RESOLUTION B-27-016
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:	ENVIRONMENTAL LANDS - GO BONDS CAPITAL PROJECTS
Fund:	ENVIRONMENTAL LANDS CAPITAL PROJECT
Fund:	ENVIRONMENTAL LANDS
Description:	Appropriates $2,077,000 of budget cash carryover from FY26 in the Environmental Lands - GO Bonds Capital Projects fund.

Also, transfers $38,500 from reserves in the Environmental Lands operating fund to the Environmental Lands Capital Project fund for the Bunker Hill Preserves project for associated remediation costs. Also, transfers $2,077,000 from capital reserves in the Environmental Lands - GO Bonds Capital Projects fund to the Bunker Hill Preserve project for pre-acquisition, land acquisition, and associated closing costs.

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: MC91726A Reference: BU26000663

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

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: _____
Chairman

ATTEST: Angelina Colonneso
Clerk of Circuit Court

By: _____
Deputy Clerk

MANATEE COUNTY FLORIDA

RESOLUTION B-27-017
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
Fund: ENVIRONMENTAL LANDS
Description: Transfers $255,262 from reserves in the Environmental Lands fund to the Conservation Lands Management Natural Resources account key for the new Ranger I position and associated operating costs for the Bunker Hill Preserve property.

The contract for the purchase of the land is going to the Board along with this budget amemendment.

Batch ID: SD091726A Reference: BU26000664

ADOPTED IN OPEN SESSION WITH A QUORUM PRESENT AND VOTING THIS 20th DAY OF October 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: Bunker Hill Preserve
PID NO: 126610209, 126612050

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 **CHAD CHILTON and KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEES OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013** (hereinafter the **Seller**), whose mailing address is 16400 US Highway 331 South, Suite B2 #205, Freeport, Florida 32439 and 3960 Sunsetridge Road, Moorpark, California 93021, respectively 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 which is located in Manatee County, State of Florida, more particularly described in **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, 2022, 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, unimproved real property situated, lying and being in Manatee County, State of Florida, described in attached **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 **TWO MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($2,050,000.00)**, 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 Trustee's 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.

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

Exhibit A – Legal Description and Sketch of Property
Exhibit B – Form of Trustee's Deed
Exhibit C – Form of Affidavit of Ownership and Encumbrances
Exhibit D – Form of Certification of Trust

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 **TEN (10)** days prior to closing (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 shall 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 – East Campus, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202, or at any other location agreeable to both Parties or, if mutually agreed to by the Parties, 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.

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 Trustee's 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 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 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 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 of County Commissioners of Manatee County, Florida (hereinafter 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**: Buyer will pay no commission to any broker in connection with the sale and purchase of the Property. Seller has assumed the obligation to pay a commission to a real estate brokerage firm in a separate instrument. Such commission is not included within the Purchase Price for the sale and purchase of the Property. Seller shall indemnify, defend and hold harmless Buyer from and against all claim for any commissions, fees or other form of compensation by a real estate brokerage firm in connection with the sale and purchase of the Property.

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.

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 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 and has been represented by counsel in negotiating this Contract's terms. 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: Chad Chilton
16400 US Highway 331 South, Suite B2 #205
Freeport, Florida 32439

and Krystal Whitelaw
3960 Sunsetridge Road
Moorpark, California 93021

If to Buyer: Manatee County Government
Attention: Property Acquisition Division Manager
Property Management Department
Post Office Box 1000
Bradenton, Florida 34206

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.

C. Seller has no knowledge of any above ground, 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 Trustee's 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. Certification of Trust: Prior to the date of closing, Buyer shall furnish to Seller a Certification of Trust, in substantially the form attached hereto as **Exhibit D** and incorporated herein by reference. Seller shall complete said Certification of Trust and return it to Buyer on or before the date of closing.

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

Michael Evans
First Witness Printed Name

Second Witness Signature

Jenny Evans
Second Witness Printed Name

SELLER:
CHAD CHILTON, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013

By: _____
Signature

As: CO-TRUSTEE
Title

Date: 10-15-26

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

Homa Fayir
First Witness Signature

Homa Fayir
First Witness Printed Name

Mary J. Harter
Second Witness Signature

Mary J. Harter
Second Witness Printed Name

SELLER:
KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013

By: _____
Signature

As: Co-Trustee
Title

Date: 10/12/26

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

By: its Board of County Commissioners

By: _____
Chairperson

Date: October 20, 2026

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.88 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°06'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 863.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 625.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the Undersigned):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 278.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'28" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 86°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

Manatee County Property Management Department Survey Division

Manatee County Florida

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

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

STATE OF FLORIDA

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIONAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— — —	= SECTION LINE
R	= RADIUS		

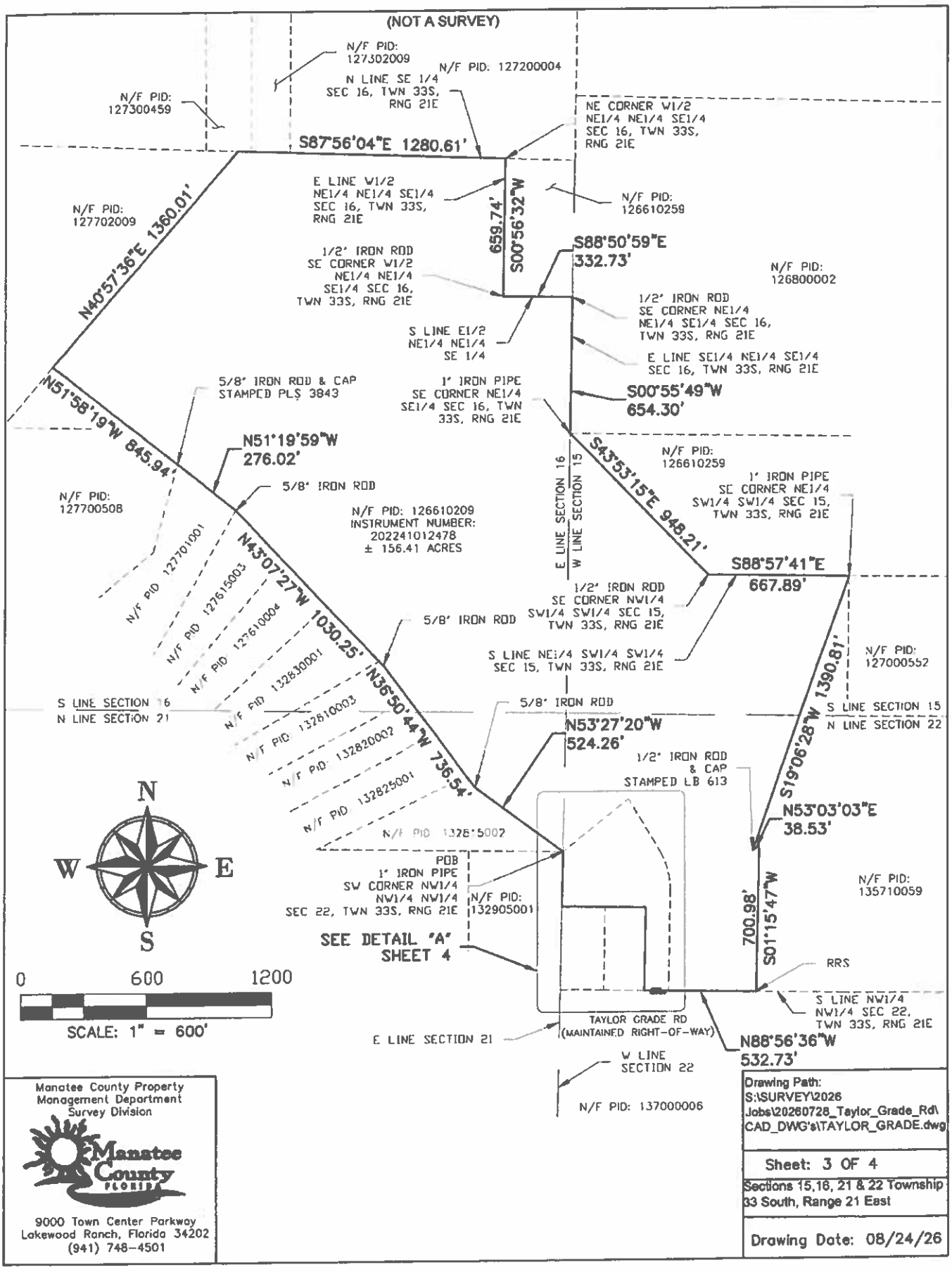
Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 2 OF 4

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



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

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\ CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26

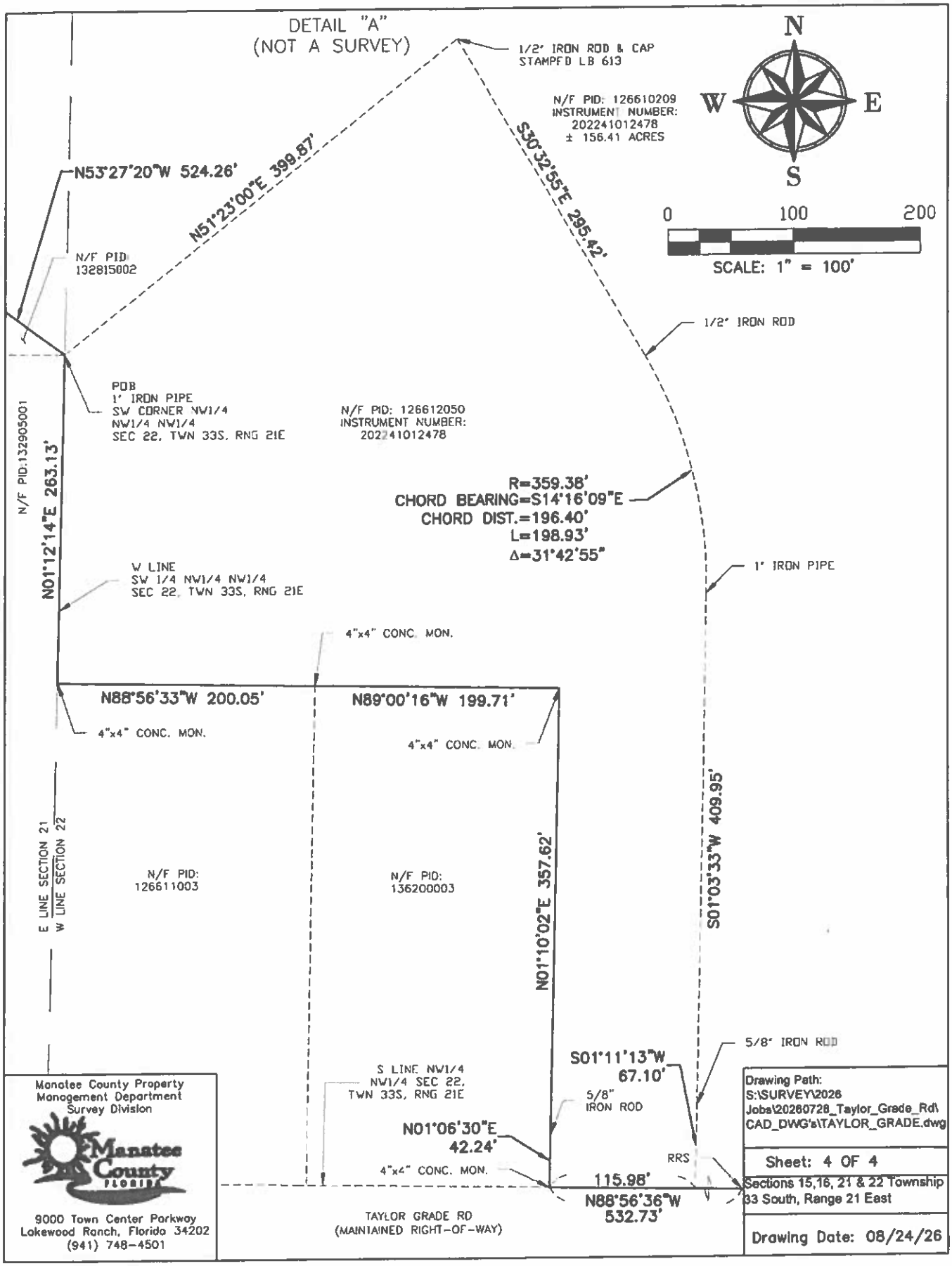

DETAIL "A"
(NOT A SURVEY)
1/2" IRON ROD & CAP
STAMPED LB 613
N/F PID: 126610209
INSTRUMENT NUMBER:
202241012478
± 156.41 ACRES
N
W
E
S
0
100
200
SCALE: 1" = 100'
N53°27'20"W 524.26'
N51°23'00"E 398.87'
S30°32'55"E 295.42'
N/F PID:
132815002
1/2" IRON ROD
POB
1" IRON PIPE
SW CORNER NW1/4
NW1/4 NW1/4
SEC 22, TWN 33S, RNG 21E
N/F PID: 126612050
INSTRUMENT NUMBER:
202241012478
N/F PID:132905001
N01°12'14"E 263.13'
R=359.38'
CHORD BEARING=S14°16'09"E
CHORD DIST.=196.40'
L=198.93'
Δ=31°42'55"
1" IRON PIPE
W LINE
SW 1/4 NW1/4 NW1/4
SEC 22, TWN 33S, RNG 21E
4"x4" CONC. MON.
N88°56'33"W 200.05'
N89°00'16"W 199.71'
4"x4" CONC. MON.
4"x4" CONC. MON.
S01°03'33"W 409.95'
E LINE SECTION 21
W LINE SECTION 22
N/F PID:
126611003
N/F PID:
136200003
N01°10'02"E 357.62'
5/8" IRON ROD
S01°11'13"W
67.10'
S LINE NW1/4
NW1/4 SEC 22,
TWN 33S, RNG 21E
5/8"
IRON ROD
N01°06'30"E
42.24'
RRS
4"x4" CONC. MON.
115.98'
N88°56'36"W
532.73'
TAYLOR GRADE RD
(MAINTAINED RIGHT-OF-WAY)
Manatee County Property
Management Department
Survey Division
Manatee County
FLORIDA
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501
Drawing Path:
S:\SURVEY\2026
Jobs\20260728_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg
Sheet: 4 OF 4
Sections 15,16, 21 & 22 Township
33 South, Range 21 East
Drawing Date: 08/24/26

EXHIBIT B

FORM OF TRUSTEE'S 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 34203

PROJECT NAME: Bunker Hill Preserve
PID NO: 126612050, 126610209
Owner Type: G31

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, CHAD CHILTON and KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEES OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013,(collectively, **Grantor**), whose mailing address is 16400 U.S. Highway 331 South, Suite B2 #205, Freeport, Florida 32439 and 3960 Sunsetridge Road, Moorpark, California, 93021, respectively, for and in consideration of the sum of one dollar and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and transfer to **MANATEE COUNTY**, a political subdivision of the State of Florida, (**Grantee**) whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 9000 Town Center Parkway, Lakewood Ranch, Florida 34202, and Grantee's heirs and assigns in fee simple forever, the following described land:

See legal description in Exhibit A, attached to and incorporated in this Trustee's Deed by reference.

GRANTOR covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, except taxes accruing for the year 2026, and subsequent years.

This deed shall vest upon acquisition in Manatee County subject to the conditions that the property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. This property has been acquired with funds pursuant to a bond referendum established by Resolution 20-105 for the purpose of protecting drinking water sources and water quality, preserving fish and wildlife habitat, preventing stormwater runoff pollution, and providing parks. Manatee County shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this property.

IN WITNESS WHEREOF Grantor has hereunto set Grantor's hand and seal the date written below.

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

GRANTOR:
CHAD CHILTON, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST, DATED MAY 31, 2013

_____
First Witness Signature

_____
First Witness Printed Name

Address: _____
_____

_____
Signature

_____
Grantor Printed Name

Date: _____

_____
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, Chad Chilton, 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: _____

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

GRANTOR:
KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST, DATED MAY 31, 2013

_____
First Witness Signature

_____
First Witness Printed Name

Address: _____

_____

_____
Signature

_____
Grantor Printed Name

Date: _____

_____
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, Krystal Whitelaw, 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.

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°08'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 863.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 825.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the Undersigned):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'26" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 813; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

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

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

STATE OF FLORIDA
DENNY R. SWAIN
PROFESSIONAL SURVEYOR AND MAPPER

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIONAL SURVEYOR & MAPPER	- - - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— — —	= SECTION LINE
R	= RADIUS		

Manatee County Property Management Department Survey Division

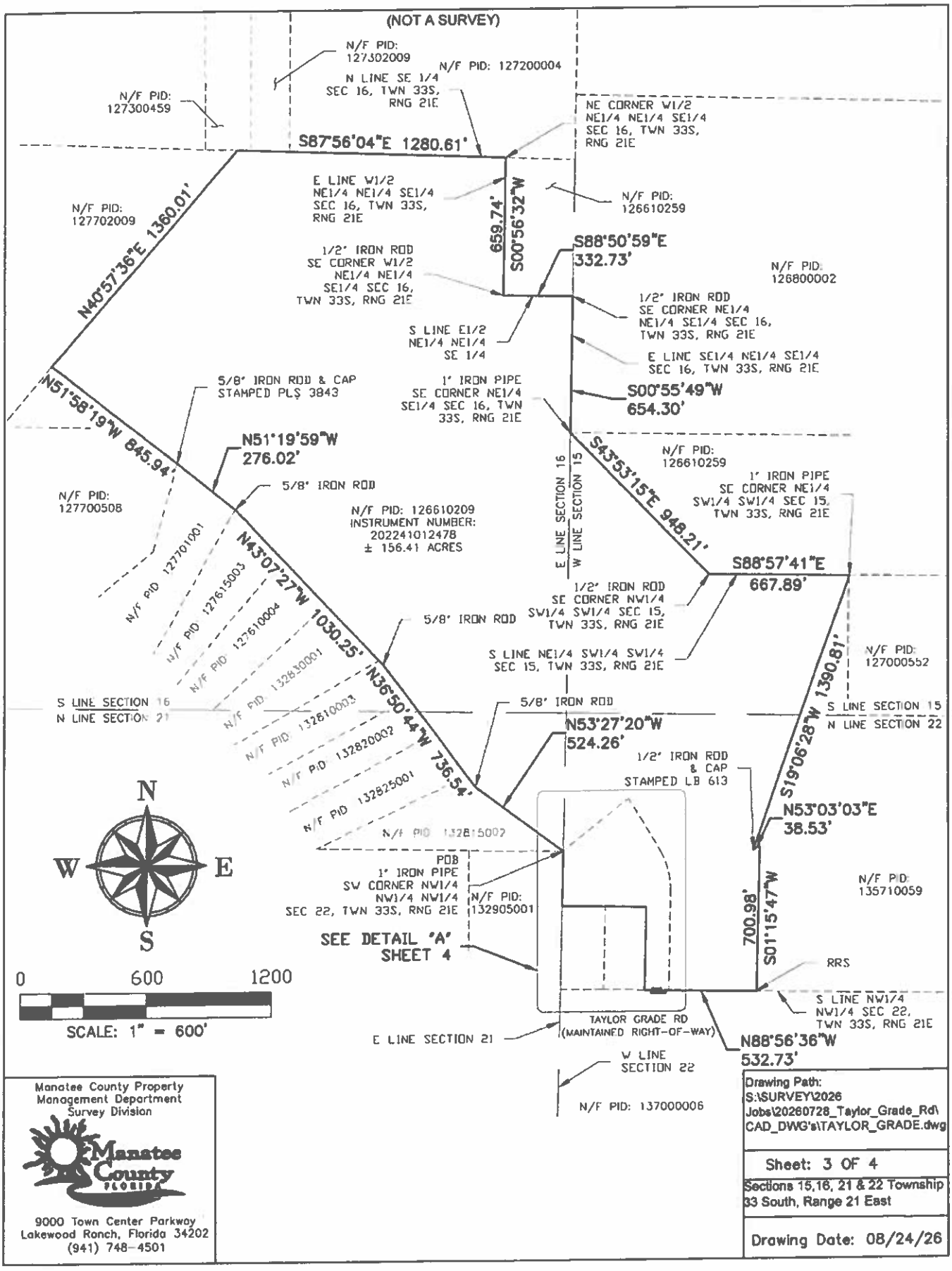
Manatee County FLORIDA

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

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



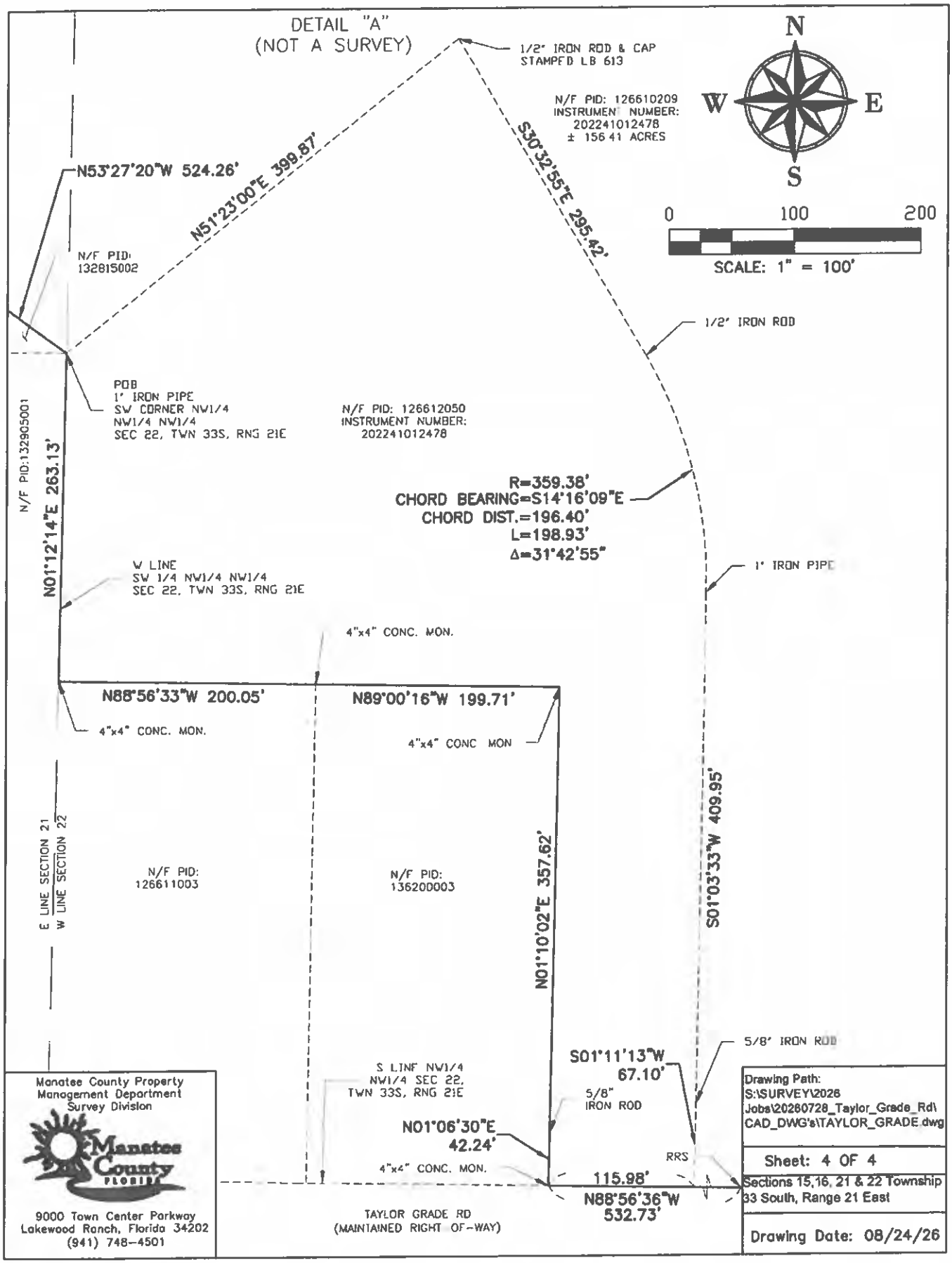
Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\ CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 4 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26

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: Bunker Hill Preserve
PID NO: 126612050, 126610209

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **CHAD CHILTON and KRYSTAL WHITELAW**, who being first duly sworn, deposes and says that, to the best of their knowledge and belief:

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

2. Shelley N. Chilton Trust dated May 31, 2013, (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 **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. We are co-trustees of Grantor and we 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 we are 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. Easement recorded in Official Records Book 1389, Page 5675, of the Public Records of Manatee County, Florida.

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

17. This affidavit is made and given by affiants 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.

CHAD CHILTON

_____
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 Chad Chilton, 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.)

KRYSTAL WHITELAW

_____
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 Krystal Whitelaw, 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.)

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1489/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°56'25" W a distance of 2001.14 feet; thence N 01°04'56" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°06'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 863.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 625.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the Undersigned):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'26" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

Manatee County Property Management Department
Survey Division

Manatee County Florida

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

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

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      I. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      II. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869886.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

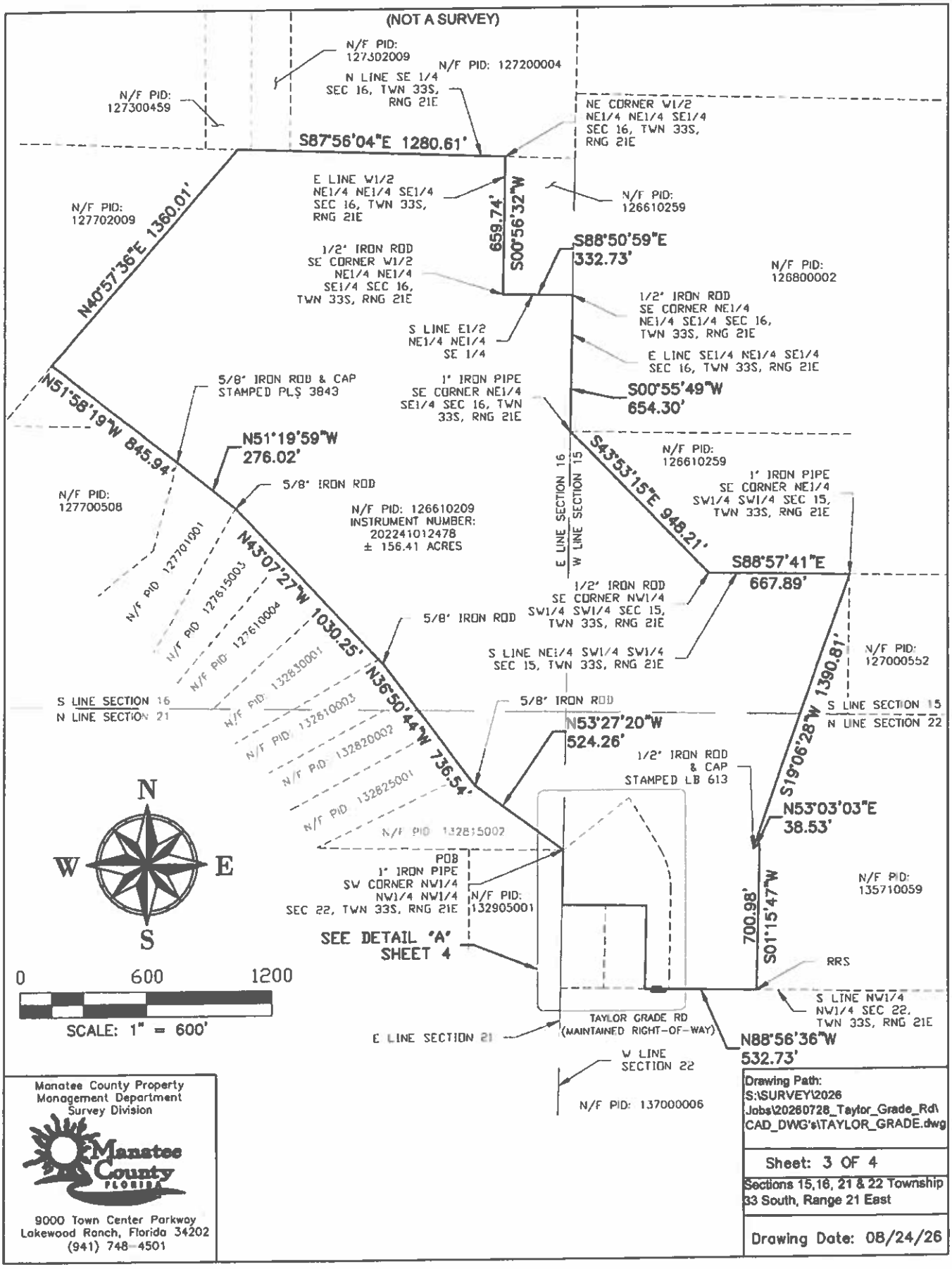
SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIONAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— — —	= SECTION LINE
R	= RADIUS		

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



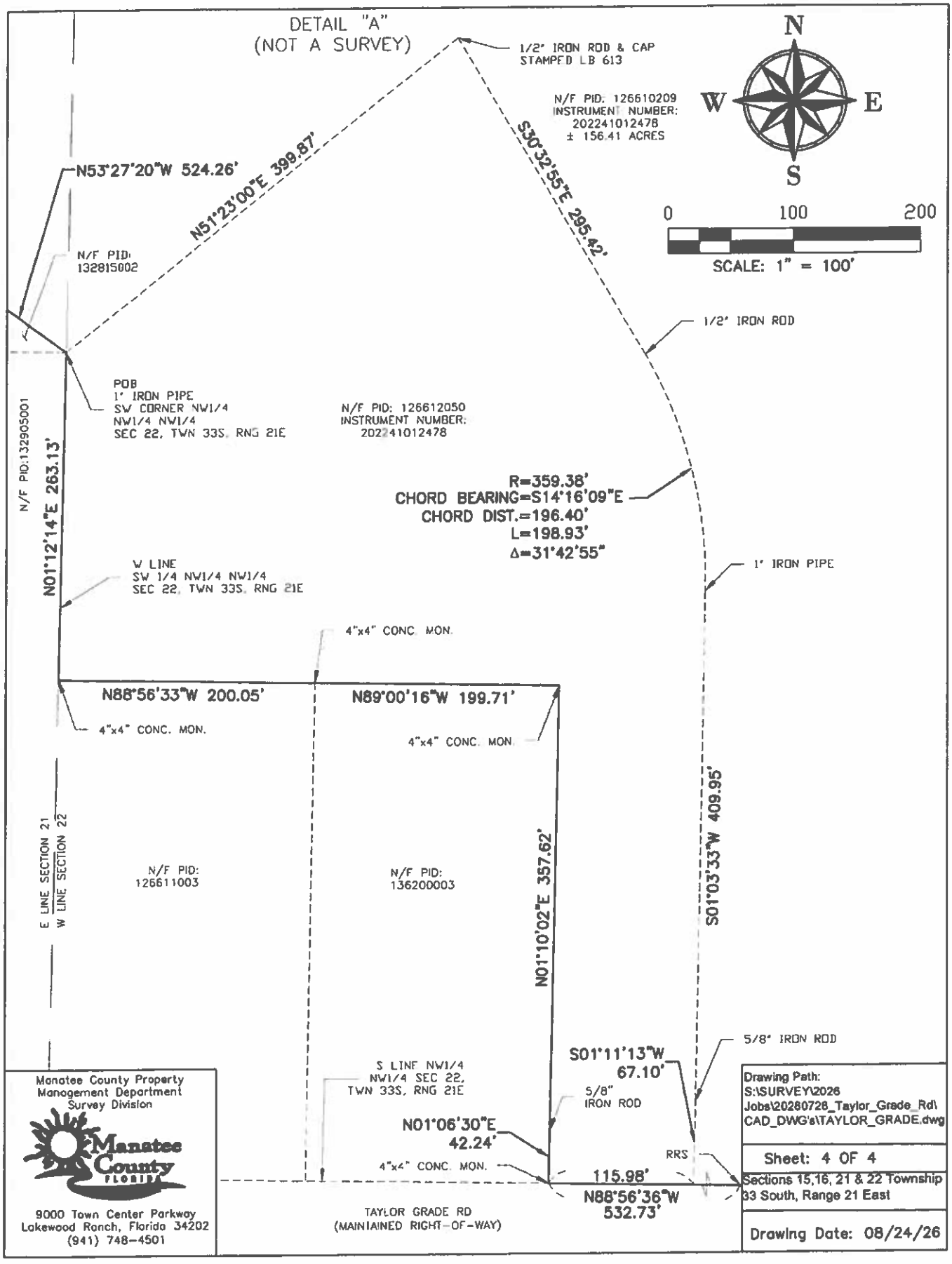
Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\ CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property
Management Department
Survey Division

Manatee County FLORIDA

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

Drawing Path:
S:\SURVEY\2026
Jobs\20260726_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 4 OF 4

Sections 15,16, 21 & 22 Township
33 South, Range 21 East

Drawing Date: 08/24/26

EXHIBIT D

FORM OF CERTIFICATION OF TRUST

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: Bunker Hill Preserve
PID NO: 126612050, 126610209

SPACE ABOVE THIS LINE FOR RECORDING DATA

CERTIFICATION OF TRUST

Section 736.1017, Florida Statutes

BEFORE ME, the undersigned authority, personally appeared **CHAD CHILTON and KRYSTAL WHITELAW (Affiants)**, who being first duly sworn, certified the following:

1. This **Certification of Trust** pertains to the trust property (**Property**) described in **Exhibit A**, attached hereto and incorporated herein by this reference.

2. Affiants are Co-Trustees of the **Shelley N. Chilton Trust dated May 31, 2013 (Trust)**.

3. Title to the Property is currently vested in the Affiants, individually and as the Co-Trustees of the Trust.

4. The Trust exists and the trust instrument was executed on May 31, 2013.

5. The settlor (creator/grantor) of the Trust are the Affiants.

6. Affiant's addresses are 16400 U.S. Highway 331 South, Suite B2 #205, Freeport, Florida 32439 and 3960 Sunsetridge Road, Moorpark, California, 93021, respectively.

7. Affiants, individually and as Co-Trustees of the Trust, have the power to a) sell, assign, exchange, transfer, partition, and convey, or otherwise dispose of, any real or personal property of the trust estate upon such terms and conditions as deemed advisable, and b) make, execute, acknowledge, and deliver any and all documents of conveyance, deeds of trust, and assignments, in such form, and with such warranties and covenants, as Affiant may deem expedient and proper for the purpose of selling, assigning, exchanging, transferring, partitioning, or conveying same.

8. The Trust is irrevocable.

9. Affiants, as Co-Trustees, have the power to execute, sign, or otherwise authenticate and deliver deeds, contracts, and other written instruments.

10. Affiants acquired title to the Property by Warranty Deed to Co-Trustees from Detwiler Farms LLC, to Affiants, as Co-Trustees of the Shelley N. Chilton Trust dated May

31, 2013, and recorded in Official Records Instrument Number 202241012478, as affected by Scrivener's Affidavit recorded in Official Records Instrument Number 202441042851, all of the Public Records of Manatee County, Florida.

11. The Trust has not been revoked, modified, or amended in any manner that would cause the representations here to be incorrect.

12. The Property is not the homestead of Affiants under the laws and constitution of the State of Florida.

13. Affiants have full knowledge of applicable Florida laws regarding affidavits and sworn statements and the liabilities and penalties resulting from false statements and misrepresentations made in these types of documents.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.

AFFIANT:
CHAD CHILTON

_____
Signature

Date: _____

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, Chad Chilton, who
☐ is personally known to me, or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOX 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)

AFFIANT:
KRYSTAL WHITELAW

_____
Signature

Date: _____

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, Krystal Whitelaw, who
☐ is personally known to me, or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOX 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)

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E. Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°56'25" W a distance of 2001.14 feet; thence N 01°04'56" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°08'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 863.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 825.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 872.14 feet,

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the Undersigned):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows.

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'28" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

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

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

STATE OF FLORIDA

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012476.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

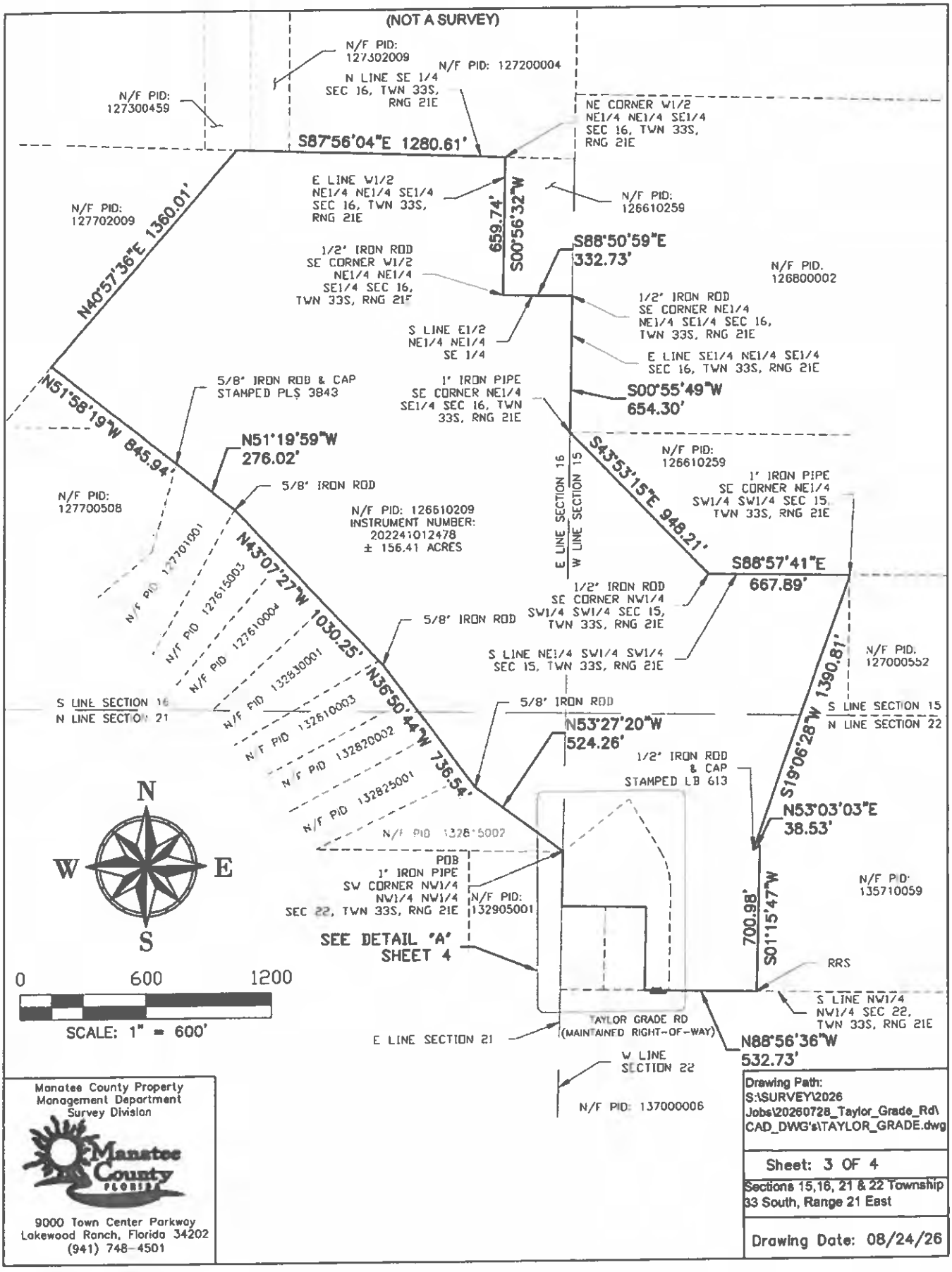
SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIONAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— — —	= SECTION LINE
R	= RADIUS		

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\ CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



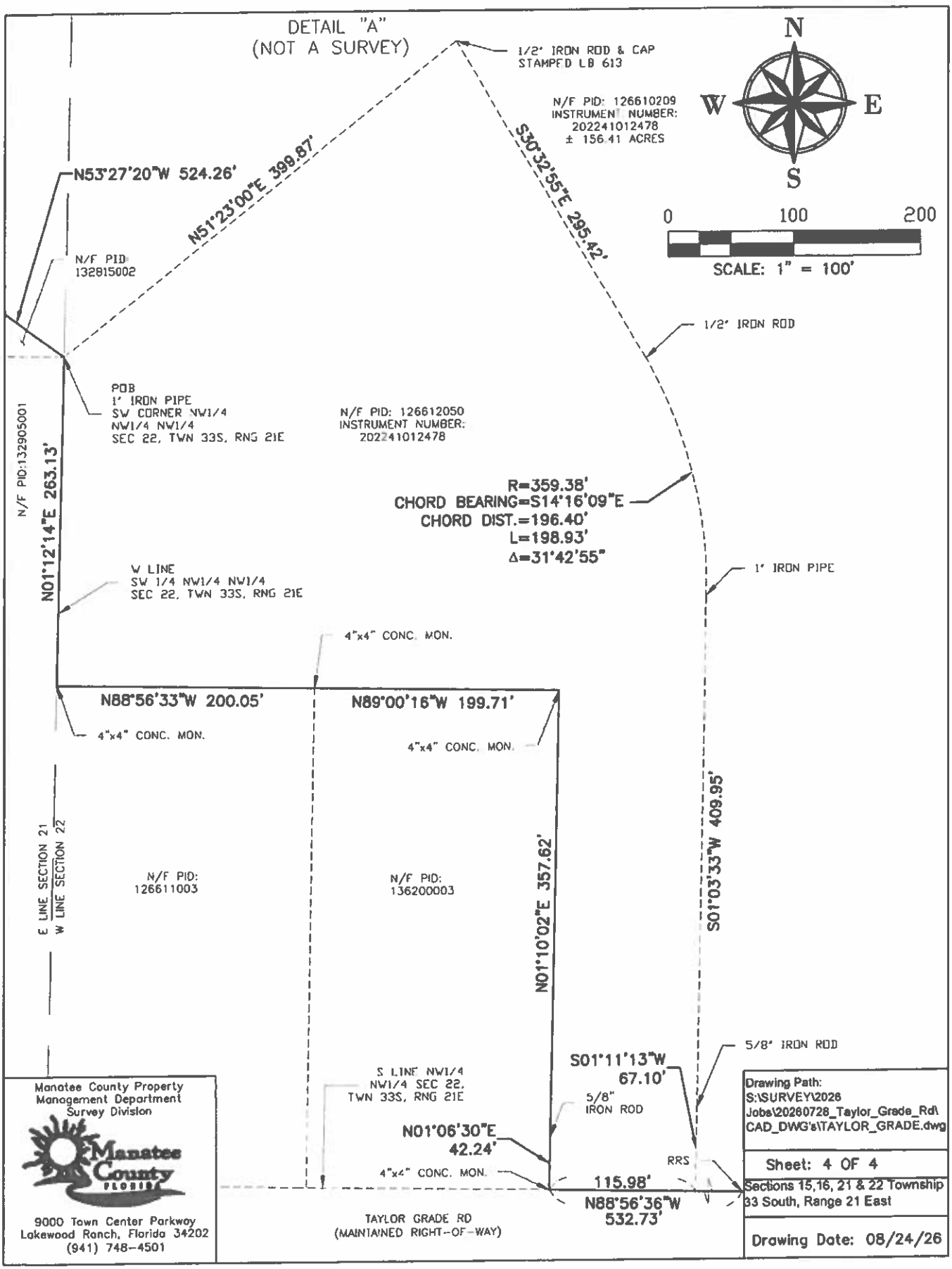
Manatee County Property Management Department
Survey Division
Manatee County FLORIDA
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\ CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26


DETAIL "A"
(NOT A SURVEY)
1/2" IRON ROD & CAP
STAMPED LB 613
N/F PID: 126610209
INSTRUMENT NUMBER:
202241012478
± 156.41 ACRES
N
W
E
S
0
100
200
SCALE: 1" = 100'
N53°27'20"W 524.26'
N51°23'00"E 398.87'
S30°32'55"E 295.42'
N/F PID:
132815002
1/2" IRON ROD
POB
1" IRON PIPE
SW CORNER NW1/4
NW1/4 NW1/4
SEC 22, TWN 33S, RNG 21E
N/F PID: 126612050
INSTRUMENT NUMBER:
202241012478
N/F PID:132905001
N01°12'14"E 263.13'
R=359.38'
CHORD BEARING=S14°16'09"E
CHORD DIST.=196.40'
L=198.93'
Δ=31°42'55"
1" IRON PIPE
W LINE
SW 1/4 NW1/4 NW1/4
SEC 22, TWN 33S, RNG 21E
4"x4" CONC. MON.
N88°56'33"W 200.05'
N89°00'16"W 199.71'
4"x4" CONC. MON.
4"x4" CONC. MON.
S01°03'33"W 409.95'
E LINE SECTION 21
W LINE SECTION 22
N/F PID:
126611003
N/F PID:
136200003
N01°10'02"E 357.62'
5/8" IRON ROD
S01°11'13"W
67.10'
S LINE NW1/4
NW1/4 SEC 22,
TWN 33S, RNG 21E
5/8"
IRON ROD
N01°06'30"E
42.24'
RRS
4"x4" CONC. MON.
115.98'
N88°56'36"W
532.73'
TAYLOR GRADE RD
(MAINTAINED RIGHT-OF-WAY)
Manatee County Property
Management Department
Survey Division
Manatee County
FLORIDA
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501
Drawing Path:
S:\SURVEY\2026
Jobs\20260728_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg
Sheet: 4 OF 4
Sections 15,16, 21 & 22 Township
33 South, Range 21 East
Drawing Date: 08/24/26

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 the Shelley N. Chilton Trust for Bunker Hill Preserve (Environmental Lands Candidate Property previously referred to as Taylor Grade Road Property); Adoption of Budget Amendment Resolution B-27-016; and Adoption of Budget Amendment Resolution B-27-017, Kara Koenig, Environmental Lands Program Manager - District 1

Category
REGULAR

Briefings
All

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

Action Requested
• Execution of Contract for Sale and Purchase from Shelly N. Chilton Trust for Bunker Hill Preserve in the amount of $2,050,000; and
• Adoption of Budget Amendment Resolution B-27-016, 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-27-017, amending the annual budget for Manatee County, FL for fiscal year 2027.

