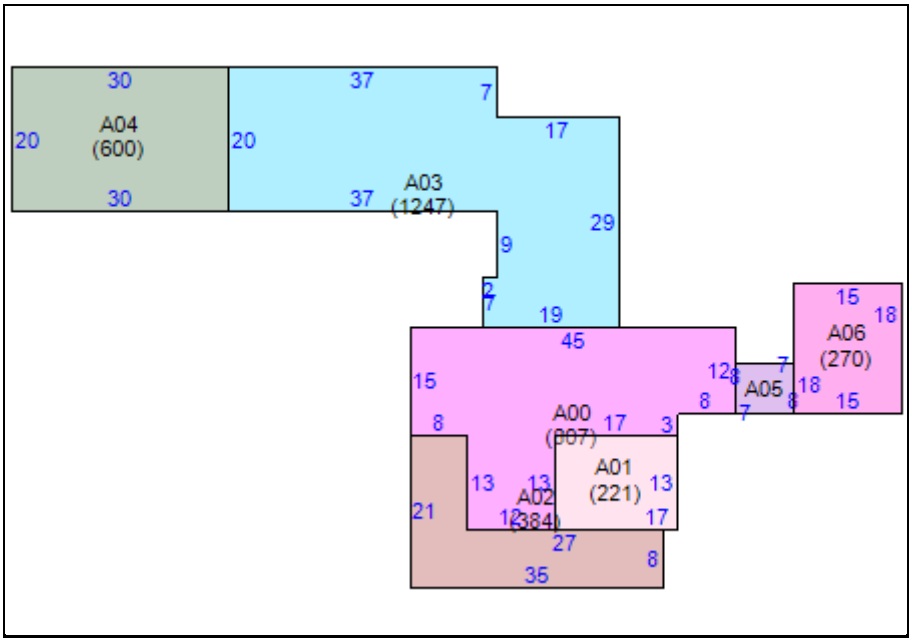
Property Appraiser Building Sketch - 1,664 SF Single-Family Home



Based on our review of Manatee County Property Appraiser records, the approximately 1,664 SF single-family home was built in 1963, consists of masonry exterior construction components, and has 3 bedrooms and 1 bathroom. In addition to the 1,664 SF of living area, the residence features a 559 SF screen porch and a 273 SF carport. The structure is in average overall condition.

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Property Appraiser Building Sketch - 3,369 SF Single-Family Home



Based on our review of Manatee County Property Appraiser records, the approximately 3,369 SF single-family home was built in 1999, consists of wood exterior construction components, and has various porch/garage areas attached to the structure. In addition, approximately 100 feet from the residence, there is a horse barn with an attached apartment. The structures are in average overall condition.

3,000 SF Air-Conditioned Metal Structure



Client Provided Photograph

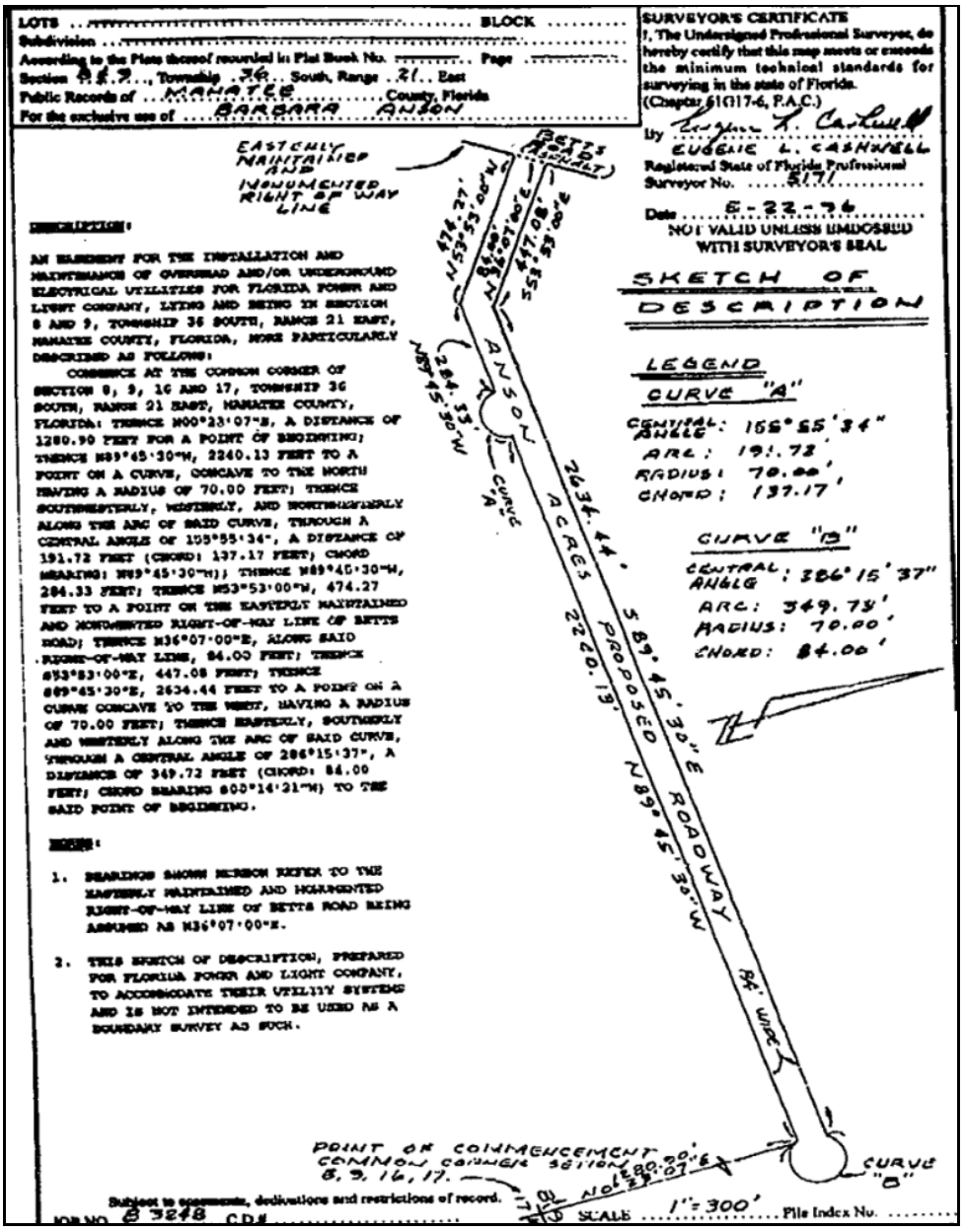
The subject property is additionally improved with an approximately 3,000 SF air-conditioned metal structure that includes a large storage area, a machine shop/office area, a restroom, and an attached covered patio. Shooting ranges extend both north and east of the structure. The structure is in good overall condition.

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Private Road

The subject is improved with private roadway named “Anson Road”. Anson Road is a single-lane roadway that is approximately 3,080 feet long, 10 feet wide, and described as a graded, unpaved roadway with a drainage system. The roadway is improved with shell material and is privately maintained.

A sketch of the roadway, as recorded in Official Records Book 1504, Page 6842, of the Public Records of Manatee County, is shown below.



Additional Improvements

In addition to the previously described structures, the subject is improved with various ancillary structures, dilapidated barns, and fencing.

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Adjacent Properties

The adjacent land uses are summarized as follows:

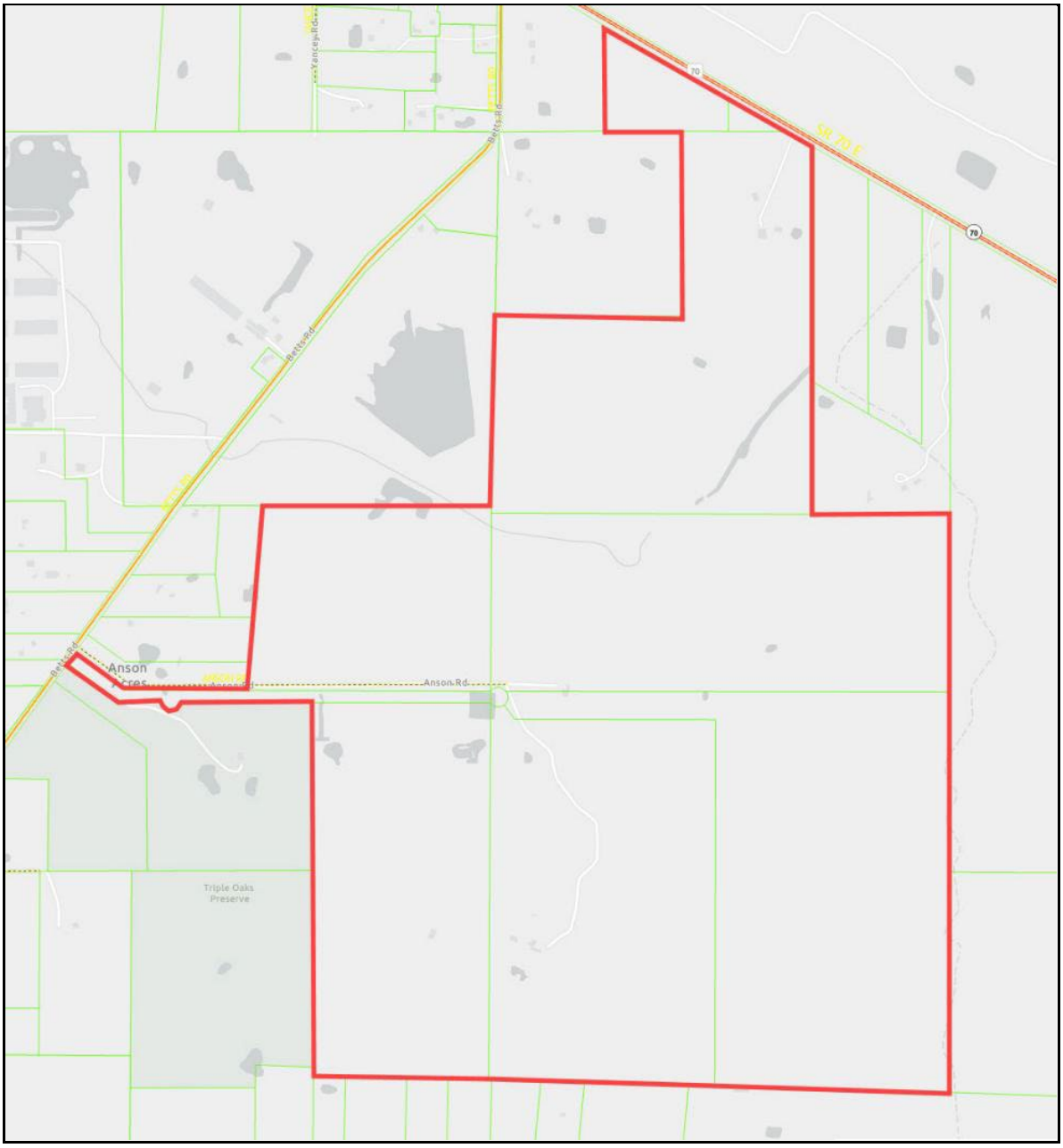
North:	Agricultural and Rural Residential
South:	Agricultural and Rural Residential
East:	Agricultural and Rural Residential
West:	Agricultural and Rural Residential

Conclusion

The subject consists of a 557.49-gross acre tract with access and frontage along two public roadways. The property is irregular in shape and generally level with a mix of cleared pasture, planted pine, and natural vegetation. Approximately 31.38 acres of the site are considered wetlands. Further, approximately 89.14-acres of the subject property is encumbered by a conservation easement. Considering this, we determined that the subject property features approximately 468.35 acres of usable land area. Overall, there are no known detrimental uses in the immediate vicinity of the subject.