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
• Bunker Hill Preserve consists of two parcels located in Parrish at 33100 Taylor Grade Road (Parcel Identification Number 126610209) and 33070 Taylor Grade Road (Parcel Identification Number 126612050) totaling +/- 156.41 acres. The site is currently zoned

See attached agenda update memo 10.15.26

General Agriculture. While the current land use is grazing through +/- 46.5 acres of improved pasture and +/- 35.5 acres of rural open land on-site, the property also includes a substantive acreage of native mixed hardwoods (+/- 18 acres), and +/- 50 acres of mixed wetland hardwoods that are contiguous to the South Fork of the Little Manatee River which flows northwest through the site. The property was originally approved for staff to move forward with the acquisition due diligence process at the March 2nd, 2026 ELMAC meeting.

• The requested execution of contract is for a purchase price of $2,050,000, with appraisal values of $2,050,000 and $1,945,000 (see appraisal reports attached).

• Bunker Hill Preserve is located less than 1.5 miles from South Fork State Park and less than 2 miles from the Southwest Florida Water Management District's (SWFWMD) Little Manatee River - Southfork Tract preserved land, and is hydrologically connected to these lands through the Little Manatee River.

• This property is of significant ecological value due to its location within the Little Manatee River Watershed, with the South Fork of the Little Manatee River traversing the site. The Little Manatee River is a waterbody of regional significance, recognized as an Outstanding Florida Water and one of the most pristine blackwater rivers in the state. Extensive restoration efforts have been focused on the Little Manatee River Corridor over the last decade, including a comprehensive restoration feasibility study led by SWFWMD involving habitat mapping, conceptual restoration designs, and prioritization of ecosystem restoration projects.

• This project would allow Manatee County to expand upon the habitat and hydrologic restoration work being done within the Little Manatee River Watershed in the county, which in turn connects to the larger Little Manatee River Corridor in Hillsborough County by way of the South Fork stream segment. The primary focus will be to restore the on-site South Fork stream segment and the contiguous forested wetlands through removal and treatment of invasive plant species. An assessment of the hydrological condition of the properties will be performed to identify the potential for additional hydrological restoration activities.

• Over 40 acres of the property are located within the Florida Wildlife Corridor - Florida Ecological Greenways (FEGN) Network Priority 3 Area, and over 100 acres are located within FEGN Priority 4 Area which identifies significant riparian corridors. Per the Florida Natural Areas Inventory Biodiversity Matrix, on-site habitat likely supports the wood stork, eastern indigo snake and bald eagle. Additionally, there are +/- 50 acres of moderately suitable / highly suitable acreage for gopher tortoises on-site based on the property's soils.

• This property is also located immediately adjacent to and west of the Mosaic Lambe Tract of the Four Corners Mine, which was mined and is actively being reclaimed. Mosaic is actively working on the final stages of reclamation with the Lambe Tract, involving removal of the bordering ditch and berm system and returning natural hydrological flow patterns to the area. The majority of the Lambe Tract will be reclaimed as herbaceous rangeland.

• Public access to the property will be provided from Taylor Grade Road, with recreational opportunities such as hiking, biking, picnicking, nature observation (birding, etc.) over a small network of trails through various habitats.

• Resource management practices will include prescribed burns, nuisance exotics species management, and trail/facilities maintenance which will be ongoing consistent with other county preserved lands.

• Budget Amendment Resolution B-27-016 is for the land acquisition and associated acquisition costs reviewed and approved by the CIP Advisory Board, and Budget

Amendment Resolution B-27-017 is the property's requested operating costs and includes one (1) new FTE for a Ranger I within the Natural Resources Department.

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, page 1 of the Budget Resolution B-27-016, and page 1 of the Budget Resolution B-27-017.

Please send a signed copy of the Budget Resolution B-27-016 and a copy of the agenda coversheet to budget@mymanatee.org

Please send a signed copy of the Budget Resolution B-27-017 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
B-27-016: $2,0770,000 – 342 Fund (Environmental Lands GO Bonds Capital Projects) and $38,500 – 831 (Environmental Lands Operating); B-27-017: $255,262 - 831 (Environmental Lands Operating)

Amount and Frequency of Recurring Costs

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

October 20, 2026 - Regular Meeting

Subject
Updates to Agenda - October 15, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 10/15/26) for the meeting of October 20, 2026:

GENERIC PUBLIC COMMENTS
- This agenda item was updated with additional comments.

CONSENT AGENDA
Community and Veterans Services
Item 20, Approval and Execution of Modification of Mortgage between Manatee County and Blue CASL 41, LLC., Tracie Adams, Community and Veterans Services Department - District 4
- This agenda item was updated with a minor revision to the Cover Sheet deleting [PD1.1] from the Background Discussion (in strikethrough/underline format).

Financial Management
Item 25, Execution of Agreement No. 26-R090658TC for Street Sweeping Services for Property Management Department, Carmine DeMilio, Property Management Deputy Director, and Jeff Bare, Property Management Contracts Manager - Countywide
- This agenda item was updated with a public comment.

Natural Resources

Item 30, Approval of Tree Trust Fund Application for Robinson Preserve NEST; and Adoption of Budget Amendment Resolution B-27-012, Michael Elswick, Resource Management Division Manager - District 3

- This agenda item was updated with Budget Amendment Resolution B-27-012.

Property Management

Item 39, Execution of Conveyance and Construction Agreement between North River Village GEC, LLC and Manatee County, for property located at 6100 US 301 North, Ellenton, Florida 34222 - Peter Morrow, Property Acquisition Division Manager - District 1

- This agenda item was updated to revise the title of an attachment from Partially Executed Agreement w New Exhibit F to Partially Executed Conveyance and Construction Agreement (the agreement was not revised).

Item 63, Execution and Recording of Easement to Florida Power and Light (FPL) for property located at 3009 Lena Road Bradenton, Florida, 34211, Peter Morrow, Property Acquisition Division Manager - District 5

- This agenda item was added to the Agenda.

Utilities

Item 50, Adoption of Resolution R-26-137, approving the Pipeline Resiliency Project Facilities Plan, Patrick Shea, Utilities Director, and Chad Butzow, Chief Utilities Engineer

- This agenda item was updated with a revision to the Cover Sheet correcting the acronym for SAHM (in strikethrough/underline format).

REGULAR

Property Management

Item 57, Execution of Contract for Sale and Purchase from the Shelley N. Chilton Trust for Bunker Hill Preserve (Environmental Lands Candidate Property previously referred to as Taylor Grade Road Property); Adoption of Budget Amendment Resolution B-27-016; and Adoption of Budget Amendment Resolution B-27-017, Kara Koenig, Environmental Lands Program Manager - District 1

- This agenda item was updated with the revised Contract for Sale and Purchase.

Item 58, License Agreement with SEMA Construction, Inc., concerning a portion of County Property located in Cortez, Florida 34215, Peter Morrow, Property Acquisition Division Manager - District 3

- This agenda item was updated with public comments and finalized attachments (Location Map, SEMA Anticipated Uses and SEMA License Agreement).

REPORTS

Development Services

Item 64, Public Comment and Workflow Modernization, David Morehead, Business Services Support Manager

- This agenda item was added to the Agenda.

COMMISSIONER AGENDA ITEMSI

Items for Discussion

Item 61, County Administrator Contract

- This agenda item was updated with a public comment.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

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: Bunker Hill Preserve
PID NO: 126610209, 126612050

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 **CHAD CHILTON and KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEES OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013** (hereinafter the **Seller**), whose mailing address is 16400 US Highway 331 South, Suite B2 #205, Freeport, Florida 32439 and 3960 Sunsetridge Road, Moorpark, California 93021, respectively 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 which is located in Manatee County, State of Florida, more particularly described in **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, 2022, 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, unimproved real property situated, lying and being in Manatee County, State of Florida, described in attached **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 **TWO MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($2,050,000.00)**, 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 Trustee's 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.

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

Exhibit A – Legal Description and Sketch of Property
Exhibit B – Form of Trustee's Deed
Exhibit C – Form of Affidavit of Ownership and Encumbrances
Exhibit D – Form of Certification of Trust

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 **TEN (10)** days prior to closing (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 shall 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 – East Campus, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202, or at any other location agreeable to both Parties or, if mutually agreed to by the Parties, 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.

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 Trustee's 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 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 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 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 of County Commissioners of Manatee County, Florida (hereinafter 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**: Buyer will pay no commission to any broker in connection with the sale and purchase of the Property. Seller has assumed the obligation to pay a commission to a real estate brokerage firm in a separate instrument. Such commission is not included within the Purchase Price for the sale and purchase of the Property. Seller shall indemnify, defend and hold harmless Buyer from and against all claim for any commissions, fees or other form of compensation by a real estate brokerage firm in connection with the sale and purchase of the Property.

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.

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 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 and has been represented by counsel in negotiating this Contract's terms. 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: Chad Chilton
16400 US Highway 331 South, Suite B2 #205
Freeport, Florida 32439

and Krystal Whitelaw
3960 Sunsetridge Road
Moorpark, California 93021

If to Buyer: Manatee County Government
Attention: Property Acquisition Division Manager
Property Management Department
Post Office Box 1000
Bradenton, Florida 34206

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.

C. Seller has no knowledge of any above ground, 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 Trustee's 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. Certification of Trust: Prior to the date of closing, Buyer shall furnish to Seller a Certification of Trust, in substantially the form attached hereto as **Exhibit D** and incorporated herein by reference. Seller shall complete said Certification of Trust and return it to Buyer on or before the date of closing.

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

Jenny Evans
First Witness Printed Name

Second Witness Signature

Michael Evans
Second Witness Printed Name

SELLER:
CHAD CHILTON, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013

By: _____
Signature

As: INDIVIDUAL/CO TRUSTEE
Title

Date: 09/18/26

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

First Witness Signature

Steve Whitelaw

First Witness Printed Name

Second Witness Signature

MATTHEW WHITELAW

Second Witness Printed Name

SELLER:

KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013

By: _____
Signature

As: Co-Trustee
Title

Date: 9/20/26

<u>BUYER</u>:
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

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°08'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 663.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 825.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the **Undersigned**):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'28" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

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

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

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

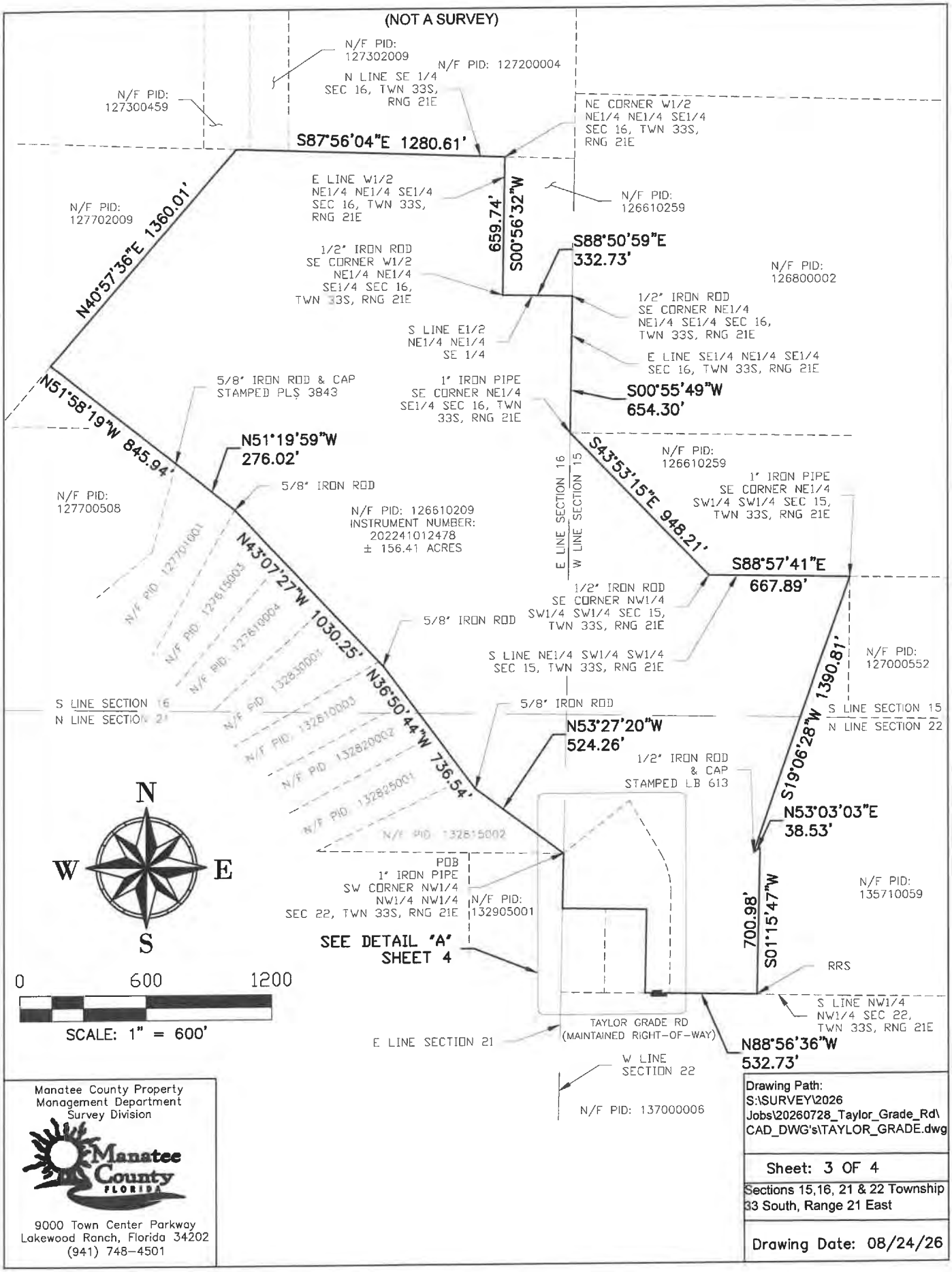
SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIOINAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— —	= SECTION LINE
R	= RADIUS		

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

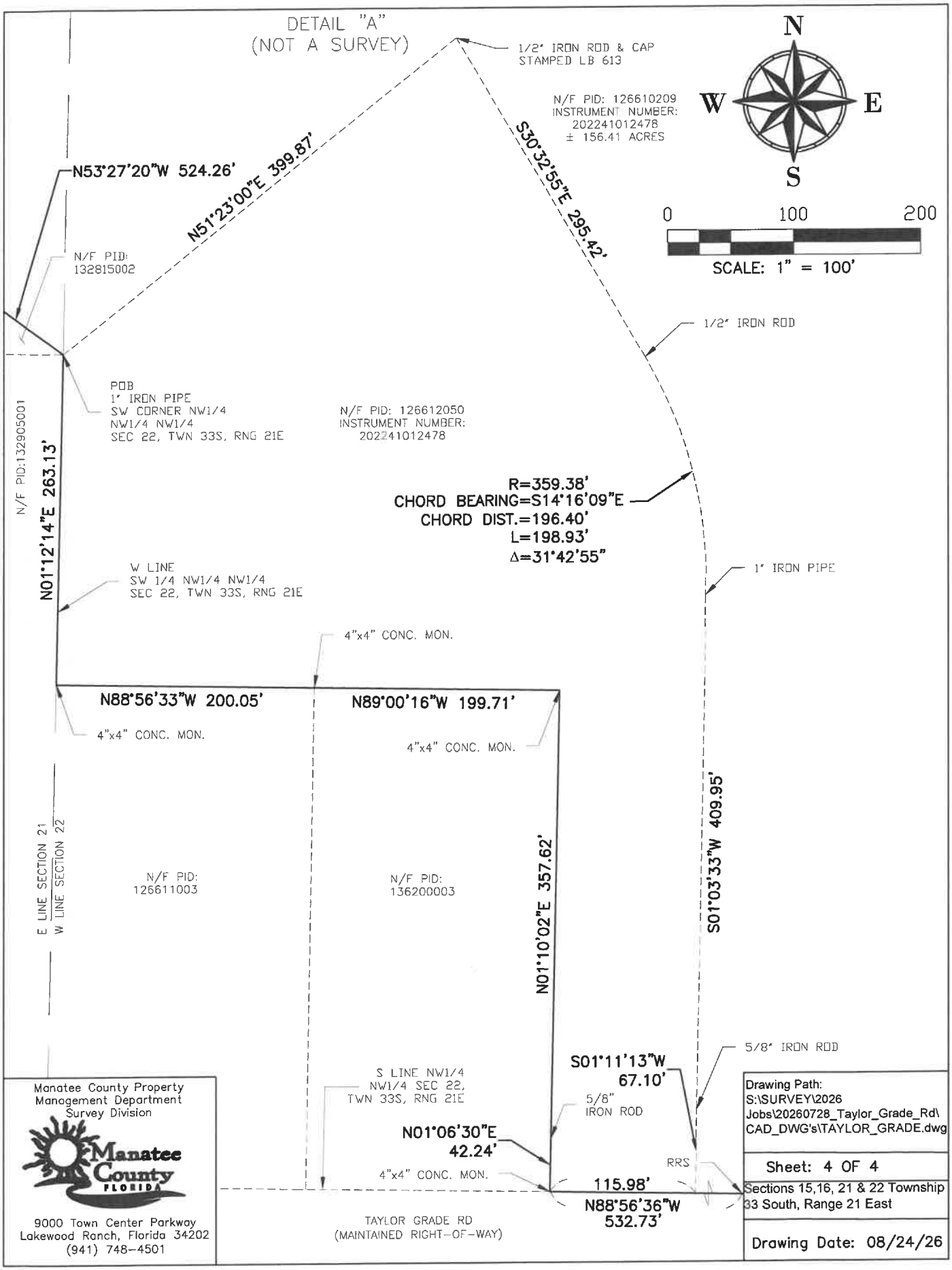
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property
Management Department
Survey Division

Manatee County FLORIDA

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

Drawing Path:
S:\SURVEY\2026
Jobs\20260728_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 4 OF 4

Sections 15,16, 21 & 22 Township
33 South, Range 21 East

Drawing Date: 08/24/26

EXHIBIT B

FORM OF TRUSTEE'S 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 34203

PROJECT NAME: Bunker Hill Preserve
PID NO: 126612050, 126610209
Owner Type: G31

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, CHAD CHILTON and KRYSTAL WHITELAW, INDIVIDUALLY AND AS CO-TRUSTEES OF THE SHELLEY N. CHILTON TRUST DATED MAY 31, 2013,(collectively, **Grantor**), whose mailing address is 16400 U.S. Highway 331 South, Suite B2 #205, Freeport, Florida 32439 and 3960 Sunsetridge Road, Moorpark, California, 93021, respectively, for and in consideration of the sum of one dollar and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and transfer to **MANATEE COUNTY**, a political subdivision of the State of Florida, (**Grantee**) whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 9000 Town Center Parkway, Lakewood Ranch, Florida 34202, and Grantee's heirs and assigns in fee simple forever, the following described land:

See legal description in Exhibit A, attached to and incorporated in this Trustee's Deed by reference.

GRANTOR covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor, except taxes accruing for the year 2026, and subsequent years.

This deed shall vest upon acquisition in Manatee County subject to the conditions that the property shall be managed for conservation purposes and consistent with the purposes for which it was acquired. This property has been acquired with funds pursuant to a bond referendum established by Resolution 20-105 for the purpose of protecting drinking water sources and water quality, preserving fish and wildlife habitat, preventing stormwater runoff pollution, and providing parks. Manatee County shall not dispose of, exchange, encumber its title or other interests in, or convert the use of this property.

IN WITNESS WHEREOF Grantor has hereunto set Grantor's hand and seal the date written below.

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

GRANTOR:
CHAD CHILTON, INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST, DATED MAY 31, 2013

_____
First Witness Signature

_____
First Witness Printed Name

Address: _____
_____

_____
Signature

_____
Grantor Printed Name

Date: _____

_____
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, Chad Chilton, 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: _____

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

GRANTOR:
KRYSTAL WHITELAW, **INDIVIDUALLY AND AS CO-TRUSTEE OF THE SHELLEY N. CHILTON TRUST, DATED MAY 31, 2013**

_____
First Witness Signature

_____
First Witness Printed Name

Address: _____
_____

_____
Signature

_____
Grantor Printed Name

Date: _____

_____
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, Krystal Whitelaw, 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.

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°08'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 663.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 825.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the **Undersigned**):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'28" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

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

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

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

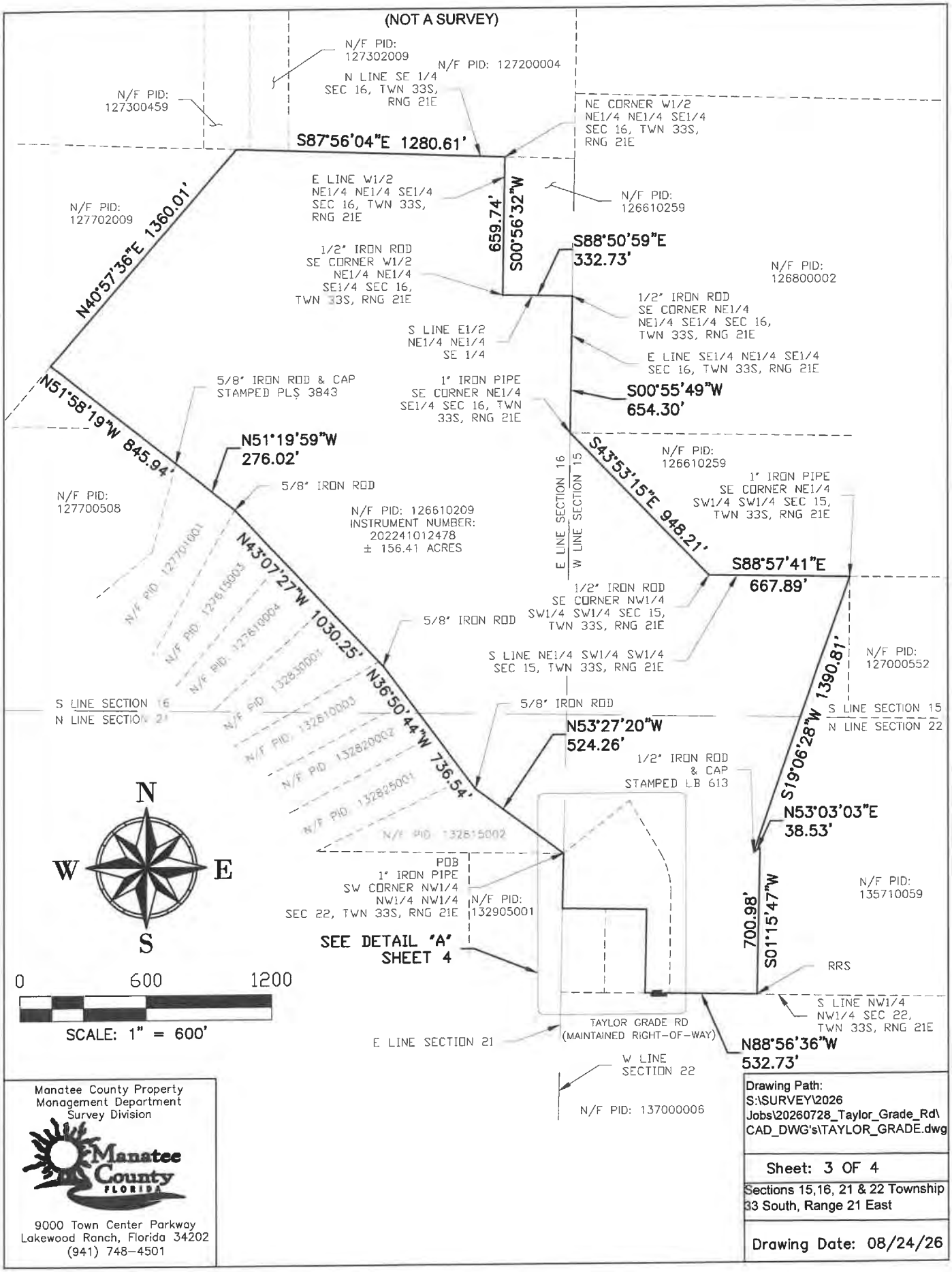
SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIOINAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— —	= SECTION LINE
R	= RADIUS		

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

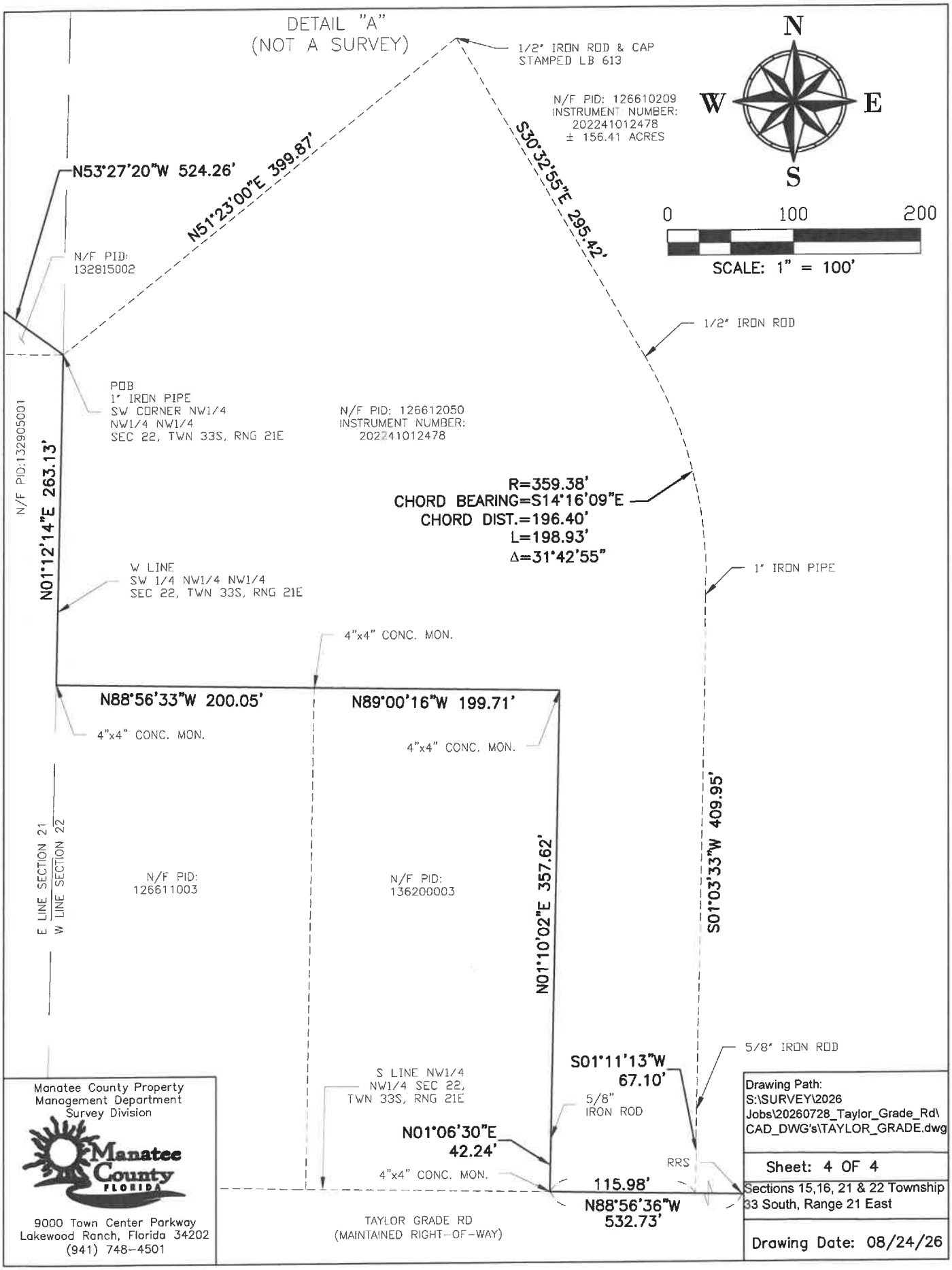
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property
Management Department
Survey Division

Manatee County FLORIDA

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

Drawing Path:
S:\SURVEY\2026
Jobs\20260728_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 4 OF 4

Sections 15,16, 21 & 22 Township
33 South, Range 21 East

Drawing Date: 08/24/26

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: Bunker Hill Preserve
PID NO: 126612050, 126610209

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **CHAD CHILTON and KRYSTAL WHITELAW**, who being first duly sworn, deposes and says that, to the best of their knowledge and belief:

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

2. Shelley N. Chilton Trust dated May 31, 2013, (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 **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. We are co-trustees of Grantor and we 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 we are 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. Easement recorded in Official Records Book 1389, Page 5675, of the Public Records of Manatee County, Florida.

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

17. This affidavit is made and given by affiants 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.

CHAD CHILTON

_____
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 Chad Chilton, 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.)

KRYSTAL WHITELAW

_____
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 Krystal Whitelaw, 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.)

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°08'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 663.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 825.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the **Undersigned**):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'28" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

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

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

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

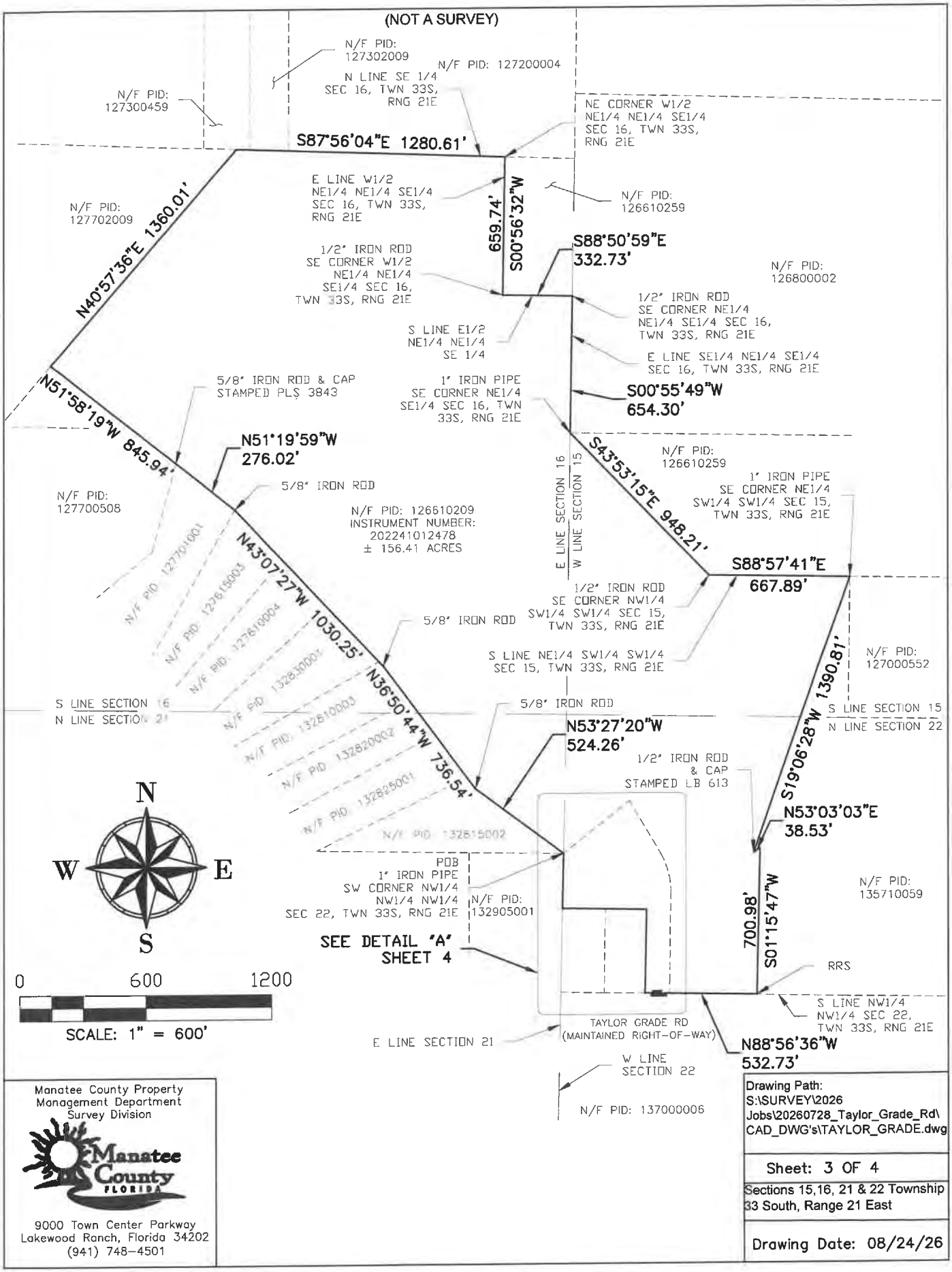
SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIOINAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— —	= SECTION LINE
R	= RADIUS		

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

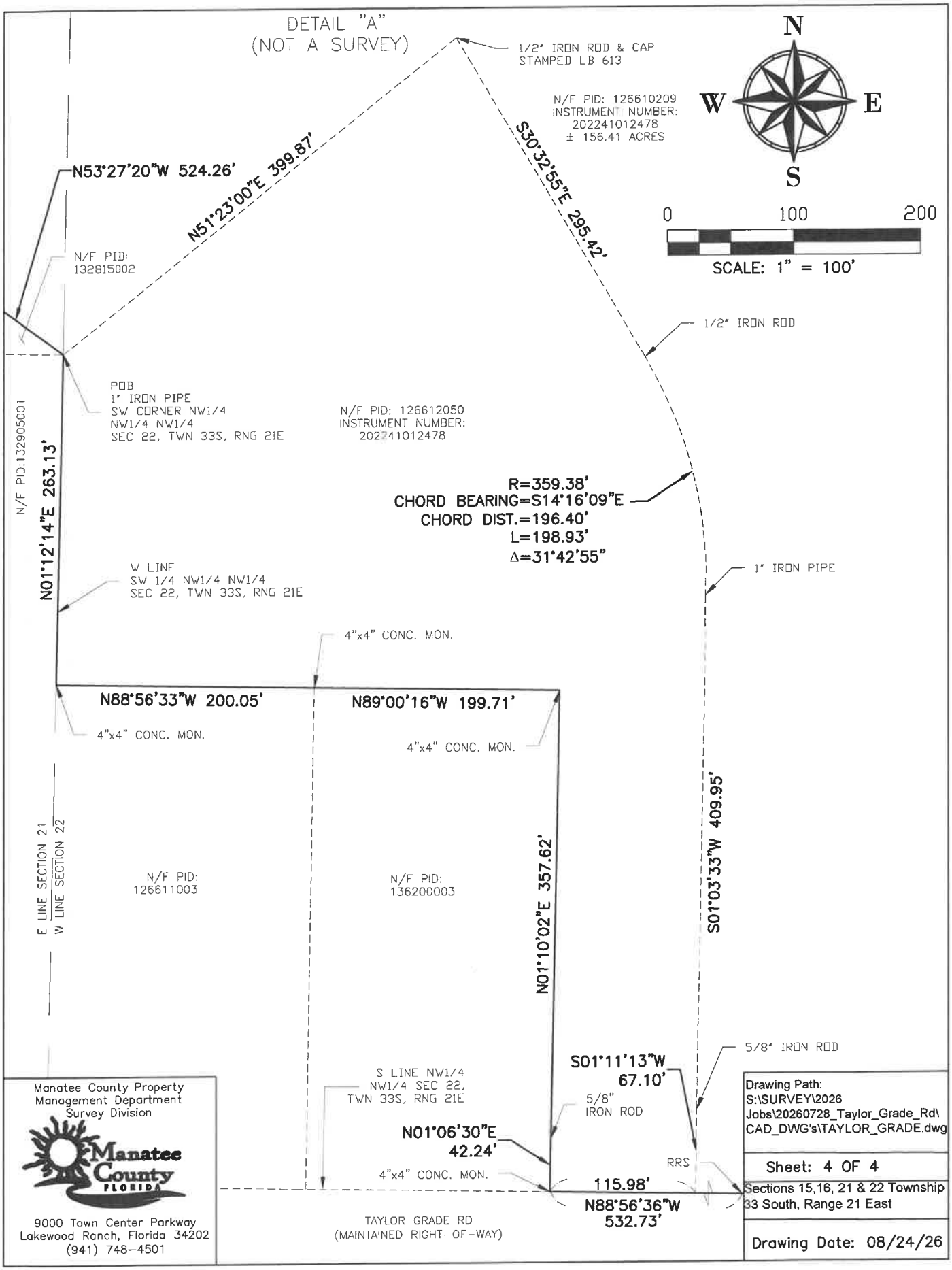
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property
Management Department
Survey Division

Manatee County FLORIDA

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

Drawing Path:
S:\SURVEY\2026
Jobs\20260728_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 4 OF 4

Sections 15,16, 21 & 22 Township
33 South, Range 21 East

Drawing Date: 08/24/26

EXHIBIT D

FORM OF CERTIFICATION OF TRUST

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: Bunker Hill Preserve
PID NO: 126612050, 126610209

SPACE ABOVE THIS LINE FOR RECORDING DATA

CERTIFICATION OF TRUST

Section 736.1017, Florida Statutes

BEFORE ME, the undersigned authority, personally appeared **CHAD CHILTON and KRYSTAL WHITELAW** (**Affiants**), who being first duly sworn, certified the following:

1. This **Certification of Trust** pertains to the trust property (**Property**) described in **Exhibit A**, attached hereto and incorporated herein by this reference.

2. Affiants are Co-Trustees of the **Shelley N. Chilton Trust dated May 31, 2013** (**Trust**).

3. Title to the Property is currently vested in the Affiants, individually and as the Co-Trustees of the Trust.

4. The Trust exists and the trust instrument was executed on May 31, 2013.

5. The settlor (creator/grantor) of the Trust are the Affiants.

6. Affiant's addresses are 16400 U.S. Highway 331 South, Suite B2 #205, Freeport, Florida 32439 and 3960 Sunsetridge Road, Moorpark, California, 93021, respectively.

7. Affiants, individually and as Co-Trustees of the Trust, have the power to a) sell, assign, exchange, transfer, partition, and convey, or otherwise dispose of, any real or personal property of the trust estate upon such terms and conditions as deemed advisable, and b) make, execute, acknowledge, and deliver any and all documents of conveyance, deeds of trust, and assignments, in such form, and with such warranties and covenants, as Affiant may deem expedient and proper for the purpose of selling, assigning, exchanging, transferring, partitioning, or conveying same.

8. The Trust is irrevocable.

9. Affiants, as Co-Trustees, have the power to execute, sign, or otherwise authenticate and deliver deeds, contracts, and other written instruments.

10. Affiants acquired title to the Property by Warranty Deed to Co-Trustees from Detwiler Farms LLC, to Affiants, as Co-Trustees of the Shelley N. Chilton Trust dated May

31, 2013, and recorded in Official Records Instrument Number 202241012478, as affected by Scrivener's Affidavit recorded in Official Records Instrument Number 202441042851, all of the Public Records of Manatee County, Florida.

11. The Trust has not been revoked, modified, or amended in any manner that would cause the representations here to be incorrect.

12. The Property is not the homestead of Affiants under the laws and constitution of the State of Florida.

13. Affiants have full knowledge of applicable Florida laws regarding affidavits and sworn statements and the liabilities and penalties resulting from false statements and misrepresentations made in these types of documents.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.

AFFIANT:
CHAD CHILTON

_____
Signature

Date: _____

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, Chad Chilton, who
☐ is personally known to me, or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOX 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)

AFFIANT:
KRYSTAL WHITELAW

_____
Signature

Date: _____

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, Krystal Whitelaw, who
☐ is personally known to me, or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOX 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)

EXHIBIT "A"

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Descriptions:

Per Recorded Deeds

Instrument Number: 202241012478 (PID: 126612050)

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

AND:

Instrument Number: 202241012478 (PID: 126610209)

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:

S 53°59'01" E 846.28 feet;
S 53°21'59" E 276.03 feet;
S 45°08'27" E 1030.48 feet;
S 38°50'46" E 736.64 feet;
S 55°28'16" E 524.24 feet;
S 00°47'23" E 663.41 feet;
N 89°01'15" E 199.84 feet;
N 00°45'03" W 399.94 feet;
N 88°59'15" E 199.87 feet;
S 00°48'23"E 399.78 feet;
N 89°01'15"E 533.13 feet;
N 00°44'14"W 700.81 feet;
N 51°38'28"E 825.90 feet;
N 64°31'33"W 279.93 feet;
N 01°21'40"W 672.69 feet;
N 89°01'55"E 1331.52 feet;
N 00°58'03"W 672.14 feet;

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Also being more particularly described as follows (by the **Undersigned**):

A portion of Sections 15, 16, 21, and 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, and being more particularly described as follows:

Begin at a 1" iron pipe marking the southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 53°27'20" W for a distance of 524.26 feet to a 5/8" iron rod; thence N 36°50'44" W for a distance of 736.54 feet to a 5/8" iron rod; thence N 43°07'27" W for a distance of 1030.25 feet to a 5/8" iron rod; thence N 51°19'59" W for a distance of 276.02 feet to a 5/8" iron rod and cap stamped PLS 3843; thence N 51°58'19" W for a distance of 845.94 feet to a point; thence N 40°57'36" E for a distance of 1360.01 feet to a point on the north line of the Southeast Quarter of said Section 16; thence S 87°56'04" E along said north line of the Southeast Quarter for a distance of 1280.61 feet to the northeast corner of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°56'32" W along the east line of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16 for a distance of 659.74 feet to a 1/2" iron rod marking the southeast corner of said West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 16; thence S 88°50'59" E along the south line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 332.73 feet to a 1/2" iron rod marking the southeast corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 00°55'49" W along the east line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 16 for a distance of 654.30 feet to a 1" iron pipe marking the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence S 43°53'15" E for a distance of 948.21 feet to a 1/2" iron rod marking the southeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15; thence S 88°57'41" E along the south line of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 15 for a distance of 667.89 feet to a 1" iron pipe marking the southeast corner of said Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 15; thence S 19°06'28" W for a distance of 1390.81 feet to a 1/2" iron rod and cap stamped LB 613; thence N 53°03'03" E for a distance of 38.53 feet to a point; thence S 01°15'47" W for a distance of 700.98 feet to a railroad spike on the south line of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 88°56'36" W along said south line of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 532.73 feet to a 4" x 4" concrete monument; thence N 01°06'30" E for a distance of 42.24 feet to a 5/8" iron rod; thence N 01°10'02" E for a distance of 357.62 feet to a 4" x 4" concrete monument; thence N89°00'16" W for a distance of 199.71 feet to a 4" x 4" concrete monument; thence N 88°56'33" W for a distance of 200.05 feet to a 4" x 4" concrete monument on the west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N 01°12'14" E along said west line of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 22 for a distance of 263.13 feet to the Point of Beginning.

Containing 156.41 acres, more or less.

Subject to the maintained right-of-way of Taylor Grade Road.

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

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

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

08/24/2026
DATE

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 1 OF 4

Sections 15,16,21, & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26

Sketch and Description for Bunker Hill Preserve
(NOT A SURVEY)

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

1) Distances shown hereon are expressed in U.S. Survey Feet.

2) Basis of Bearings Reference: North and the bearings shown hereon are based on the South line of the NW Quarter of the NW Quarter of Section 22, Township 33 South, Range 21 East, Tallahassee Meridian, located in Manatee County, State of Florida, as having a grid bearing of N 88°56'36" W.

   A. Bearings and coordinates have the following Metadata:
      i. Horizontal Datum:
         1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
            a. NAD83 (2011)

      ii. Grid Mapping Projection:
         1. Florida State Plane, West Zone.
            a. Transverse Mercator

3) 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.

4) 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.

5) 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.

6) Easements are per the recorded plat/deed, if any.

7) This sketch and description do not reflect, determine, or guarantee ownership.

8) Existing improvements are not shown, if any.

9) Underground utilities were not located, if any.

10) Overhead utilities were not located, if any.

11) No attempt was made to locate any underground foundations, if any.

12) Septic/Drain field not located, if any.

13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.

14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.

15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional 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. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869866.
      ii. Commitment Date: February 24, 2026.

   b. ALTA Commitment for Title Insurance with Florida Modifications issued by Stewart Title Guaranty Company:
      i. Commitment Number: 2869865.
      ii. Commitment Date: February 24, 2026.

   c. Florida Department of Environmental Protection Certified Corner Records for Sections 15, 16, 21, 22, Township 33 South, Range 21 East.

   d. Deed of record as recorded in the public records of Manatee County, Florida: Instrument Number 202241012478.

   e. General Land Office (G.L.O.) plat and field notes for Township 33 South, Range 21 East.

   f. Manatee County Property Appraiser Maps.

19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.

20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.

Date of Creation: 8/24/2026

Survey Date: N/A

LEGEND

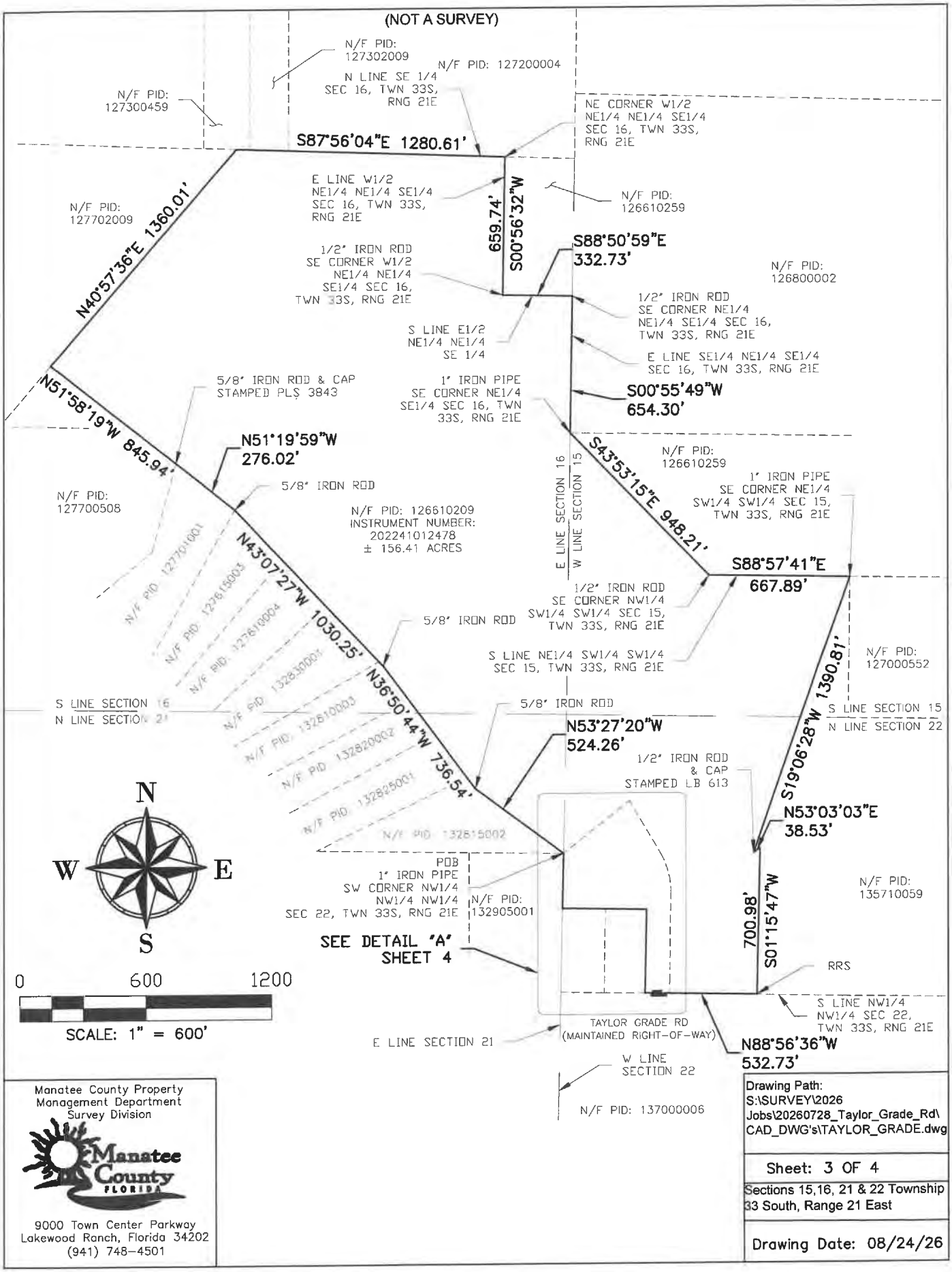
SEC	= SECTION	PG.	= PAGE(S)
TWN	= TOWNSHIP	POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING	RRS	= RAILROAD SPIKE
O.R.B	= OFFICIAL RECORDS BOOK	CONC MON	= CONCRETE MONUMENT
PID	= PARCEL IDENTIFICATION	L	= LENGTH
PB	= PLAT BOOK	Δ	= CENTRAL ANGLE
N/F	= NOW OR FORMERLY	———	= BOUNDARY LINE
PSM	= PROFESSIOINAL SURVEYOR & MAPPER	- - - - -	= LOT LINE
LB	= LICENSED BUSINESS	— —	= SECTION LINE
R	= RADIUS		

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

Drawing Path:
S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sections 15,16, 21 & 22, Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property Management Department
Survey Division

Manatee County FLORIDA

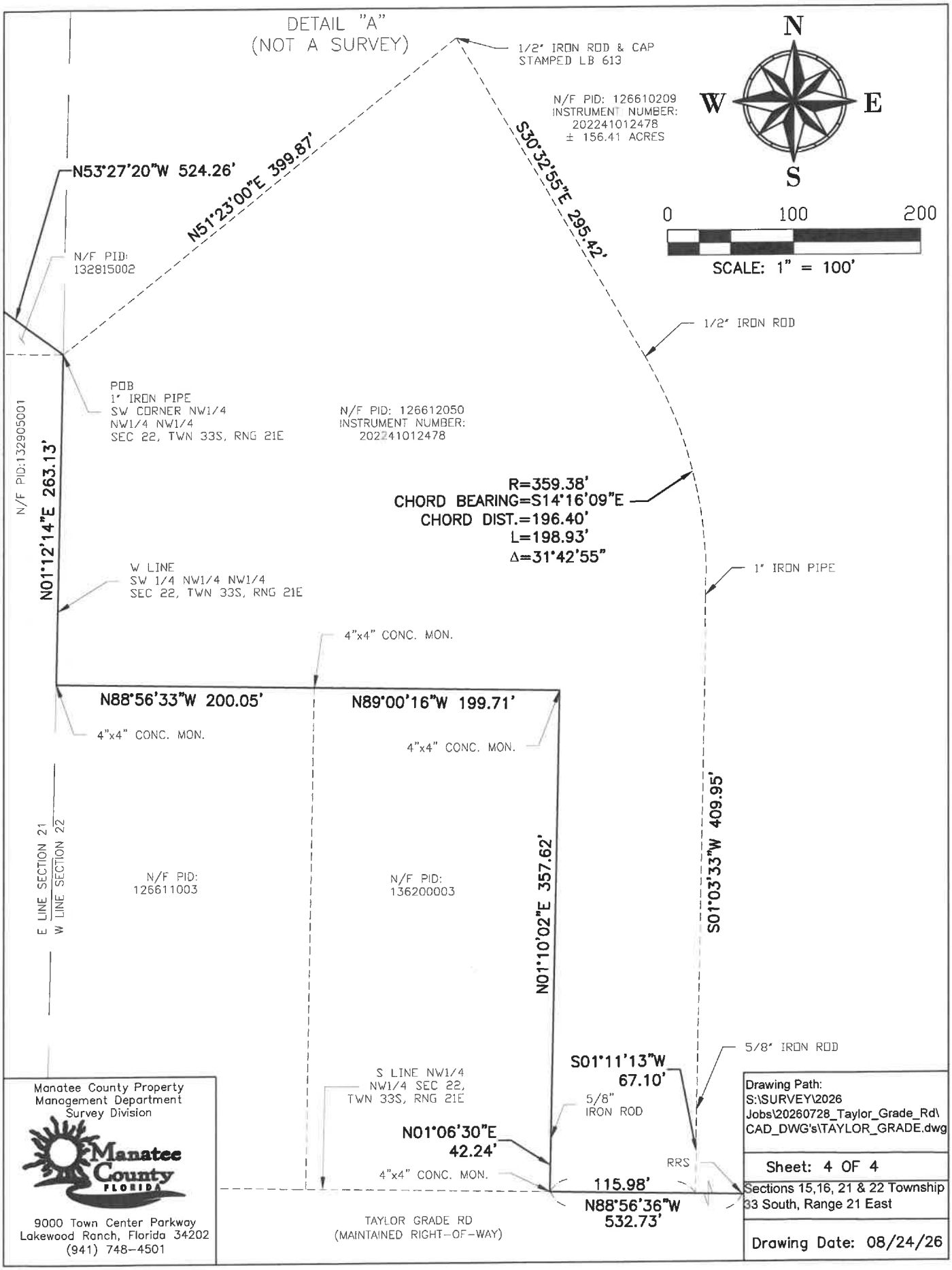
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941) 748-4501

Drawing Path: S:\SURVEY\2026 Jobs\20260728_Taylor_Grade_Rd\CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 3 OF 4

Sections 15,16, 21 & 22 Township 33 South, Range 21 East

Drawing Date: 08/24/26



Manatee County Property
Management Department
Survey Division

Manatee County FLORIDA

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

Drawing Path:
S:\SURVEY\2026
Jobs\20260728_Taylor_Grade_Rd\
CAD_DWG's\TAYLOR_GRADE.dwg

Sheet: 4 OF 4

Sections 15,16, 21 & 22 Township
33 South, Range 21 East

Drawing Date: 08/24/26

RESOLUTION B-27-016
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:	ENVIRONMENTAL LANDS - GO BONDS CAPITAL PROJECTS
Fund:	ENVIRONMENTAL LANDS CAPITAL PROJECT
Fund:	ENVIRONMENTAL LANDS
Description:	Appropriates $2,077,000 of budget cash carryover from FY26 in the Environmental Lands - GO Bonds Capital Projects fund. Also, transfers $38,500 from reserves in the Environmental Lands operating fund to the Environmental Lands Capital Project fund for the Bunker Hill Preserves project for associated remediation costs. Also, transfers $2,077,000 from capital reserves in the Environmental Lands - GO Bonds Capital Projects fund to the Bunker Hill Preserve project for pre-acquisition, land acquisition, and associated closing costs. 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: MC91726A Reference: BU26000663

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

RESOLUTION B-27-017
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
Fund: ENVIRONMENTAL LANDS
Description: Transfers $255,262 from reserves in the Environmental Lands fund to the Conservation Lands Management Natural Resources account key for the new Ranger I position and associated operating costs for the Bunker Hill Preserve property.

The contract for the purchase of the land is going to the Board along with this budget amemendment.

Batch ID: SD091726A Reference: BU26000664

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: Bunker Hill Preserve

Area: **+/- 156.41 acres**

Parcel ID(s): 126610209 & 126612050

Location: Parrish – Taylor Grade Road / Bunker Hill Road

Zoning: **General Agriculture (A)** Future Land Use: **AG-R** Current Development Approvals: **N/A**

Natural Habitat and Features

Bunker Hill Preserve consists of two parcels located in Parrish at 33100 Taylor Grade Road (PID #126610209) and 33070 Taylor Grade Road (PID # 126612050) totaling +/- 156.41 acres. The site is currently zoned General Agriculture (A). While the current land use is grazing through +/- 46.5 acres of improved pasture and +/- 35.5 acres of rural open land on-site, the property also includes a substantive acreage of native mixed hardwoods (+/- 18 acres), and almost 50 acres of mixed wetland hardwoods that are contiguous to the South Fork of the Little Manatee River which flows northwest through the site.

Site Importance

This property is of significant ecological value due to its location within the Little Manatee River Watershed, with the South Fork of the Little Manatee River traversing the site. The Little Manatee River is a waterbody of regional significance, recognized as an Outstanding Florida Water and one of the most pristine blackwater rivers in the state. Extensive restoration efforts have been focused on the Little Manatee River Corridor over the last decade, including a comprehensive restoration feasibility study led by the Southwest Florida Water Management District (SWFWMD) involving habitat mapping, conceptual restoration designs, and prioritization of ecosystem restoration projects. Over 40 acres of the property are located within the Florida Wildlife Corridor - Florida Ecological Greenways (FEGN) Network Priority 3 Area, and over 100 acres are located within FEGN Priority 4 Area which identifies significant riparian corridors. Per the Florida Natural Areas Inventory Biodiversity Matrix, on-site habitat likely supports the wood stork, eastern indigo snake and bald eagle. Additionally, there is about 50 acres of moderately suitable / highly suitable acreage for gopher tortoises based on the property's soils.

Bunker Hill Preserve is located less than 1.5 miles from South Fork State Park and less than 2 miles from SWFWMD Little Manatee River (Southfork Tract) and is hydrologically connected to these preserved lands through the river. This property is also located immediately adjacent to and west of the Mosaic Lambe Tract of the Four Corners Mine, which was mined and is actively being reclaimed. Mosaic is actively working on the final stages of reclamation with the Lambe Tract, involving removal of the bordering ditch and berm system and returning natural hydrological flow patterns to the area. The majority of the Lambe Tract will be reclaimed as herbaceous rangeland.

Proposed Site Protection

Fee Simple Acquisition

Proposed Public Access

Public access will be provided from Taylor Grade Road, with passive recreational opportunities such as nature walking, biking, picnicking, nature observation (birding, etc.) over a small network of trails through various habitats.

VACANT	AMANDA BALLARD	TAL SIDDIQUE	MIKE RAHN	DR. BOB McCANN	JASON BEARDEN	GEORGE W. KRUSE
District 1	*District 2*	*District 3*	*District 4*	*District 5*	*At Large*	*At Large*

Resource Management

Prescribed burns, nuisance exotics species management, and trail/facilities maintenance would be ongoing consistent with other county preserves.

Hydrologic Rehabilitation and Habitat Restoration

This project could expand upon the habitat and hydrologic restoration work being done within the Little Manatee River watershed in Manatee County which in turn connects to the larger Little Manatee River Corridor in Hillsborough County by way of the South Fork stream segment. The primary focus will be to restore the on-site South Fork stream segment and the contiguous forested wetlands through removal and treatment of invasive plant species. An assessment of the hydrological condition of the properties will be performed to identify the potential for additional hydrological restoration activities.

Anticipated Costs, Funding Partnership(s) and Revenue

Acquisition: $2,050,000

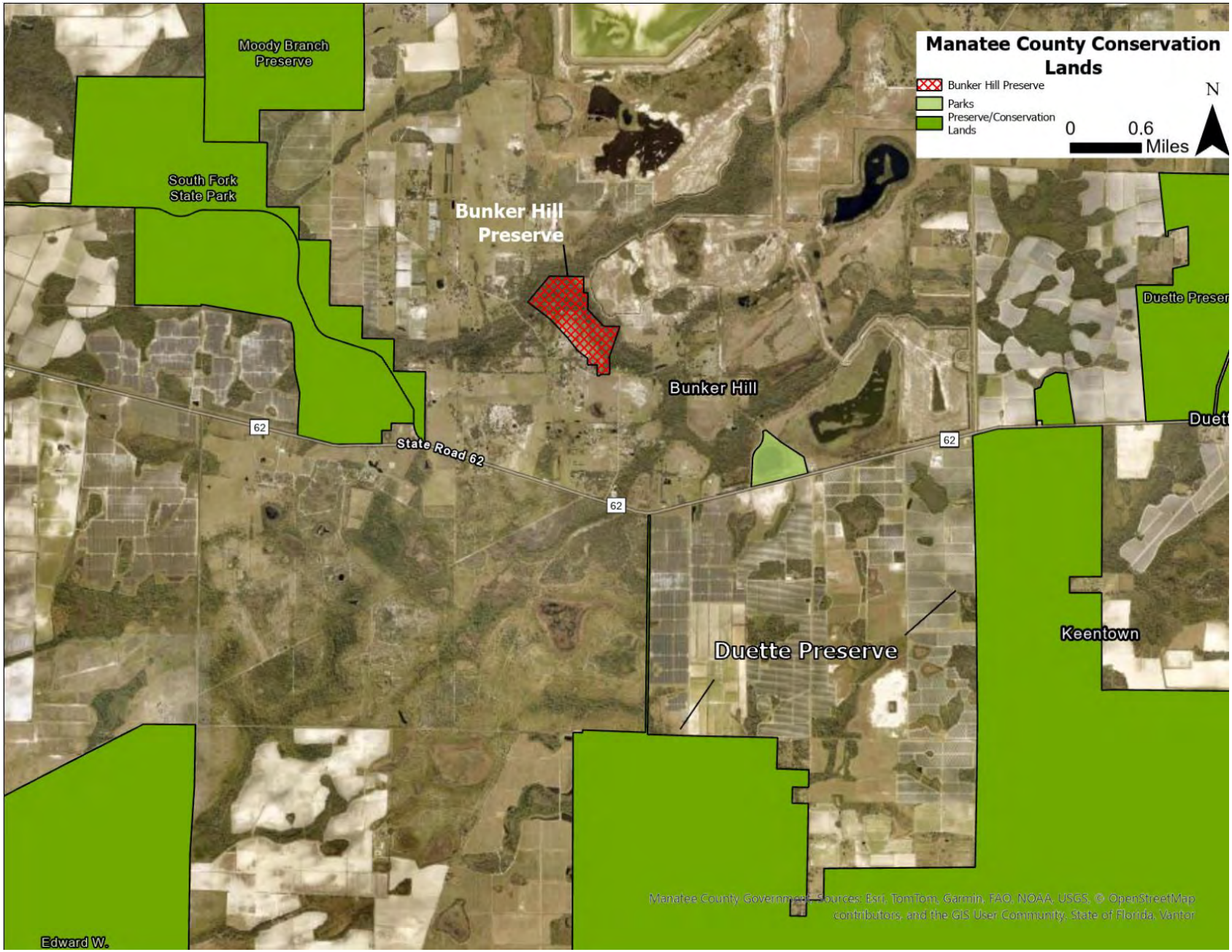
Capital Improvements and Equipment: Survey, Fencing, Parking, Trails, Equipment +/- $225,000 non-recurring.

Restoration: +/- $36,400 - Initial invasive species control for cogon grass and lygodium

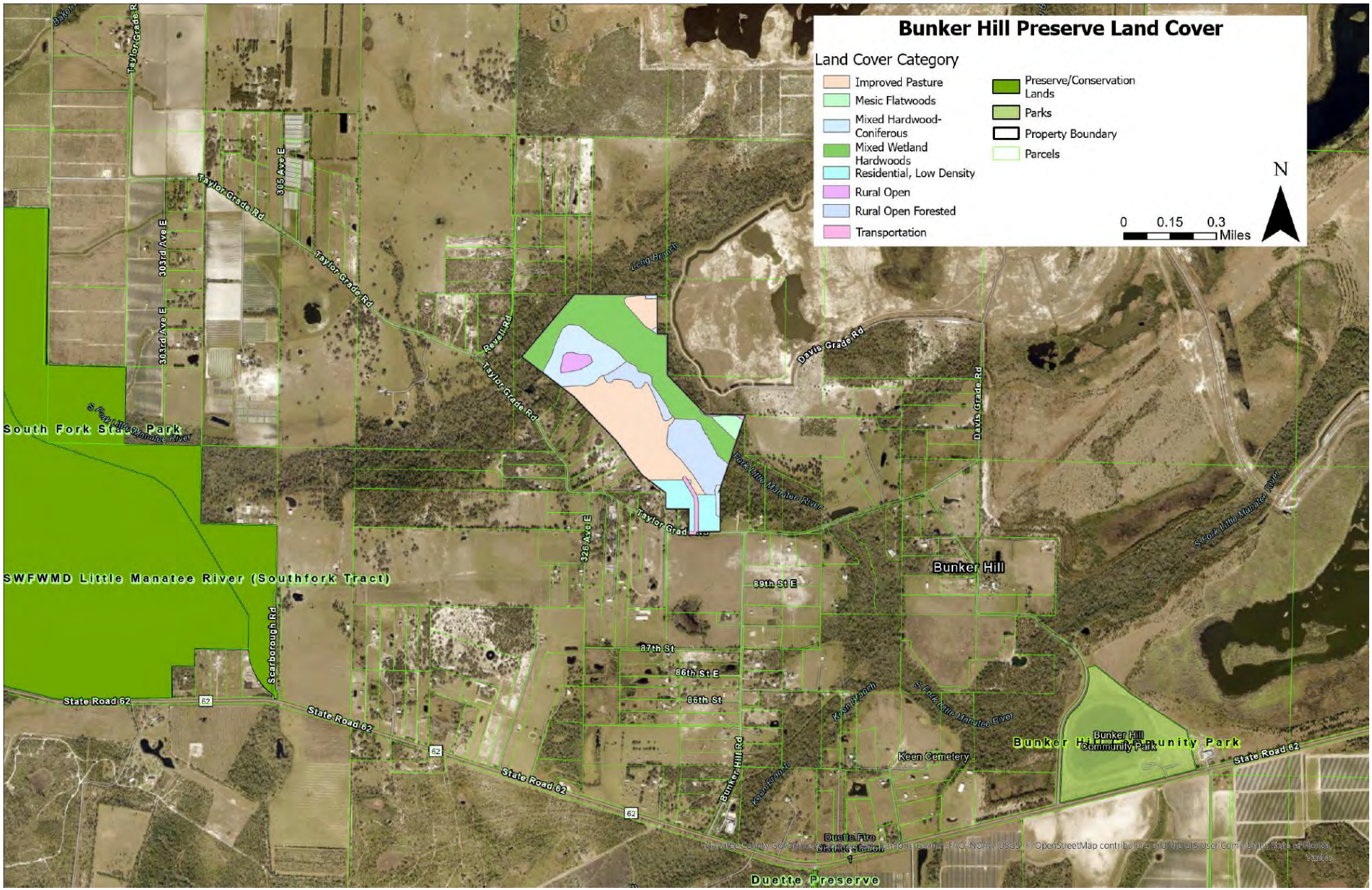
Annual maintenance: $12,000 (recurring)

Grants: Tampa Bay Environmental Restoration Fund – potential for habitat restoration and water quality funding tied to Little Manatee River. FDEP's Recreational Trails Program – potential for trail funding; site near Florida Greenways and Trails System Land Trail priorities

Location Map



Land Use Land Cover Map



CBRE VALUATION & ADVISORY SERVICES

APPRAISAL REPORT

TAYLOR GRADE ROAD PROJECT
33070 AND 33100 TAYLOR GRADE ROAD
PARRISH, FLORIDA 34219
CBRE GROUP, INC. FILE NO. CB26US038351-1

PREPARED FOR:
KENDALL CARSON
MANATEE COUNTY GOVERNMENT
9000 TOWN CENTER PKWY
LAKEWOOD RANCH, FL 34202

PREPARED BY:
CBRE, INC
1 INDEPENDENT DRIVE, SUITE 3000
JACKSONVILLE, FL 32202

CBRE

VALUATION & ADVISORY SERVICES

1 Independent Drive, Suite 3000
Jacksonville, FL 32202
T +1 904-367-2023
www.cbre.com

May 15, 2026

Ms. Kendall Carson
Manatee County Government
9000 Town Center Pkwy
Lakewood Ranch, Florida 34202

RE: Appraisal of: Taylor Grade Road Project
33070 and 33100 Taylor Grade Road
Parrish, Manatee County, Florida 34219
CBRE, Inc. File No. CB26US038351-1

Dear Ms. Carson:

As requested, the following is an Appraisal Report of the above referenced property. Per agreement, the scope of this assignment is to appraise the market value of the subject property.

The subject property is a 149.48-acre tract of land located at 33070 and 33100 Taylor Grade Road in Parrish, Manatee County, Florida. The property is comprised of two Manatee County tax parcels and features approximately 81.92-acres of wetlands. Approximately 37-acres of the property is cleared pastureland and the remainder is wooded with natural vegetation. The subject has an irregular shape. The entirety of the subject is zoned A (General Agriculture District). The subject is unimproved with the exception of fencing, gates, two wells, and a barn/storage building in poor condition.

Based on our analysis, the following chart summarizes the value conclusions:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Per Gross Acre Value Conclusion	Value Conclusion
As Is - Subject	Fee Simple Estate	April 20, 2026	$13,012	$1,945,000

Compiled by CBRE

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

The following appraisal report sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinions 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). The appraisal also conforms with the requirements of the Supplemental Appraisal Standards for the Board of Trustees (March 2, 2016), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The highest and best use analysis of the subject and the valuation opinions contained in the report are subject to the legal limitations of the land use identified herein. Furthermore, unless otherwise stated, it is assumed that the subject conforms to current zoning and land use requirements and complies with the Comprehensive Plan of Manatee County.

The intended use and user of the report are specifically identified as agreed upon in our contract for services and/or reliance language included 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 user(s) 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

TABLE OF CONTENTS

INTRODUCTION 1
Title Page 1
Transmittal Letter 2
Table of Contents 4
Certification 5
Executive Summary 6
Subject Photographs 9
Assumptions and Limiting Conditions 12

FACTUAL DATA 14
Scope of Work 14
Area Analysis 19
Neighborhood Analysis 21
Property Data 24
FEMA Flood Map 26
Wetlands Map 27
Site Analysis 28
Analysis and Conclusion 34

DATA ANALYSIS AND CONCLUSIONS 35
Highest and Best Use 35
Valuation - Subject 37
Reconciliation and Final Opinion of Market Value 44

ADDENDA

A BOT checklist
B Land Sale Data Sheets
C Legal Description
D Qualifications

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 acceptance of 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. The appraisal also conforms with the requirements of the Supplemental Appraisal Standards for the Board of Trustees.
9. Courtland Eyrick, CRE, FRICS, MAI, AI-GRS, has not and Drew Johnstone, MAI has 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 Appraisal 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 Jonhstone, MAI has 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

EXECUTIVE SUMMARY

PROJECT IDENTIFICATION:	Taylor Grade Road Project – Manatee County Government
PARCEL IDENTIFICATION:	The subject, as identified in this report, is included in the Manatee County Property Appraiser's Records as Parcel Identification Numbers: 126610209 and 126612050.
APPRAISERS:	Courtland Eyrick, CRE, FRICS, MAI, AI-GRS Drew Johnstone, MAI
DATE OF VALUE:	April 20, 2026
DATE OF INSPECTION:	April 20, 2026
DATE OF REPORT	May 15, 2026
INTEREST APPRAISED:	Fee Simple Interest
LOCATION:	33070 and 33100 Taylor Grade Road, Parrish, FL 34219
LAND SIZE	149.48 acres (81.92 acres of wetlands)
PROPERTY OWNERSHIP	The subject is owned by Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust
ZONING:	Zoning: A (General Agriculture District)
EASEMENTS & OTHER ENCUMBRANCES:	Based on our review of the client provided Commitment of Title for the subject property, we did not identify any easements or encroachments that impact the value of the subject property. 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.
PARCEL ACCESS	The subject is accessible by Taylor Grade Road
REAL ESTATE TAXES	

Tax Year	Tax ID	Just Value	Taxable Value	Taxes
2025	126610209	$24,401	$24,401	$349
2025	126612050	$2,141	$2,141	$31

UTILITIES AVAILABLE	Public Electricity at Site, Two Wells on Site
FLOOD ZONE	Zone X (Unshaded), Zone AE, Zone A

MINERAL RIGHTS	No engineer's report on the presence or absence of minerals on the subject is available. The appraiser has no other factual information addressing this issue. Based on these primary factors it is our opinion that any existing mineral rights have no effect on market value.
PRESENT USE	Passive Recreational Use
HIGHEST AND BEST USE:	Rural Residential, Agricultural, and/or Recreational Uses
ESTIMATED MARKETING TIME:	12 months
ESTIMATED EXPOSURE TIME:	12 months
HYPOTHETICAL CONDITIONS:	None

EXTRAORDINARY ASSUMPTIONS:	The subject land area size and wetland area size were obtained via Manatee County Property Appraiser public records data and GIS measurement tools. This report is based on the extraordinary assumption that the measurements are accurate. **The use of this extraordinary assumption may have affected the assignment results.**

Subject to the assumptions, limiting conditions, and definition of market value as set forth in this report, the value determination for the subject is as follows:

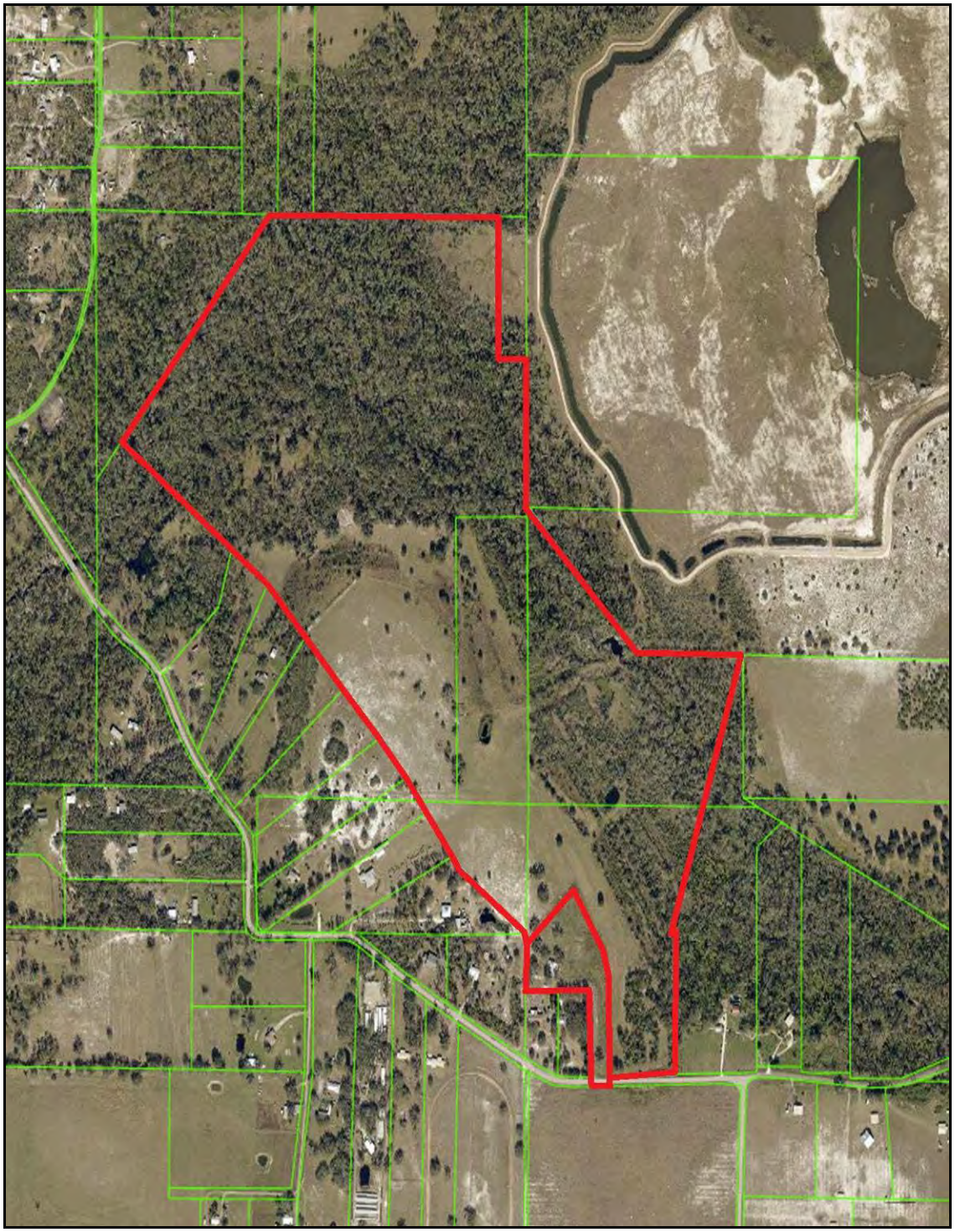
MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Per Gross Acre Value Conclusion	Value Conclusion
As Is - Subject	Fee Simple Estate	April 20, 2026	$13,012	$1,945,000

Compiled by CBRE

SUBJECT PHOTOGRAPHS

Aerial View of Subject



The subject is outlined in Red in the map shown above.



Subject Entrance– Taylor Grade Road
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject -Cleared Pasture Area
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject -Cleared Pasture Area
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject -Cleared Pasture Area
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject – Naturally Wooded/Wetlands Area
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject – Naturally Wooded/Wetlands Area
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject – Poor Condition Barn Structure
Taken by Drew Johnstone, MAI (April 20, 2026)



View of Subject – Typical Gate/Fencing
Taken by Drew Johnstone, MAI (April 20, 2026)



View East Along Taylor Grade Road
Taken by Drew Johnstone, MAI (April 20, 2026)



View West Along Taylor Grade Road
Taken by Drew Johnstone, MAI (April 20, 2026)

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 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. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
   (ii) 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.
   (iii) 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.
   (iv) 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.
   (v) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor 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.
   (vi) 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.

   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. 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 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. 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. 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 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 decisions 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.

7. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

Factual Data

SCOPE OF WORK

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP, as well as the Supplemental Appraisal Standards for the Board of Trustees, March 2, 2016. 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

The intended use of this appraisal is for decision making purposes related to the potential acquisition of the subject property and no other use is permitted.

Client

The client is Manatee County Government.

Intended User of Report

This appraisal is to be used by the 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 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[1]

Purpose of the Appraisal

The purpose of this appraisal is to develop an opinion of the market value of the subject property.

[1] Appraisal Institute, *The Appraisal of Real Estate*, 15th ed. (Chicago: Appraisal Institute, 2020), 40.

Definition of Value

This appraisal report conforms with Supplemental Appraisal Standards of the Board of Trustees, Division of State Lands, Bureau of Appraisal, Florida Department of Environmental Protection (March 2, 2016) [2] as restated below:

"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."

Interest Appraised

We have appraised the fee simple interest in the subject.

Extent to Which the Property is Identified

The property was identified through the following sources:

- Client provided property data
- Assessor's records
- Legal Description
- GPS Coordinates

Ownership Contact

A representative of the subject property owner accompanied Drew Johnstone, MAI, on the site inspection on April 20, 2026.

[2] Supplemental Appraisal Standards for the Board of Trustees (March 2016), 7

Extent to Which the Property is Inspected

Drew Johnstone, MAI, inspected the readily observable areas of the subject property, as well as its surrounding environs on the effective date of this report.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable real estate tax data
- zoning requirements
- usable, wetland, and flood zone status
- demographics
- comparable market land sale 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. The sales comparison approach has been employed for this assignment as it is supportable by available market sales data.