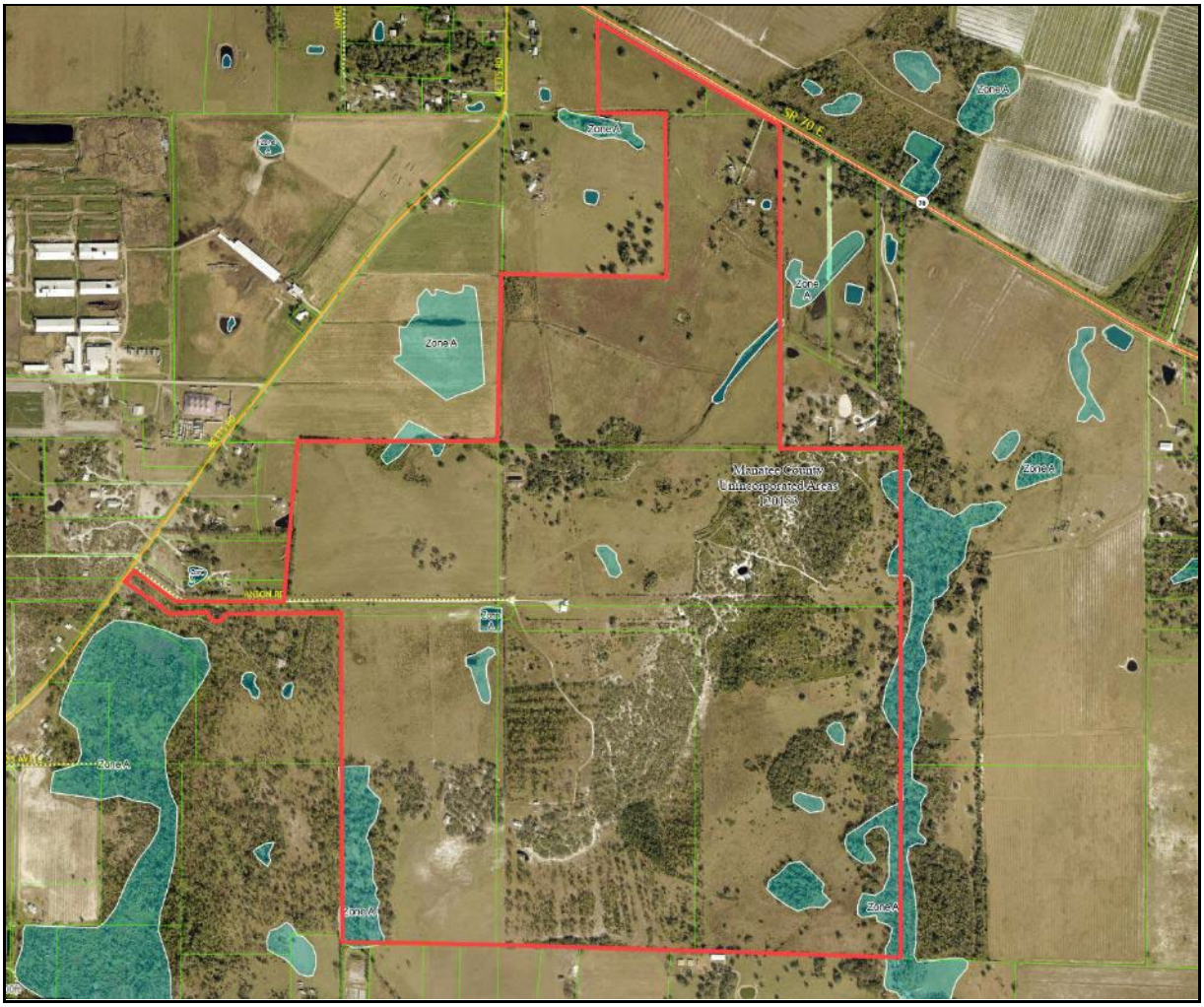
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Plat Map



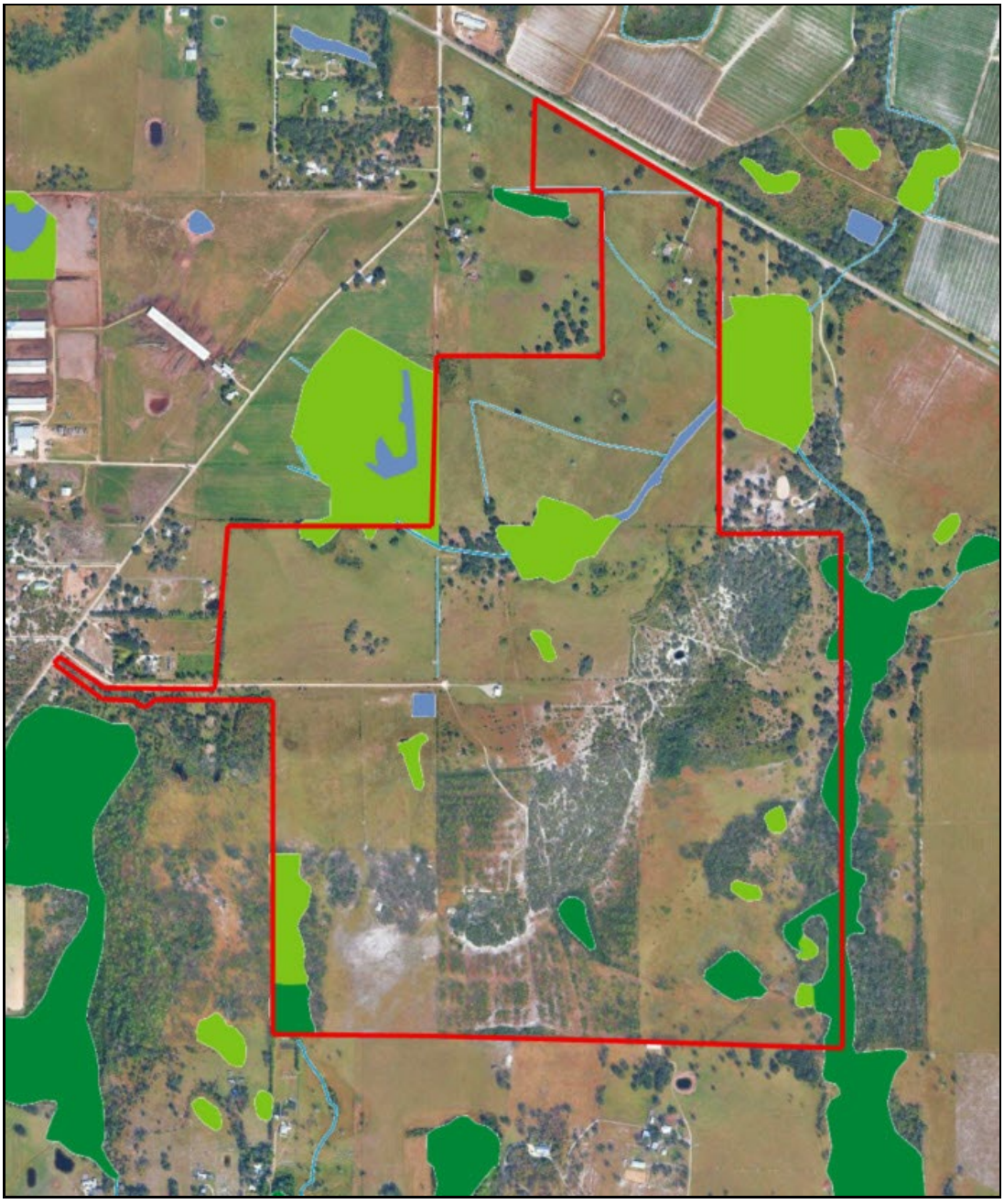
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Flood Plain Map



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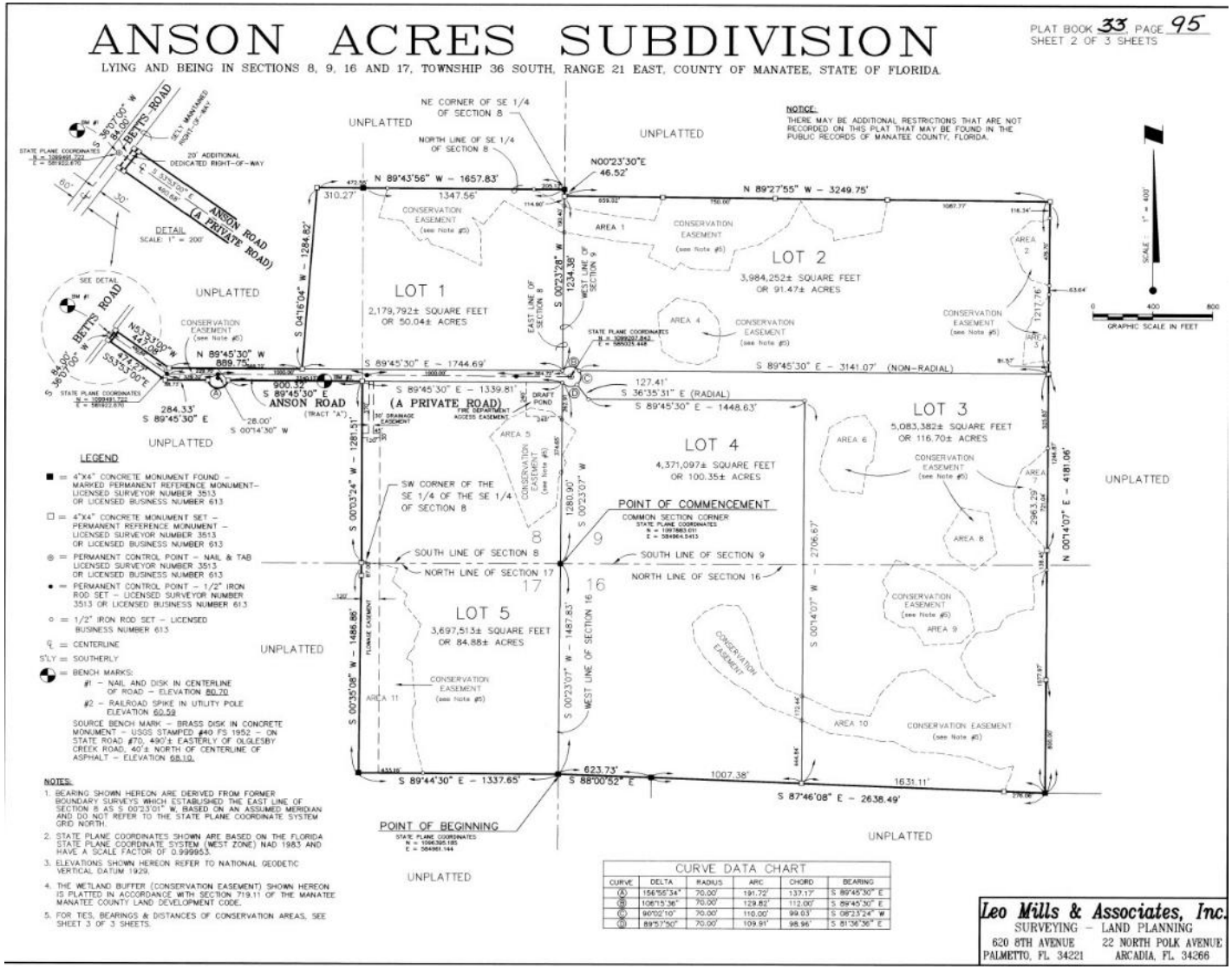
Wetlands Map



Based on our review of the National Wetlands Inventory's Wetlands Mapper GIS tool, we determined that the subject property contains approximately 31.38 acres of wetlands.

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Portion of Subject Plat Map – Displaying Conservation Easement Areas



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Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	General Agriculture (A)
Legally Conforming	Yes
Uses Permitted	A variety of agricultural, recreational, and low-density residential uses.
Zoning Change	Not likely
Category	**Zoning Requirement**
Minimum Lot Size	5.00 Acres
Minimum Lot Width	200 Feet
Maximum Height	2 Stories
Minimum Setbacks	
Front Yard	50 Feet
Street Side Yard	10 Feet
Interior Side Yard	10 Feet
Rear Yard	25 Feet
Min. Open Space (%)	20%

Source: Manatee County Planning and Zoning Dept.

The A (General Agriculture District) zoning regulations are presented below:

A (General Agriculture District)

The A District is intended to preserve agricultural lands, promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities. In addition, it is intended that agricultural areas be protected from the encroachment of incompatible uses and that development be guided within the district.

In addition, the subject has a future land use of Agricultural/Rural (AG/R). The Agricultural/Rural (AG/R) district regulations are presented below:

Agricultural/Rural (AG/R)

The Agricultural/Rural future land use category is intended to identify areas with a long-term agricultural or rural residential character, primarily located east of the Future Development Area Boundary, with a range of uses including agriculture, agriculturally-compatible low density residential uses, and mining-related uses. The density maximum under AG/R aligns with the A district's 0.2 du/acre standard.