Data Resources Utilized in the Analysis

DATA SOURCES	
Item:	*Source(s):*
Site Data	
Size	Manatee County Property Appraiser
Zoning	Manatee County Planning and Zoning Dept.
Flood Map	FEMA
Wetlands	Manatee County Property Appraiser, National Wetlands Inventory Data
Compiled by CBRE	

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, etc., (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

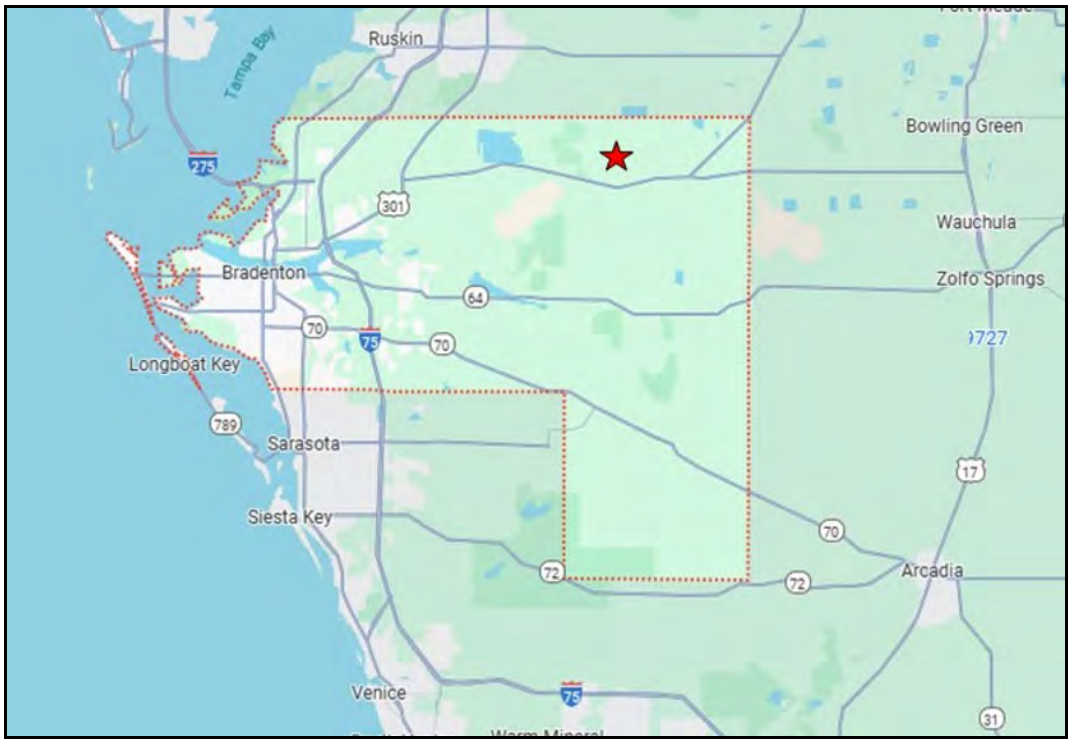
terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable 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 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 large acreage properties similar to the subject. The other methodologies are used primarily when comparable land sales data is non-existent. Therefore, these approaches have not been used.

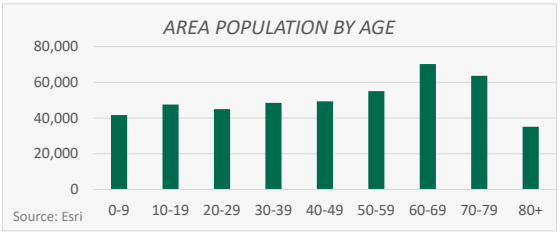
AREA ANALYSIS



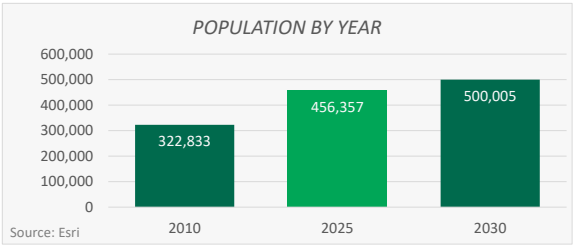
The subject is located in Manatee County. Key information about the area is provided in the following tables.

POPULATION

The area has a population of 456,357 and a median age of 49, with the largest population group in the 60-69 age range and the smallest population in 80+ age range.



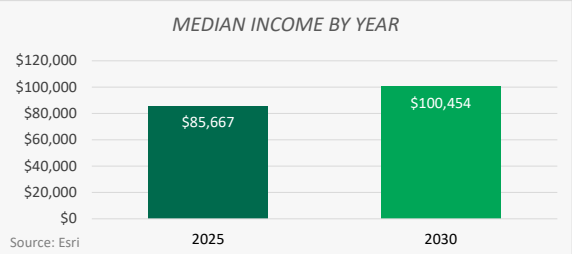
Population has increased by 133,524 since 2010, reflecting an annual increase of 2.3%. Population is projected to increase by 43,648 between 2025 and 2030, reflecting a 1.8% annual population growth.



Source: ESRI, downloaded on May, 1 2026

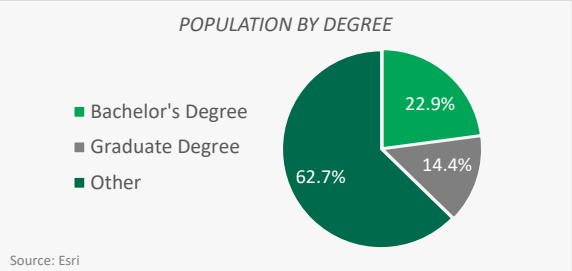
INCOME

The area features an average household income of $121,566 and a median household income of $85,667. Over the next five years, median household income is expected to increase by 17.3%, or $2,957 per annum.

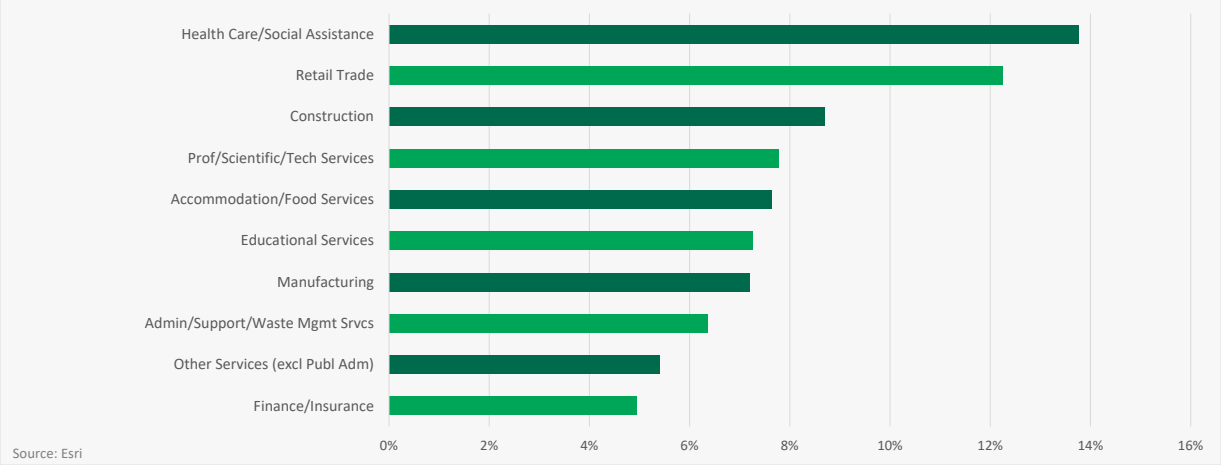


EDUCATION

A total of 37.3% of individuals over the age of 24 have a college degree, with 22.9% holding a bachelor's degree and 14.4% holding a graduate degree.



EMPLOYMENT

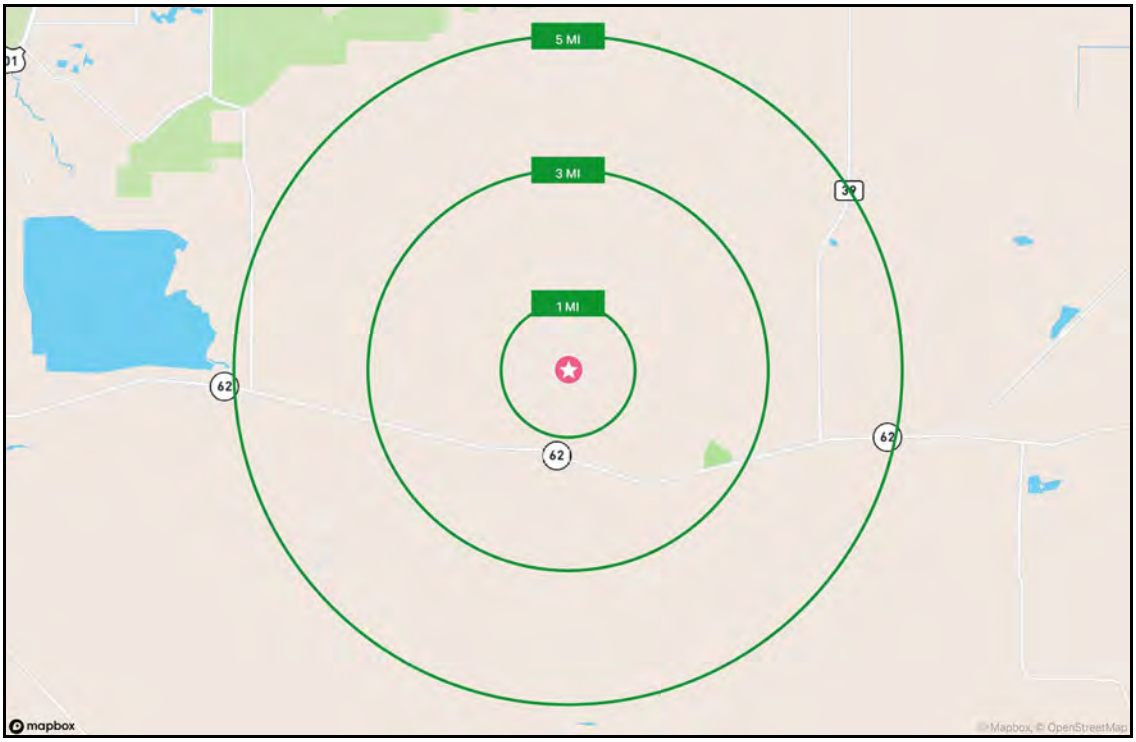


The area includes a total of 187,661 employees. The top three industries within the area are Health Care/Social Assistance, Retail Trade and Construction, which represent a combined total of 35% of the workforce.

Source: ESRI, downloaded on May 1, 2026; Unemployment Rate Source: FRED

In summary, the area is forecasted to experience an increase in population and an increase in household income.

NEIGHBORHOOD ANALYSIS



Location

The subject neighborhood is in northeast Manatee County and is considered a rural location. The subject neighborhood is situated west of Duette and east of Parrish, Florida.

Characteristics and Boundaries

The neighborhood characteristics and boundaries are detailed as follows:

NEIGHBORHOOD CHARACTERISTICS	
Location:	Rural
Built-Up:	Under 25%
Life Cycle Stage	Stability
Change in Present Land Use:	Not Likely
Neighborhood Boundaries	
North:	Florida State Road 674
South:	Florida State Road 64
East:	Florida State Road 37
West:	Saffold Road

Source: CBRE

Land Use

Land uses within the subject neighborhood consist primarily of agricultural uses; however, there are scattered rural residential and recreational land uses throughout the area as well as large acreage tracts used for mining purposes. Further, the subject property is situated southeast of the Moody Branch Wildlife and Environmental Area, an approximately 960-acre protected site that is managed by the Florida Fish and Wildlife Conservation Commission (FWC) and Manatee County.

The area immediately surrounding the subject consists of rural residential home sites and large tracts of land featuring recreational and agricultural uses. Within a 5-mile radius of the subject property, there are approximately 185 single-family homes with a median value of $567,857.

Growth Patterns

Overall, the subject neighborhood is rural in nature with limited growth over the past several years. However, we have noted that land uses west of the subject neighborhood have been trending from agricultural to residential over the past few years as population growth expands in the area.

Access

Primary access to the subject neighborhood is provided by Florida State Road 62 and 37. Taylor Grade Road, the roadway that the subject property features frontage along, is an east/west roadway that links the subject property to Florida State Road 62 via Bunker Hill Road. Overall, regional and local access to the subject neighborhood is considered average.

Demographics

Selected neighborhood demographics in 1-, 3- and 5-mile radius from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS

33070 and 33100 Taylor Grade Road Parrish, FL 34219	1 Mile Radius	3 Mile Radius	5 Mile Radius	Manatee County
Population				
2030 Total Population	560	721	1,155	500,005
2025 Total Population	311	403	720	456,357
2010 Total Population	290	396	700	322,833
Annual Growth 2025 - 2030	*12.48%*	*12.34%*	*9.91%*	*1.84%*
Annual Growth 2010 - 2025	*0.47%*	*0.12%*	*0.19%*	*2.33%*
Households				
2030 Total Households	227	276	364	216,519
2025 Total Households	116	142	215	195,574
2010 Total Households	114	137	200	135,729
Annual Growth 2025 - 2030	*14.37%*	*14.22%*	*11.10%*	*2.06%*
Annual Growth 2010 - 2025	*0.12%*	*0.24%*	*0.48%*	*2.47%*
Income				
2025 Median Household Income	$116,658	$115,978	$106,438	$85,667
2025 Average Household Income	$144,046	$144,132	$129,405	$121,566
2025 Per Capita Income	$45,390	$45,501	$42,055	$52,202
2025 Pop 25+ College Graduates	47	61	101	128,592
Age 25+ Percent College Graduates - 2025	22.3%	22.3%	20.6%	37.3%

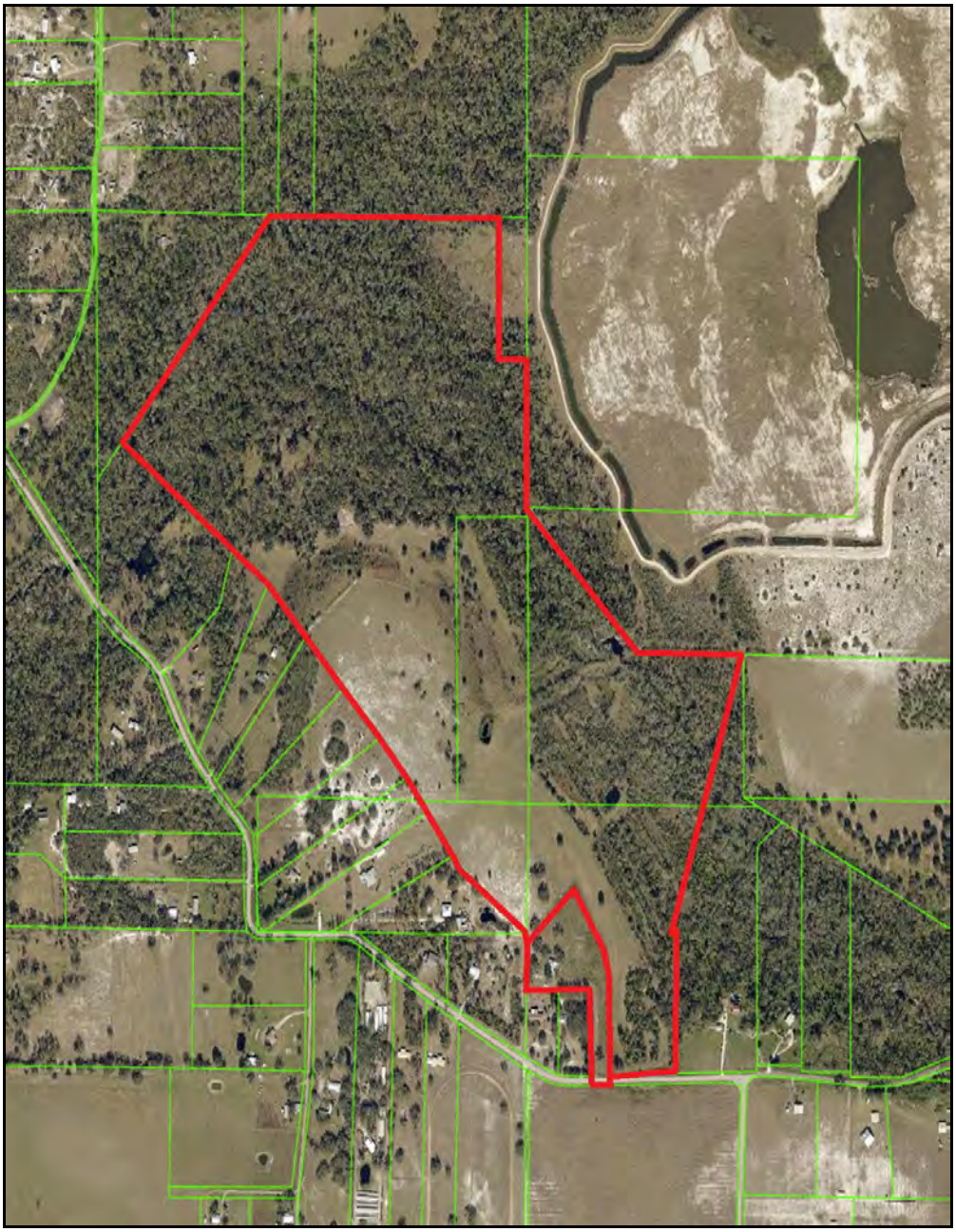
Source: ESRI

Conclusion

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 $106,438 in a five-mile radius. The outlook for the neighborhood is for generally improving performance over the next five years.

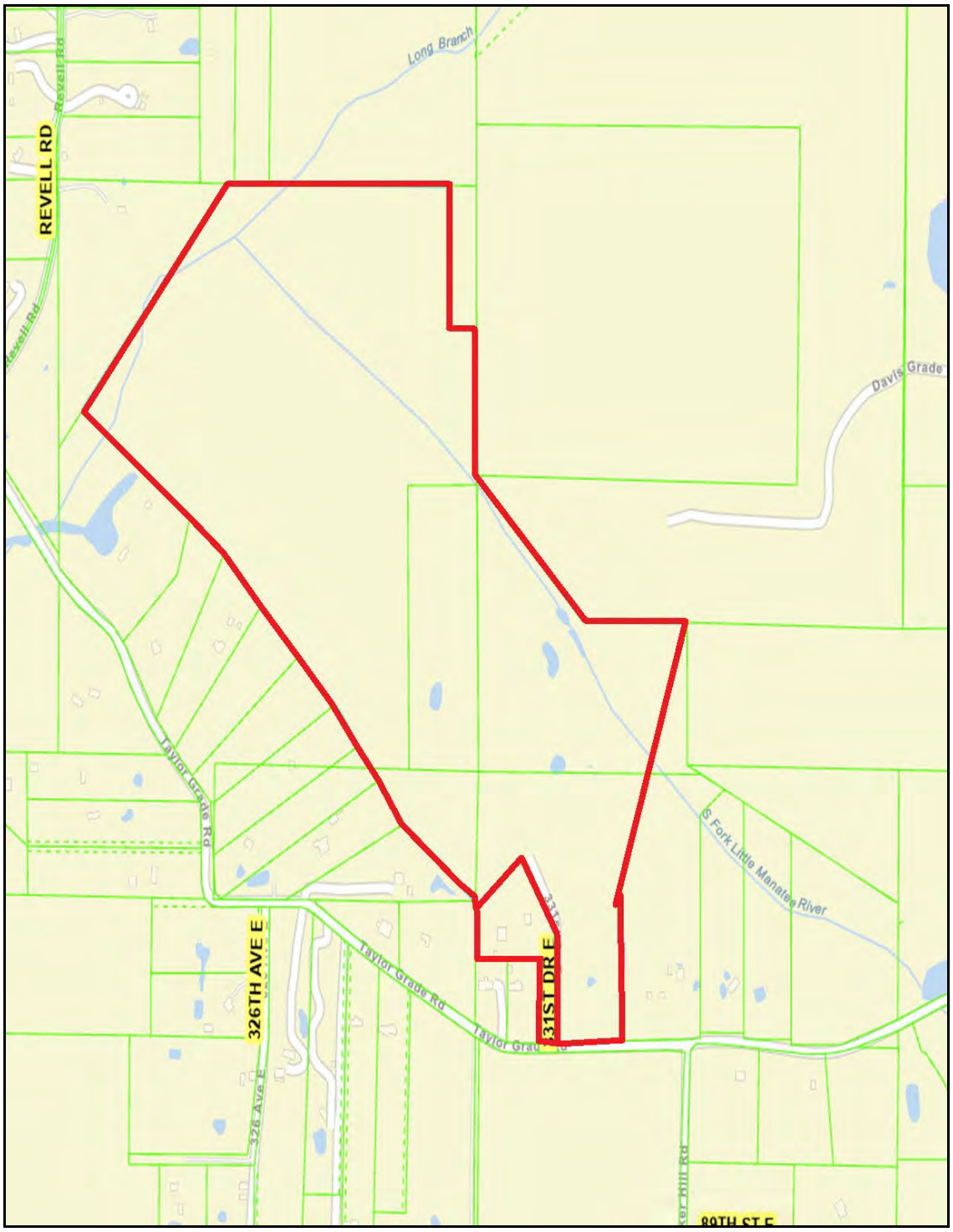
PROPERTY DATA

Aerial Map



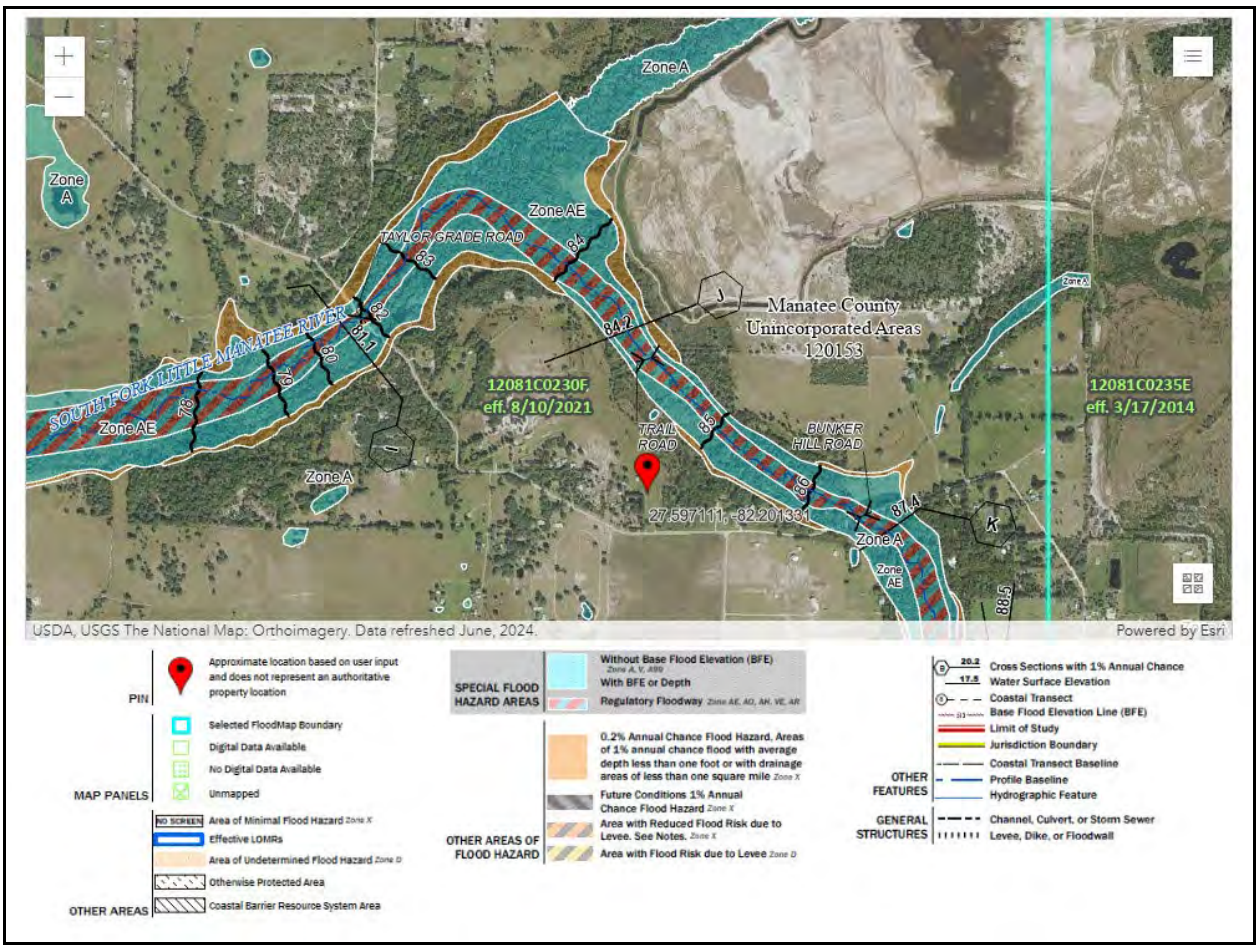
The subject is outlined in Red in the map shown above.

Plat Map



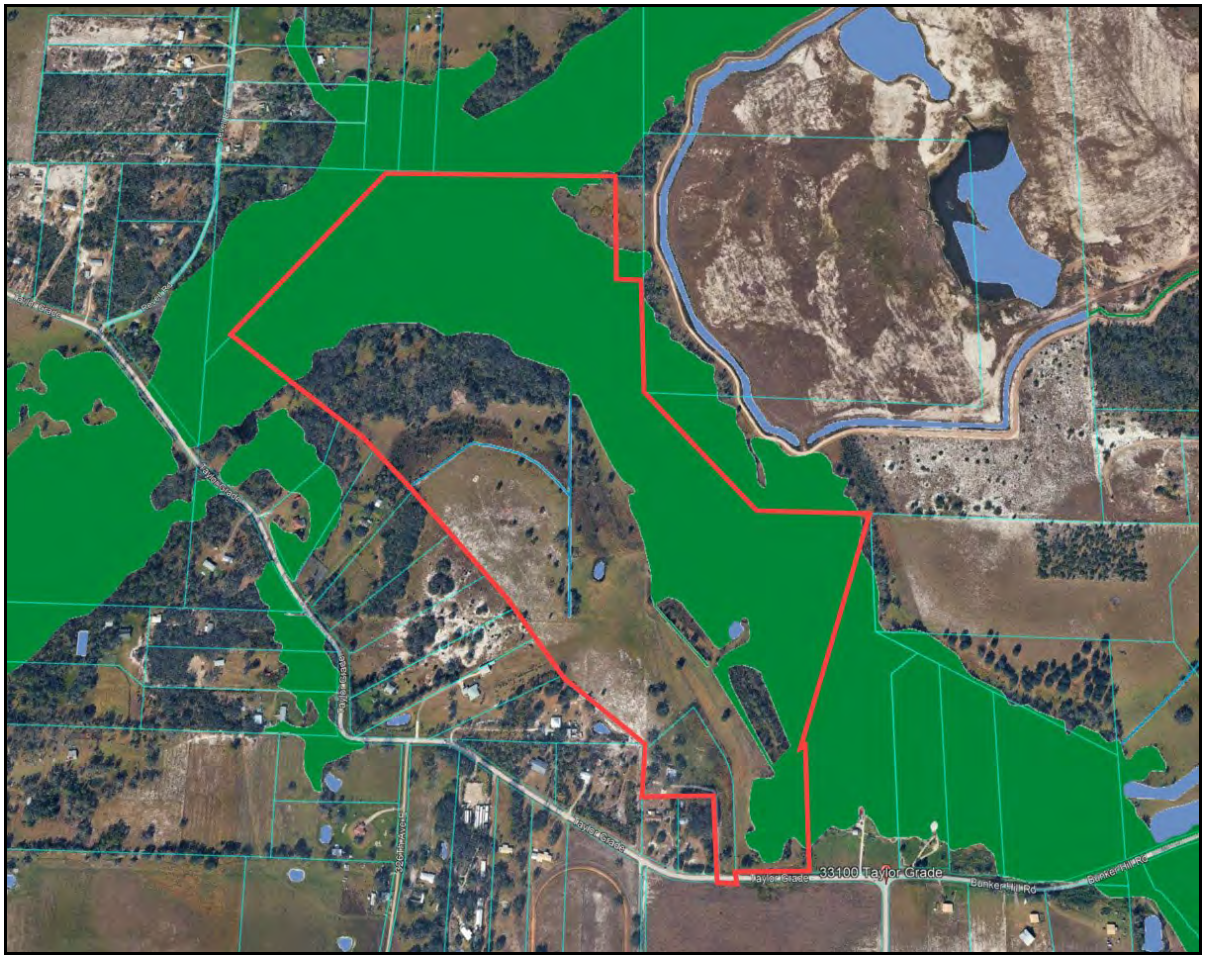
The subject is outlined in Red in the map shown above.

FEMA FLOOD MAP



As shown in the map above, the subject property is located within Flood Zone X (unshaded), Flood Zone A, and Flood Zone AE.

WETLANDS MAP



Based on our review of Manatee County Property Appraiser GIS mapping and National Wetlands Inventory data, we determined that the subject property is comprised of approximately 81.92-acres of wetlands.

SITE ANALYSIS

The following chart summarizes the salient characteristics of the subject

SITE SUMMARY AND ANALYSIS

Physical Description		
Subject Gross Land Area	149.48 Acres	6,511,349 Sq. Ft.
Uplands Land Area	67.56 Acres	2,942,914 Sq. Ft.
Wetlands Land Area	81.92 Acres	3,568,435 Sq. Ft.
Excess Land Area	None	
Surplus Land Area	None	
Shape	Irregular	
Topography	Generally Level to Gently Sloping	
Parcel Number(s)	126610209, 126612050	
Zoning District	A (General Agriculture District)	
Flood Map Panel No. & Date	12081C0230F	10-Aug-21
Flood Zone	Zone X (Unshaded), Zone A, Zone AE	
Adjacent Land Uses	Rural Residential, Agricultural, Recreational, Mining	

Comparative Analysis	**Rating**
Visibility	Average
Functional Utility	Average
Adequacy of Utilities	Assumed Adequate
Landscaping	Average
Drainage	Assumed Adequate

Utilities	**Availability**	**Comments**
Water	Yes	Private Well
Sewer	No	Septic System
Electricity	Yes	Public Electricity At Site
Telephone	Multiple	Various

Other	**Yes**	**No**	**Unknown**
Detrimental Easements		X	
Encroachments		X	
Deed Restrictions			X
Reciprocal Parking Rights		X	

Various sources compiled by CBRE

Present Use

The subject property is currently used for passive recreational purposes.

Ingress/Egress

The subject property is accessible via the north side of Taylor Grade Road.

At the subject property, Taylor Grade Road is a two-lane asphalt paved roadway.

Description

The subject property is a 149.487-acre tract of land located at 33070 and 33100 Taylor Grade Road in Parrish, Manatee County, Florida. The property is comprised of two Manatee County tax parcels and features approximately 81.92-acres of wetlands. Approximately 37-acres of the property is cleared pastureland and the remainder is wooded with natural vegetation. The subject has an irregular shape. The entirety of the subject is zoned A (General Agriculture District).

Site Improvements

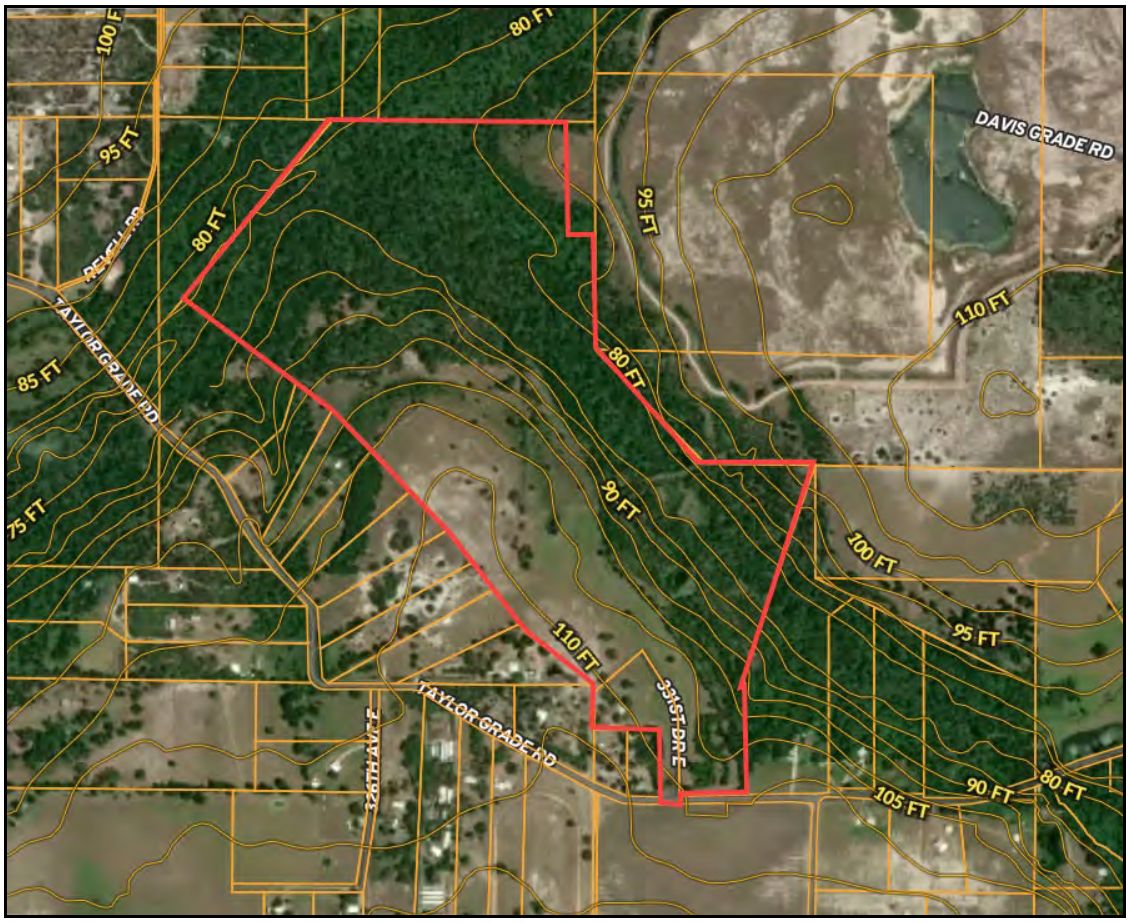
The subject is unimproved with the exception of fencing, gates, two wells, and a barn/storage building in poor condition.

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.

Topography

The subject property features generally level to gently sloping topography.



Flood Zone

The subject property is located within Flood Zone X (unshaded), Flood Zone A, and Flood Zone AE. This has been considered in our analysis; however, based on our research of comparable tracts with similar Flood Zone areas it is not considered to materially affect the marketability or highest and best use of the subject property.

Vegetation

Based on our site inspection and analysis, the subject has natural vegetation.

Endangered Species

For purposes of this appraisal, we have assumed that there are no endangered species present on any of the subject parcels.

Easements and Encroachments

Based on our review of the client provided Commitment of Title for the subject property, we did not identify any easements or encroachments that impact the value of the subject property. 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.

Covenants, Conditions and Restrictions

There are no 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 current title policy outlining all covenants, conditions and restrictions impacting the property, if any, prior to making a business decision.

Utilities and Services

Public electricity is available to the subject site. Further, the subject is improved with two private wells. The subject will require a septic system for any residential development on the property. Based on our analysis, the subject does not have direct access to public sewer or water.

Environmental Issues

No obvious potentially hazardous uses or conditions were noted during the property and surrounding area inspection.

Mineral Deposits

No engineer's report on presence or absence of minerals on the subject is available. The appraiser has no other factual information addressing this issue. Based on these primary factors it is our opinion that any existing mineral rights have no effect on market value.

Furniture, Fixtures, and Equipment

No items of FF&E were noted on the subject property or included in the value.

Use History

Over the past years, the subject property has been used as passive, recreational land.

Ownership and Sales History

The subject property is owned by Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust. The current ownership purchased the subject property in January of 2022 for a recorded consideration of $1,500,000 or approximately $10,035 per gross acre of land area. Based on our discussions with a broker involved in the January of 2022 transaction and review of public records data, we determined that the transaction was arm's length. The variance between the January of 2022 transaction price and our market value conclusion is considered reasonable and primarily attributed to increasing land values in the area. Based on our analysis, the subject property has not had any additional ownership transfers in the past five years.

The subject was listed on the open market on April 28th, 2026, at an asking price of $2,300,000 or approximately $15,387 per gross acre of land area. The listing broker did not disclose any recent offers on the property. Based on our analysis, we determined that the subject list price is above market parameters.

Tax and Assessment Data

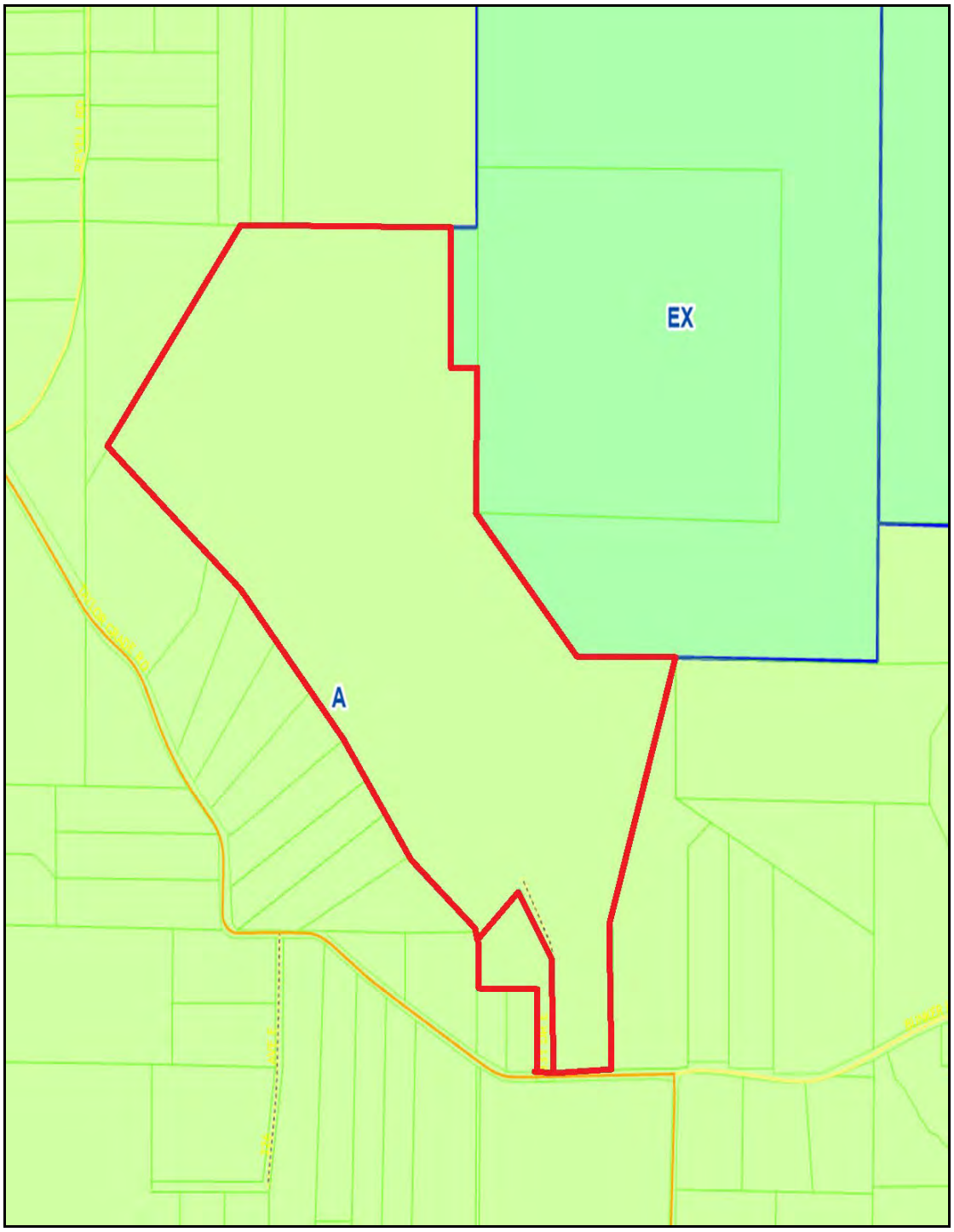
The following summarizes the local property appraiser's assessed and taxable value and ad valorem taxes for the subject property.

AD VALOREM TAX INFORMATION

Parcel	Assessor's Parcel No.	2024	2025
1	126610209	$24,401	$24,401
2	126612050	2,141	2,141
	Subtotal	$26,542	$26,542
	% of Assessed Value	100.00%	100.00%
	Final Assessed Value	26,542	26,542
	General Tax Rate (per $1,000 A.V.)	13.371000	14.310000
	General Tax:	$355	$380
	Duette Fire and Rescue District	792	978
	Special Assessments:	$792	$978
	Total Taxes	**$1,147**	**$1,358**

Source: Assessor's Office

Zoning Map



Zoning

The following chart summarizes the subject zoning requirements.

ZONING SUMMARY	
Current Zoning	A (General Agriculture District)
Legally Conforming	Yes
Uses Permitted	Agricultural, Recreational, and Rural 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
Source: Planning & 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.

ANALYSIS AND CONCLUSION

The information above is based upon publicly available data. The subject is considered legally conforming given its present passive recreational use. As previously described, the subject zoning allows for rural residential, recreational, and agricultural uses.

Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information as obtained is correct.

Data Analysis and Conclusions

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 that highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

These tests are performed sequentially, as it is irrelevant if a certain use is financially feasible when it is not legally permissible or physically possible.

The subject is unimproved with the exception of fencing, gates, two wells, and a barn/storage building in poor condition. Considering that the property has no significant site improvements, we determined that it is reasonable to analyze the subject property "As Vacant".

Highest and Best Use – As Vacant

The subject property is considered legally conforming given its present passive 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 property is irregular in shape and features generally level to gently sloping topography. The subject property is comprised of two Manatee County tax parcels and features approximately 81.92-acres (55%) of wetlands. Within the subject's wetlands areas, there are portions of land located in FEMA Flood Zones A and AE. 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. However, we have noted that the subject's significant wetlands/flood zone areas reduce the number of potential rural residential home sites on the property. The property features adequate frontage and access along Taylor Grade Road 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 considered to be physically possible.

We have surveyed the immediate area to determine what types of land uses and improvements are present. The subject is in a 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.

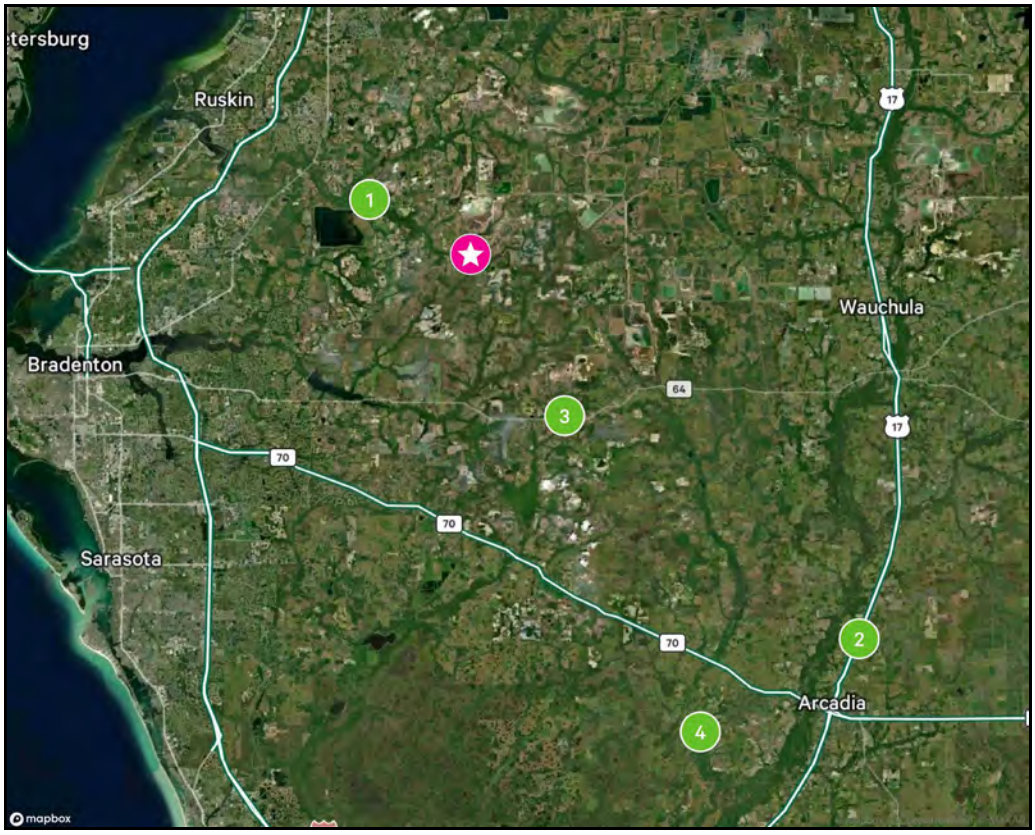
Based upon the foregoing analysis it is our opinion that the maximally productive use for the subject, under current market conditions, is for a combination of rural residential, agricultural, and recreational uses.

VALUATION - SUBJECT

Sales Comparison Approach

Based upon the foregoing highest and best use analysis and identification of the subject, the following sales comparison methodology is applied utilizing comparable sales data that represent the highest and best use of the property.

The following map and table summarize the comparable sales data used in the valuation of the subject property. 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	% Wetlands	Actual Sale Price	Size (Gross Acres)	Price Per Gross Acre
1	82.70-Acre Land Tract - Saffold Road 14201 Saffold Road Parrish, FL 34219	Sale	Dec-25	Fee Simple	A (General Agriculture District)	3%	$1,200,000	82.70	$14,510
2	2422 NE Daniels Street 2422 NE Daniels Street Arcadia, FL 34266	Sale	Nov-25	Fee Simple	A-5	1%	$1,065,000	71.00	$15,000
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)	25%	$1,250,000	99.61	$12,549
4	8461 SW Highway 72 8461 SW Highway 72 Arcadia, FL 34266	Sale	Sep-24	Fee Simple	A-5	32%	$1,238,000	83.26	$14,869
Subject	33070 and 33100 Taylor Grade Road Parrish, FL 34219	---	---		A (General Agriculture District)	55%	---	149.48	---

Compiled by CBRE

Based on our review of available sales data and in discussion with market participants, the presented sales were analyzed on a price per gross acre basis. The sales utilized represent the best data available for direct comparison to the subject and were selected from within the counties of Manatee and DeSoto, Florida. The comparable sales selected were chosen based on their size, location, intended use, and physical attributes. The extent of our sales search included a comprehensive analysis of MLS data, CBRE internal data, CoStar data, and market participant interviews.

Discussion of Land Sales

Sale 1

This comparable is a 82.70-acre tract of land located at 14201 Saffold Road in Parrish, Manatee County, Florida. The entire property is zoned A (General Agriculture District) with a future land use of AG-R. Approximately 50-acres of the property is cleared farmland and the remainder is comprised of natural woods. Based on our review of National Wetlands Inventory GIS data, the property features approximately 2.3-acres of wetlands. The property has various site improvements including a 3,314 SF home (4 bed / 5 bath) built in 1991, an equipment barn, a pole barn, a storage shed, and two 10" wells. The property was listed on the open market and sold in December of 2025 for $1,200,000 or $14,510 per gross acre of land area.

Sale 2

This comparable is a land sale located at 2422 NE Daniels Street in Arcadia, Florida. The site contains approximately 71 acres of land zoned for agricultural use and is situated roughly 4.5 miles north of downtown Arcadia. The property features ranch-oriented improvements including multiple ponds (total size 0.93-acres) for livestock and irrigation, two wells, established cow pens and chutes, and a 4,000-square-foot pole barn with a bunkhouse. At the time of sale, the land was configured into five-acre building lots, allowing for future development potential subject to county approval. The property sold in December 2025 for $1,065,000, equating to approximately $15,000 per acre. The sale was an arm's-length transaction with no reported atypical financing terms or concessions.

Sale 3

This comparable is a 99.611-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 $12,549 per gross 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 4

This comparable is a land sale located at 8461 SW Highway 72 in Arcadia, Florida. The property consists of approximately 83.26 acres of agricultural-zoned land situated along Highway 72, west of the City of Arcadia. The site features a mix of open pasture and wooded acreage with frontage along Horse Creek, providing utility for livestock, recreational, and agricultural uses. Based on our review of National Wetlands Inventory GIS data, the property features approximately 27-acres of wetlands The land is improved with agricultural-support structures typical for properties of this size and use, including multiple barns and pole barns suitable for equipment storage and livestock operations, as well as several ponds that enhance irrigation and agricultural utility. A newer mobile home is located on the property; however, based on zoning, acreage, and marketing emphasis, the transaction appears to have been driven primarily by the value of the land. The property sold in September 2024 for $1,238,000, reflecting a price of approximately $15,000 per acre. The sale was an arm's-length transaction with no reported atypical financing terms or concession.

Active Listing – 834 Logue Road, Myakka City

In addition to the four comparable sales previously discussed, we analyzed the active listing (as of April 2026) of a 198.02-acre tract of land located at 834 Logue Road in Myakka City, Manatee County, Florida. The property is comprised of a single, Manatee County tax parcel (Parcel ID: 47600209) and features a blend of cleared pastureland and naturally wooded areas. The property is improved with fencing and a large irrigation well. Excluding irrigation ditches, the property features approximately 1.19-acres of wetlands. As of April 2026, the property is listed on the open market at an asking price of $3,200,000 or $16,160 per gross acre.

Analysis of Land Sales Adjustments

PROPERTY RIGHTS CONVEYED/FINANCING/CONDITIONS OF SALE

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, agricultural, 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 3 and 4.

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 149.48-gross acres. Sales 1, 2, and 4 are smaller than the subject to the degree that appropriate downward adjustments are warranted. These adjustments are primarily qualitative in nature. Sale 3 is considered generally similar to the subject in this category of comparison and does not require adjustment.

SHAPE

The subject, along with each of the comparables, is irregular in shape. Overall, we determined that no adjustments are required in this category of comparison.

ACCESS/FRONTAGE

The subject, along with each of the comparables, has adequate access and frontage along a paved roadway. Overall, we determined that no adjustments are required in this category of comparison.

TOPOGRAPHY

The subject property and each of the comparable sales have generally similar topography and therefore no adjustments are required in this category of comparison.

LOCATION

Location can have a significant influence on value. The following supplemental, demographic data were collected in order to provide support for our location adjustments:

SALES LOCATION ADJUSTMENT ANALYSIS

Comparable Number	Subject	1	2	3	4
Address	33070 and 33100 Taylor Grade Road	14201 Saffold Road	2422 NE Daniels Street	42151 State Road 64 East	8461 SW Highway 72
Radius for Demographic Analysis	5 Mile Radius	5 Mile Radius	5 Mile Radius	5 Mile Radius	5 Mile Radius
2025 Households	215	5,230	4,919	640	1,165
2025 Average Household Income	$129,405	$110,855	$57,268	$136,213	$67,613
AHI Relative to Subject	---	-14.3%	-55.7%	5.3%	-47.8%
2025 Median Value of Owner Occupied Housing Units	$567,857	$364,318	$153,624	$525,983	$250,745
Indicated Qualitative Adjustment	---	=	+	=	+

Sales 2 and 4 both have significantly lower average household incomes and median home values within a 5-mile radius and therefore require appropriate upward adjustments. These adjustments are primarily qualitative in nature. Sale 1 has a lower average household income and median home value within a 5-mile radius; however, it has a significantly higher number of households within a 5-mile radius than the subject. Overall, we determined that Sale 1 is generally similar to the subject in this category of comparison. Sale 3 has a higher average household income within a 5-mile radius but a lower median home value. In addition, it has a higher number of households within a 5-mile radius than the subject. Overall, we determined that Sale 3 is generally similar to the subject 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 is unimproved with the exception of fencing, gates, two wells, and a barn/storage building in poor condition. Sales 1, 2, and 4 have superior overall site improvements to the subject and each require an appropriate downward adjustment in this category of comparison. These adjustments are primarily qualitative in nature. Sale 3 features generally similar site improvements as the subject and therefore does not require adjustment.

% WETLANDS

Approximately 55% of the subject property is comprised of wetlands. Each of the comparable sales have lower percentages of wetlands than the subject. Therefore, we determined that each of the comparable sales require 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 qualitative adjustments applied to each comparable based upon market evidence and discussions with market participants coupled with our judgment.

SALES ADJUSTMENT GRID

Comparable Number	1	2	3	4	Subject
Transaction Type	Sale	Sale	Sale	Sale	---
Transaction Date	Dec-25	Nov-25	Feb-25	Sep-24	---
Interest Transferred	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Zoning	A	A-5	A	A-5	A
% Wetlands	3%	1%	25%	32%	55%
Actual Sale Price	$1,200,000	$1,065,000	$1,250,000	$1,238,000	---
Adjusted Sale Price [1]	$1,200,000	$1,065,000	$1,250,000	$1,238,000	---
Size (Gross Acres)	82.70	71.00	99.61	83.26	149.48
Size (SF)	3,602,412	3,092,760	4,339,055	3,626,806	6,511,349
Price Per Gross Acre	$14,510	$15,000	$12,549	$14,869	---
Price ($ Per AC)	$14,510	$15,000	$12,549	$14,869	
Property Rights Conveyed	=	=	=	=	
Financing Terms	=	=	=	=	
Conditions of Sale	=	=	=	=	
Market Conditions (Time)	=	=	+	+	
Subtotal					
Size	-	-	=	-	
Shape	=	=	=	=	
Access/Frontage	=	=	=	=	
Topography	=	=	=	=	
Location	=	+	=	+	
Zoning/Density	=	=	=	=	
Site Improvements	- -	-	=	-	
% Wetlands	- -	- -	-	-	
Value Indication for Subject	**-**	**-**	**=**	**-**	

Compiled by CBRE

CONCLUSION

Based on the preceding analysis, the presented unadjusted sales range is $12,549 to $15,000 per gross acre. Sale 1 is the most recent of the comparables; however, it features superior site improvements, a smaller size, and a lower percentage of wetlands than the subject. Overall, Sale 1 is considered superior to the subject property. Sale 2 has an inferior overall location than the subject; however, it has the smallest size of the comparables, as well as superior site improvements and a lower percentage of wetlands. Overall, Sale 2 is considered superior to the subject property. Sale 3 features the most similar size to the subject property and was deemed to be generally similar to the subject property. Sale 4 has an inferior overall location than the subject; however, it has a smaller size, superior site improvements, and a lower percentage of wetlands. Overall, Sale 4 is considered superior to the subject property.

As previously discussed, the active listing of the 198.02-acre tract of land located at 834 Logue Road in Myakka City was also considered in our final value reconciliation of the subject property.

Considering the subject's location, wetlands percentage, and size, we have reconciled near the low-end of the indicated range, slightly above the unit price indication of Sale 3.

The following table presents the subject valuation conclusion:

CONCLUDED "AS IS" VALUE - SUBJECT				
$ Per AC		Subject Acs.		Total
$13,000	x	149.48	=	$1,943,240
Indicated Value (Rounded):				**$1,945,000**
Compiled by CBRE				

RECONCILIATION AND FINAL OPINION OF MARKET VALUE

As previously discussed, this report is subject to an Extraordinary Assumption.

The subject land area size and wetland area size were obtained via Manatee County Property Appraiser public records data and GIS measurement tools. This report is based on the extraordinary assumption that the measurements are accurate.

The use of this extraordinary assumption may affect the assignment results if found to be untrue.

The sales comparison approach is the only methodology applicable to this appraisal for the subject and therefore sole consideration is given to this approach in the final reconciliation process. Based on the foregoing, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Per Gross Acre Value Conclusion	Value Conclusion
As Is - Subject	Fee Simple Estate	April 20, 2026	$13,012	$1,945,000

Compiled by CBRE

ADDENDA

Addendum A

BOT CHECKLIST

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART ONE					
		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]	[6-8]	[]	[]
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]	[14-18]	[]	[]
4	Is the Bureau of Appraisal's definition of market value, or other defined value, used?	[X]	[15]	[]	[]
5	Is the intended use (function) and user of the appraisal identified?	[X]	[14]	[]	[]
6	Are the property interests (rights) appraised identified? (e.g. fee simple, leased fee, easement, fee simple subject to)	[X]	[15]	[]	[]
7	Does the appraisal state any Extraordinary Assumptions and Hypothetical Conditions?	[X]	[8]	[]	[]
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]	[6]	[]	[]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART ONE					
		Yes	Page No.	No	N/A
PRESENTATION OF DATA					
10	Is a legal description of the property appraised included in the report?	[X]	[Addenda]	[]	[]
11	Is a five-year subject sales history included?	[X]	[36]	[]	[]
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]	[31]	[]	[]
14	Was a neighborhood analysis provided including a discussion of market trends, either positive or negative, which affect the subject property?	[X]	[16-23]	[]	[]
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]	[33-34]	[]	[]
16	Does the appraisal report provide the current assessed value of the subject property?	[X]	[32]	[]	[]
DESCRIPTION OF SUBJECT					
17	Are photographs and an aerial included?	[X]	[9-11]	[]	[]
18	Does the appraisal report describe the size, shape and other physical characteristics of the site/land?	[X]	[28]	[]	[]
19	Does the appraisal report describe access to the property?	[X]	[29]	[]	[]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART ONE					
		Yes	Page No.	No	N/A
20	If the access is poor, inadequate or substandard, does the appraisal address its affect, with supporting market evidence, on value?	[]	[]	[]	[X]
21	Does the appraisal describe the topography of the property?	[X]	[30]	[]	[]
22	Does the appraisal report describe the location of the property?	[X]	[LOT]	[]	[]
23	Does the appraisal report describe the property's road frontage?	[X]	[29]	[]	[]
24	Does the appraisal report describe the property's water frontage, if applicable?	[]	[]	[]	[X]
25	Does the appraisal report describe utilities available and their proximity to the property?	[X]	[31]	[]	[]
26	Does the appraisal report describe nuisances and hazards, if any, affecting the value of the property?	[]	[]	[]	[X]
27	Does the appraisal report describe any existing and/or potential environmental hazards affecting the value of the property	[]	[]	[]	[X]
28	Is the tax assessment included?	[X]	[32]	[]	[]
29	Does the appraisal report describe the drainage and the existence of flood plain conditions affecting the value of the property?	[X]	[30]	[]	[]
30	Does the appraisal report discuss any easements, encroachments and rights-of- way affecting the value of the property and the affect on value?	[]	[30-31]	[]	[X]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART ONE					
		Yes	**Page No.**	**No**	**N/A**
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]
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]	[35-36]	[]	[]
33	Is the highest and best use based on an "economic use" of the property?	[X]	[]	[]	[]
Land Valuation					
34	Is a minimum of 3 sales included and analyzed?	[X]	[37]	[]	[]
35	Are photographs and an aerial of the sales included?	[X]	[Addenda]	[]	[]
36	Did the appraiser include a sale and listing location map that also shows the subject?	[X]	[37]	[]	[]
37	Is the unit of comparison appropriate for the subject's market?	[X]	[]	[]	[]
38	Are the comparable sales similar to the subject in highest and best use?	[X]	[]	[]	[]
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]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART ONE					
		Yes	**Page No.**	**No**	**N/A**
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]	[44]	[]	[]
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]
IF THE SUBJECT DOES NOT INCLUDE VALUATION OF IMPROVEMENTS, PROCEED TO PART THREE – NUMBER 78					

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART TWO					
		Yes	Page No.	No	N/A
GENERAL - -IMPROVED PROPERTIES					
Cost Approach					
45	Are there photographs of each major improvement?	[]	[]	[]	[X]
46	Is a sketch of the building or a copy of the building plans included?	[]	[]	[]	[X]
47	Does the appraisal report identify and describe any potential environmental hazards (e.g., asbestos)?	[]	[]	[]	[X]
48	Is the source of the reproduction or replacement cost new of the improvements identified and explained?	[]	[]	[]	[X]
49	Was entrepreneurial profit, whether included or excluded, identified and supported?	[]	[]	[]	[X]
50	Is curable physical deterioration (deferred maintenance) considered?	[]	[]	[]	[X]
51	Is incurable physical deterioration considered?	[]	[]	[]	[X]
52	Is functional obsolescence considered?	[]	[]	[]	[X]
53	Is external obsolescence considered?	[]	[]	[]	[X]
54	Is the contributory value of the site improvements supported?	[]	[]	[]	[X]
Income Approach					
55	Are the comparable rentals adequately documented and considered?	[]	[]	[]	[x]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART TWO					
		Yes	Page No.	No	N/A
56	Is a general rental location map also showing the location of the subject property included?	[]	[]	[]	[x]
57	Are adjustments to the comparable rentals supported?	[]	[]	[]	[]
58	Is a current rent roll and recent income history for the property provided in the report or lack thereof explained?	[]	[]	[]	[x]
59	Were all existing leases considered?	[]	[]	[]	[x]
60	Does the report indicate whether the contract rental income is at or near market rental rates?	[]	[]	[]	[x]
61	Is the estimate of vacancy and collection loss adequately supported?	[]	[]	[]	[x]
62	Is a recent expense history for the subject property provided in the report?	[]	[]	[]	[x]
63	Are the projected expenses explained and supported?	[]	[]	[]	[x]
64	Are differences between the projected expenses and the property's historical expense trend supported and described?	[]	[]	[]	[x]
65	Is each component of the selected capitalization method and technique supported by appropriate market data?	[]	[]	[]	[x]
66	Are deductions for rent loss, leasing commissions, tenant improvements, deferred maintenance, etc., accounted for in the discounted cash flow analysis?	[]	[]	[]	[X]
67	Is the discount rate supported by appropriate market data?	[]	[]	[]	[X]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART THREE					
		Yes	**Page No.**	**No**	**N/A**
Reconciliation					
78	Is the quality and quantity of data considered and reconciled and the applicability or suitability of the approaches considered and reconciled?	[X]	[44]	[]	[]
79	Is the final value estimate consistent with the highest and best use, the data, and analyses presented in the report?	[X]	[]	[]	[]
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?	[N/A]	[]	[]	[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?	[N/A]	[]	[]	[X]
Miscellaneous					
82	Does the report provide an estimate of the property’s anticipated exposure time, as required by USPAP?	[X]	[7]	[]	[]
83	Does the appraisal explain and support the exclusion of any of the usual valuation approaches?	[X]	[18]	[]	[]

BUREAU OF APPRAISAL - APPRAISAL CHECKLIST, PART THREE					
		Yes	**Page No.**	**No**	**N/A**
84	Are Extraordinary Assumptions and Hypothetical Conditions repeated, or referenced with all statements of the final opinion of value?	[X]	[44]	[]	[]
			_____		

Addendum B

LAND SALE DATA SHEETS

Sale | Land - Agricultural | No. 1

Property Name	82.70-Acre Land Tract - Saffold Road
Address	14201 Saffold Road Parrish, FL 34219
County	Manatee
Govt./Tax ID	Multiple
Area Measurement(NRA)	3,314.00
Land Area Net	82.700 ac/ 3,602,412 sf
Land Area Gross	82.700 ac/ 3,602,412 sf
Site Development Status	Semi-Finished
Utilities	Well, Public Electricity
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	240 ft on Saffold Road
Secondary Frontage	N/A
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12081C0070E/ 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	12/18/2025
Condition of Sale	None	Recording Date	12/29/2025
Recorded Buyer	Crosscreek Farms, LLC	Sale Price	$1,200,000
Buyer Type	N/A	Financing	Market Rate Financing
Recorded Seller	Shelley M. Saffold	Cash Equivalent	$1,200,000
Marketing Time	2 Month(s)	Capital Adjustment	$0
Listing Broker	Michael Strahan (850-585-8280)	% Interest Purchased	100%
Doc #	202541153762	Adjusted Price	$1,200,000
		Adjusted Price / ac and / sf	**$14,510 / $0.33**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable is a 82.70-acre tract of land located at 14201 Saffold Road in Parrish, Manatee County, Florida. The entire property is zoned A (General Agriculture District) with a future land use of AG-R. Approximately 50-acres of the property is cleared farmland and the remainder is comprised of natural woods. Based on our review of National Wetlands Inventory GIS data, the property features approximately 2.3-acres of wetlands. The property has various site improvements including a 3,314 SF home (4 bed / 5 bath) built in 1991, an equipment barn, a pole barn, a storage shed, and two 10" wells. The property was listed on the open market and sold in December of 2025 for $1,200,000 or $14,510 per gross acre of land area.

Sale | Land - Agricultural | No. 2

Property Name	2422 NE Daniels Street
Address	2422 NE Daniels Street Arcadia, FL 34266
County	DeSoto
Govt./Tax ID	08-37-25-0000-0380-0000
Area Measurement(NRA)	
Land Area Net	71.000 ac/ 3,092,760 sf
Land Area Gross	71.000 ac/ 3,092,760 sf
Site Development Status	Raw
Utilities	All Available
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A on NE Daniels Street
Secondary Frontage	N/A
Topography	Level, At Street Grade
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	12027C0064C/ Nov 2013
Zoning	A-5
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

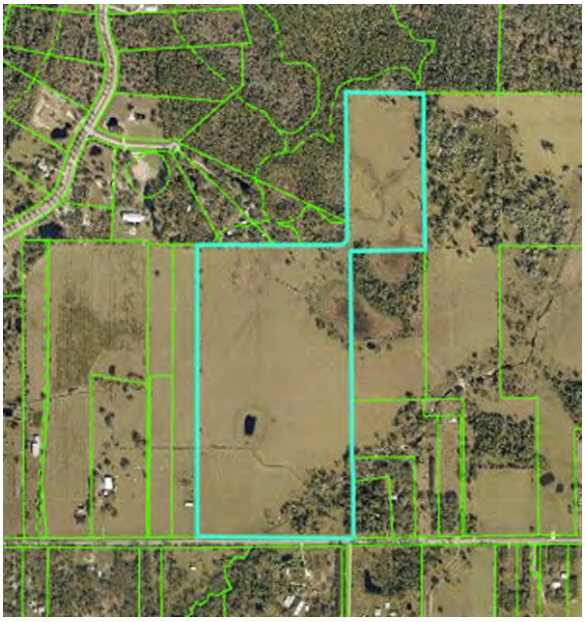
Type	Sale	Primary Verification	Broker
Interest Transferred	Fee Simple	Transaction Date	11/20/2025
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	2422 NE Daniels LLC	Sale Price	$1,065,000
Buyer Type	N/A	Financing	Cash to Seller
Recorded Seller	Black Wolf Holdings LLC	Cash Equivalent	$1,065,000
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	LQ Commercial Real Estate Services	% Interest Purchased	100%
Doc #	202514008673	Adjusted Price	$1,065,000
		Adjusted Price / ac and / sf	**$15,000 / $0.34**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable is a land sale located at 2422 NE Daniels Street in Arcadia, Florida. The site contains approximately 71 acres of land zoned for agricultural use and is situated roughly 4.5 miles north of downtown Arcadia. The property features ranch-oriented improvements including multiple ponds (total size 0.93-acres) for livestock and irrigation, two wells, established cow pens and chutes, and a 4,000-square-foot pole barn with a bunkhouse. At the time of sale, the land was configured into five-acre building lots, allowing for future development potential subject to county approval. The property sold in December 2025 for $1,065,000, equating to approximately $15,000 per acre. The sale was an arm's-length transaction with no reported atypical financing terms or concessions.

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 / ac and / sf	**$12,549 / $0.29**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable is a 99.611-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 $12,549 per gross 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 - Agricultural | No. 4

Property Name	8461 SW Highway 72
Address	8461 SW Highway 72 Arcadia, FL 34266
County	DeSoto
Govt./Tax ID	02-38-23-0000-0030-0000
Area Measurement(NRA)	
Land Area Net	83.260 ac/ 3,626,806 sf
Land Area Gross	83.260 ac/ 3,626,806 sf
Site Development Status	Raw
Utilities	N/A
Maximum FAR	N/A
Max Allow Bldg Units/Density	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Primary Frontage	N/A on SW Highway 72
Secondary Frontage	N/A
Topography	Level, At Street Grade
Flood Zone Class	Zone AE
Flood Panel No./ Date	12027C0153C/ Nov 2013
Zoning	A-5
Entitlement Status	N/A
Proposed Use or Development	N/A



Transaction Details

Type	Sale	Primary Verification	Broker
Interest Transferred	Fee Simple	Transaction Date	09/16/2024
Condition of Sale	Arm's Length	Recording Date	N/A
Recorded Buyer	Creek Properties LLC	Sale Price	$1,238,000
Buyer Type	N/A	Financing	Cash to Seller
Recorded Seller	Robert Griffiths	Cash Equivalent	$1,238,000
Marketing Time	N/A	Capital Adjustment	$0
Listing Broker	RE/MAX Harbor Realty, Inc.	% Interest Purchased	100%
Doc #	202414007006	Adjusted Price	$1,238,000
		Adjusted Price / ac and / sf	**$14,869 / $0.34**
		Adjusted Price/ FAR	**N/A**
		Adjusted Price/ Unit	**N/A**

Comments

This comparable is a land sale located at 8461 SW Highway 72 in Arcadia, Florida. The property consists of approximately 83.26 acres of agricultural zoned land situated along Highway 72, west of the City of Arcadia. The site features a mix of open pasture and wooded acreage with frontage along Horse Creek, providing utility for livestock, recreational, and agricultural uses. Based on our review of National Wetlands Inventory GIS data, the property features approximately 27-acres of wetlands The land is improved with agricultural support structures typical for properties of this size and use, including multiple barns and pole barns suitable for equipment storage and livestock operations, as well as several ponds that enhance irrigation and agricultural utility. A newer mobile home is located on the property; however, based on zoning, acreage, and marketing emphasis, the transaction appears to have been driven primarily by the value of the land. The property sold in September 2024 for $1,238,000, reflecting a price of approximately $15,000 per acre. The sale was an arm's length transaction with no reported atypical financing terms or concession.

Addendum C

LEGAL DESCRIPTION

EXHIBIT A

Parcel 1, ID #126610209:
BEGIN AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 15, TOWNSHIP 33S, RANGE 21E, MANATEE COUNTY, FLORIDA; THENCE RUN S 89°07'15" W A DISTANCE OF 1327.01 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 15 TO A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15; THENCE RUN S 89°06'49" W A DISTANCE OF 1321.48 FEET TO A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 15; THENCE RUN S 01'11'52" E A DISTANCE OF 2360.53 FEET; THENCE N 89°00'40" E A DISTANCE OF 1993.26 FEET; THENCE S 01°22'19" E A DISTANCE OF 1683.88 FEET; THENCE S 88°58'25" W A DISTANCE OF 2001.14 FEET; THENCE N 01°04'58" W A DISTANCE OF 1309.02 FEET TO A LIGHTERWOOD POST MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 15; THENCE RUN N 89°56'46" W ALONG THE SOUTHERLY LINE OF THE NE 1/4 OF SECTION 16,TOWNSHIP 33S, RANGE 21E, A DISTANCE OF 1613.74 FEET; THENCE S 38°56'54" W A DISTANCE OF 1360.56 FEET; THENCE THE FOLLOWING BEARINGS AND DISTANCES:

S 53°59'01" E 846.28 FEET
S 53°21'59" E 276.03 FEET
S 45°08'27" E 1030.48 FEET
S 38°50'46" E 736.64 FEET
S 55°28'16" E 524.24 FEET
S 00°47'23" E 663.41 FEET
N 89°01'15" E 199.84 FEET
N 00°45'03" W 399.94 FEET
N 88°59'15" E 199.87 FEET
S 00°48'23" E 399.78 FEET
N 00°44'14" W 700.81 FEET
N 51°38'28" E 825.90 FEET
N 64°31'33" W 279.93 FEET
N 01°21'40" W 672.69 FEET
N 89° 01'55" E 1331.52 FEET
N 00° 58'03" W 672.14 FEET;

THENCE N 01°22'32" W A DISTANCE OF 1345.49 FEET TO A FOUND RAILROAD SPIKE MARKING THE CENTER OF SECTION 15; THENCE N 01°21'37" W A DISTANCE OF 2695.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTIONS 15, 16, 21 & 22, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, LESS.
PORTIONS OF THE ABOVE DESCRIBED PARCEL MAY BE SUBJECT TO EXISTING COUNTY MAINTAINED RIGHTS OF WAY.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Parcel 2, ID #126610250:
COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURVE; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644); LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE

NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB, CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W. 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W 1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22 TO THE POB, ALSO LESS BEG AT THE NW COR OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST OF 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE1/4 OF NW1/4 OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

Addendum D

QUALIFICATIONS



VALUATION AND ADVISORY SERVICES / SOUTHEAST

Courtland Eyrick, CRE, FRICS, MAI, AI-GRS

Executive Vice President | Right of Way Division Leader – SE
T +1 904 367 2019
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

©2025 CBRE, INC.

Ron DeSantis, Governor

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

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



CBRE VALUATION AND ADVISORY SERVICES - SOUTHEAST

Drew Johnstone, MAI, MBA

Vice President
Right of Way Division - Southeast
M +1 850 212 9948
E Drew.Johnstone@cbre.com

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

©2025 CBRE, INC.

Ron DeSantis, Governor

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

JOHNSTONE, ANDREW NATHAN

1 INDEPENDENT DRIVE, SUITE 3000
JACKSONVILLE FL 32202

LICENSE NUMBER: RZ4547

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Valuation & Advisory Services

Colliers

Chilton Trust Land

33070/33100 Taylor Grade Road
Duette, Florida 34219

APPRAISAL REPORT

Date of Report: May 26, 2026
Colliers File Number: JAX260136

Prepared for
Kendall Carson
Environmental Lands Program Coordinator
Manatee County Government-Property Management Department
9000 Town Center Parkway
Lakewood Ranch, FL 34202

© 2026 Colliers

Letter of Transmittal

May 26, 2026

Kendall Carson
Environmental Lands Program Coordinator
Manatee County Government-Property Management Department
9000 Town Center Parkway
Lakewood Ranch, FL 34202

RE: Chilton Trust Land
33070/33100 Taylor Grade Road
Duette, Florida 34219

Colliers File #: JAX260136

Ms. Carson:

Pursuant with our engagement, the above captioned property was appraised utilizing best practice appraisal principles for this property type. This appraisal report satisfies the scope of work and requirements agreed upon by Manatee County Government-Property Management Department and Colliers Valuation & Advisory Services.

The date of this report is May 26, 2026. At the request of the client, this appraisal is presented in an Appraisal Report format as defined by *USPAP* Standards Rule 2-2(a). Our appraisal format provides a summary description of the appraisal process, subject and market data and valuation analyses.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

Value Type	Interest Appraised	Date of Value	Value
As-Is Market Value	Fee Simple	May 7, 2026	$2,050,000

The subject is a 150.27-acre site that includes a combination of cleared and wooded areas at 33070/33100 Taylor Grade Road in Duette, Florida. The property is located in northeast Manatee County and is assessed as two tax parcels; the parcels are contiguous and under common ownership, and for the purpose of our assignment the overall site has been valued together. The property has a General Agriculture zoning classification and is located in a relatively rural area.

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The report is intended to conform to the appraisal guidelines of Manatee County Government-Property Management Department.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. *USPAP* defines an Extraordinary Assumption 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". *USPAP* defines a Hypothetical Condition as, "that 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".

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinion of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

Extraordinary Assumptions

This Appraisal Report is not contingent on any extraordinary assumptions.

Hypothetical Conditions

This Appraisal Report is not contingent on any hypothetical conditions.

Reliance Language

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Colliers Valuation & Advisory Services is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by Colliers Valuation & Advisory Services or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that Colliers Valuation & Advisory Services will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to Colliers Valuation & Advisory Services, by a party satisfactory to Colliers Valuation & Advisory Services. Colliers Valuation & Advisory Services does consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide Colliers Valuation & Advisory Services with an Indemnification Agreement and/or Non-Reliance letter.

Colliers Valuation & Advisory Services hereby expressly grants to Client the right to copy the Appraisal and distribute it to other parties in the transaction for which the Appraisal has been prepared, including employees of Client, other lenders in the transaction, and the borrower, if any.

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

The signatures below indicate our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.

Sincerely,

Colliers Valuation & Advisory Services



John Mullen, MAI
Associate MD | Jax, Orlando, Panhandle
State-Certified General Real Estate Appraiser
License #RZ3496
+1 904 861 1154
sean.mullen@colliers.com



Patrick R. Phipps, MAI
Managing Director | Jax, Orlando, Panhandle
State-Certified General Real Estate Appraiser
License #RZ2954
+1 904 861 1114
patrick.phipps@colliers.com

Table of Contents

Letter of Transmittal

Introduction

Executive Summary 1
Aerial Photograph 2
Subject Property Photographs 3
Identification of Appraisal Assignment 5
Scope of Work 7

Descriptions & Exhibits

Regional Map 8
Regional Analysis 9
Local Area Map 14
Local Area Analysis 15
Site Description 23
- Aerial Tax Map 25
- Survey 26
- Aerial Exhibit from Agent 27
- Flood Map 28
- Wetlands Map 29

Assessment & Taxation 30
Zoning Analysis 31
Market Analysis 32
Highest & Best Use 36

Valuation

Valuation Methods 37
Land Valuation 37
- Land Sales Summation Table 38
- Land Sales Location Map 39
- Land Sales Data Sheets 40
- Calculation of Land Value 45

Certification

Assumptions & Limiting Conditions

Addenda

Engagement Letter
Subject Data
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services

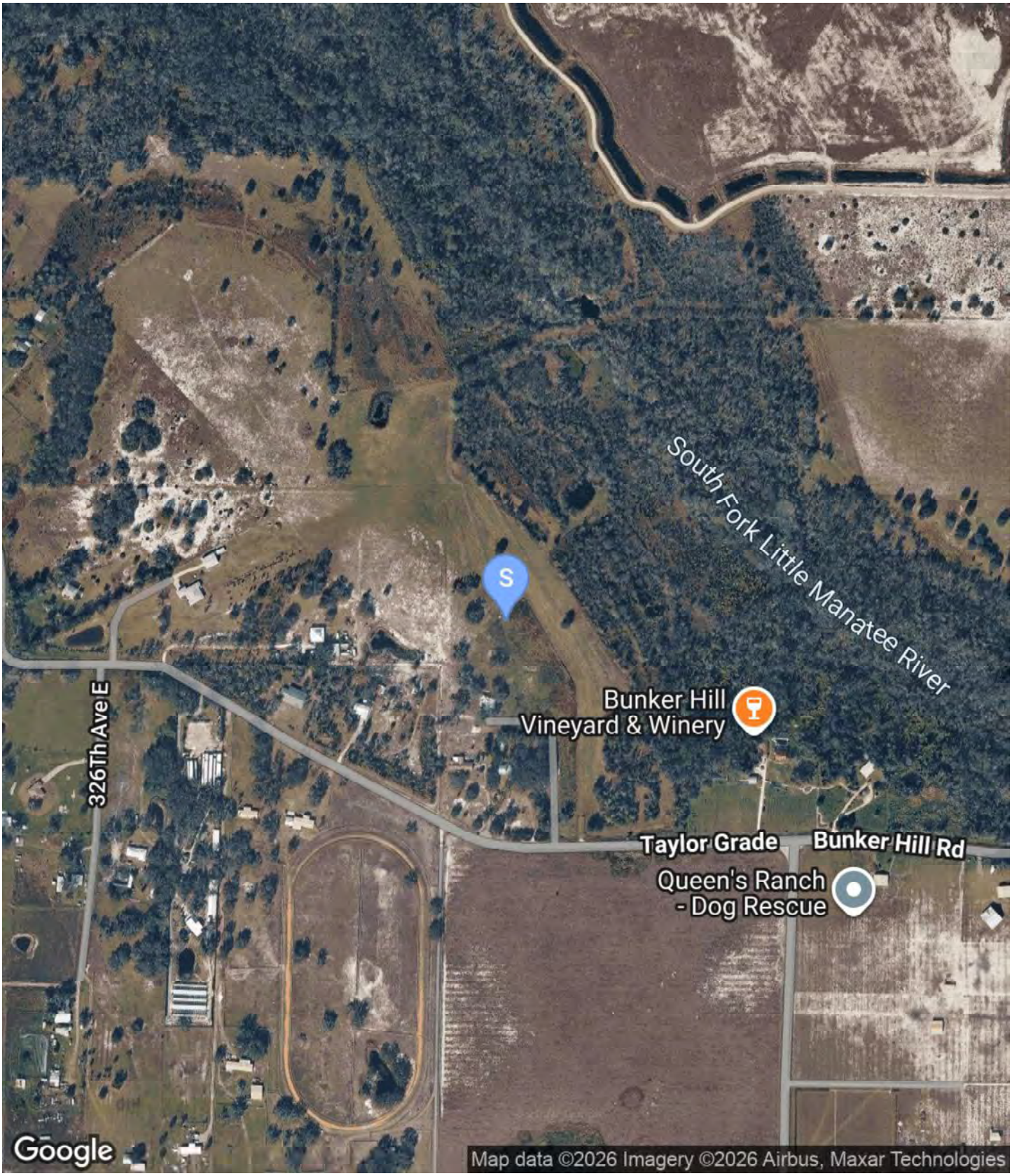
Executive Summary

General Information	
Property Name	Chilton Trust Land
Property Type	Land
Address	33070/33100 Taylor Grade Road
City	Duette
State	Florida
Zip Code	34219
County	Manatee
Core Based Statistical Area (CBSA)	North Port-Sarasota-Bradenton, FL
Latitude	27.597640
Longitude	-82.201980

Site Information		
Land Area	**Acres**	**Square Feet**
Uplands	97.68	4,254,745
Wetlands	52.59	2,291,016
Total	**150.27**	**6,545,761**
Topography	Generally Level at street grade	
Shape	Irregular	
Access	Average	
Exposure	Average	
Current Zoning	General Agriculture (A)	
Flood Zone	Zone X (Unshaded) & Zone AE	
Seismic Zone	No Risk	

Valuation Summary	
Valuation Indices	**As-Is Market Value**
Interest Appraised	**Fee Simple**
Date of Value	**May 7, 2026**
Final Value Conclusion	
Final (Land) Value	**$2,050,000**
Value/Acre	$13,642

Aerial Photograph



Subject Property Photographs



View east on Taylor Grade Road at subject



View west on Taylor Grade Road at subject



Entrance from road



Interior view of property



Interior view of property



Interior view of property

Subject Property Photographs



Interior view of property



Interior view of property



Interior view of property



Interior view of property



Interior view of property



Interior view of property

Property Identification

The subject is a 150.27-acre site that includes a combination of cleared and wooded areas at 33070/33100 Taylor Grade Road in Duette, Florida. The property is located in northeast Manatee County and is assessed as two tax parcels; the parcels are contiguous and under common ownership, and for the purpose of our assignment the overall site has been valued together. The property has a General Agriculture zoning classification and is located in a relatively rural area.