Analysis and Conclusion

The information above is based upon publicly available data. The subject is considered legally conforming given its present agricultural, rural residential, and recreational uses.

Based on our analysis of information provided by the client, we identified that in 1998, approximately 449.90 acres of the subject property were subdivided into five parcels, "Anson Acres". Five large Anson Acres homesites range from 50 to over 100 acres each. Regulatory wetland conservation easements were put in place to mitigate for wetland impacts. Historic site conditions within Anson Acres were discussed within the

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Site Analysis section of this report. We have noted that all 5 parcels of Anson Acres are under the same ownership (the current landowner of the subject property).

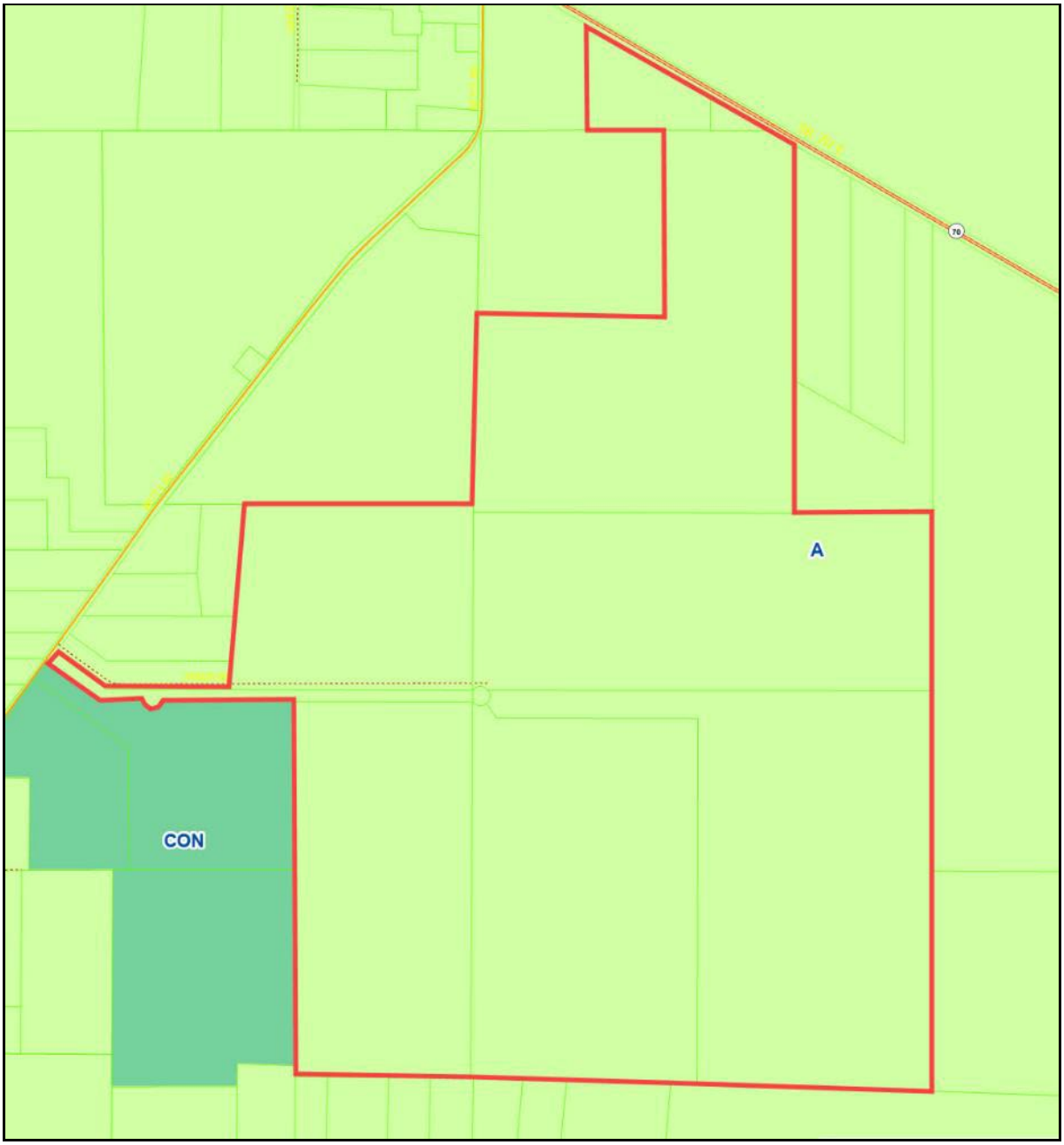
As previously described, the subject zoning allows for rural residential, recreational, and agricultural uses. The subject property could potentially be developed into a low-density residential subdivision; however, the following factors are important caveats:

- Wetlands, floodplain, and conservation easements reduce net developable acreage.
- As outlined in the Anson Acres Declaration, unpaved road subdivisions in Manatee County carry the risk that further subdivision triggers a paving obligation. County code similarly requires road infrastructure meeting county standards for any platted subdivision.
- Lots in the A district without public sewer access must use septic systems, which require minimum lot sizes per Florida DOH rules (typically 1/2 acre minimum for a standard drain field, but often larger given soil conditions).

Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information obtained is correct.

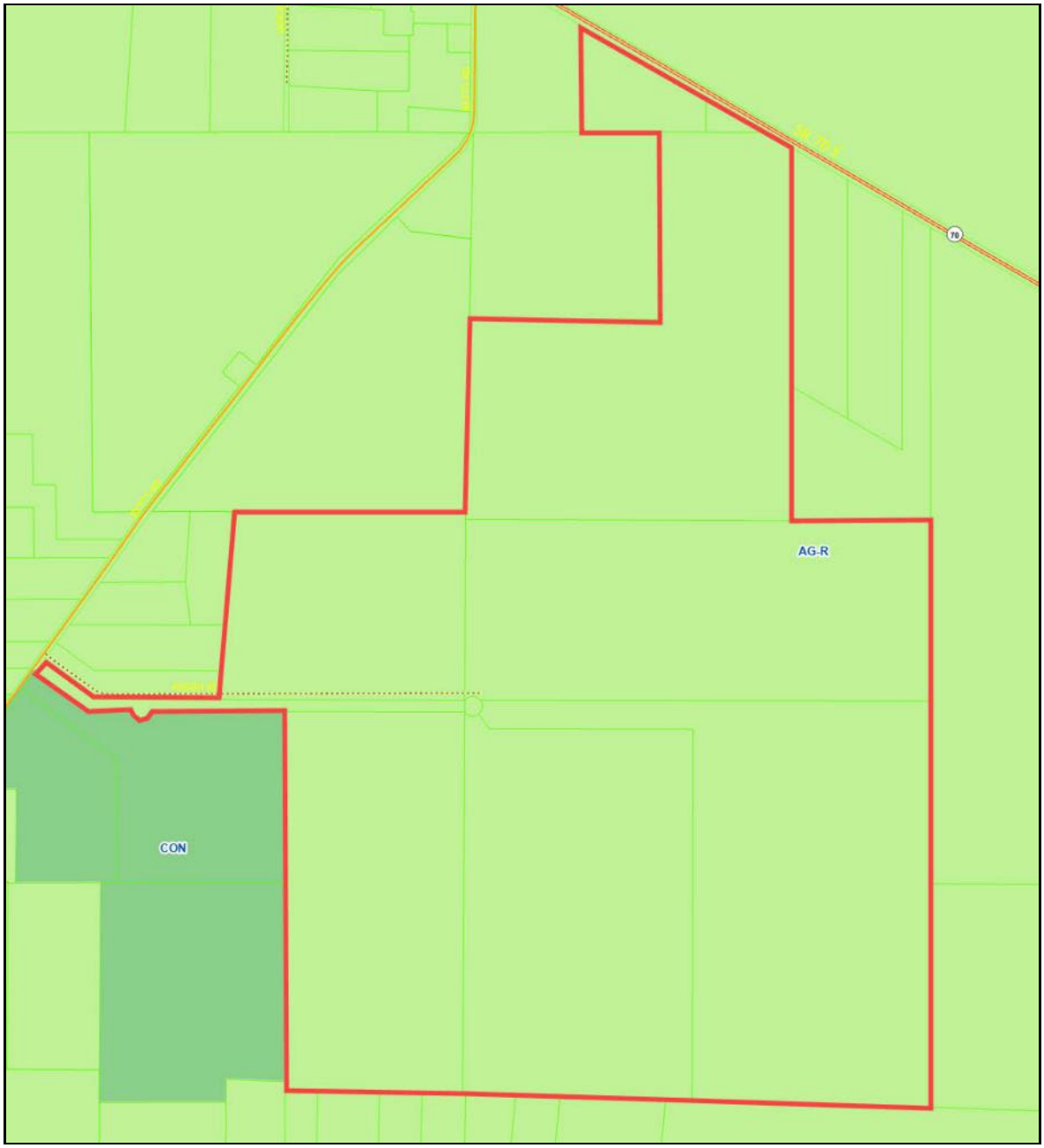
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Zoning Map



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Future Land Use Map



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Tax and Assessment Data

The following summarizes the local property appraiser's assessed and taxable value and ad valorem taxes for the subject.

AD VALOREM TAX INFORMATION

Parcel	Assessor's Parcel No.	2025
1	168400059	$3,603
2	168410058	351
3	173602059	15,012
4	173602109	20,555
5	173602159	115,467
6	173602209	711,030
7	173602269	39,880
8	174100008	271,366
9	173602359	3
10	173602409	3
	Subtotal	$1,177,270
	% of Assessed Value	100%
	Final Assessed Value	1,177,270
	General Tax Rate (per $1,000 A.V.)	14.160000
	General Tax:	$16,670
	East Manatee Fire Rescue District	1,018
	Special Assessments:	$1,018
	Effective Tax Rate (per $1,000 A.V.)	14.424115
	Total Taxes	**$17,689**
	Tax Reduction for early payment	($708)
	Total Taxes	**$16,981**

Source: Assessor's Office

Conclusion

If the subject sold for the value estimate in this report, a reassessment at that value would most likely occur, with tax increases limited to two percent annually thereafter until the property is sold again. The consequences of this reassessment have been considered in the appropriate valuation sections.

For purposes of this analysis, CBRE, Inc. assumes that all taxes are current.

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Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

As If Vacant

As previously described, the subject's A (General Agriculture District) zoning allows for a variety of agricultural, recreational, and rural residential uses, with a minimum legally permissible lot size for residential development of 5.00-acres.

The subject is irregular in shape and features generally level topography. The subject is comprised of ten Manatee County tax parcels and features approximately 31.38-acres of wetlands. Further, approximately 89.14-acres of the subject property is encumbered by a restrictive conservation easement. Considering this, we determined that the subject property features approximately 468.35 Acres of usable land area. The majority of the property is situated within FEMA Flood Zone X (unshaded) except for scattered portions of FEMA Flood Zone AE in various areas of the property. Based on our analysis of comparable tracts in the subject market with similar Flood Zone areas, this is not considered to materially affect the marketability or highest and best use of the subject property. The property has frontage and access along two thoroughfares within the neighborhood. The subject's access is considered adequate for low-density single-family residential development, as well as recreational and agricultural uses. Overall, given the size and physical characteristics of the subject property, all legally allowed uses are physically possible within its usable acreage.

We have surveyed the immediate area to determine what types of land uses and improvements are present. The subject is in a predominantly rural area where the predominant land uses are rural residential, agricultural and recreational in nature. Our survey of the larger market indicates inferred demand for properties with physical characteristics and zoning designations similar to the subject, for a combination of rural residential, agricultural, and recreational uses. Further, market participants reported that properties purchased for a combination of rural residential, agricultural, and recreational uses typically command a price premium over properties purchased solely for agricultural or recreational uses. Overall, a combination of rural residential, agricultural, and recreational uses is considered to be a financially feasible use of the subject.

Based upon the foregoing analysis it is our opinion that the maximally productive use for the subject, under current market conditions, is for a combination of rural residential, agricultural, and recreational uses.

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As Improved

The subject is improved with various rural residential, agricultural, and recreational related improvements. The subject is considered legally conforming given its present rural residential, agricultural, and recreational use. As previously described, the subject's A (General Agriculture District) zoning allows for a variety of agricultural, recreational, and rural residential uses, with a minimum legally permissible lot size for residential development of 5.00-acres.