The legal description of the subject property is presented in the Addenda.

Client Identification

The client of this specific assignment is Manatee County Government-Property Management Department.

Purpose

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest.

Intended Use

The intended use of this appraisal is to assist the client in making internal business decisions related to a potential acquisition of the property.

Intended Users

Manatee County Government-Property Management Department is the only intended user of this report. Use of this report by third parties and other unintended users is not permitted. This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.

Assignment Dates

Date of Report	May 26, 2026
Date of Inspection	May 7, 2026
Valuation Date - As-Is	May 7, 2026

Personal Intangible Property

No personal property or intangible items are included in this valuation.

Property and Sales History

Current Owner and Three-Year Sales History

According to the public records, the subject property is currently owned by Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013. The current owner purchased the property on January 25, 2022 from Detwiler Farms, LLC for $1,500,000. The Warranty Deed has been recorded via Instrument Number: 202241012478 of Manatee County. Our understanding is that the 2022 sale was an arm's-length transaction, and there have not been any sales/transfers of the property in the past three years. The current owner purchased the property with the intent of potentially developing a family compound on it with several homes, but this plan did not move forward.

Subject Sale Status

The subject property is currently listed for sale by Chris Baylis with Michael Saunders & Company. Ms. Baylis noted that while the property was not officially/fully put on the market until late April 2026, she had an office exclusive listing of it that began in late January 2026. Some limited marketing was done on the property in between this time. The current asking price is $2,300,000, and Ms. Baylis noted that she has recently received an offer at about 90% of the asking price which is being considered by the ownership group and their attorney. This offer is reportedly from a potential owner-user and not the client.

Definitions

This section summarizes the definitions of value, property rights appraised, and value scenarios that are applicable for this appraisal assignment. All other applicable definitions for this assignment are located in the Valuation Glossary section of the Addenda.

Definitions of Value

Given the scope and intended use of this assignment, the following definition of value is applicable:

Market Value

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. [1]

Property Rights Appraised

The property rights appraised constitute the fee simple interest.

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.[2]

Value Scenarios

As-Is Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.[3]

[1] Interagency Appraisal and Evaluation Guidelines, December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472
[2] The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022
[3] The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

Introduction

The appraisal development and reporting processes requires gathering and analyzing information about those assignment elements necessary to properly identify the appraisal problem to be solved. The scope of work decision must include the research and analyses that are necessary to develop credible assignment results given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed. The scope of work for this appraisal assignment is outlined below:

- The appraisers analyzed the regional and local area economic profiles including employment, population, household income, and real estate trends. The local area was further studied to assess the general quality and condition, and emerging development trends for the real estate market. The immediate market area was inspected and examined to consider external influences on the subject.
- The appraisers confirmed and analyzed legal and physical features of the subject property including sizes of the site, flood plain data, seismic zone, zoning, easements and encumbrances, access and exposure of the site.
- The appraisers conducted Highest and Best Use analysis and conclusions were drawn for the highest and best use of the subject property As-Vacant. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject site.
- The appraisers confirmed and analyzed financial features of the subject property including potential entitlement issues, and tax and assessment records. This information as well as trends established by confirmed market indicators was used to forecast performance of the subject property.
- Selection of the valuation methods was based on the identifications required in USPAP relating to the intended use, intended users, definition and date of value, relevant property characteristics and assignment conditions. This appraisal developed the Sales Comparison Approach to value, which was adjusted and reconciled as appropriate. The appraisal develops an opinion of the As-Is Market Value of the subject property's fee simple interest.
- Reporting of this appraisal is in an Appraisal Report format as required in USPAP Standard 2. The appraiser's analysis and conclusions are summarized within this document.
- We understand the Competency Rule of USPAP and the authors of this report meet the standards.
- No one provided significant real property appraisal assistance to appraisers signing this certification.

Sources of Information

The following sources were contacted to obtain relevant information:

Sources of Information

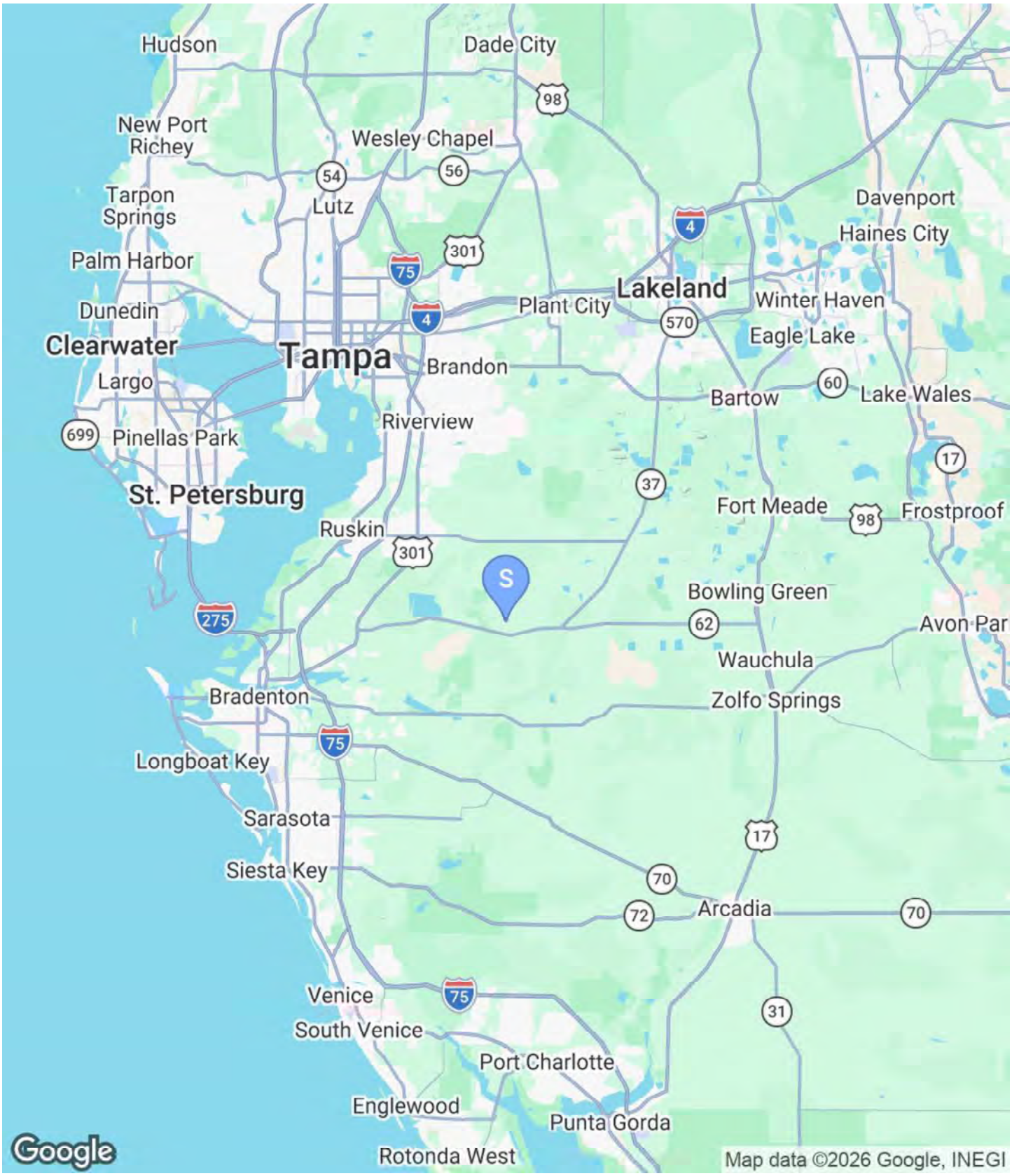
Item	Source
Tax Information	Manatee County Tax Collector
Zoning Information	Manatee County Zoning Code
Site Size Information	Gross area taken from provied survey; upland vs. wetland estimate provided by listing agent
Flood Map	FEMA
Demographics	Esri ArcGIS®
Comparable Information	See Comparable Datasheets for details
Legal Description	2022 deed and information provided by client

Subject Property Inspection

Subject Property Inspection

Appraiser	Inspected	Extent	Date of Inspection
John Mullen, MAI	Yes	Site Only	May 7, 2026
Patrick R. Phipps, MAI	No	-	-

Regional Map



Introduction



The North Port-Sarasota-Bradenton, FL MSA is located in the Gulf Coast of Florida. The metropolitan area is defined by the Office of Management and Budget (OMB) as the North Port–Bradenton–Sarasota Metropolitan Statistical Area, a metropolitan statistical area (MSA) consisting of Manatee County and Sarasota County. The principal cities listed by the OMB for the MSA are North Port, Bradenton, Sarasota, Lakewood Ranch, and Venice.

The North Port–Bradenton–Sarasota MSA is a component of the larger North Port–Bradenton Combined Statistical Area, a combined statistical area (CSA) consisting of the North Port–Bradenton–Sarasota MSA, the Punta Gorda, Florida MSA (Charlotte County), and the Arcadia, Florida, micropolitan statistical area (DeSoto County).

Demographic Analysis

The following is a demographic study of the region sourced by *Esri ArcGIS*®, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of geographical areas. Demographic changes are often highly correlated to changes in the underlying economic climate. Periods of economic uncertainty necessarily make demographic projections somewhat less reliable than projections in more stable periods. These projections are used as a starting point, but we also consider current and localized market knowledge in interpreting them within this analysis. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

Population

According to Esri ArcGIS®, a Geographic Information System (GIS) Company, the North Port-Bradenton-Sarasota metropolitan area had a 2025 population of 936,088 and experienced an annual growth rate of 2.3%, which was higher than the Florida annual growth rate of 1.3%. The metropolitan area accounted for 4.1% of the total Florida population (23,027,836). Within the metropolitan area the population density was 720.7 people per square mile compared to the lower Florida population density of 429.2 people per square mile and the lower United States population density of 96.2 people per square mile.

Population

Year	US	FL	CBSA
2020 Population	331,449,281	21,538,187	833,716
2025 Population	339,887,819	23,027,836	936,088
2030 Population	347,149,422	24,297,976	1,010,363
2020-2025 CAGR	0.5%	1.3%	2.3%
2025-2030 CAGR	0.4%	1.1%	1.5%

Source: Esri ArcGIS®

Population Density

Year	US	FL	CBSA
2025 Per Square Mile	96.2	429.2	720.7
2030 Per Square Mile	98.2	452.9	777.9

Source: Esri ArcGIS®

Household Trends

The 2025 Households number of households in the metropolitan area was 419,828. The number of households in the metropolitan area is projected to grow by 1.7% annually, increasing the number of households to 457,253 by 2030 Households. The 2025 average household size for the metropolitan area was 2.19, which was -12.40% smaller than the United States average household size of 2.50 for 2025. The average household size in the metropolitan area is anticipated to retract by 0.09% annually, reducing the average household size to 2.18 by 2030.

Number of Households

Year	US	FL	CBSA
2025 Households	132,422,916	9,263,074	419,828
2030 Households	136,716,884	9,873,376	457,253
2025-2030 CAGR	0.6%	1.3%	1.7%

Source: Esri ArcGIS®

Average Household Size

Year	US	FL	CBSA
2025	2.50	2.43	2.19
2030	2.48	2.41	2.18
2025-2030 CAGR	(0.16%)	(0.17%)	(0.09%)

Source: Esri ArcGIS®

The North Port-Bradenton-Sarasota metropolitan area had 24.19% renter occupied units, compared to the higher 32.83% in Florida and the higher 35.77% in the United States.

Housing Units

	US	FL	CBSA
Owner Occupied	64.23%	67.17%	75.81%
Renter Occupied	35.77%	32.83%	24.19%

Source: Esri ArcGIS®

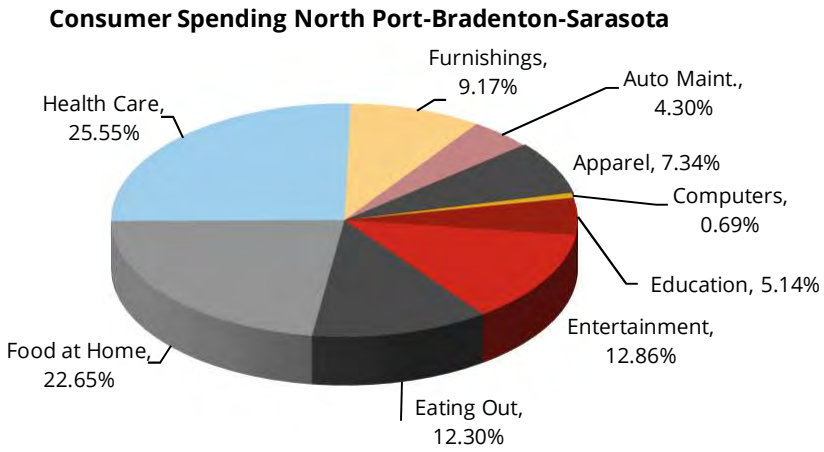
The 2025 median household income for the metropolitan area was $84,582, which was 3.62% higher than the United States median household income of $81,624. The median household income for the metropolitan area is projected to grow by 3.23% annually, increasing the median household income to $99,140 by 2030.

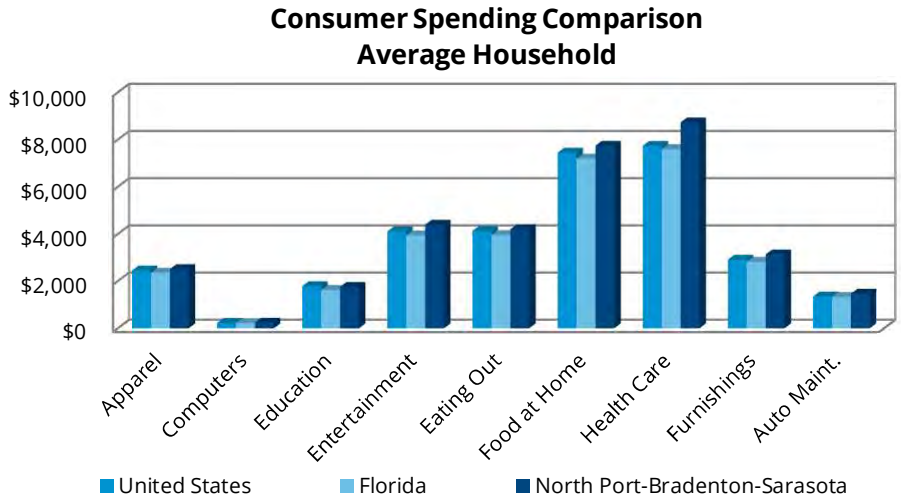
According to the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index, the North Port-Sarasota-Bradenton, FL MSA's cost of living is 97.5 compared to the national average score of 100. The ACCRA Cost of Living Index compares groceries, housing, utilities, transportation, health care and miscellaneous goods and services for over 300 urban areas.

Median Household Income

Year	US	FL	CBSA
2025	$81,624	$78,205	$84,582
2030	$92,476	$89,997	$99,140
2025-2030 CAGR	2.53%	2.85%	3.23%

Source: Esri ArcGIS®





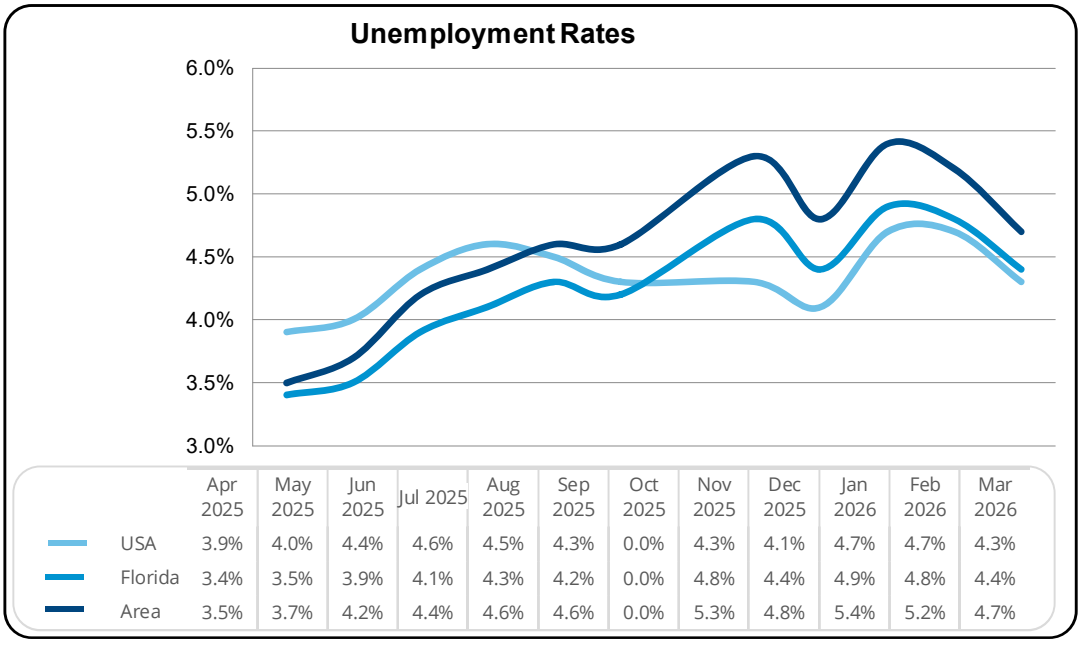
Employment

Total employment has increased annually over the past decade in the state of Florida by 1.5% and increased annually by 1.9% in the area. From 2024 to 2025 unemployment increased in Florida by 0.5% and increased by 0.7% in the area. In the state of Florida unemployment has decreased over the previous month by 0.4% and decreased by 0.5% in the area.

Employment & Unemployment Statistics 2016 - 2025

	Total Employment				Unemployment Rate		
	Florida		North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area		United States*	Florida	North Port-Bradenton-Sarasota, FL Metropolitan Statistical Area
Year	Total	% Δ Yr Ago	Total	% Δ Yr Ago			
2016	9,313,287	2.7%	325,153	0.1%	4.9%	4.9%	4.7%
2017	9,545,001	2.5%	332,670	2.3%	4.4%	4.3%	4.1%
2018	9,731,497	2.0%	339,428	2.0%	3.9%	3.6%	3.5%
2019	9,923,974	2.0%	344,225	1.4%	3.7%	3.2%	3.2%
2020	9,249,303	(6.8%)	324,569	(5.7%)	8.1%	8.0%	7.2%
2021	9,821,945	6.2%	346,431	6.7%	5.3%	4.7%	4.1%
2022	10,383,788	5.7%	362,863	4.7%	3.6%	3.0%	3.0%
2023	10,697,824	3.0%	378,859	4.4%	3.6%	2.9%	3.1%
2024	10,741,571	0.4%	384,282	1.4%	4.0%	3.4%	3.5%
2025	10,672,684	(0.6%)	386,367	0.5%	4.3%	3.9%	4.2%
CAGR	**1.5%**	**-**	**1.9%**	**-**	**-**	**-**	**-**

Source: U.S. Bureau of Labor Statistics *Unadjusted Non-Seasonal Rate



	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026
USA	3.9%	4.0%	4.4%	4.6%	4.5%	4.3%	0.0%	4.3%	4.1%	4.7%	4.7%	4.3%
Florida	3.4%	3.5%	3.9%	4.1%	4.3%	4.2%	0.0%	4.8%	4.4%	4.9%	4.8%	4.4%
Area	3.5%	3.7%	4.2%	4.4%	4.6%	4.6%	0.0%	5.3%	4.8%	5.4%	5.2%	4.7%

TOP EMPLOYERS		
COUNTY	**COMPANY**	**# OF EMPLOYEES**
Manatee:	Manatee County School Board	5,626
	Manatee Healthcare System	2,489
	Publix	2,381
	Manatee County Government	2,155
	Beall's, Inc.	1,996
	Blake Medical Center	1,471
	Manatee County Sheriff's Department	1,239
	Tropicana Products, Inc.	988
	IMG Academy	862
	State College of Florida, Manatee-Sarasota	710
Sarasota:	Sarasota Memorial Hospital	8,834
	School Board of Sarasota County	5,937
	Publix Super Markets, Inc.	4,282
	Sarasota County	3,630
	PGT Innovations	1,992
	Walmart	1,633
	City of Sarasota	811
	City of North Port	777
	Helios Technology	718
	Target	585

Source: FL Annual Comprehensive Financial Reports

Airport Statistics

The following chart summarizes the local airport statistics. There are also additional international airports in Tampa to the north and Orlando to the east of the subject's area.

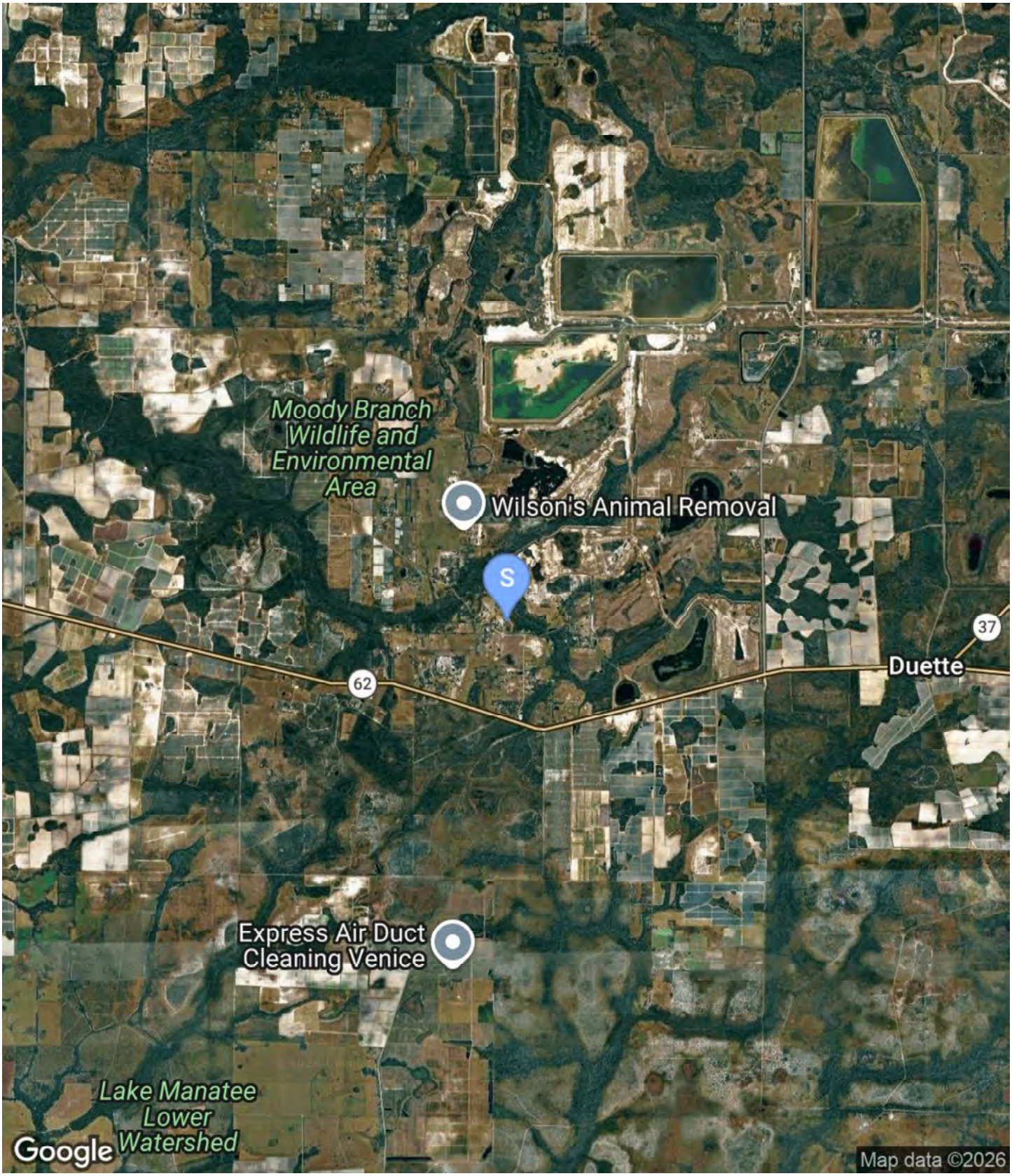
Sarasota/Bradenton International Airport (SRQ)		
Year	**Enplaned Passengers**	**% Chg**
2014	598,219	-
2015	607,428	1.5%
2016	589,860	(2.9%)
2017	590,941	0.2%
2018	685,001	15.9%
2019	977,530	42.7%
2020	615,337	(37.1%)
2021	1,574,063	155.8%
2022	1,911,999	21.5%
2023	2,144,736	12.2%
2024	2,112,417	(1.5%)

Source: U.S. Department of Transportation

Summary

The North Port-Sarasota-Bradenton, FL MSA benefits from its positive demographic trends and its proximity to the Tampa-St Petersburg area. The economy and future job growth projections show positive indicators, with much of the MSA's wealth and employment is heavily centered on healthcare, government, and retail industries. Market conditions in the MSA are positive.

Local Area Map



Introduction

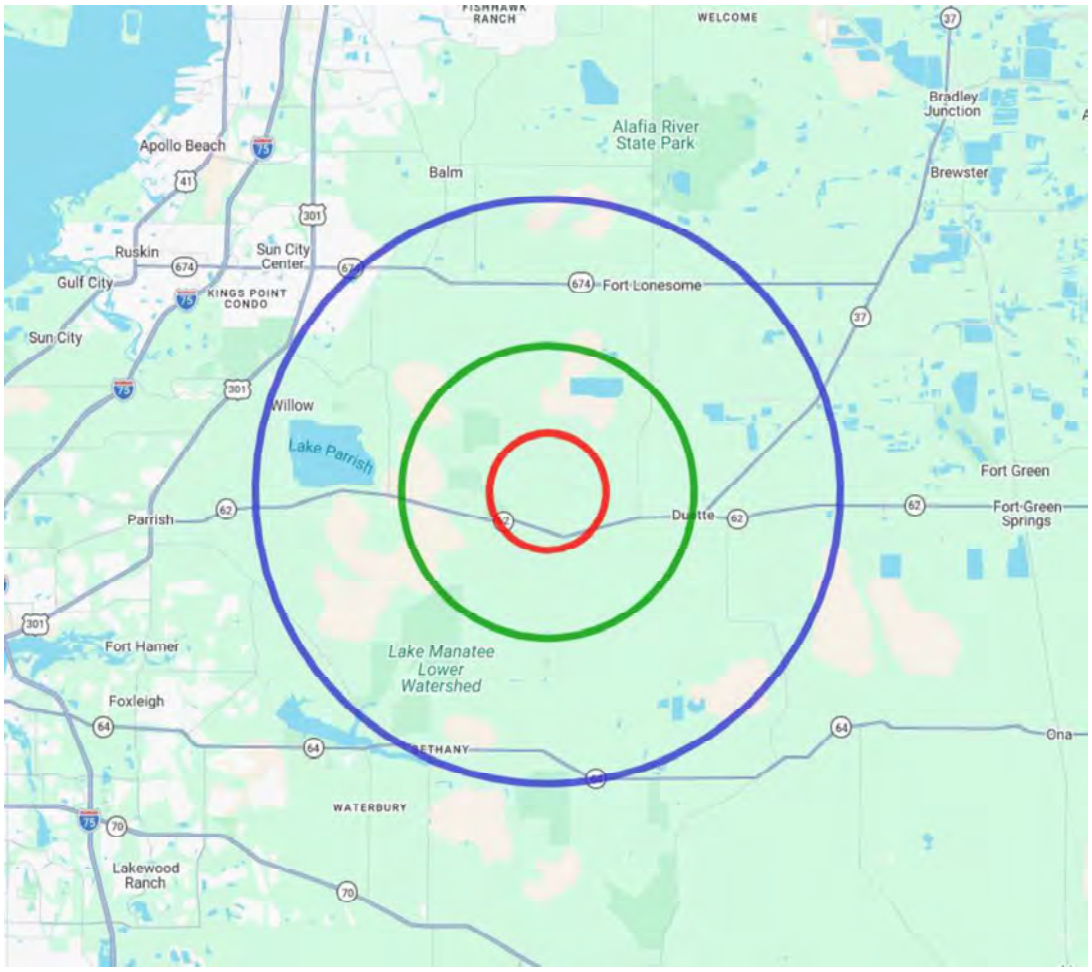
In this section of the report, we provide details about the local area and describe the influences that bear on the real estate market as well as the subject property. A map of the local area is presented on the prior page. Below are insights into the local area based on fieldwork, interviews, demographic data and experience working in this market.

Local Area Profile

The subject property is located in Duette, Florida, within northeastern Manatee County. The subject's immediate area is relatively rural to semi-rural in nature, and significant development is generally 10+ miles to the west/southwest.

Demographic Profile

Below is a demographic study of the area, sourced by *Esri ArcGIS*®, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of properties and geographical areas. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.



Local Area Demographics

Description	2 miles	5 miles	10 miles	Description	2 miles	5 miles	10 miles
Population				**Average Household Income**			
2010 Population	363	853	5,997	2025	$144,046	$118,819	$114,065
2020 Population	355	837	6,909	2030	$157,992	$142,986	$135,452
2025 Population	381	887	11,074	Change 2025-2030	9.68%	20.34%	18.75%
2030 Population	686	1,335	12,826	**Median Household Income**			
Change 2010-2020	(2.20%)	(1.88%)	15.21%	2025	$117,306	$95,071	$93,068
Change 2020-2025	7.32%	5.97%	60.28%	2030	$128,229	$117,490	$110,171
Change 2025-2030	80.05%	50.51%	15.82%	Change 2025-2030	9.31%	23.58%	18.38%
Number of Households				**Per Capita Income**			
2010 Households	134	259	1,606	2025	$45,390	$39,408	$34,443
2020 Households	127	247	1,976	2030	$53,628	$49,051	$41,536
2025 Households	136	277	3,252	Change 2025-2030	18.15%	24.47%	20.59%
2030 Households	266	431	3,813	**Households by Income (2025)**			
Change 2010-2020	(5.22%)	(4.63%)	23.04%	Less than $15,000	3.68%	5.05%	5.14%
Change 2020-2025	7.09%	12.15%	64.57%	$15,000 - $24,999	3.68%	7.22%	4.43%
Change 2025-2030	95.59%	55.60%	17.25%	$25,000 - $34,999	0.00%	10.47%	7.44%
Housing Units				$35,000 - $49,999	5.15%	7.58%	12.67%
Owner Occupied	117	236	2,830	$50,000 - $74,999	8.82%	7.94%	13.04%
Renter Occupied	19	41	422	$75,000 - $99,999	14.71%	13.72%	9.50%
Housing Units by Year Built				$100,000 - $149,999	32.35%	21.30%	22.76%
Built 2020 or Later	0	8	241	$150,000 - $199,999	13.24%	11.19%	12.39%
Built 2010 to 2019	17	32	823	$200,000 or More	19.12%	15.16%	12.64%
Built 2000 to 2009	34	46	466	**Housing by Units in Structure**			
Built 1990 to 1999	29	46	330	1, Detached	72	139	1,793
Built 1980 to 1989	13	43	212	1, Attached	0	5	60
Built 1970 to 1979	4	30	259	2	0	0	0
Built 1960 to 1969	11	16	125	3 or 4	0	0	0
Built 1950 to 1959	4	13	50	5 to 9	0	0	0
Built 1940 to 1949	0	0	27	10 to 19	0	0	0
Built 1939 or Earlier	0	10	33	20 to 49	0	0	0
Home Values				50 or More	0	0	1
Average	$821,504	$578,432	$473,860	Mobile Home	40	101	707
Median	$714,286	$472,222	$403,373	Boat, RV, Van, etc.	0	0	4

Source: Esri ArcGIS®

Transportation Routes

Major traffic arteries are shown in the chart below:

Major Roadways & Thoroughfares

Highway	Direction	Function	Distance From Subject
U.S. 301	west	Local Highway	This is within 10 miles of the subject property.
I-75	west	Interstate Highway	This is within 15 miles of the subject property.
Surface Streets	**Direction**	**Function**	**Distance From Subject**
Taylor Grade Road	south	Minor roadway	The subject property fronts this street.
S.R. 62	south	Secondary Arterial	This is within 2 miles of the subject property.
S.R. 64	south	Secondary Arterial	This is within 10 miles of the subject property.
S.R. 674	north	Secondary Arterial	This is within 10 miles of the subject property.

Public Transportation is not available near the subject property.

Community Services

Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages).

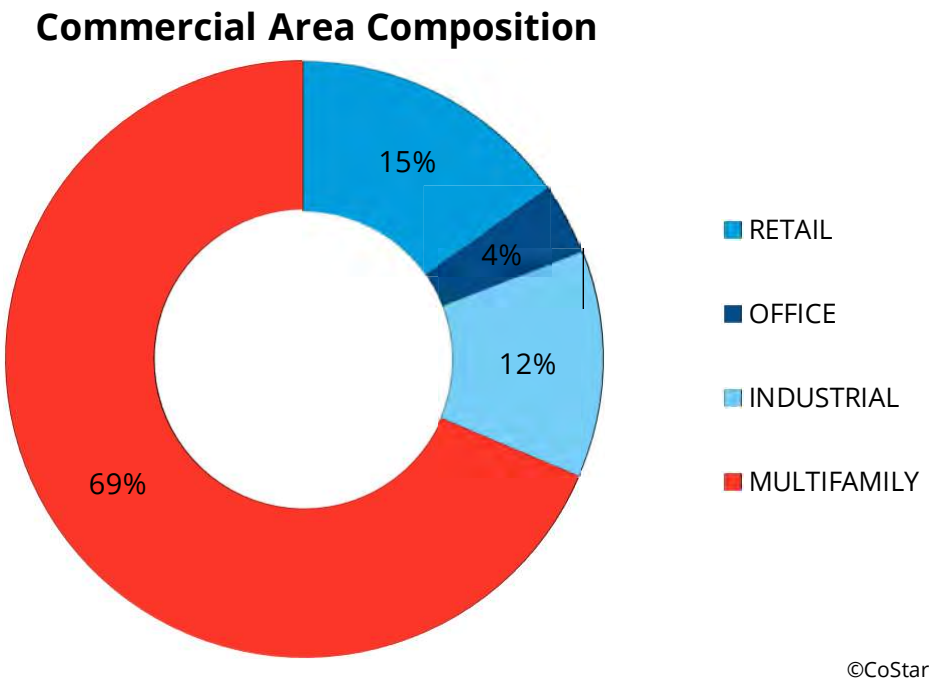
Immediate Area Profile

This section discusses uses and development trends in the immediate area that directly impact the performance and appeal of the subject property.

Predominant Land Uses

In the immediate area surrounding the subject there is a significant amount of vacant land. Improved properties are generally a combination of rural residential single-family homes and agricultural uses with recreational properties also relatively common.

More significant development in the extended area is further west/southwest and consists of office, retail, industrial, mixed-use and auto dealership uses along major arterials that are interspersed with multi-family complexes and single-family residential development removed from arterials. The local area has a mix of commercial uses nearby and the composition is shown in the following graph.



Residential Development

Residential users in the immediate area are primarily single family residential homes on larger lots; the overall quality and appeal is generally average.

Multi-Family Development

The following chart shows a summary of multi-family data by type in the immediate area from CoStar.

Multifamily Summary

Class	Properties	NRA (SF)	Avg Yr Blt
A	8	2,661,014	2023
B	38	9,866,880	2014
C	38	3,038,139	1988
Total	**84**	**15,566,033**	**2003**

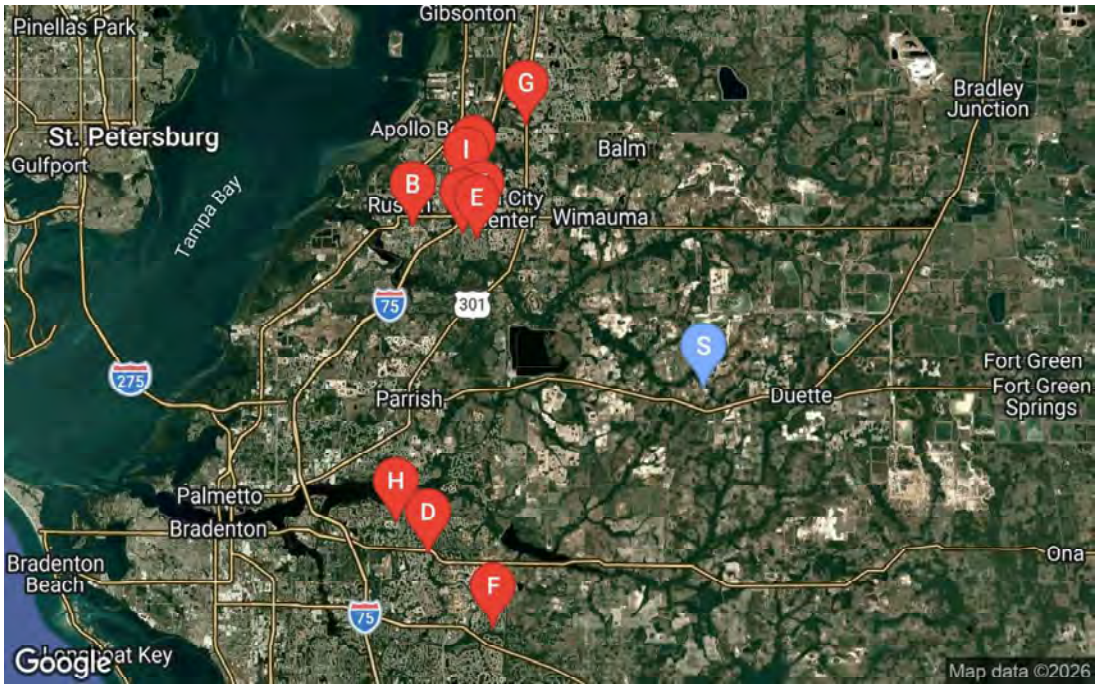
Source: CoStar

The three largest multifamily properties are at 15720 Miller Creek Drive, 1398 9th Street Southeast and 2501 Langtree Court with an NRA of 1,200,000 SF, 900,000 SF and 883,482 SF that were built in 2020, 2022 and 1989, respectively. The closest large multifamily property in proximity to the subject is at 2218 Mayfield Palms Lane with an NRA of 606,800 SF that was built in 1992. The majority of properties were constructed after 2000. The following chart and map show the subject property and its location relative to the 10 largest multi-family properties in the immediate area from CoStar.

Largest Multifamily Properties

Name	Distance	Map Pin	Class	NRA (SF)	Stories	Year Built
Cypress Mill	14.6 Miles	A	B	1,200,000	1	2020
Ruskin Reserve	15.7 Miles	B	B	900,000	2	2022
Lancaster at King's Point	13.5 Miles	C	C	883,482	1	1989
Oasis at Manatee River	15.2 Miles	D	B	794,309	5	2022
Manchester at King's Point	12.8 Miles	E	B	606,800	1	1992
Terrace IV at Lakewood National	15.1 Miles	F	B	553,527	4	2020
The Parian Luxury Apartments	15.0 Miles	G	A	513,771	3	2023
Hue Watercolor Place	15.9 Miles	H	A	415,422	4	2020
Avilla Cypress Creek	14.5 Miles	I	A	400,000	2	2024
Gloucester at King's Point	13.0 Miles	J	C	396,460	1	1979

Source: CoStar



Retail Development

The following chart shows a summary of retail data by type in the immediate area from CoStar.

Retail Summary

Type	Properties	NRA (SF)	Avg Yr Blt	Occupancy	Avg Rent
Strip Center	14	479,597	2018	97.3	-
Community Center	27	729,047	2007	99.7	-
Neighborhood Center	17	564,941	2006	98.6	-
Power Center	6	261,165	1999	99.8	-
General Retail	184	1,430,087	2002	98.9	$28.65
Total	**248**	**3,464,837**	**2004**	**98.9**	**$28.65**

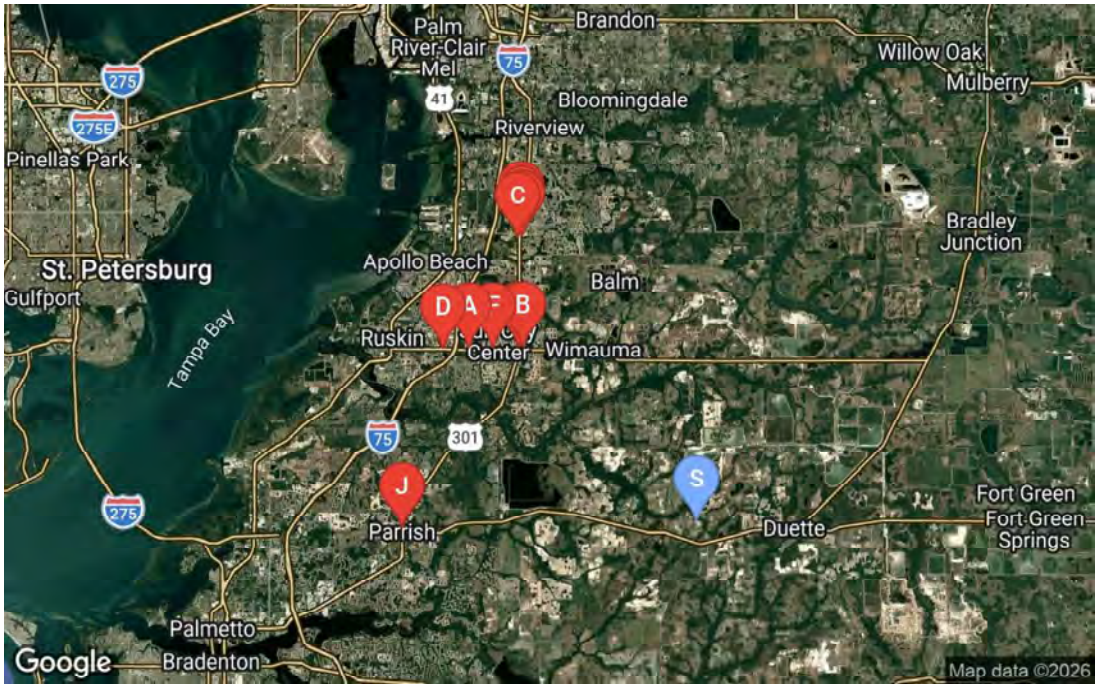
Source: CoStar

The three largest retail properties are at 3730-3846 Sun City Center Boulevard, 4928 State Road 674 and 10385 Big Bend Road with an NRA of 238,288 SF, 203,637 SF and 139,000 SF that were built in 1988, 2007 and 2011, respectively. The closest large retail property in proximity to the subject is at 4928 State Road 674. The majority of properties were constructed after 2000. The following chart and map show the subject property and its location relative to the 10 largest retail properties in the immediate area from CoStar.