The subject is irregular in shape and features generally level topography. The subject is comprised of ten Manatee County tax parcels and features approximately 31.38-acres of wetlands. Further, approximately 89.14-acres of the subject property is encumbered by a restrictive conservation easement. Considering this, we determined that the subject property features approximately 468.35 Acres of usable land area. The majority of the property is situated within FEMA Flood Zone X (unshaded) except for scattered portions of FEMA Flood Zone AE in various areas of the property. Based on our analysis of comparable tracts in the subject market with similar Flood Zone areas, this is not considered to materially affect the marketability or highest and best use of the subject property. The property has frontage and access along two thoroughfares within the neighborhood. The subject's access is considered adequate for low-density single-family residential development, as well as recreational and agricultural uses. Overall, given the size and physical characteristics of the subject property, all legally allowed uses are physically possible within its usable acreage.

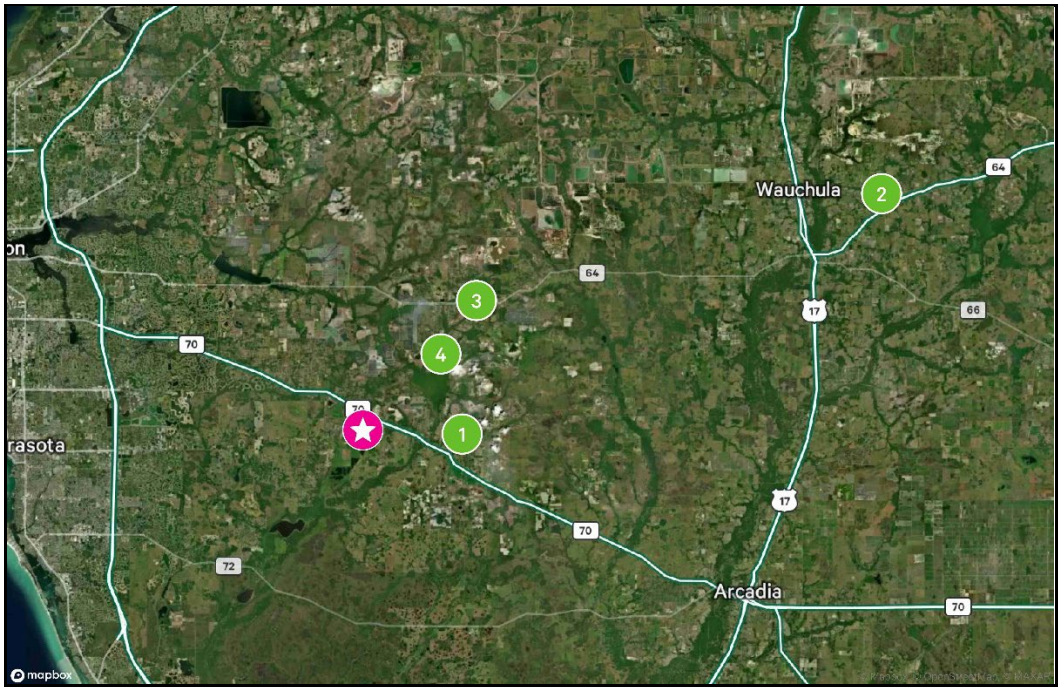
We have surveyed the immediate area to determine what types of land uses and improvements are present. The subject is in a predominantly rural area where the predominant land uses are rural residential, agricultural and recreational in nature. Despite economic headwinds in recent years, our research indicated that there is continued strong demand for large acreage tracts of rural residential land in the subject market. Our survey of the area indicates inferred demand for properties with physical characteristics and zoning designations similar to the subject, for a combination of rural residential, agricultural, and recreational uses. Further, market participants reported that properties purchased for a combination of rural residential, agricultural, and recreational uses typically command a price premium over properties purchased solely for agricultural or recreational uses. Overall, a combination of rural residential, agricultural, and recreational uses is considered to be a financially feasible use of the subject.

Based upon the foregoing analysis it is our opinion that the maximally productive use for the subject as improved, under current market conditions, is in line with its current rural residential, agricultural, and recreational uses.

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Sales Comparison Approach

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the addenda.



SUMMARY OF COMPARABLE SALES

No.	Property Location	Transaction Type	Transaction Date	Interest Transferred	Zoning	Actual Sale Price	Size (Gross Acres)	Size (Usable Acres)	Price Per Usable Acre
1	338.5-Acre Agriculture Zoned Tract 40700 Ballard Road Myakka City, FL 34251	Sale	Sep-25	Fee Simple	A (General Agriculture District)	$5,000,000	338.50	288.50	$17,331
2	264.69-Acre Agricultural Tract 3634 East Main Street Wauchula, FL 33873	Sale	May-25	Fee Simple	A-1 (Agricultural)	$4,500,000	264.69	243.19	$18,504
3	99.61-Acre Land Tract - State Road 64 42151 State Road 64 East Myakka City, FL 34251	Sale	Feb-25	Fee Simple	A (General Agriculture District)	$1,250,000	99.61	74.31	$16,821
4	223-Acre Rural Residential/Recreational Tract 6505 Grey Fox Glen Myakka City, FL 34251	Sale	Jul-23	Fee Simple	A (General Agriculture District)	$4,800,000	223.00	170.60	$28,136
Subject	31204 Anson Road Myakka City, FL 34251	---	---		A (General Agriculture District)	---	557.49	468.35	---

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The sales utilized are the best data available for comparison with the subject and were selected from within Manatee and Hardee Counties. These sales were chosen based upon their size, zoning, location, and intended use. The extent of our sales search included a comprehensive analysis of MLS data, CBRE internal data, CoStar data, and market participant interviews.

Based on our analysis of comparable sales and considering each of the properties' wetlands and/or conservation easement encumbered land areas, we determined that the most applicable unit value indicator for this property type is based on the price per usable acre of land area.

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Discussion/Analysis of Sales

Sale One

This comparable is a 338.50-acre tract of land located at 40700 Ballard Road in Myakka City, Manatee County, Florida. The property has access and frontage along Ballard Road, a well maintained gravel road. The entire property is zoned A (General Agriculture District). The majority of the property is comprised of cleared farmland. Based on our review of National Wetlands Inventory GIS data, the property features approximately 50-acres (15%) of wetlands. The property has historically been used for cattle grazing and was improved a large pole barn, corrals, cattle chutes, and fencing at the time of sale. The property was listed on the open market and sold in September of 2025 for $5,000,000 or $17,331 per usable/upland acre of land area.

Sale Two

This comparable is a 264.69-acre tract of agricultural land located along the south side of East Main Street and the north side of State Road 64 East in Wauchula, Hardee County, Florida. The property is zoned A-1 (Agricultural) per Hardee County Planning & Zoning. At the time of sale, approximately 183.70 acres (69%) of the property was comprised of irrigated farmland that was planted with citrus groves. However, the listing broker reported that the citrus groves were not in great shape and that they did not have a significant contribution to the sale price. Based on our review of National Wetlands Inventory GIS data, the property features approximately 21.5-acres (8%) of wetlands. The property had two single-family homes located on the property that were built in 1961 and 1976. The property was listed on the open market and sold in May of 2025 for $4,500,000 or $18,504 per usable/upland acre. The buyer reportedly purchased the property to lease out for different crop production uses, as well as for cattle grazing on a portion of the tract.

Sale Three

This comparable is a 99.61-acre tract of land located at 42151 State Road 64 East in Myakka City, Manatee County, Florida. The entire property is zoned A (General Agriculture District). The majority of the property is comprised of cleared farmland. Based on our review of National Wetlands Inventory GIS data, the property features approximately 25.3-acres of wetlands. The property was unimproved with the exception of fencing. The property was listed on the open market and sold in February of 2025 for $1,250,000 or $16,821 per usable/upland acre of land area. It was reported that the buyer intended to subdivide the property into rural residential land tracts (approximately 10-acres each) for future sale.

Sale Four

This comparable is a 223-acre tract of rural residential/recreational land located along the south side of Taylor Road in Myakka City, Manatee County, Florida. The property has a primary street address of 6505 Grey Fox Glen Myakka City, Florida. The property is zoned A-1 (Agricultural) per Manatee County Planning & Zoning. At the time of sale, the property was comprised of 9 Manatee County tax parcels. The property is a partially-completed rural residential subdivision with graded roadways and fencing in place. The property was improved with two single-family residences (built in approx. 2017 and 2019), a large barn, and other ancillary improvements. The larger of the two residences reportedly featured 4 bedrooms, 3.5 bathrooms, and an in-ground pool. Based on our review of National Wetlands Inventory GIS data, the property features approximately 50-acres (22%) of wetlands. Further, as recorded in Manatee County Official Records Book 2580, Page 5686, 52.40 acres of the property is encumbered by a restrictive conservation easement that restricts any improvements/development. We have noted that the property's wetlands are entirely situated within the conservation easement encumbered area. The property was listed on the open market and sold in July of 2023 for $4,800,000 or $28,136 per usable acre. The listing broker

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reported that the property was marketed and priced as a rural residential subdivision opportunity; however, the buyer reportedly purchased the property for personal rural residential and recreational uses.

Analysis of Sales Adjustments

Property Rights Conveyed/Financing/Conditions of Sale

Each of the sales is transactions of similar property rights to the subject and therefore no adjustments for property rights conveyed are required. All sales were indicated to be cash-to-seller transactions or financed by a third party at market rate terms, and none appeared to occur under duress. As such, no adjustments for cash equivalency or atypical financing were necessary. The sales reflected arm's length transactions; therefore, no adjustments for conditions of sale were warranted.

Market Conditions

Based on our conversations with market participants and analysis of the neighborhood, rural residential and recreational tracts of land in the subject market have steadily increased in unit value over the past few years. Therefore, we have determined that upward market conditions adjustments are necessary for Sales 2, 3, and 4.

Location

The following supplemental data was collected in order to provide support for our location adjustments:

SALES LOCATION ADJUSTMENT ANALYSIS

Comparable Number	Subject	1	2	3	4
Address	31204 Anson Road	40700 Ballard Road	3634 East Main Street	42151 State Road 64 East	6505 Grey Fox Glen
Radius for Demographic Analysis	3 Mile Radius	3 Mile Radius	3 Mile Radius	3 Mile Radius	3 Mile Radius
2025 Households	532	177	607	461	261
2025 Average Household Income	$129,857	$126,246	$203,681	$144,436	$128,800
AHI Relative to Subject	---	-2.8%	56.9%	11.2%	-0.8%
2025 Median Value of Owner Occupied Housing Units	$633,333	$547,414	$344,141	$545,709	$521,875
Indicated Qualitative Adjustment	---	**=**	**+**	**=**	**=**

Sales 1, 3 and 4 are generally similar to the subject in this category of comparison and do not require adjustment. Sale 2 has a higher average household income within a 3-mile radius; however, it has a significantly lower median home value within the same radius. Overall, we determined that Sale 2 is inferior to the subject in this category of comparison and therefore an appropriate upward adjustment is warranted. This adjustment is primarily qualitative in nature.

Size

Typically, there is an inverse relationship between unit price and size, as larger tracts generally sell for lower unit prices than smaller tracts. This phenomenon is thought to be attributable to the smaller pool of buyers who can afford larger tracts and the economies of scale that drive down unit costs tied to the agents of production. The subject features 468.35 usable acres. Sales 3 and 4 are smaller than the subject to the degree that appropriate downward adjustments are warranted. These adjustments are primarily qualitative in nature. The remaining sales are considered generally similar to the subject in this category of comparison and do not require adjustment.

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Access/Frontage

The subject has access and frontage along the south side of State Road 70 and the east side of Betts Road (along Anson Road). Sales 1, 2, and 4 have overall inferior frontage and access to the subject and each require appropriate upward adjustments in this category of comparison. These adjustments are primarily qualitative in nature. Sale 3 has approximately 1,400 feet of frontage along State Road 64. Overall, we determined that Sale 3 has generally similar access/frontage to the subject and therefore no adjustment is required.

Topography

The subject property and each of the comparable sales have generally similar topography. Therefore, no adjustments are required in this category of comparison.

Zoning/Density

The subject features a zoning designation that permits rural residential, recreational and agricultural use. Each of comparables have zoning designations that permit rural residential, recreational and agricultural uses. Therefore, we determined that each of the comparables are generally similar to the subject in this category of comparison.

Site Improvements

The subject has various site improvements including a 1,664 SF single-family home, a 3,369 SF single-family home, a 3,000 SF air-conditioned metal structure, an approximately 3,080' long (approx. 10' wide) graded roadway named "Anson Road", multiple shooting ranges, as well as various ancillary structures, dilapidated barns, and fencing. The subject's private interior roadway is considered to significantly increase its marketability for rural residential uses.

Sales 1, 2, and 3 have site improvements that are either inferior or significantly inferior to the subject. Therefore, Sales 1, 2, and 3 each require an appropriate upward adjustment in this category of comparison. Sale 4 is improved with multiple graded roadways, in addition to two single-family residences (built in approx. 2017 and 2019), a large barn, and other ancillary improvements. The larger of the two residences reportedly featured 4 bedrooms, 3.5 bathrooms, and an in-ground pool. Overall, considering the newer age of construction of the Sale 4 residences, we determined that Sale 4 is superior to the subject in this category of comparison. Therefore, Sale 4 requires an appropriate downward adjustment. These adjustments are primarily qualitative in nature.

Preservation Area

The sales have been compared on a "price per usable acre" basis; therefore, we analyzed the properties' wetlands/conservation easement areas as "preservation area". Based on our discussions with market participants and research of rural residential land sales, we have determined that tracts with excess preserve areas generally command a higher price (per usable acre) than similar tracts that do not abut preserve land.

As previously stated, approximately 89.14 acres (16%) of the subject's gross land area is preservation area. Sale 1 has a generally similar percentage of preservation area as the subject (15%) and therefore no adjustment is required. Approximately 8% of Sale 2 is comprised of preservation area which is significantly lower than the subject. Therefore, we determined that Sale 2 requires an appropriate upward adjustment in this category of comparison. Sales 3 and 4 have significantly higher percentages of preservation area than the subject (25% and 23% respectively). Therefore, we determined that Sales 3 and 4 each require

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an appropriate downward adjustment in this category of comparison. These adjustments are primarily qualitative in nature.

Summary of Adjustments

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

SALES ADJUSTMENT GRID

Comparable Number	1	2	3	4	Subject
Transaction Type	Sale	Sale	Sale	Sale	---
Transaction Date	Sep-25	May-25	Feb-25	Jul-23	---
Interest Transferred	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Zoning	A (General Agriculture District)	A-1 (Agricultural)	A (General Agriculture District)	A (General Agriculture District)	A (General Agriculture District)
Actual Sale Price	$5,000,000	$4,500,000	$1,250,000	$4,800,000	---
Size (Gross Acres)	338.50	264.69	99.61	223.00	557.49
Size (Usable Acres)	288.50	243.19	74.31	170.60	468.35
Price ($ Per Usable AC)	$17,331	$18,504	$16,821	$28,136	---
Property Rights Conveyed	=	=	=	=	
Financing Terms	=	=	=	=	
Conditions of Sale	=	=	=	=	
Market Conditions (Time)	=	+	+	+	
Location	=	+	=	=	
Size	=	=	-	-	
Access/Frontage	+	+	=	+	
Topography	=	=	=	=	
Zoning/Density	=	=	=	=	
Site Improvements	+	+	+ +	-	
Preservation Area	=	+	-	-	
Value Indication for Subject	**+**	**+**	**+**	**-**	

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In addition to the comparable sales that are summarized in the chart above, we analyzed the active listing of a 253.68-gross acre property that is located at 142 E 142nd, Myakka City, Florida 34251. Based on our review of NWI data, the property features approximately 40 acres of wetlands and therefore has approximately 213.68 usable acres of land area. The property is comprised of a single tax parcel (Parcel ID: 234810149) and is zoned A (General Agricultural District) which permits rural residential development with 5-acre minimum lot sizes. As of June 2026, the property is listed on the open market at a list price of $5,610,000 or $26,254 per usable acre of land area. This active listing was considered in our analysis; however, we have noted that it has no significant site improvements and it has significantly inferior frontage/access to the subject.

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Conclusion

Based on the preceding analysis, the presented unadjusted sales range is $16,821 to $28,136 per usable acre of land area. Sale 1 is the most recent of the comparables; however, it features inferior access/frontage to the subject as well as inferior site improvements. Overall, Sale 1 is considered inferior to the subject property. Sale 2 also has inferior access/frontage and site improvements to the subject; however, it additionally has an inferior location and a lower percentage of preservation area. Overall, Sale 2 is considered inferior to the subject property. Sale 3 is significantly smaller than the subject property; however, it was unimproved at the time of sale except for fencing. Overall, Sale 3 is considered inferior to the subject property. Sale 4 was the oldest of the comparable sales and it has inferior access/frontage; however, it has a smaller size than the subject, superior site improvements, and a higher percentage of preserve area. Overall, Sale 4 is considered superior to the subject property. However, considering Sale 4's private graded roadway, multiple residences, and rural residential subdivision related site improvements, Sale 4 is considered the most comparable to the subject property and was therefore given primary weight in our valuation conclusion.

Overall, considering the subject property's location, frontage/access, significant site improvements included a graded private roadway, a price per usable acre conclusion near the upper end of the indicated range, near the unit value indication of Sale 4, is deemed appropriate.

The following table presents the valuation conclusion:

CONCLUDED VALUE				
$ Per AC		Subject Acs.		Total
$27,000	x	468.35	=	$12,645,450
Indicated Value:				$12,645,450
Rounded				**$12,650,000**
		(Concluded Value $ Per AC)		$27,010
Compiled by CBRE				

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Reconciliation of Value

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. In addition, market participants are analyzing purchase prices on similar properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication.

Based on the foregoing, the market value of the subject has been concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	June 17, 2026	$12,650,000

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Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
   (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
   (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
   (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
   (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
   (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
   (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
   (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently, nor super-efficiently.
   (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
   (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.
   (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property, nor reviewed or confirmed the accuracy of any legal description of the subject property.

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Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report and any conclusions stated therein. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or on behalf of the client, property owner or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report and any conclusions stated therein. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including, without limitation, any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. This Report has been prepared in good faith, based on CBRE's current anecdotal and evidence-based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this Report, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections. Further, other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later change or be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decision based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge including, but not limited to, environmental, social, and governance principles ("ESG"), beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

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13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

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Addenda

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Addendum A

Sale Data Sheets

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Sale | Land - Agricultural | No. 1

Property Name	338.5-Acre Agriculture Zoned Tract
Address	40700 Ballard Road Myakka City, FL 34251
County	Manatee
Govt./Tax ID	Multiple
Area Measurement(NRA)	
Land Area Net	338.500 ac/ 14,745,060 sf
Land Area Gross	338.500 ac/ 14,745,060 sf
Site Development Status	Raw
Utilities	Septic, Well, Public Electricity
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	1,520 ft on Ballard Road
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12081C0460E/ Mar 2014
Zoning	A (General Agriculture District)
Entitlement Status	None
Proposed Use or Development	N/A



Transaction Details

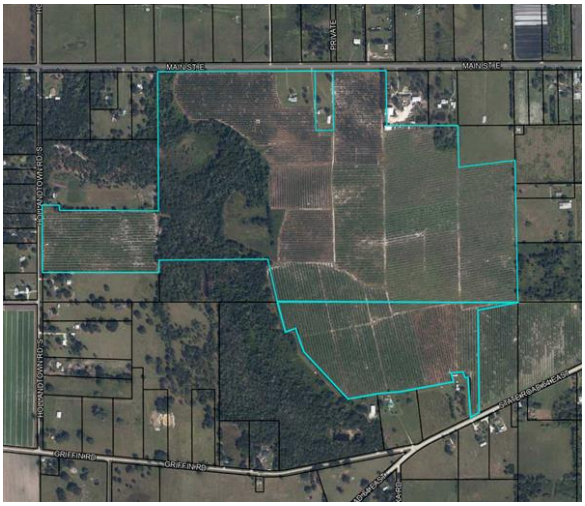
Type	Sale	Primary Verification	Listing Broker - MLS
Interest Transferred	Fee Simple	Transaction Date	09/30/2025
Condition of Sale	None	Recording Date	09/30/2025
Recorded Buyer	Team Pentecost, LLC	Sale Price	$5,000,000
Buyer Type	N/A	Financing	Market Rate Financing
Recorded Seller	James N. Doyle, Jr.	Cash Equivalent	$5,000,000
Marketing Time	2 Month(s)	Capital Adjustment	$0
Listing Broker	Cindy Mudge (239-919-2737)	% Interest Purchased	100%
Doc #	202541120096	Adjusted Price	$5,000,000
		Adjusted Price / usable ac	**$17,331**

Comments

This comparable is a 338.50-acre tract of land located at 40700 Ballard Road in Myakka City, Manatee County, Florida. The property has access and frontage along Ballard Road, a well maintained gravel road. The entire property is zoned A (General Agriculture District). The majority of the property is comprised of cleared farmland. Based on our review of National Wetlands Inventory GIS data, the property features approximately 50-acres (15%) of wetlands. The property has historically been used for cattle grazing and was improved a large pole barn, corrals, cattle chutes, and fencing at the time of sale. The property was listed on the open market and sold in September of 2025 for $5,000,000 or $17,331 per usable/upland acre of land area.

Sale | Land - Agricultural | No. 2

Property Name	264.69-Acre Agricultural Tract
Address	3634 East Main Street Wauchula, FL 33873
County	Hardee
Govt./Tax ID	Multiple
Area Measurement(NRA)	
Land Area Net	264.690 ac/ 11,529,896 sf
Land Area Gross	264.690 ac/ 11,529,896 sf
Site Development Status	Raw
Utilities	Septic, Well, Public Electricity
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	2,558 ft on East Main Street
Secondary Frontage	105 ft on State Road 64 East
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12049C0211D/ Nov 2013 A-1
Zoning	(Agricultural)
Entitlement Status	None
Proposed Use or Development	Agricultural & Residential Uses



Transaction Details

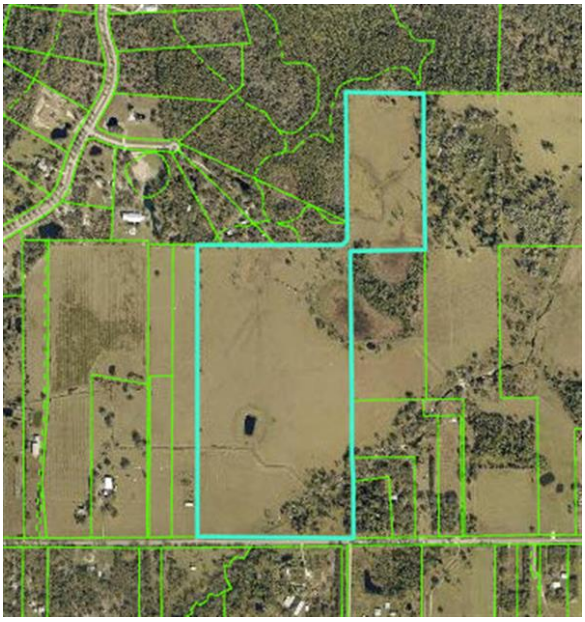
Type	Sale	Primary Verification	Listing Broker
Interest Transferred	Fee Simple	Transaction Date	05/20/2025
Condition of Sale	None	Recording Date	05/20/2025
Recorded Buyer	4 G Farms, LLC	Sale Price	$4,500,000
Buyer Type	N/A	Financing	Market Rate Financing
Recorded Seller	C & T Citrus, LLC	Cash Equivalent	$4,500,000
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	Rebecca Henderson	% Interest Purchased	100%
Doc #	202525002948	Adjusted Price	$4,500,000
		Adjusted Price / usable ac	**$18,504**

Comments

This comparable is a 264.69-acre tract of agricultural land located along the south side of East Main Street and the north side of State Road 64 East in Wauchula, Hardee County, Florida. The property is zoned A-1 (Agricultural) per Hardee County Planning & Zoning. At the time of sale, approximately 183.70 acres (69%) of the property was comprised of irrigated farmland that was planted with citrus groves. However, the listing broker reported that the citrus groves were not in great shape and that they did not have a significant contribution to the sale price. Based on our review of National Wetlands Inventory GIS data, the property features approximately 21.5-acres (8%) of wetlands. The property had two single-family homes located on the property that were built in 1961 and 1976. The property was listed on the open market and sold in May of 2025 for $4,500,000 or $18,504 per usable/upland acre. The buyer reportedly purchased the property to lease out for different crop production uses, as well as for cattle grazing on a portion of the tract.