Largest Shopping Centers

Name	Distance	Map Pin	Type	NRA (SF)	% Leased	Year Built	Avg Rent
Cypress Village	13.5 Miles	A	Power Center	238,288	98.7	1988	N/Av
Retail Building	11.6 Miles	B	General Retail	203,637	100.0	2007	N/Av
Riverview Bell Plaza	15.8 Miles	C	Community Center	139,000	100.0	2011	N/Av
Sun Point	14.5 Miles	D	Community Center	132,374	92.2	1984	N/Av
Summerfield Crossing	16.2 Miles	E	Community Center	113,500	100.0	2009	N/Av
Sun City Center Plaza	12.6 Miles	F	Neighborhood Center	97,654	88.5	1960	N/Av
Shoppes of Southbay	15.8 Miles	G	Community Center	84,476	100.0	2007	N/Av
Summerfield Crossing	16.0 Miles	H	Community Center	69,849	100.0	2005	N/Av
Kings Crossing	11.8 Miles	I	Neighborhood Center	67,020	100.0	2000	N/Av
Shops at Silverleaf	13.9 Miles	J	Neighborhood Center	59,950	100.0	2007	N/Av

Source: CoStar



Office Development

The following chart shows a summary of office data by class in the immediate area from CoStar.

Office Summary

Class	Properties	NRA (SF)	Avg Yr Blt	Occupancy	Avg Rent
A	2	79,500	2023	100.0	-
B	85	592,425	2000	96.8	$32.04
C	34	196,562	1988	96.0	$25.76
Total	**121**	**868,487**	**1997**	**96.7**	**$30.25**

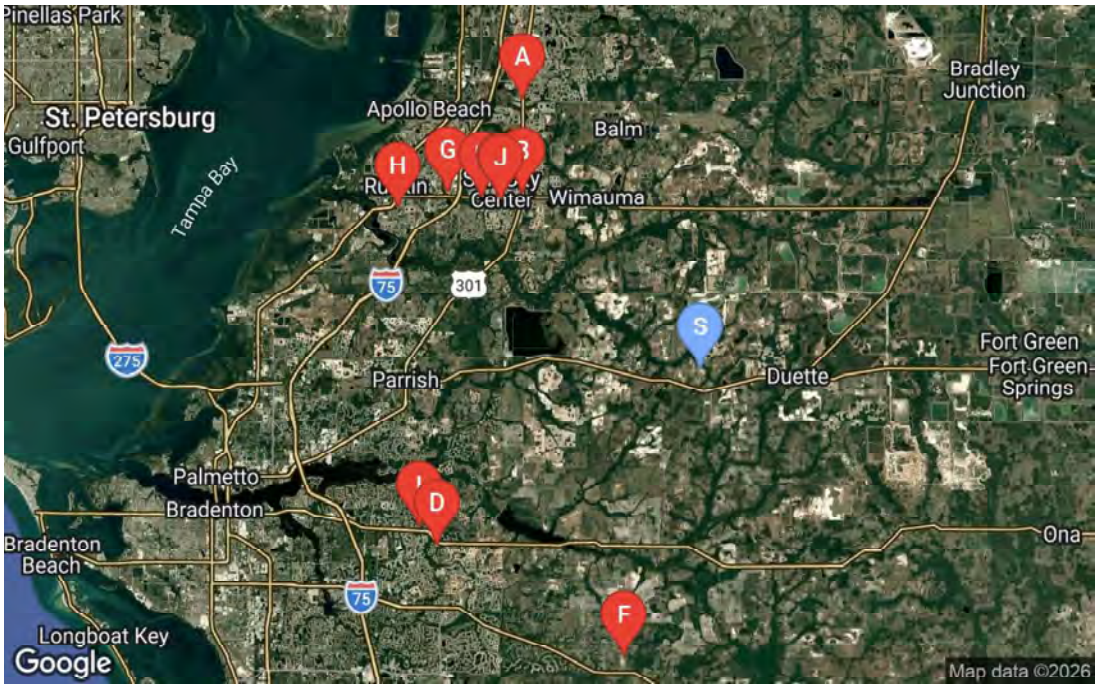
Source: CoStar

The three largest office properties are at 6606 Simmons Loop, 16521-16523 US 301 and 139 South Pebble Beach Boulevard with an NRA of 42,000 SF, 37,500 SF and 30,032 SF that were built in 2025, 2020 and 1997, respectively. The closest large office property in proximity to the subject is at 16521-16523 US 301. The majority of properties were constructed after 2000. The following chart and map show the subject property and its location relative to the 10 largest office properties in the immediate area from CoStar.

Largest Office Buildings

Name	Distance	Map Pin	Class	NRA (SF)	% Leased	Year Built	Avg Rent
Woman's Care of Riverview	15.3 Miles	A	A	42,000	100.0	2025	N/Av
Commonwealth Office Center Phase II	11.8 Miles	B	A	37,500	100.0	2020	N/Av
Sun City Center Corporate Center	12.4 Miles	C	C	30,032	76.9	1997	$32.19
FDOT Building	15.0 Miles	D	B	29,362	100.0	2015	N/Av
South Bay Medical Arts	13.1 Miles	E	B	28,917	95.2	2000	$22.66
Office Building	14.1 Miles	F	B	21,092	100.0	2015	N/Av
Office Building	14.5 Miles	G	B	20,183	100.0	2005	N/Av
Southshore Community Resource Center	16.2 Miles	H	C	20,142	100.0	2001	N/Av
Office Building	15.2 Miles	I	B	17,696	100.0	1997	N/Av
Sun City Center Corporate Center	12.3 Miles	J	C	16,071	100.0	2003	N/Av

Source: CoStar



Industrial Development

The following chart shows a summary of industrial data by type in the immediate area from CoStar.

Industrial Summary

Type	Properties	NRA (SF)	Avg Yr Blt	Occupancy	Avg Rent
Industrial	38	2,252,476	1988	92.8	$12.00
Flex	6	525,629	2002	100.0	-
Total	**44**	**2,778,105**	**1990**	**93.8**	**$12.00**

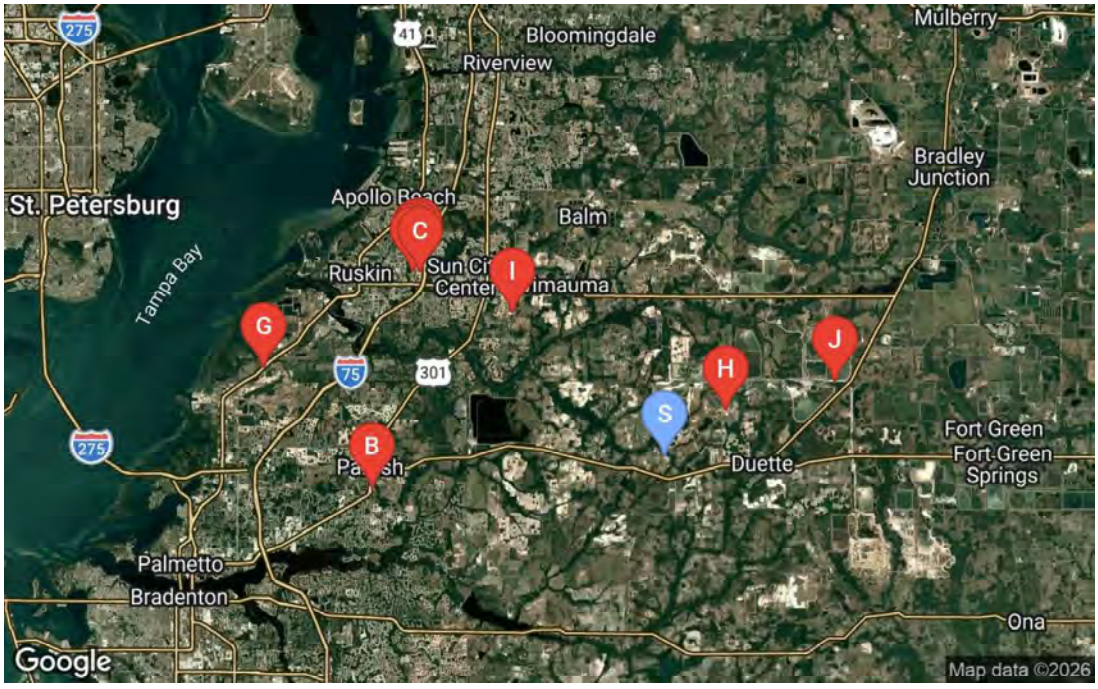
Source: CoStar

The three largest industrial properties are at 3350 Laurel Ridge Avenue, 12155 US Highway 301 North and 585 33rd Street Northeast with an NRA of 1,026,563 SF, 492,696 SF and 278,249 SF that were built in 2014, 2019 and 2022, respectively. The closest large industrial property in proximity to the subject is at 12650 County Road 39 with an NRA of 70,000 SF that was built in 1950. The majority of properties were constructed after 2000. The following chart and map show the subject property and its location relative to the 10 largest industrial properties in the immediate area from CoStar.

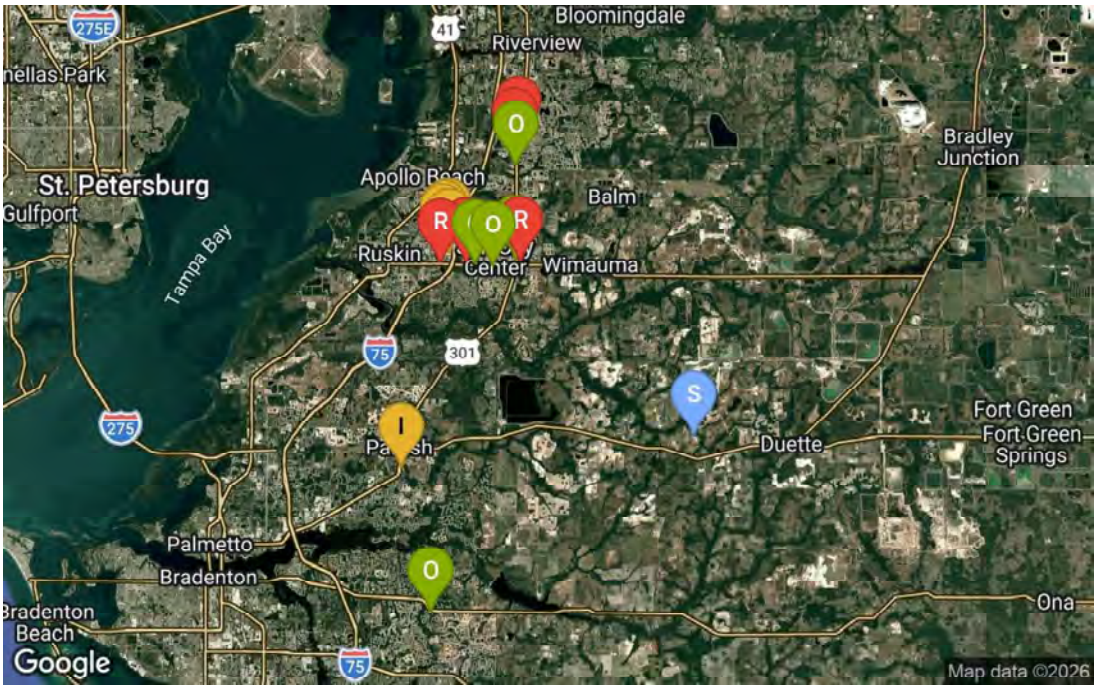
Largest Industrial Properties

Name	Distance	Map Pin	Type	NRA (SF)	% Leased	Year Built	Avg Rent
Industrial Building	14.8 Miles	A	Industrial	1,026,563	100.0	2014	N/Av
Industrial Building	13.9 Miles	B	Flex	492,696	100.0	2019	N/Av
Florida Central 75	14.4 Miles	C	Industrial	278,249	100.0	2022	N/Av
South Shore Corporate Park	14.8 Miles	D	Industrial	138,673	41.6	2023	N/Av
South Shore Corporate Park	14.8 Miles	E	Industrial	132,212	0.0	2023	N/Av
South Shore Corporate Park	14.7 Miles	F	Industrial	91,239	100.0	2008	N/Av
Industrial Building	19.4 Miles	G	Industrial	75,000	100.0	1969	N/Av
Industrial Building	3.6 Miles	H	Industrial	70,000	100.0	1950	N/Av
Industrial Building	9.9 Miles	I	Industrial	65,680	100.0	1993	N/Av
Industrial Building	8.8 Miles	J	Industrial	59,690	100.0	2000	N/Av

Source: CoStar



The following map shows the subject property and the five largest retail, office, and industrial properties in the immediate area from CoStar.



Subject Property Analysis

The following discussion draws context and analysis on how the subject property is influenced by the local and immediate areas.

Subject Property Analysis

The uses adjacent to the property are noted below:

- **North -** Vacant land
- **South -** Single-family residential uses
- **East -** Single-family residential uses and vacant land
- **West -** Single-family residential uses

Summary

The subject property is located in a semi-rural area that has seen relatively limited/moderate growth in recent years very nearby, although the property is within the path of growth so this rate is expected to increase moving forward. The immediate area is largely agricultural and rural residential in nature, and the nearest significant commercial development is generally 10+ miles to the west/southwest. Overall we would expect that most property types would see moderate appreciation in the near to medium term future.

General Description

The subject property is assessed by Manatee County as two tax parcels; they are contiguous and under common ownership, so per our agreement with the client the overall property has been appraised together as one overall economic unit/site. As noted below, the subject site has a gross area of 150.27 acres per a survey provided by the listing agent who also estimated that approximately 60-70% of the site was uplands. We have utilized an upland vs. wetland estimate of 65% to 35% as a result. We reserve the right to amend our value estimate should an updated survey or wetland delineation determines more precise measurements. The following discussion summarizes the subject site size and characteristics.

Land Area	Acres	Square Feet
Uplands	97.68	4,254,745
Wetlands	52.59	2,291,016
Total Land Area	**150.27**	**6,545,761**

Shape Irregular - See Plat Map For Exact Shape

Topography Generally Level at street grade

Drainage Assumed Adequate

Utilities Water/sewer not available so well/septic would be required; there are reportedly well/septics on site although it is unknown if they are operational

Street Improvements	Street	Direction	No. Lanes	Street Type	Curbs	Sidewalks	Streetlights	Center Lane	Gutters
Taylor Grade Road	Secondary Street	two-way	two-lane	connector street					

Frontage The subject has approximately 520 feet of frontage on the north side of Taylor Grade Road.

Accessibility

The accessibility of the subject is rated as average. The subject is accessed from one street, with the main entrance and primary point of ingress/egress being Taylor Grade Road which is a secondary road traveling through the area; the online tax maps show a roadway named 331st Drive E extending north from the road frontage into the site in the vicinity of the subject's gate/main entrance although there were not any posted signs on the property.

Exposure

The subject has average exposure, as it is located along a connector street. The project's exposure rating takes into account its average visibility and its average traffic count.

Seismic

The subject is in No Risk. The seismic zone factor (or Z factor) corresponds numerically to the effective horizontal peak bedrock acceleration (or equivalent velocity) that is estimated as a component of the design base shear calculation. In each seismic zone an earthquake-related event would create an effective peak bedrock acceleration of 0.1 times the force of gravity for Zone 1, 0.15 times the force of gravity for Zone 2A, 0.2 times the force of gravity for Zone 2B, 0.3 times the force of gravity for Zone 3 and 0.4 times the force of gravity for Zone 4. These values correspond to ground motion values with a 10% probability of being exceeded in 50 years.

Flood Zone

Zone X (Unshaded). This is referenced by Community Number 120153, Panel Number 12081C0230F, dated August 10, 2024. Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused

by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone. Zone AE. This is referenced by Community Number 120153, Panel Number 12081C0230F, dated August 10, 2024. Zone AE is a Special Flood Hazard Area (SFHA) where base flood elevations are provided. AE Zones are now used on new format Flood Insurance Rate Maps (FIRM) instead of A1-A30 Zones. In communities that participate in the National Flood Insurance Program (NFIP), mandatory flood insurance purchase requirements apply to this zone.

Easements

A preliminary title report was not available for review. During the on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there is no negative value impact on the subject improvements. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

Soils

A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

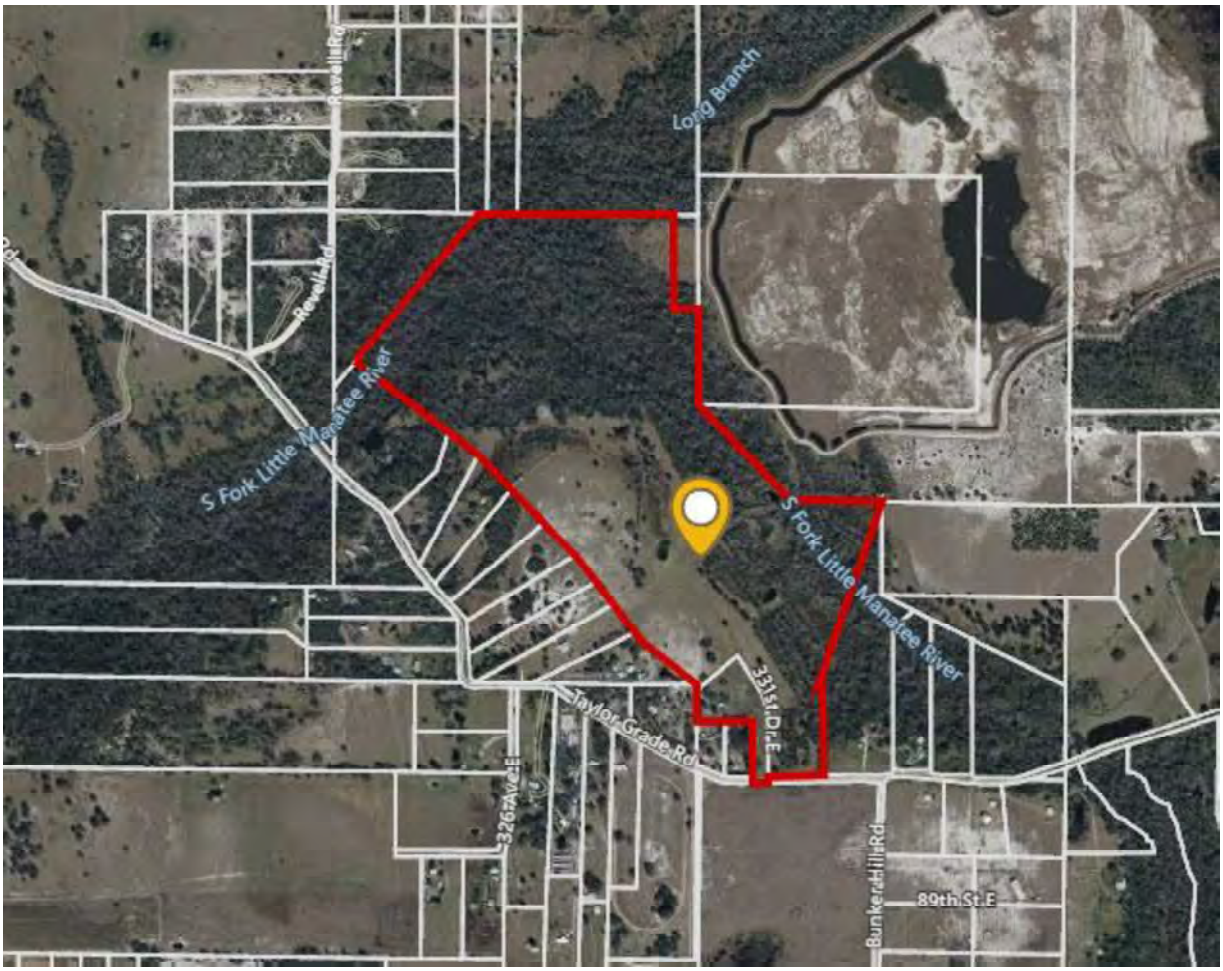
Hazardous Waste

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.

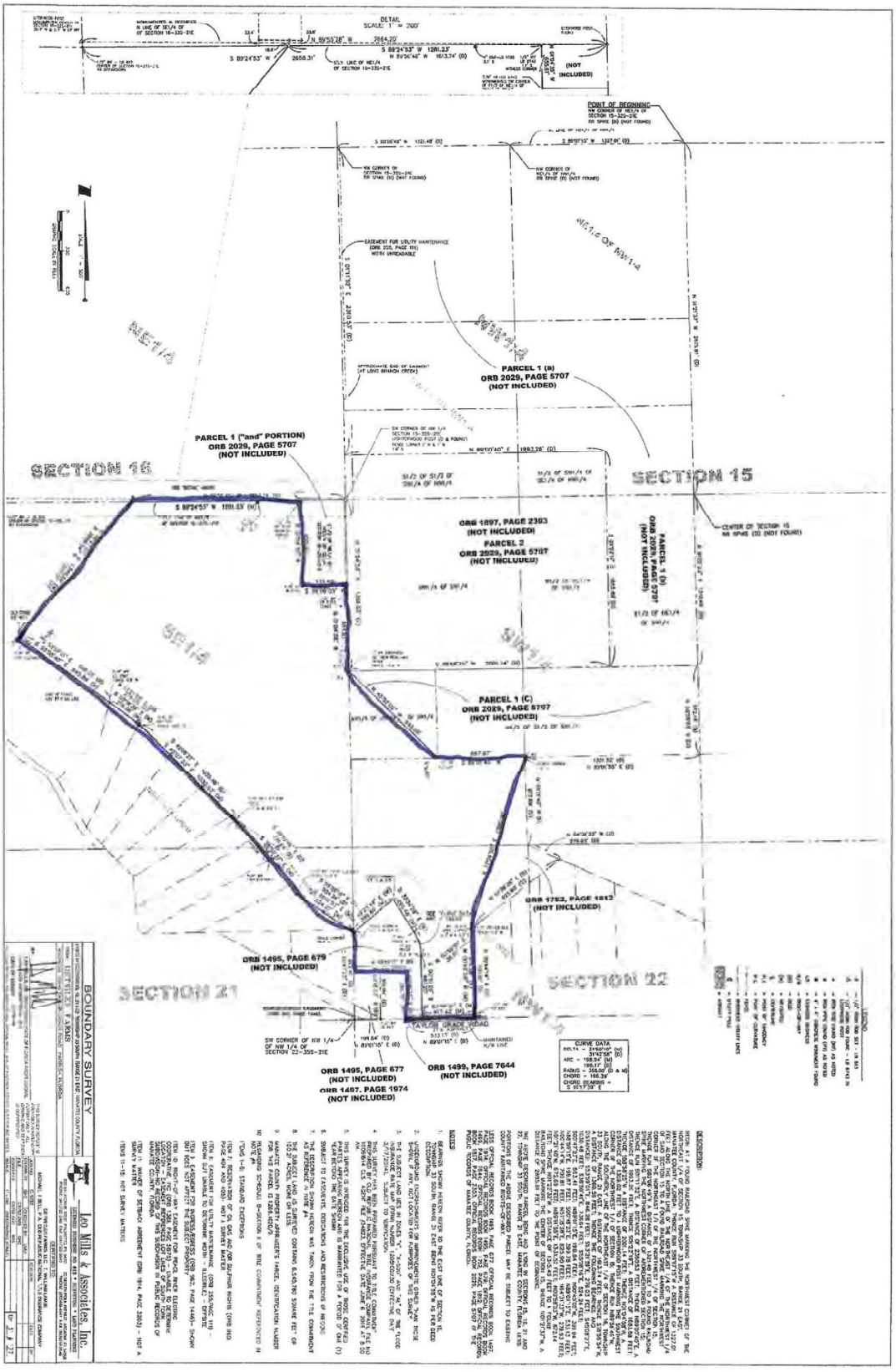
Site Rating

The subject property has a combination of cleared/pasture-like land as well as wooded areas along its northern and eastern boundary; there is also a pond near the north-central portion of the site. Portions of the eastern/northern boundary are low-lying and include wetlands and areas within the flood plain. The property was previously improved with some agricultural uses (barns and some fencing) although they are dilapidated and likely do not contribute to value. The current owners previously had plans to develop a family compound on the site although it did not move forward. The property appears to have average utility for single-family residential and/or recreational use (or a combination of the two). Intensive residential development seems unlikely in the near to medium term based on the nature of the surrounding area, as well as the fact that water/sewer services are not available.

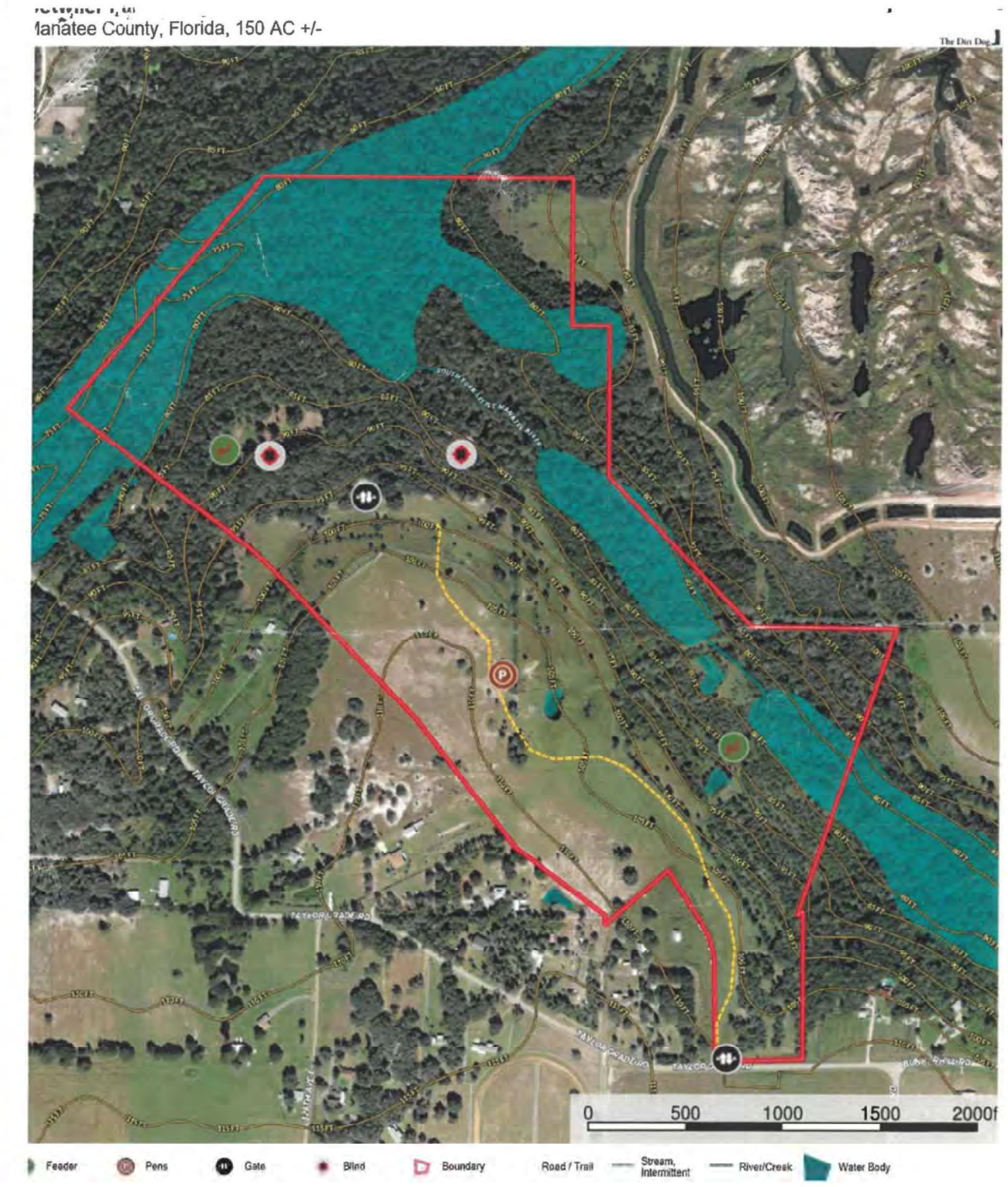
Aerial Tax Map



Survey


SECTION 16
SECTION 15
SECTION 21
SECTION 22
PARCEL 1 ("and" PORTION)
ORB 2029, PAGE 5707
(NOT INCLUDED)
PARCEL 1 (B)
ORB 2029, PAGE 5707
(NOT INCLUDED)
PARCEL 1 (C)
ORB 2029, PAGE 5707
(NOT INCLUDED)
PARCEL 2
ORB 2029, PAGE 5707
(NOT INCLUDED)
ORB 1897, PAGE 2393
(NOT INCLUDED)
ORB 1752, PAGE 1812
(NOT INCLUDED)
ORB 1495, PAGE 679
(NOT INCLUDED)
ORB 1495, PAGE 677
(NOT INCLUDED)
ORB 1497, PAGE 1974
(NOT INCLUDED)
ORB 1499, PAGE 7644
(NOT INCLUDED)
POINT OF BEGINNING
BOUNDARY SURVEY
Leo Mills & Associates Inc.

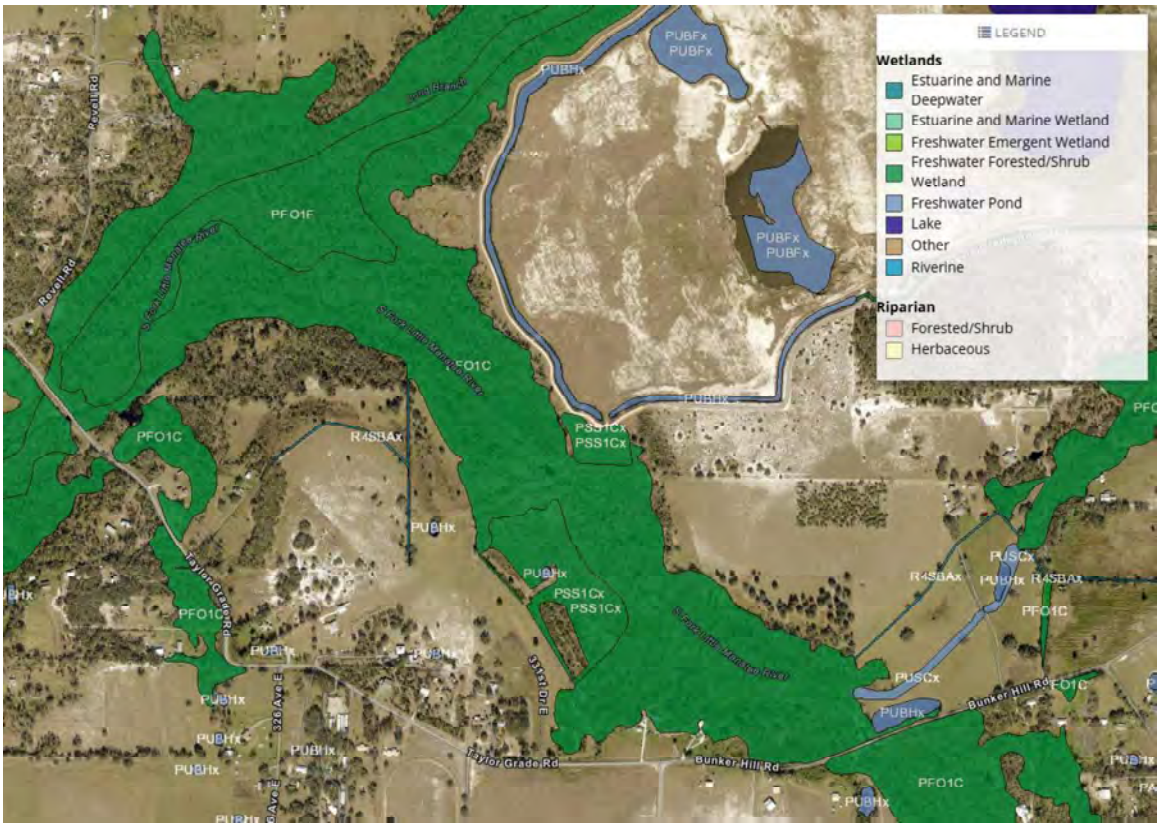
Aerial Exhibit from Agent



Flood Map


Zone A
Zone AE
TAYLOR GRADE ROAD
83
84
Manatee County
Unincorporated Areas
120153
J
84.2
12081C0230F
eff. 8/10/2021
27.599612,-82.203128
ROAD
BUNKER
HILL ROAD
LITTLE MANATEE RIVER
82
81.1
80
79
78
Zone AE
I
Zone A
88
87.4
K
Zone A
Zone
AE

Wetlands Map



Introduction

Assessment of real property is established by an assessor that is an appointed or elected official charged with determining the value of each property. The assessment is used to determine the necessary rate of taxation required to support the municipal budget. A property tax is a levy on the value of property that the owner is required to pay to the municipality in which it is situated. Multiple jurisdictions may tax the same property.

The subject property is located within Manatee County. The assessed value and property tax for the current year are summarized in the following table.

Assessment & Taxes

Tax Year	2025				Tax Rate	14.3100
Tax Rate Area					Taxes Current	Yes
APN	**Land**	**Improv.**	**Total**	**Exemptions**	**Taxable**	**Base Tax**
126610209	$1,028,231	$0	$1,028,231	$1,003,830	$24,401	$349
126612050	$181,568	$500	$182,068	$179,927	$2,141	$31
Totals	**$1,209,799**	**$500**	**$1,210,299**	**$1,183,757**	**$26,542**	**$380**
Additional Tax Charges						
Duette Fire and Rescue						$978
Total Base Tax & Additional Tax Charges Without Early Payment						**$1,358**
Discount For Early Payment		**4%**				**($54)**
Total Base Tax & Additional Tax Charges With Early Payment						**$1,303**

Source: Manatee County Assessment & Taxation

Subject Property Analysis

The total assessment for the subject property is $1,210,299. The subject property benefits from an agricultural exemption in the amount of $1,183,757, reducing the taxable assessment to $26,542. Total taxes for the property are $1,358 (prior to the potential 4% discount for early payment) inclusive of the non ad valorem assessment for fire/rescue services by Duette.

As part of the scope of work, we researched assessment and tax information related to the subject property. Real property in Manatee County is typically assessed at 70-85% of market value although it is common for land to fall below this level. Real property is reassessed annually as of January 1. In addition to scheduled reassessments, properties in Manatee County are reassessed upon sale, conversion, renovation or demolition.

According to the Manatee County Tax Collector's Office, real estate taxes for the subject property are current as of the date of this report.

Introduction

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

Zoning Summary	
Municipality Governing Zoning	Manatee County Planning & Zoning Department
Current Zoning	General Agriculture (A)
Permitted Uses	Permitted uses within this zoning district primarily include agricultural, recreational and low-density/rural residential
Current Use	Vacant land-former agricultural/residential use
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely

Zoning Requirements	
Minimum Site Area	5 acres
Minimum Yard Setbacks	
Front (Feet)	50
Rear (Feet)	25
Side (Feet)	10
Maximum Building Height	2 stories

Source: Manatee County Planning & Zoning Department

Zoning Conclusions

The subject's General Agriculture 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.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our analysis correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.

Introduction

As concluded ahead, the highest and best use of the subject site as-vacant is rural single-family residential and/or recreational use.

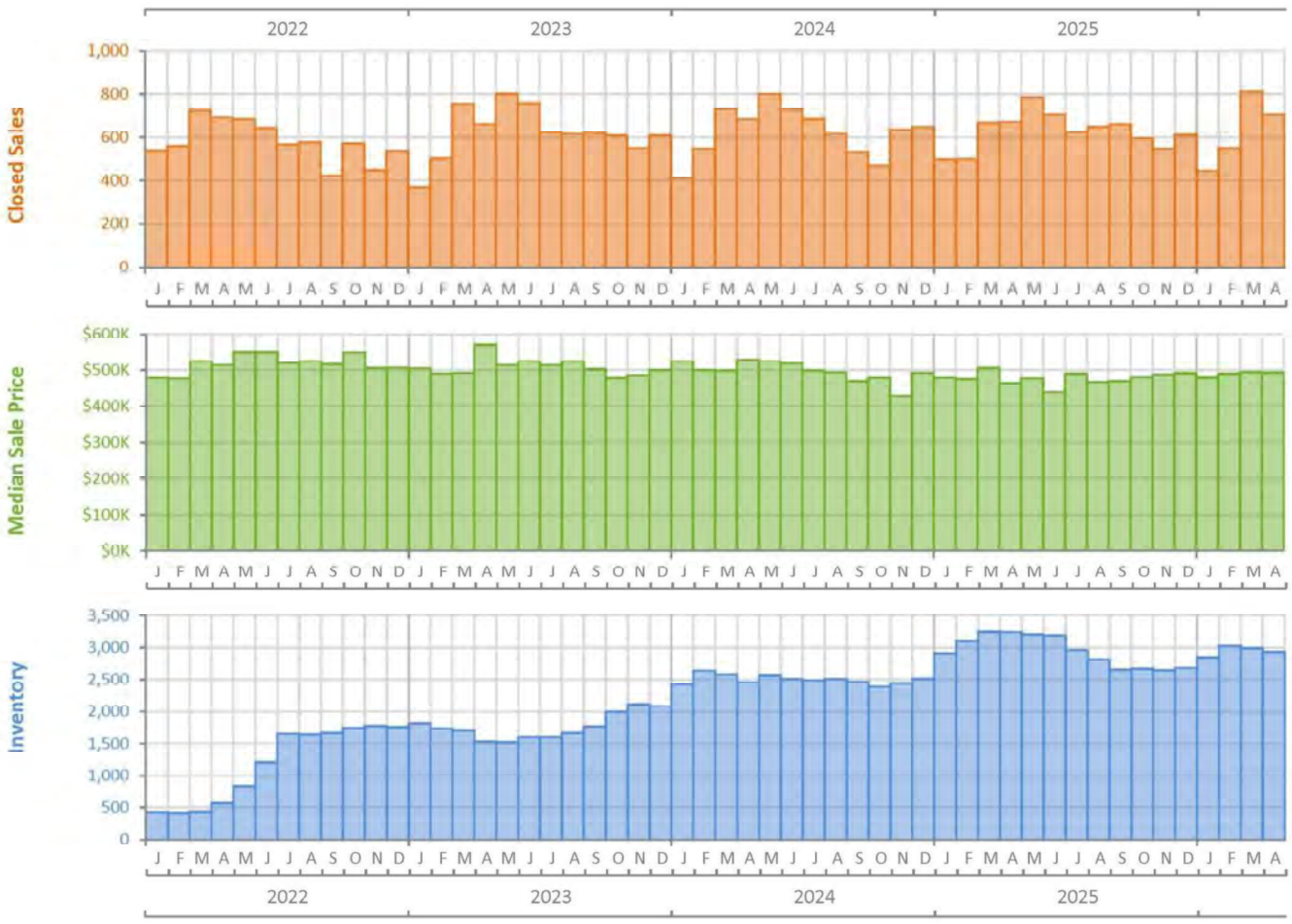
The subject property is located within a semi-rural area of northeastern Manatee County; while it seems unlikely that it would be seen as a development tract for at least the near-term future, statistics on the following pages have been shown for the area's single-family residential market. This information likely is taken from activity occurring further to the west/southwest and is shown largely for anecdotal purposes but indicates that market conditions are generally improving.

Monthly Market Summary - April 2026
Single-Family Homes
Manatee County

FloridaRealtors®
The Voice for Real Estate® in Florida



	April 2026	April 2025	Percent Change Year-over-Year
Closed Sales	704	672	4.8%
Paid in Cash	231	201	14.9%
Median Sale Price	$492,500	$464,000	6.1%
Average Sale Price	$760,094	$618,422	22.9%
Dollar Volume	$535.1 Million	$415.6 Million	28.8%
Med. Pct. of Orig. List Price Received	94.6%	94.0%	0.6%
Median Time to Contract	44 Days	50 Days	-12.0%
Median Time to Sale	88 Days	92 Days	-4.3%
New Pending Sales	821	785	4.6%
New Listings	957	979	-2.2%
Pending Inventory	1,156	1,085	6.5%
Inventory (Active Listings)	2,929	3,251	-9.9%
Months Supply of Inventory	4.6	5.2	-11.5%



Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Friday, May 15, 2026. Next data release is Tuesday, June 16, 2026.