Sale | Land - Spec-Holding | No. 3

Property Name	99.61-Acre Land Tract - State Road 64
Address	42151 State Road 64 East Myakka City, FL 34251
County	Manatee
Govt./Tax ID	56200059
Area Measurement(NRA)	
Land Area Net	99.611 ac/ 4,339,055 sf
Land Area Gross	99.611 ac/ 4,339,055 sf
Site Development Status	Raw
Utilities	Public Electricity at Roadway
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	1,400 ft on State Road 64 East
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12081C0405E/ Mar 2014
Zoning	A (General Agriculture District)
Entitlement Status	None
Proposed Use or Development	Subdivide into rural residential tracts



Transaction Details

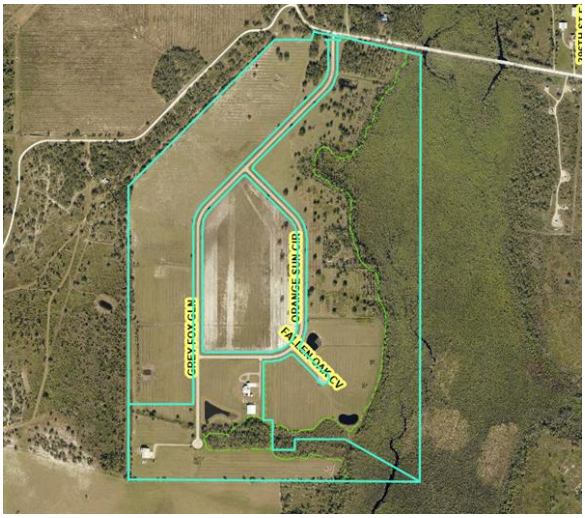
Type	Sale	Primary Verification	Listing Broker
Interest Transferred	Fee Simple	Transaction Date	02/28/2025
Condition of Sale	None	Recording Date	03/03/2025
Recorded Buyer	Jerry Dakin	Sale Price	$1,250,000
Buyer Type	N/A	Financing	Market Rate Financing
Recorded Seller	Karen, Alan, and Stephen Owens	Cash Equivalent	$1,250,000
Marketing Time	8 Month(s)	Capital Adjustment	$0
Listing Broker	Tiffney Mosley (941-725-2636)	% Interest Purchased	100%
Doc #	202541027309	Adjusted Price	$1,250,000
		Adjusted Price / usable ac	**$16,821**

Comments

This comparable is a 99.61-acre tract of land located at 42151 State Road 64 East in Myakka City, Manatee County, Florida. The entire property is zoned A (General Agriculture District). The majority of the property is comprised of cleared farmland. Based on our review of National Wetlands Inventory GIS data, the property features approximately 25.3-acres of wetlands. The property was unimproved with the exception of fencing. The property was listed on the open market and sold in February of 2025 for $1,250,000 or $16,821 per usable/upland acre of land area. It was reported that the buyer intended to subdivide the property into rural residential land tracts (approximately 10-acres each) for future sale.

Sale | Land - Single Unit Residential | No. 4

Property Name	223-Acre Rural Residential/Recreational Tract
Address	6505 Grey Fox Glen Myakka City, FL 34251
County	Manatee
Govt./Tax ID	Multiple
Area Measurement(NRA)	
Land Area Net	223.000 ac/ 9,713,880 sf
Land Area Gross	223.000 ac/ 9,713,880 sf
Site Development Status	Semi-Finished
Utilities	Septic, Well, Public Electricity
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	1,000 ft on Taylor Road
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12081C0395E/ Mar 2014
Zoning	A (General Agriculture District)
Entitlement Status	None
Proposed Use or Development	Rural Residential and Recreational



Transaction Details

Type	Sale	Primary Verification	Listing Broker
Interest Transferred	Fee Simple	Transaction Date	07/14/2023
Condition of Sale	None	Recording Date	07/17/2023
Recorded Buyer	Grey Fox Glen, LLC	Sale Price	$4,800,000
Buyer Type	N/A	Financing	Market Rate Financing
Recorded Seller	Gold Leaf Florida, LLC	Cash Equivalent	$4,800,000
Marketing Time	2 Month(s)	Capital Adjustment	$0
Listing Broker	Tracy LeClair 941-209-0549	% Interest Purchased	100%
Doc #	202341075875	Adjusted Price	$4,800,000
		Adjusted Price / usable ac	**$28,136**

Comments

This comparable is a 223-acre tract of rural residential/recreational land located along the south side of Taylor Road in Myakka City, Manatee County, Florida. The property has a primary street address of 6505 Grey Fox Glen Myakka City, Florida. The property is zoned A-1 (Agricultural) per Manatee County Planning & Zoning. At the time of sale, the property was comprised of 9 Manatee County tax parcels. The property is a partially-completed rural residential subdivision with graded roadways and fencing in place. The property was improved with two single-family residences (built in approx. 2017 and 2019), a large barn, and other ancillary improvements. The larger of the two residences reportedly featured 4 bedrooms, 3.5 bathrooms, and an in-ground pool. Based on our review of National Wetlands Inventory GIS data, the property features approximately 50-acres (22%) of wetlands. Further, as recorded in Manatee County Official Records Book 2580, Page 5686, 52.40 acres of the property is encumbered by a restrictive conservation easement that restricts any improvements/development. We have noted that the property's wetlands are entirely situated within the conservation easement encumbered area. The property was listed on the open market and sold in July of 2023 for $4,800,000 or $28,136 per usable acre. The listing broker reported that the property was marketed and priced as a rural residential subdivision opportunity; however, the buyer reportedly purchased the property for personal rural residential and recreational uses.

Addendum B

Qualifications

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VALUATION AND ADVISORY SERVICES / SOUTHEAST

Courtland Eyrick, CRE, FRICS, MAI, AI-GRS

Executive Vice President | Right of Way Division Leader – SE
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M +1 904 614 0271
E courtland.eyrick@cbre.com

Pro Affiliations / Accreditations

- CRE – Counselors of Real Estate
- FRICS – Royal Institution of Chartered Surveyors
- MAI - Appraisal Institute
- AI-GRS - Appraisal Institute

- Accreditations:
  - FL Division of State Lands Approved Appraiser (FDEP)
  - Yellow Book (Uniform Appraisal Standards for Federal Land Acquisitions) Accredited

- Certified General Appraiser:
  - Florida - RZ2856
  - Alabama - G01481
  - Georgia - 306244
  - Louisiana - G3837
  - New York - 46000053104
  - North Carolina - A8417
  - South Carolina - AB .7914 CG
  - Tennessee - 5698
  - Texas - TX 1380992 G
  - Virginia - 4001015158

Education

- Bachelor degree from the University of the South

Professional Experience

Courtland C. Eyrick, CRE, FRICS, MAI, AI-GRS is the Right of Way Division Leader in the Southeast, having previously served as the Regional Managing Director for the Southeast. He has over twenty years of experience preparing appraisals for litigation support, financial institutions, state agencies, and individuals, with a specialization in eminent domain valuation. Mr. Eyrick is an Appraiser of record for the Florida Department of Transportation, the North Carolina Department of Transportation, the Texas Department of Transportation, the Florida Department of Environmental Protection, as well as several other governmental agencies. He has extensive experience preparing appraisals for eminent domain proceedings, Uniform Appraisal Standards for Federal Land Acquisitions appraisals, and is qualified as an expert witness in various State and Federal districts.

Mr. Eyrick has experience appraising property types including: neighborhood shopping centers, retail strip-centers, office buildings, industrial properties, apartment communities, self-storage facilities, churches, developments of regional impact (DRI's), residential subdivisions, wetlands, and agricultural land. His specialties include the valuation of aviation related properties and environmentally sensitive lands.

Mr. Eyrick has developed three convenience stores with gasoline sales and has brokered multiple types of real estate including industrial buildings, office buildings, and vacant land. Additionally, he was worked with developers and landowners in preparing feasibility and highest and best use analyses.

Appraisal Institute & Related Courses

- Uniform Appraisal Standards for Federal Land Acquisitions
- Valuation of Donated Real Estate Including Conservation Easements
- Complex Litigation Appraisal Case Studies
- Condemnation Appraising: Basic Principles & Applications
- Advanced Applications
- Advanced Income Capitalization

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Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

EYRICK, COURTLAND CARTER

806 RIVERSIDE AVE
JACKSONVILLE FL 32204

LICENSE NUMBER: RZ2856

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CBRE VALUATION AND ADVISORY SERVICES - SOUTHEAST

Drew Johnstone, MAI, MBA

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Pro Affiliations / Accreditations

- MAI – Appraisal Institute

Licenses

- Florida Certified General Appraiser RZ4547
- Florida Real Estate Sales Associate SL3511463
- Georgia Certified General Appraiser 442725
- Alabama Certified General Appraiser 003212
- Tennessee Certified General Appraiser 6648
- North Carolina Certified General Appraiser A9512
- South Carolina Certified General Appraiser 8847
- Pennsylvania Certified General Appraiser GA004883

Education

- Master of Business Administration with Specialization in Real Estate from Florida State University Bachelor's degree in Business Management from Troy University

Professional Experience

Drew Johnstone, MAI, MBA is a Vice President in the Right of Way Division of CBRE's Valuation & Advisory Services practice. CBRE's Right of Way Division is a national team comprised of a network of expert appraisers throughout the United States specializing in Government and Right of Way valuation, litigation support and expert witness testimony.

Drew's extensive experience with government valuation projects includes partial interests, property acquisitions/dispositions, aviation land and facilities, land-swaps, market rent studies, and appraisals compliant with the Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) and the Supplemental Appraisal Standards for the Board of Trustees.

In his current practice, Drew provides valuation services for both federal and local government clients across the United States.

Appraisal Institute & Related Courses

- Eminent Domain and Condemnation
- Uniform Appraisal Standards for Federal Land Acquisitions
- Advanced Income Capitalization
- Advanced Market Analysis and Highest and Best Use
- Advanced Concepts and Case Studies

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JOHNSTONE, ANDREW NATHAN

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- Evaluations/Alternative Valuations

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- Radon, Asbestos, Indoor Air Quality
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- Real Estate Transaction Tax
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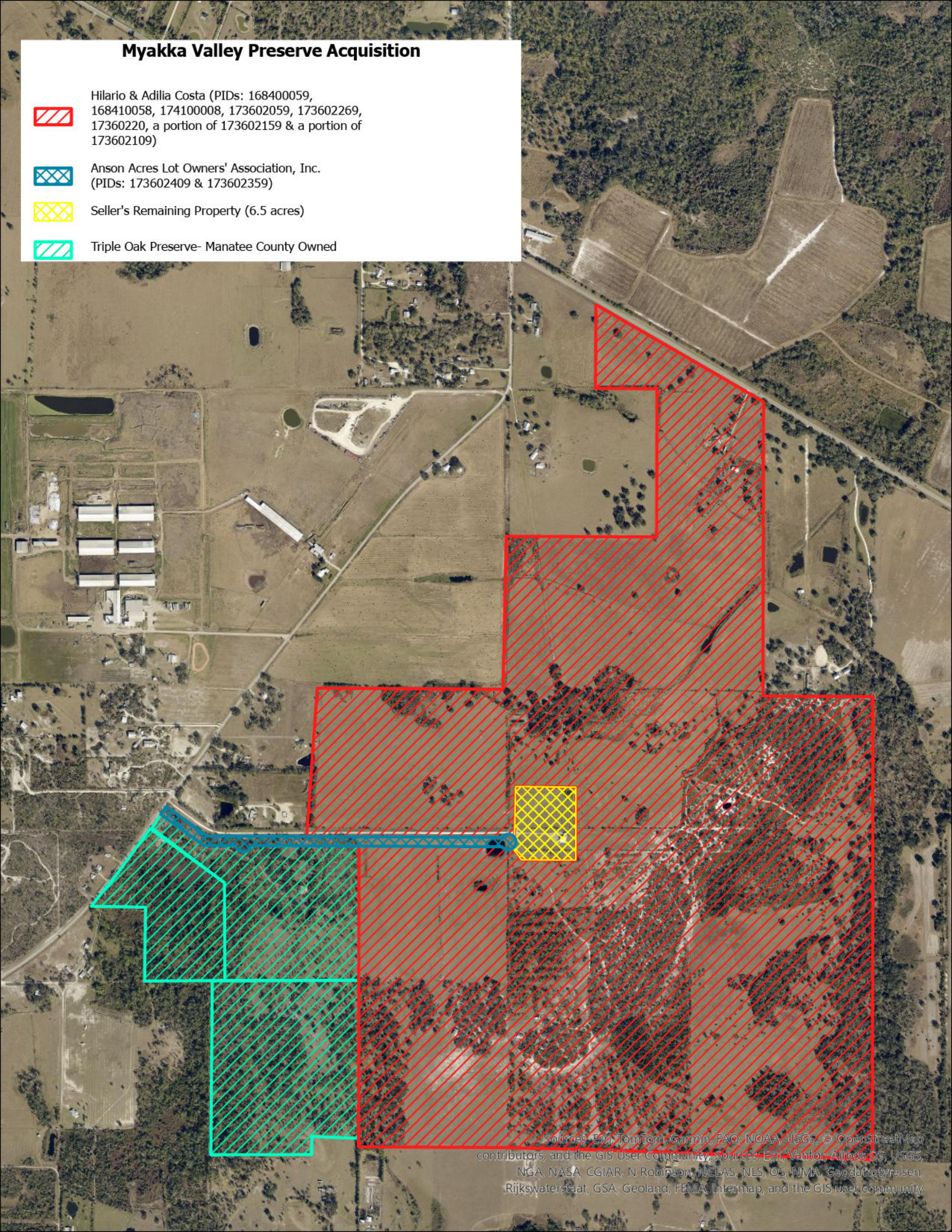
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90+	80K+	600k+	200+
U.S. Valuation Offices	U.S. Yearly Assignments	Global Yearly Assignments	Global Valuation Offices


Myakka Valley Preserve Acquisition
Hilario & Adilia Costa (PIDs: 168400059, 168410058, 174100008, 173602059, 173602269, 17360220, a portion of 173602159 & a portion of 173602109)
Anson Acres Lot Owners' Association, Inc. (PIDs: 173602409 & 173602359)
Seller's Remaining Property (6.5 acres)
Triple Oak Preserve- Manatee County Owned
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Myakka Valley Preserve
(formerly Anson Road Properties)

October 20, 2026 BOCC Regular Meeting
Agenda Items No. 55 and 56

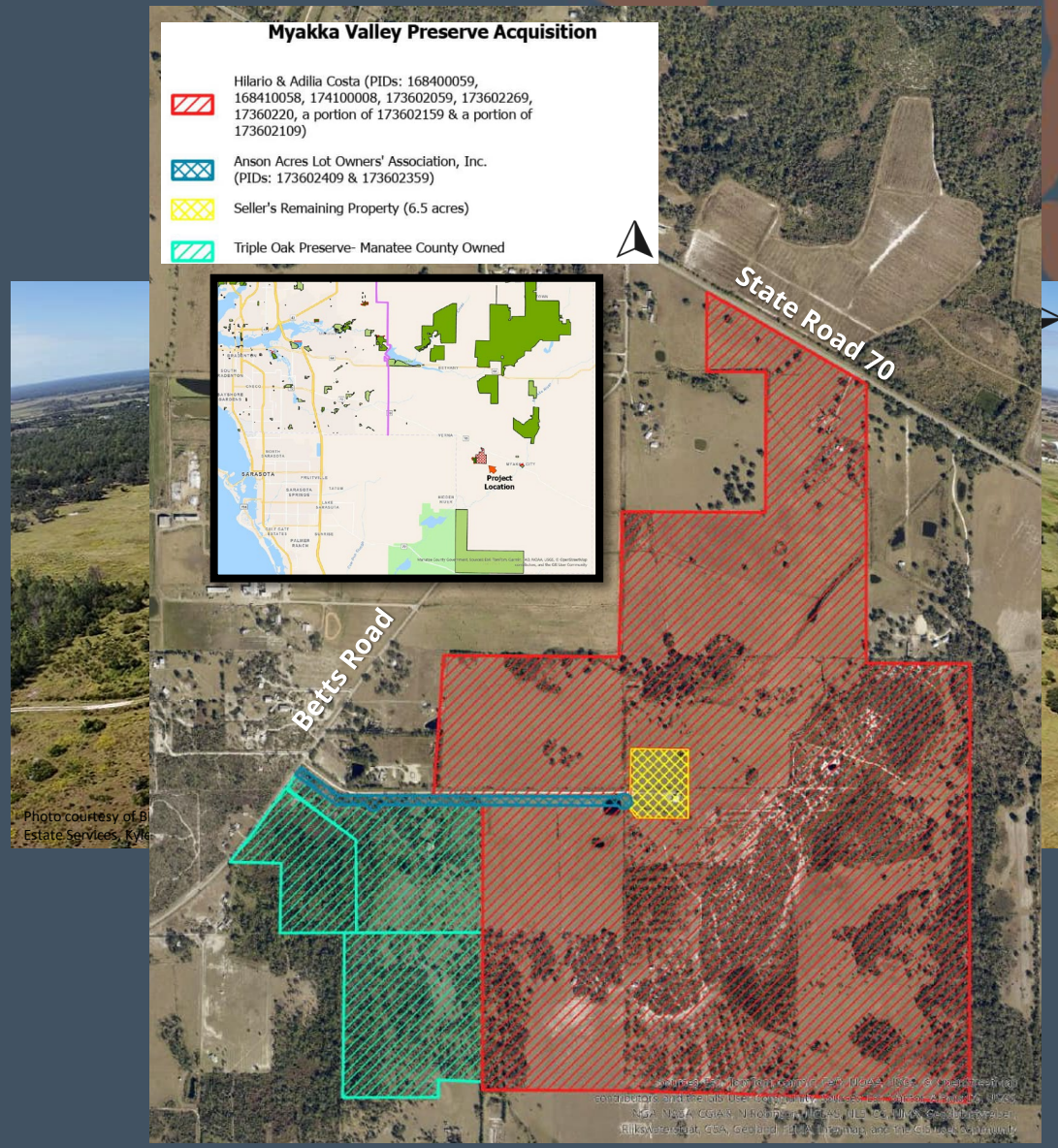
Environmental Lands Program

Kara Koenig – Environmental Lands Program Section Manager

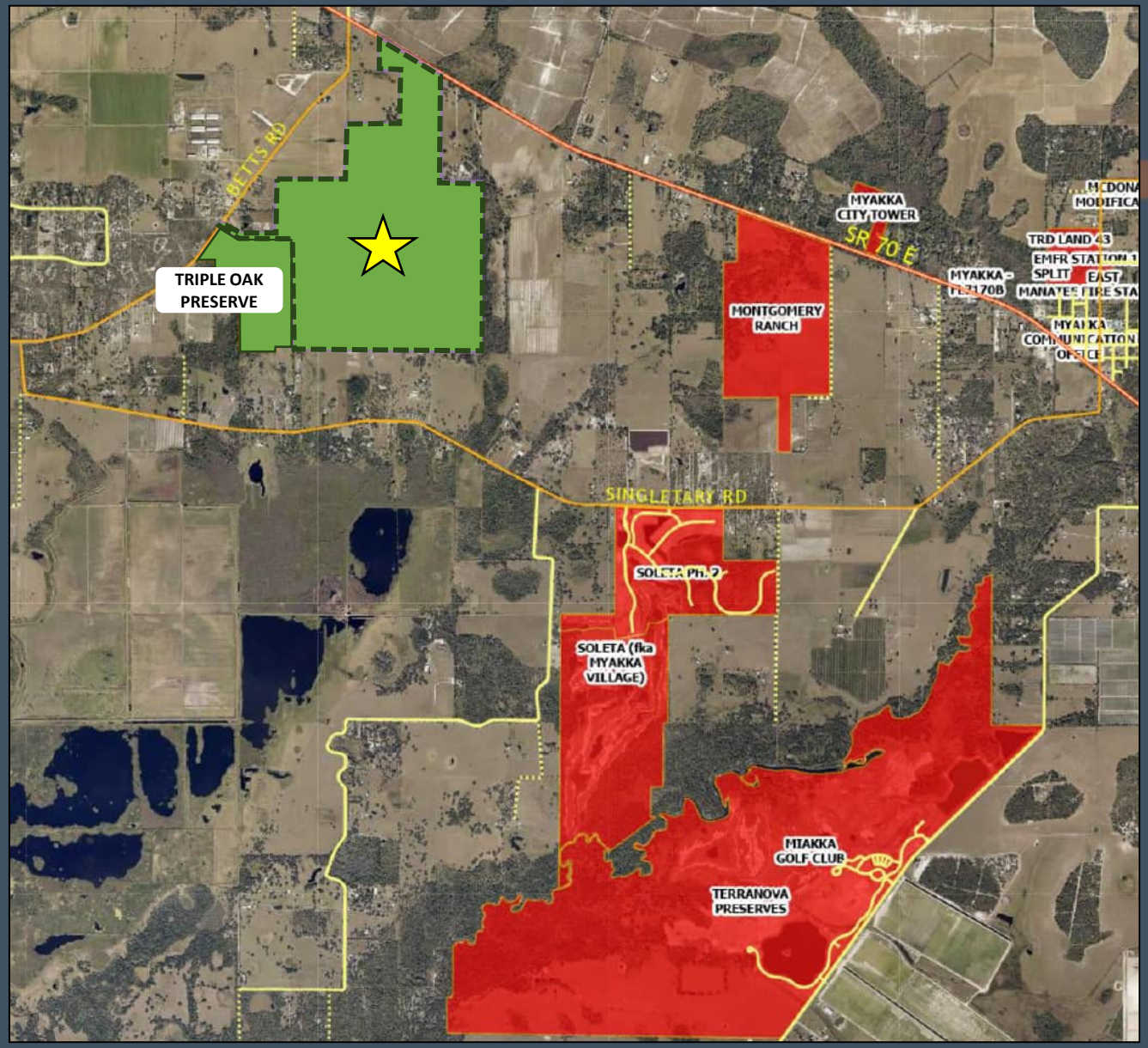
Photo courtesy of BBG Real Estate Services, Kyle Catlett

Property Acquisition Information

- **Acquisition Acreage: 554.5 Acres**
- **Located in Myakka off SR 70 and Betts Road**
  - **Access from SR 70 and Anson Road**
- **450 acres platted as Anson Acres Subdivision (1998)**
  - **89.14 acres of platted conservation easements**
- **Adjacent to Triple Oak Preserve**
  - **Acquired by Manatee County in September 2024**
- **Two Contracts – Purchase Price of $14.2 Million**
  - **Hilario and Adilia Costa Contract**
    - **8 parcels, 6.5-acres to be retained by the Costas**
  - **Anson Acres Lot Owners' Association Contract**
    - **2 parcels (road and cul-de-sac)**



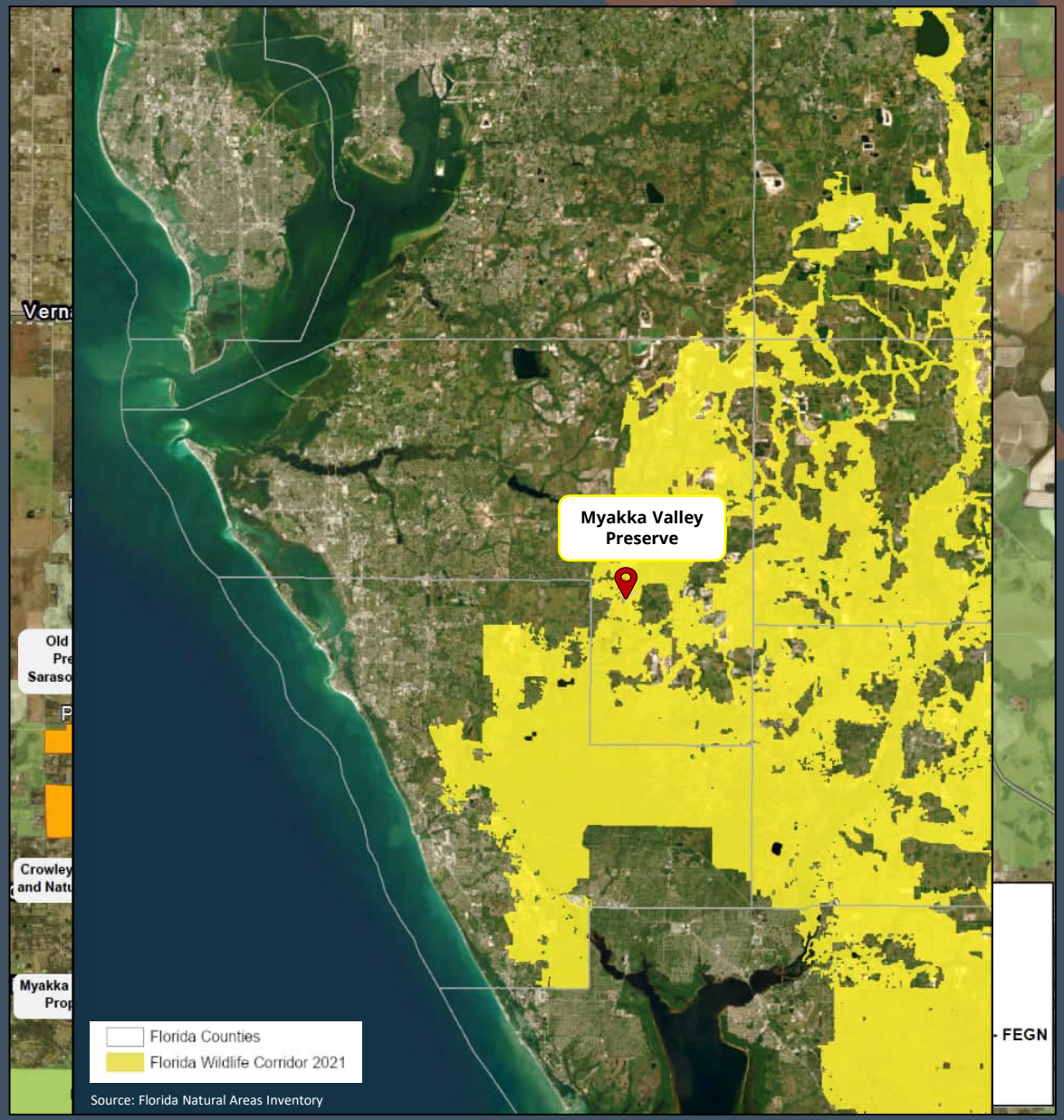
Surrounding Land Use and Development



Manatee County FLORIDA

Conservation Lands Connectivity

- **Site entirely within the Florida Wildlife Corridor**
- **Acquisition creates ± 660 acres of contiguous Manatee County-owned preserved lands in Myakka**
- **Near state-owned conservation lands including Myakka River State Park and Flatford Swamp Preserve**
- **Near privately-owned conservation lands and private rural lands with conservation easements**
- **Fills a critical gap in a strategic north-south ecological corridor from Duette Preserve to Myakka River State Park**



Manatee County FLORIDA

Land Cover and Habitat

- Myakka Ranchlands – Florida Forever Priority Area
- Almost entirely (99.99%) within Scrub Jay "Focal Landscape"
  - Scrub: ± 32 acres
- Wetlands: ± 10 acres herbaceous, ± 15 acres forested
- ± 60 acres pine plantation

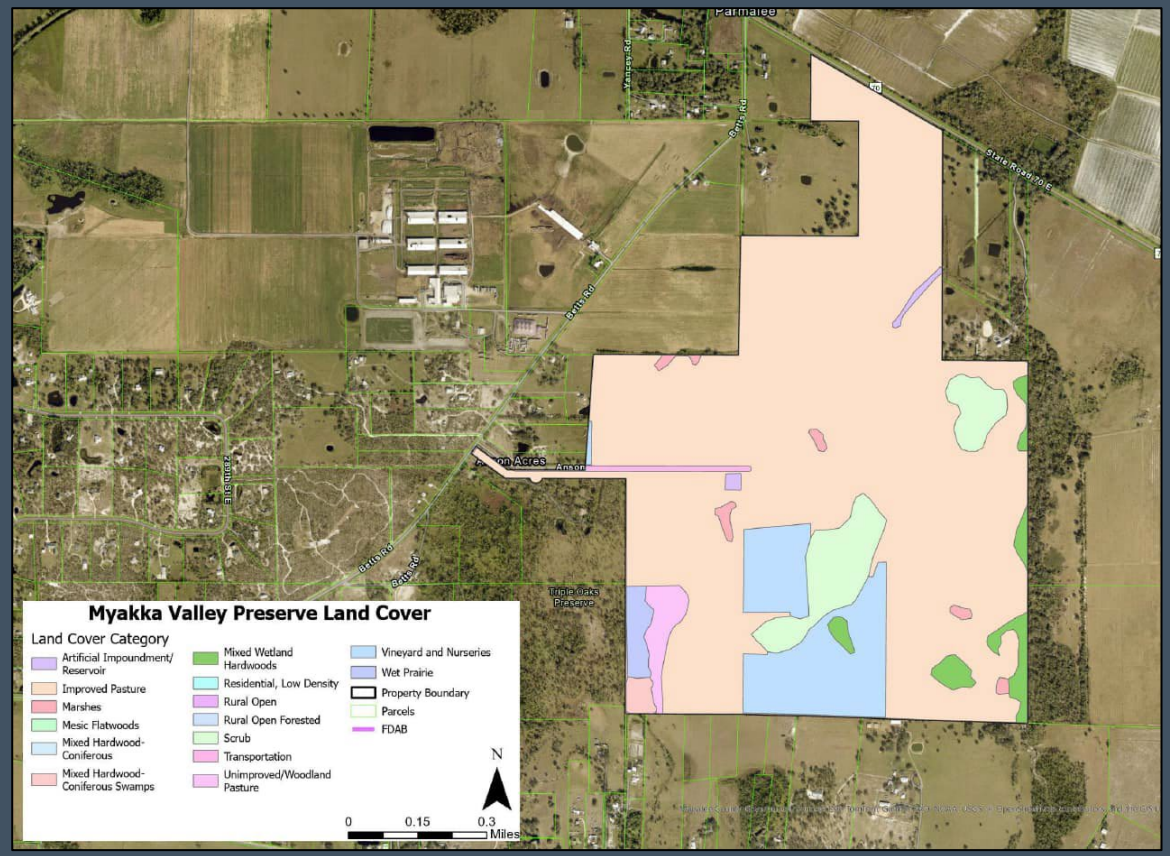



Photo courtesy of BBG Real Estate Services, Kyle Catlett


Photo courtesy of BBG Real Estate Services, Kyle Catlett



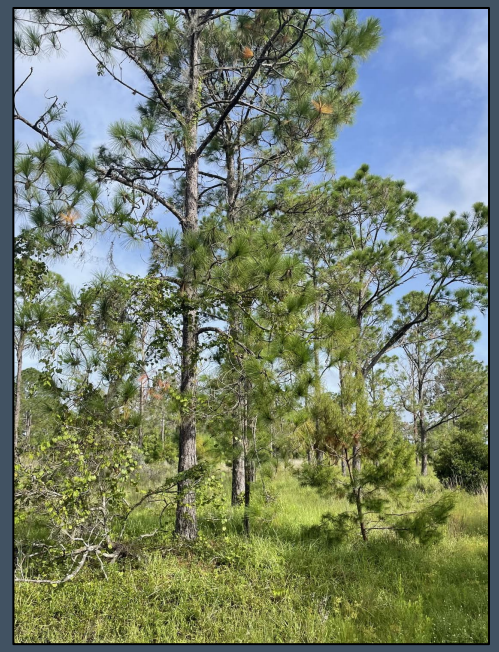




Land Management and Restoration

Natural Resources Department

- **Request for one (1) new FTE**
  - **Environmental Program Manager**
- **Integrated Pest Management**
- **Mechanical Cutting and Clearing**
- **Prescribed Fire Plan**
  - **Fire mitigation and habitat restoration**
- **Grazing, Pine Plantation and/or Silvopasture**
- **Site Monitoring**



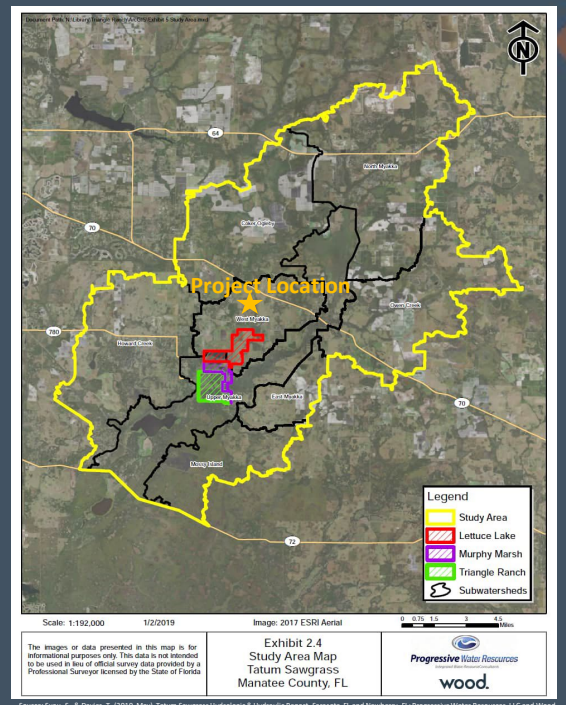




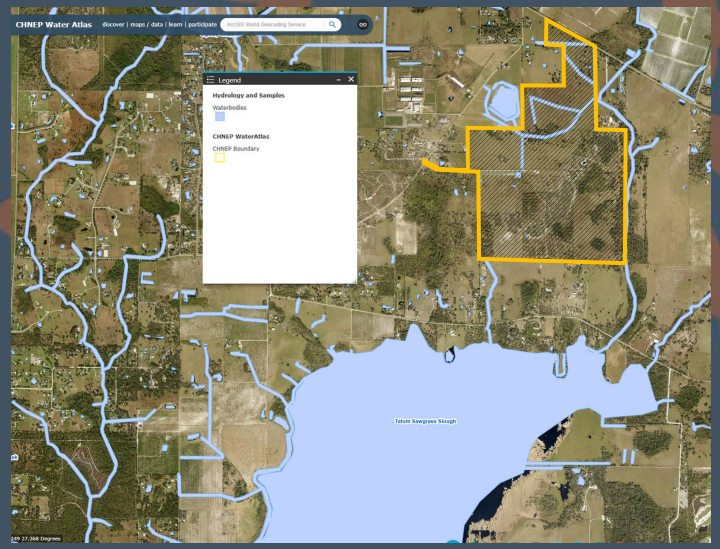
Manatee County FLORIDA

Hydrologic Restoration

- **Tatum Sawgrass Slough Basin of Upper Myakka River Watershed**
- **Site hydrologically connected to Tatum Sawgrass via unnamed other surface water which extends off-site**
- **<u>Initial Hydrologic Restoration</u>**
  - **Wetland restoration of existing wetlands and upland buffers**
- **<u>Medium-Scale Hydrologic Restoration</u>**
  - **Ditch removal and improvements to other surface waters**
- **<u>Large-Scale Hydrologic Restoration</u>**
  - **Will be evaluated upon collaboration with local and regional partners and state agencies**



Source: Suau, S., & Davies, T. (2019, May). Tatum Sawgrass Hydrologic & Hydraulic Report. Sarasota, FL and Newberry, FL: Progressive Water Resources, LLC and Wood Environment & Infrastructure Solutions, Inc.





Manatee County FLORIDA

Public Recreation and Uses

Proposed Recreational Activities

- **Passive: hiking, biking, birding, horseback riding, etc.**
- **Potential to host limited special opportunity hunts**

Existing Structures

- **Two existing single-family residences on-site**
- **Can serve as community and/or education center for Myakka residents, Natural Resources Department offices and/or preserve maintenance storage facilities for staff**





Manatee County FLORIDA

Overview

Contract Overall Purchase Price of $14.2 Million for 554.5 acres

Staff Respectfully Requests:

Agenda Item # 55

- **Execution of Contract for Sale and Purchase from Hilario S. Costa and Adilia M. Costa for Myakka Valley Preserve in the amount of $14,030,000; and**
- **Adoption of Budget Amendment Resolution B-27-014, amending the annual budget for Manatee County, FL for fiscal year 2027. This budget amendment adjusts the FY27-31 CIP; and**
- **Adoption of Budget Amendment Resolution B-27-03, amending the annual budget for Manatee County, FL, for fiscal year 2027.**

Agenda Item # 56

- **Execution of Contract for Sale and Purchase from Anson Acres Lot Owners' Association, Inc. for Myakka Valley Preserve in the amount of $170,000; and**
- **Adoption of Budget Amendment Resolution B-27-015, amending the annual budget for Manatee County, FL, for fiscal year 2027. This budget amendment adjusts the FY27-31 CIP.**

Manatee County FLORIDA