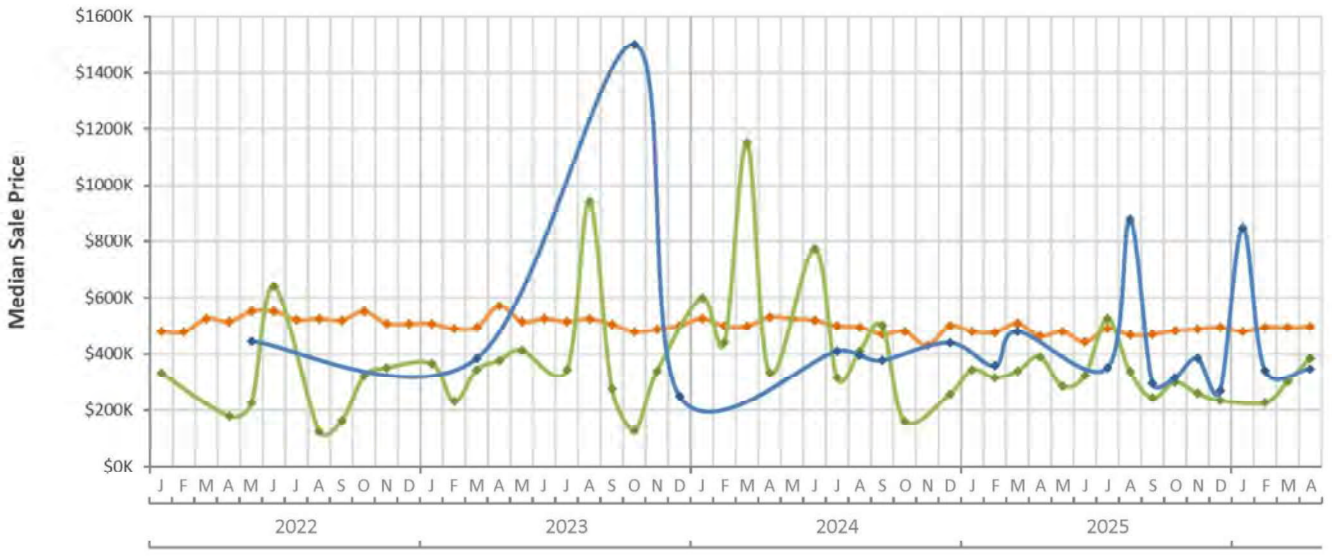
Monthly Distressed Market - April 2026
Single-Family Homes
Manatee County

FloridaRealtors®
The Voice for Real Estate® in Florida



		April 2026	April 2025	Percent Change Year-over-Year
Traditional	Closed Sales	699	668	4.6%
	Median Sale Price	$497,000	$464,000	7.1%
Foreclosure/REO	Closed Sales	3	4	-25.0%
	Median Sale Price	$385,000	$390,000	-1.3%
Short Sale	Closed Sales	2	0	N/A
	Median Sale Price	$346,500	(No Sales)	N/A





Produced by Florida REALTORS® with data provided by Florida's multiple listing services. Statistics for each month compiled from MLS feeds on the 10th day of the following month.
Data released on Friday, May 15, 2026. Next data release is Tuesday, June 16, 2026.

Exposure Time & Marketing Period

Exposure time is defined as "An opinion, based on supporting market data, of the length of time that 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." (The Dictionary of Real Estate Appraisal, Appraisal Institute, 2022). Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property's exposure to market participants, availability and cost of financing, and demand for similar investments. Exposure time is best established based the recent history of marketing periods for comparable sales, discussions with market participants and information from published surveys.

The availability of acquisition financing factors into exposure time. In recent quarters, financing has been available for well-positioned commercial real estate, particularly for stabilized assets within core MSAs and owner/user deals. For second tier or marginal properties, financing has been available but subject to more stringent requirements. Based on review of the local capital market, we conclude that adequate financing options would have been available to consummate a sale of the property on the date of value.

Exposure Time Conclusion

Based on our experience in the market, properties such as the subject are typically sold in less than a year when adequately exposed to the market and appropriately priced. Based on its overall physical and locational characteristics, the subject site has average overall appeal to owner/users for residential and/or recreational use. Considering these factors, a reasonable estimate of exposure time for the subject property is six to nine months.

Marketing Period Conclusion

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. Having reviewed open listings and discussed the market with local participants, and given the nature of this site, we feel that a time period of six to nine months is supported for the subject's marketing period.

Introduction

The highest and best use of an improved property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive. This section develops the highest and best use of the subject property As-Vacant.

As-Vacant Analysis

Legal Factors

The legal factors that possibly influence the highest and best use of the subject site are discussed in this section. Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. Permitted uses of the subject's A (General Agriculture) zoning were listed in the Zoning Analysis section and include primarily agricultural, rural residential and recreational uses. The potential use that meets the requirements of the legal permissibility test would be any of these.

Physical & Locational Factors

Regarding physical characteristics, the subject site is irregular in shape and has generally level topography with average access and average exposure. While the subject could be used in part for agricultural purposes, the subject's size and configuration of uplands/wetlands and cleared vs. wooded areas would seem unlikely for a purely agricultural use. Of the outright permitted uses, physical and locational features best support rural single-family residential and/or recreational use for the site's highest and best use as-vacant.

Feasibility Factors

The financial feasibility of those uses that meet the legal and physical tests discussed is analyzed further in this section. Supply and demand conditions affect the financial feasibility of possible uses. Indicators of feasibility, which typically indicate favorable or non-favorable supply and demand conditions, include construction financing and proposed projects.

As-Vacant Conclusion

Based on the previous discussion, the subject's highest and best use as-vacant is concluded to be rural single-family residential and/or recreational use.

Introduction

The following presentation of the appraisal process deals directly with the valuation of the subject property. The As-Is Market Value of the subject's fee simple interest is estimated using the Sales Comparison Approach, which is recognized as the standard appraisal technique for similar land. The Cost and Income Capitalization Approaches are not applicable when valuing unimproved land and are therefore excluded. Their exclusion is not detrimental to the reliability or credibility of the final value conclusion.

Sales Comparison Approach

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

Land Valuation

As previously discussed within the Valuation Methods section, the subject is valued as one marketable economic site in this appraisal. Land value is influenced by a number of factors; most prominent of which is development and use potential. These factors, as well as others, are considered in the following analysis.

Unit Of Comparison

The most relevant unit of comparison is the price per gross acre. This indicator best reflects the analysis used by buyers and sellers in this market for land with similar utility and zoning in this marketplace.

Comparable Selection

A thorough search was made for similar land sales in terms of proximity to the subject, size, location, development/use potential, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of sites that are similar to the subject property in terms of location and physical characteristics.

It is noted that most of the more similar sales are located either to the south and/or east of the subject as the areas to the north and west are more built-out. Overall, the sales selected represent the best comparables available for this analysis.

Adjustment Process

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

Transactional Adjustments

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:

Property Rights Transferred	The valuation of the subject site was completed on a fee simple basis. If warranted, leased fee, leasehold and/or partial interest land sales were adjusted accordingly.
Financing Terms	The subject site was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace.
Conditions of Sale	This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales and/or assemblages.
Expenditures After Purchase	Adjustments were applied if site conditions warranted expenditures on the part of the buyer to create a buildable site. Examples include costs for razing pre-existing structures, general site clearing and/or mitigation of environmental issues.

Market Conditions

Market conditions adjustments were based on a review of historical sale data, market participant interviews and review of current versus historical pricing. Based on our research, the following table summarizes the market conditions adjustment applied in this analysis.

Market Conditions Adjustment			
Per Year As Of	May 2026	(As-Is)	5%

The analysis applies an upward market conditions adjustment of 5% annually reflecting the conditions between the oldest comparable sale date up through the effective valuation date.

Property Adjustments

Quantitative percentage adjustments are also made for location and physical characteristics such as size, shape, access, exposure, topography, zoning and overall utility. Where possible the adjustments applied are based on paired data or other statistical analysis. For example, location adjustments are based primarily on review of land values in the market areas for the comparables relative to the subject. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject site.

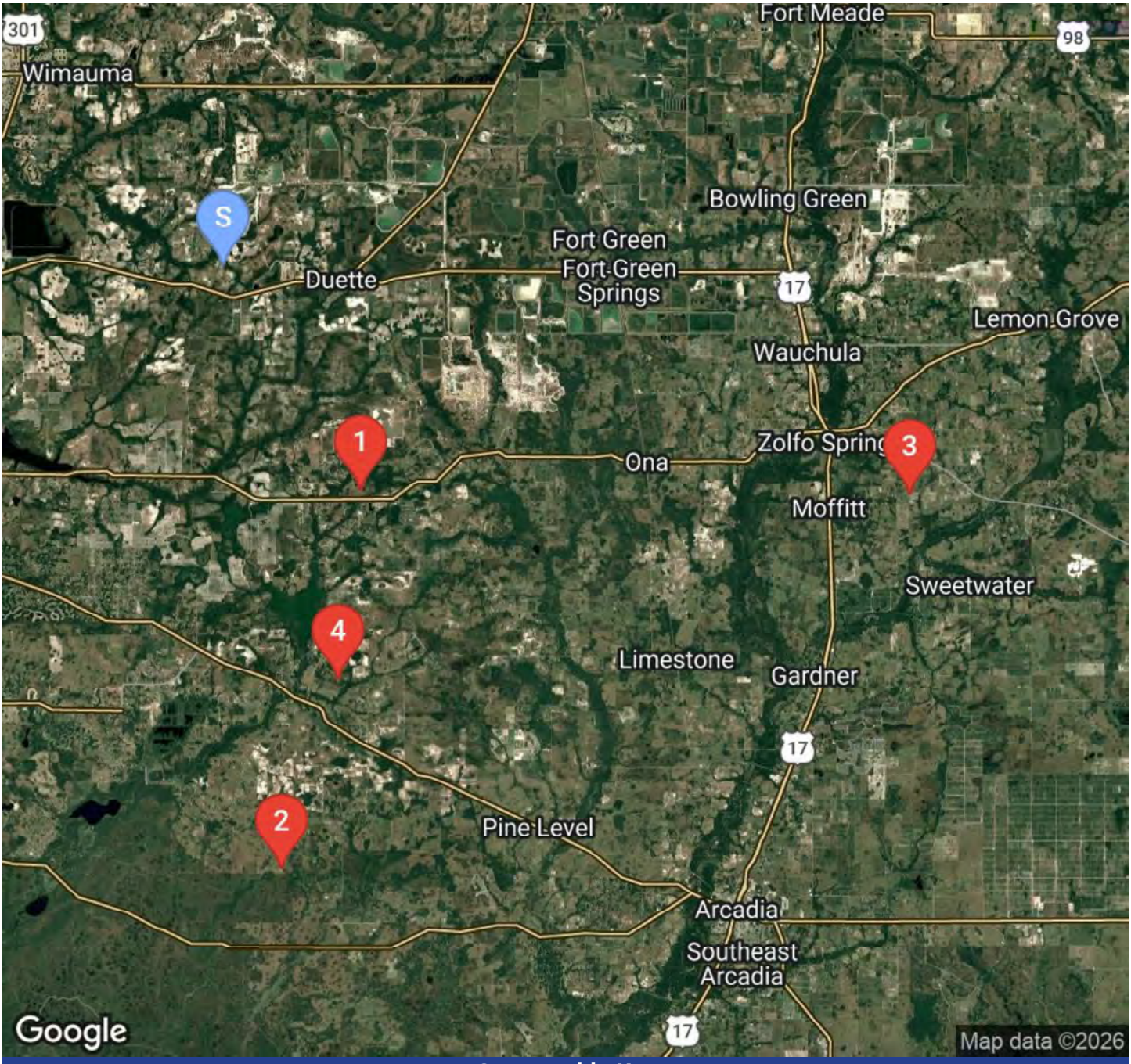
Land Valuation Presentation

The following Land Sales Summation Table, Location Map and datasheets summarize the sales data used in this analysis. Following these items, the comparable land sales are adjusted for applicable elements of comparison and the opinion of site value is concluded.

Land Sales Summation Table

Comparable	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Name	Chilton Trust Land	Rural residential land	Agricultural/recreational land	Sasser Road Ag Land	Speculative agricultural/recreational land
Address	33070/33100 Taylor Grade Road	42151 SR 64 E	16425 Coker Gulley Road	0 Sasser Rd	40700 Ballard Road
City	Duette	Myakka City	Myakka City	Zolfo Springs	Myakka City
State	FL	FL	FL	FL	FL
Zip	34219	34251	34251	33890	34251
County	Manatee	Manatee	Manatee	Hardee	Manatee
APN	126610209	56200059	243400259	05-35-26-0000-03750-0000	88800008, 86000007
Physical Information					
Gross Acres	150.27	99.61	89.95	100.00	338.50
Upland Acres	98	70.00	85.00	80.00	225.00
Upland %	65%	70%	95%	80%	66%
Zoning	A	A	A	A-1	A
Sale Information					
Date		2/28/2025	8/1/2025	9/17/2025	9/30/2025
Status		Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Price		$1,250,000	$1,275,000	$1,151,668	$5,000,000
Analysis Price		$1,250,000	$1,275,000	$1,151,668	$5,000,000
$/Acre		$12,549	$14,175	$11,517	$14,771

Land Sales Location Map



Comparable Key

Comp	Distance	Address	Sale Date	Acres	SF	$/Acre
Subject	-	33070/33100 Taylor Grade Road, Duette, FL	-	150.3	6,545,761	-
No. 1	10.8 Miles	42151 SR 64 E, Myakka City, FL	2/28/2025	70.0	3,049,200	$12,549
No. 2	24.9 Miles	16425 Coker Gulley Road, Myakka City, FL	8/1/2025	85.0	3,702,600	$14,175
No. 3	29.6 Miles	0 Sasser Rd, Zolfo Springs, FL	9/17/2025	80.0	3,484,800	$11,517
No. 4	17.6 Miles	40700 Ballard Road, Myakka City, FL	9/30/2025	225.0	9,801,000	$14,771

Comparable 1

Location Information

Name	Rural residential land
Address	42151 SR 64 E
City, State, Zip Code	Myakka City, FL, 34251
County	Manatee
MSA	North Port-Sarasota-Bradenton, FL
APN	56200059

Sale Information

Buyer	Jerry Dakin
Seller	Owens et al
Transaction Date	02/28/2025
Transaction Status	Recorded
Transaction Price	$1,250,000
Analysis Price	$1,250,000
Recording Number	2.02541E+11
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length
Marketing Time	7 Months

Physical Information

Intended Use	Residential
Location	Average
Site Size (Net)	70.00 Acres (3,049,200 SF)
Site Size (Gross)	99.61 Acres (4,339,055 SF)
Zoning	A
Shape	Irregular
Topography	Generally Level
Access	Average
Exposure	Average
Corner	No
Utilities	No



Rural residential land

Analysis Information

Price	$/Acre	$/SF	$/Unit
Gross	$12,549	$0.29	$1,250,000
Net	$17,857	$0.41	$1,250,000

Confirmation

Source	Knowledgeable Third Party
Date	05/25/2026

Remarks

February 2025 sale of a mostly cleared parcel along SR 64 E in the Myakka City area that was approximately 30% low lying/wetlands. There was some minor fencing in place but no other improvements, and water/sewer are not available in the area. The property was reportedly purchased on a somewhat speculative basis by the buyer who had plans to sell off larger residential tracts/lots at some point in the future.

Comparable 2

Location Information

Name	Agricultural/recreational land
Address	16425 Coker Gulley Road
City, State, Zip Code	Myakka City, FL, 34251
County	Manatee
MSA	North Port-Sarasota-Bradenton, FL
APN	243400259

Sale Information

Buyer	Burkholder/The Flying B Ranch, LLC
Seller	Stephen Orlando
Transaction Date	08/1/2025
Transaction Status	Recorded
Transaction Price	$1,275,000
Analysis Price	$1,275,000
Recording Number	2.02541E+11
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

Physical Information

Intended Use	Agriculture
Location	Average
Site Size (Net)	85.00 Acres (3,702,600 SF)
Site Size (Gross)	89.95 Acres (3,918,047 SF)
Zoning	A
Shape	Generally Rectangular
Topography	Generally Level
Access	Fair/Average
Exposure	Fair/Average
Corner	No
Utilities	No



Agricultural/recreational land

Analysis Information

Price	$/Acre	$/SF	$/Unit
Gross	$14,175	$0.33	$1,275,000
Net	$15,000	$0.34	$1,275,000

Confirmation

Source	CoStar
Date	05/25/2026

Remarks

August 2025 sale of a rectangular parcel that was flag-shaped and located along an unpaved road in the Myakka City area of Manatee County. The majority of the property was cleared although there were some wooded areas and wetlands scattered on the site. The property was improved with some minor site/building improvements (a covered commodity structure and fencing) that added minimal contributory value.

Comparable 3

Location Information

Name	Sasser Road Ag Land
Address	0 Sasser Rd
City, State, Zip Code	Zolfo Springs, FL, 33890
County	Hardee
APN	05-35-26-0000-03750-0000

Sale Information

Transaction Date	09/17/2025
Transaction Status	Recorded
Transaction Price	$1,151,668
Analysis Price	$1,151,668
Recording Number	2.02525E+11
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

Physical Information

Intended Use	Agriculture
Location	Average
Site Size (Net)	80.00 Acres (3,484,800 SF)
Site Size (Gross)	100.00 Acres (4,356,000 SF)
Zoning	A-1
Shape	Rectangular
Access	Average
Exposure	Average
Corner	No
Utilities	Yes



Sasser Road Ag Land

Analysis Information

Price	$/Acre	$/SF	$/Unit
Gross	$11,517	$0.26	$1,151,668
Net	$14,396	$0.33	$1,151,668

Confirmation

Source	Local Tax Record
Date	03/10/2026

Remarks

This 100-acre site was acquired in September 2025 for $1,151,668. According to the property appraiser, there are 20 acres of wetlands on the eastern portion of the site leaving 80 acres of uplands. This is an acquisition cost of $14,396 per usable acre. This parcel is zoned A-1 which allows for a variety of agricultural uses.

Comparable 4

Location Information

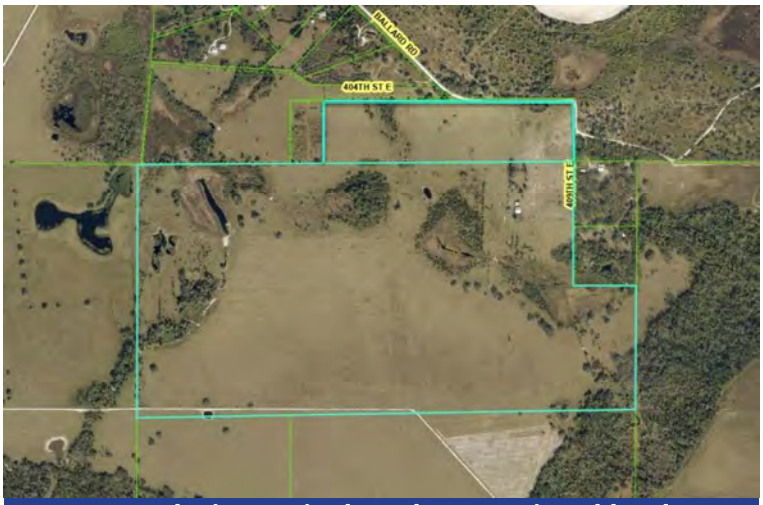
Name	Speculative agricultural/recreational land
Address	40700 Ballard Road
City, State, Zip Code	Myakka City, FL, 34251
County	Manatee
MSA	North Port-Sarasota-Bradenton, FL
APN	88800008, 86000007

Sale Information

Buyer	Team Pentecost, LLC
Seller	Doyle Trust
Transaction Date	09/30/2025
Transaction Status	Recorded
Transaction Price	$5,000,000
Analysis Price	$5,000,000
Recording Number	2.02541E+11
Rights Transferred	Fee Simple
Financing	Cash at Settlement
Conditions of Sale	Arms-Length

Physical Information

Intended Use	Agriculture
Location	Average
Site Size (Net)	225.00 Acres (9,801,000 SF)
Site Size (Gross)	338.50 Acres (14,745,060 SF)
Zoning	A
Shape	Generally Rectangular
Topography	Generally Level
Access	Average
Exposure	Average
Corner	No
Utilities	No



Speculative agricultural/recreational land

Analysis Information

Price	$/Acre	$/SF	$/Unit
Gross	$14,771	$0.34	$5,000,000
Net	$22,222	$0.51	$5,000,000

Confirmation

Source	Assessor
Date	05/25/2026

Remarks

September 2025 sale of a large agricultural/recreational tract that was legally two tax parcels along unpaved roadways. There were some very small agricultural improvements that contributed minimal value if any. The majority of the site is cleared, but there are some limited wooded areas and over 30% of the site appears to be wetlands. The property appears to have been purchased on a speculative basis by a local businessman that owned some adjacent lands and has extensive property throughout Manatee County.

Land Sales Adjustment Table

Comparable	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Name	Chilton Trust Land	Rural residential land	Agricultural/recreational land	Sasser Road Ag Land	Speculative agricultural/recreational land
Address	33070/33100 Taylor Grade Road	42151 SR 64 E	16425 Coker Gulley Road	0 Sasser Rd	40700 Ballard Road
City	Duette	Myakka City	Myakka City	Zolfo Springs	Myakka City
APN	126610209	56200059	243400259	05-35-26-0000-03750-000(	88800008, 86000007
Gross Acres	150.27	99.61	89.95	100.00	338.50
Upland Acres	97.68	70.00	85.00	80.00	225.00
Upland %	65%	70%	95%	80%	66%
Zoning	A	A	A	A-1	A
Sale Information					
Date		2/28/2025	8/1/2025	9/17/2025	9/30/2025
Status		Recorded	Recorded	Recorded	Recorded
Rights Transferred		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Analysis Price		$1,250,000	$1,275,000	$1,151,668	$5,000,000
Price/Acre		$12,549	$14,175	$11,517	$14,771
Transactional Adjustments					
Property Rights		0%	0%	0%	0%
Financing		0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%
Expenditures After the Sale		0%	0%	0%	0%
Market Conditions[1]		6%	4%	3%	3%
Subtotal Transactional Adj Price		$13,302	$14,742	$11,862	$15,214
Property Adjustments					
Location		0%	10%	10%	5%
Size		-5%	-5%	-5%	10%
Access		0%	5%	0%	5%
Shape		0%	0%	0%	0%
Uplands %		0%	-10%	-5%	0%
Zoning		0%	0%	0%	0%
Subtotal Property Adjustment		-5%	0%	0%	20%
Total Adjusted Price		**$12,637**	**$14,742**	**$11,862**	**$18,257**

Statistics	Unadjusted	Adjusted
Low	$11,517	$11,862
High	$14,771	$18,257
Median	$13,362	$13,689
Average	$13,253	$14,375

[1] Market Conditions Adjustment: 5%

Date of Value (for adjustment calculations): 5/7/26

Land Sales Analysis

Introduction

The comparable land sales indicate an adjusted value range from $11,862 to $18,257/Acre, with a median of $13,689/Acre and an average of $14,375/Acre. The range of total gross adjustment applied to the comparables was from 11% to 34%, with an average gross adjustment across all comparables of 23%. The level of total adjustment applied to the comparables is considered to be moderate. Overall, the availability of market data and extent of analysis was adequate to develop a reasonably credible opinion of land value. The adjustment process for each comparable land sale is discussed in the following paragraphs.

Discussion of Adjustments

Comparable 1 ($12,637/Acre adjusted) required a total upward transaction adjustment of 6%. This comparable is adjusted upward for improving market conditions. This sale was adjusted downward based on the economies of scale since there is typically an inverse relationship between parcel size and price per acre.

Comparable 2 ($14,742/Acre adjusted) required a total upward transaction adjustment of 4%. This comparable is adjusted upward for improving market conditions. This sale is inferior to the subject in terms of location and access (along an unpaved road), but these adjustments were offset since this parcel is smaller than the subject and has a higher percentage of uplands.

Comparable 3 ($11,862/Acre adjusted) required a total upward transaction adjustment of 3%. This comparable is adjusted upward for improving market conditions. This sale has an inferior location, but it was adjusted downward for its smaller size and higher upland percentage.

Comparable 4 ($18,257/Acre adjusted) required a total upward transaction adjustment of 3%. This comparable is adjusted upward for improving market conditions. This sale is inferior to the subject in terms of location and access, and it was also adjusted upward for its larger size.

Calculation of Value

The comparable land sales indicate an adjusted value range from $11,862 to $18,257/Acre, with a median of $13,689/Acre and an average of $14,375/Acre. Based on the results of the preceding analysis, Comparable 1 ($12,637/Acre adjusted), Comparable 2 ($14,742/Acre adjusted) and Comparable 3 ($11,862/Acre adjusted) are given primary consideration for the subject's opinion of land value. While Sale 4 is the most recent sale, the buyer owns some adjacent land and this indicator was higher than the others so it is possible a slight premium was paid given the specific location of this property. The resulting value indication for the subject is slightly below the current asking price but consistent with an offer recently received per the listing agent.

The following table summarizes the analysis of the comparables, reports the reconciled price per acre value conclusion, and presents the concluded value of the subject site.

Calculation of Land Value

	Analysis	Adjustment				Net	Gross	Overall
Comp	Price	Transactional[1]	Adjusted	Property[2]	Final	Adj %	Adj %	Comparison
1	$12,549	6%	$13,302	-5%	**$12,637**	1%	11%	Primary
2	$14,175	4%	$14,742	0%	**$14,742**	4%	34%	Primary
3	$11,517	3%	$11,862	0%	**$11,862**	3%	23%	Primary
4	$14,771	3%	$15,214	20%	**$18,257**	24%	23%	Secondary
Low	**$11,862**					**Average**		**$14,375**
High	**$18,257**					**Median**		**$13,689**

Component	Subject Acres	$/Acre Conclusion			Value
Total Property	**150.27**	**x**	$13,500	**=**	**$2,050,000**

[1]Cumulative [2]Additive

Rounded to nearest $50,000

Land Value Conclusion

The Sales Comparison Approach was utilized for valuation of the subject site, as it best reflects the decision-making of buyers and sellers of similar land in the local marketplace. The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

Analysis of Value Conclusions	
Valuation Indices	**As-Is Market Value**
Interest Appraised	**Fee Simple**
Date of Value	**May 7, 2026**
Final Value Conclusion	**$2,050,000**
Value/Acre	$13,642
Exposure Time	Six to Nine Months
Marketing Period	Six to Nine Months

Certification

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The signers of this report has 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.
- John Mullen, MAI has performed no 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 acceptance of this assignment. Patrick R. Phipps, MAI has performed no 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 acceptance of this assignment.
- The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The 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.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and the *Code of Professional Ethics and Standards of Professional Appraisal* Practice of the Appraisal Institute.
- John Mullen, MAI personally inspected the property that is the subject of this report. Patrick R. Phipps, MAI did not personally inspect the property that is the subject of this report.
- No one provided significant real property appraisal assistance to appraisers signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report John Mullen, MAI and Patrick R. Phipps, MAI completed the continuing education program for Designated Members of the Appraisal Institute.



May 26, 2026

Date

John Mullen, MAI
Associate MD | Jax, Orlando, Panhandle
State-Certified General Real Estate Appraiser
License #RZ3496
+1 904 861 1154
sean.mullen@colliers.com



May 26, 2026

Date

Patrick R. Phipps, MAI
Managing Director | Jax, Orlando, Panhandle
State-Certified General Real Estate Appraiser
License #RZ2954
+1 904 861 1114
patrick.phipps@colliers.com

This appraisal is subject to the following assumptions and limiting conditions:

- The appraisers may or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- The statements of value and all conclusions shall apply as of the dates shown herein.
- There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.
- This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- The liability of Colliers Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Colliers Valuation & Advisory Services and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.

- The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act* (*ADA*). Colliers Valuation & Advisory Services, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- An on-site inspection of the subject property was conducted. No evidence of asbestos materials on-site was noted. A Phase 1 Environmental Assessment was not provided for this analysis. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.
- This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.

Engagement Letter
Subject Data
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services

COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

76 South Laura Street, Suite 1500
Jacksonville, FL 32202
DIR +1 904 861 1114
WEB www.colliers.com/valuationadvisory

April 10, 2026

Kendall Carson | Environmental Lands Program Coordinator
Manatee County Government
Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
Desk: 941-748-4501 x 7472
Mobile: 941-297-8623
kendall.carson@mymanatee.org

RE: Appraisal Proposal for Taylor Grade Rd. Parcels
PID #'s 126610209 and 126612050
33070 and 33100 Taylor Grade Rd.
Duette, FL 34219

Ms. Carson:

Per your request, our proposal for the appraisal of PID #'s 126610209 and 126612050, which are located at 33070 and 33100 Taylor Grade Rd., Duette, FL 34219 is as follows:

- Report Type: Narrative summary format. One report for both parcels
- Fee: $5,450
  - Appraiser of Record – 2 hours @ $175/hr
  - Senior Appraiser – 4 hours @ $150/hr
  - Associate Appraiser – 36 hours @ $125/hr
- Date of Completion: Four weeks from the date of authorization
- Requested Valuations:
  - As Is Market Value.
- Documents needed: Survey, building plans (if available) and contact information.

Thank you for the opportunity to provide our services. We look forward to working with you on this assignment.

Sincerely,

Patrick Phipps
Managing Director

Prepared by and return to:
Kenneth D. Chapman, Jr., Esquire
Bowman, George, Scheb, Kimbrough, Koach & Chapman, P.A.
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237
(941) 366-5510
File No 8712.004

Parcel Identification # 126610209 & 126612050

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **25th day of January, 2022** between **Detwiler Farms, LLC, a Florida limited liability company**, whose post office address is **7425 16th Street East, 101, Sarasota, FL 34243**, of the County of Manatee, State of Florida, **Grantor**, to **Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013**, whose post office address is **13817 Ransom Road, Moorpark, CA 93021,** of the County of Ventura, State of California, **Grantee**:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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, Florida, to-wit:

(See attached Exhibit A)

Also known as: 33100 / 33070 Taylor Grade Road, Parrish, Florida 34219

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: David R. Hocker

WITNESS
PRINT NAME: David G. Bowman Jr

Detwiler Farms, LLC, a Florida limited liability company

By: _____
Samuel P. Detwiler, Member Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 25th day of January, 2022, by Samuel P. Detwiler, Member Manager of Detwiler Farms, LLC, a Florida limited liability company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: FL Driver License

DAVID G. BOWMAN, JR.
MY COMMISSION EXPIRES
MARCH 22, 2023
#GG 947250
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

Parcel 1, ID #126610209:
BEGIN AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 15, TOWNSHIP 33S, RANGE 21E, MANATEE COUNTY, FLORIDA; THENCE RUN S 89°07'15" W A DISTANCE OF 1327.01 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 15 TO A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15; THENCE RUN S 89°06'49" W A DISTANCE OF 1321.48 FEET TO A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 15; THENCE RUN S 01'11'52" E A DISTANCE OF 2360.53 FEET; THENCE N 89°00'40" E A DISTANCE OF 1993.26 FEET; THENCE S 01°22'19" E A DISTANCE OF 1683.88 FEET; THENCE S 88°58'25" W A DISTANCE OF 2001.14 FEET; THENCE N 01°04'58" W A DISTANCE OF 1309.02 FEET TO A LIGHTERWOOD POST MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 15; THENCE RUN N 89°56'46" W ALONG THE SOUTHERLY LINE OF THE NE 1/4 OF SECTION 16,TOWNSHIP 33S, RANGE 21E, A DISTANCE OF 1613.74 FEET; THENCE S 38°56'54" W A DISTANCE OF 1360.56 FEET; THENCE THE FOLLOWING BEARINGS AND DISTANCES:

S 53°59'01" E 846.28 FEET
S 53°21'59" E 276.03 FEET
S 45°08'27" E 1030.48 FEET
S 38°50'46" E 736.64 FEET
S 55°28'16" E 524.24 FEET
S 00°47'23" E 663.41 FEET
N 89°01'15" E 199.84 FEET
N 00°45'03" W 399.94 FEET
N 88°59'15" E 199.87 FEET
S 00°48'23" E 399.78 FEET
N 00°44'14" W 700.81 FEET
N 51°38'28" E 825.90 FEET
N 64°31'33" W 279.93 FEET
N 01°21'40" W 672.69 FEET
N 89° 01'55" E 1331.52 FEET
N 00° 58'03" W 672.14 FEET;

THENCE N 01°22'32" W A DISTANCE OF 1345.49 FEET TO A FOUND RAILROAD SPIKE MARKING THE CENTER OF SECTION 15; THENCE N 01°21'37" W A DISTANCE OF 2695.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTIONS 15, 16, 21 & 22, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, LESS.
PORTIONS OF THE ABOVE DESCRIBED PARCEL MAY BE SUBJECT TO EXISTING COUNTY MAINTAINED RIGHTS OF WAY.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Parcel 2, ID #126610250:
COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURVE; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644); LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE

NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB, CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W. 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W 1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22 TO THE POB, ALSO LESS BEG AT THE NW COR OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST OF 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE1/4 OF NW1/4 OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

Property Record Card

Created at: https://www.manateepao.gov on May 6, 2026

Parcel ID:	126610209
Ownership:	CHILTON, SHELLEY N; CHILTON, SHELLEY N TRUST DTD 05/31/2013
Owner Type:	TRUSTEE; UNDER TRUST
Mailing Address:	CHILTON, SHELLEY N, CHILTON, SHELLEY N TRUST DTD 05/31/2013, 3960 SUNSETRIDGE RD, MOORPARK CA 93021-3756
Situs Address:	33100 TAYLOR GRADE RD, PARRISH, FL 34219
Jurisdiction:	UNINCORPORATED MANATEE COUNTY
Tax District:	0313; DUETTE FIRE AND RESCUE DISTRICT
Sec/Twp/Rge:	15-33S-21E
Neighborhood:	4705; ALL T33S,R22E AND ALL T34S,R22E DUETTE
Parcel Type:	REAL PROPERTY
Parcel Created:	10/28/2005
Split/Combine:	SPLIT
Parent Parcel ID:	126610159
Map Number:	3F15
FEMA Value:	$0 as of January 1, 2025
Land Use:	6000; GRAZING, CLASS I
Land Size:	144.0100 Acres or 6,273,076 Square Feet



DESCRIPTION

BEG AT A FOUND R/R SPIKE MARKING THE NW COR OF THE NE1/4 OFSEC 15; TH RUN S 89 DEG 07 MIN 15 SEC W, A DIST OF 1327.01FT ALG THE N LN OF THE NE1/4 OF THE NW1/4 OF SD SEC 15 TO AFOUND R/R SPIKE MARKING THE NW COR OF THE NE1/4 OF THE NW1/4OF SEC 15; TH RUN S 89 DEG 06 MIN 49 SEC W, A DIST OF["1321.48" REPLACE WITH "1327.48"] FT TO A FOUND R/R SPIKEMARKING THE NW COR OF AFOREMENTIONED SEC 15; TH RUN S 01 DEG11 MIN 52 SEC E, A DIST OF 2360.53 FT; TH N 89 DEG 00 MIN 40SEC E, A DIST OF 1993.26 FT; TH S 01 DEG 22 MIN 19 SEC E, ADIST OF 1683.88 FT; TH S 88 DEG 58 MIN 25 SEC W, A DIST OF2001.14 FT; TH N 01 DEG 04 MIN 58 SEC W, A DIST OF 1309.02FT TO A LIGHTERWOOD POST MARKING THE SW COR OF THE NW1/4 OFSEC 15; TH RUN N 89 DEG 56 MIN 46 SEC W, ALG THE SLY LN OFTHE NE1/4 OF SEC 16, TWN 33 S, RNG 21 E, A DIST OF 1613.74FT; TH S 38 DEG 56 MIN 54 SEC W, A DIST OF 1360.56 FT; THTHE FOL BEARINGS & DISTS: S 53 DEG 59 MIN 01 SEC E, 846.28FT; S 53 DEG 21 MIN 59 SEC E, 276.03 FT; S 45 DEG 08 MIN 27SEC E, 1030.48 FT; S 38 DEG 50 MIN 46 SEC E, 736.64 FT; S 55DEG 28 MIN 16 SEC E, 524.24 FT; S 00 DEG 47 MIN 23 SEC E,663.41 FT; N 89 DEG 01 MIN 15 SEC E, 199.84 FT; N 00 DEG 45MIN 03 SEC W, 399.94 FT; N 88 DEG 59 MIN 15 SEC E, 199.87FT; S 00 DEG 48 MIN 23 SEC E, 399.78 FT; N 89 DEG 01 MIN 15SEC E, 533.13 FT; N 00 DEG 44 MIN 14 SEC W, 700.81 FT; N 51DEG 38 MIN 28 SEC E, 825.90 FT; N 64 DEG ["31" REPLACE WITH"34"] MIN 33 SEC W, 279.93 FT; N 01 DEG 21 MIN 40 SEC W,672.69 FT; N 89 DEG 01 MIN 55 SEC E, 1331.52 FT; N 00 DEG 58MIN 03 SEC W, 672.14 FT; TH N 01 DEG 22 MIN 32 SEC W, A DISTOF 1345.49 FT TO A FOUND R/R SPIKE MARKING THE CENTER OF SEC15; TH N 01 DEG 21 MIN 37 SEC W, A DIST OF 2695.91 FT TO THEPOB [INSERT "LESS 1/2 INT IN SULFER RIGHTS DESC AS FOL: THEE 435.81 FT OF THE S 1346.78 FT OF THE SE1/4 OF SEC 16, TWN33 S, RNG 21 E; N3/4 OF THE SW1/4 OF THE NW1/4; N3/4 OF THEW1/2 OF SE1/4 OF THE NW1/4; E1/2 OF SE1/4 OF NW1/4; E1/2 OFNE1/4 OF SW1/4; SW1/4 OF SW1/4; N1/2 OF SE1/4 OF SW1/4; N1/2OF NW1/4; ALL IN SEC 15, TWN 33 S, RNG 21 E; N1/2 OF NE1/4OF NE1/4; E1/2 OF NE1/4 OF NW1/4 OF SE1/4, SEC 21, TWN 33 S,RNG 21 E; N1/2 OF NW1/4, SEC 22, TWN 33 S, RNG 21 E, LESSTHE FOL DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4OF SEC 22, TWN 33 S, RNG 21 E; RUN N 89 DEG 04 MIN 14 SEC E,200 FT ALG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TOTHE POB, CONT TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALG SD SLN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN11 SEC W, 400 FT ALG A LN PAR TO THE W LN OF SD SEC 22; TH S89 DEG 04 MIN 14 SEC W, 200 FT ALG A LN PAR TO THE S LN OFSD NW1/4 OF THE NW1/4 OF SEC 22, TH S 00 DEG 44 MIN 11 SECE, 400 FT ALG A LN PAR TO THE W LN OF SEC 22 TO POB, (2) BEGAT THE NW COR OF SEC 22, TWN 33 S, RNG 21 E, RUN N 89 DEG 03MIN 53 SEC E, A DIST OF 1336.74 FT FOR POB, TH E TO THE NECOR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE1/4OF SEC 22, TH W 699.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31MIN 30 SEC E, TO THE POB (960/404)"] THE ABOVE DESC PARCELBEING & LYING IN SECS 15, 16, 21, 22, TWN 33 S, RNG 21 E,CONT 375.009 AC M/L (1439/7375); LESS: BEG AT THE NW COR OFTHE W1/2 OF THE NW1/4 OF SEC 22, TH RUN S & PAR TO SD SEC LNA DIST OF 1326.96 FT, (INSERT "TO THE POB"), TH RUN E A DISTOF 200 FT, TH RUN N A DIST OF 400 FT, TH RUN W A DIST OF 200FT, TH RUN S A DIST OF 400 FT TO POB (1495/677 CORRECTED IN OR 1497/1974); ALSO LESS:COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN(968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; THCONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OFAFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SECW, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SECE, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RADOF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC ; TH RUN ALG SDCURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E,410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TOTHE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLYTHEREFROM 90.93 FT TO THE POB (1495/679); ALSO LESS: BEG ATTHE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E,90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NWHAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; THNELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD =35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SDCURVE; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THES LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, CONT0.11 AC M/L (1499/7644); LESS O.R. 1752 PG 1812 DESC ASFOLLOWS: A PARCEL OF LAND LYING AND BEING IN THE NW1/4 OFSEC 22 AND THE SW1/4 OF SEC 15 TWN 33S RNG 21E BEING DESC ASFOLLOWS: COM AT THE NW COR OF SD SEC 22; TH N 89 DEG 05 MIN30 SEC E ALG THE N LN OF SD SEC 22 A DIST OF 1337.48 FT TOTHE NE COR OF THE NW1/4 OF THE NW1/4 OF SD SEC 22 SD CORNERBEING THE POB; TH S 64 DEG 29 MIN 58 SEC E 279.58 FT TO THEMOST NLY COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND RECIN O.R. 1614 PG 386 PRMCF; TH S 51 DEG 42 MIN 56 SEC W ALGTHE NWLY LN OF SD PARCEL OF LAND AND ITS SWLY EXT A DIST OF864.43 FT; TH N 17 DEG 13 MIN 39 SEC E 1391.02 FT TO A C.M.MARKING THE NW COR OF THE S1/2 OF THE SE1/4 OF THE SW 1/4 OFAFOREMENTIONED SEC 15; TH S 01 DEG 12 MIN 40 SEC E ALG THE WLN OF SD S1/2 OF THE SE1/4 OF THE SW1/4 A DIST OF 672.82 FTTO THE POB. LESS OR 2029/5707 DESC AS FOLLOWS: A PORTION OFSEC 15, TWN 33S, RNG 21E, DESC AS FOLLOWS: A) THE NW 1/4,LESS THE S 1/2 OF THE S 1/2 OF THE SW 1/4 THEREOF, & LESSTHE S 1/2 OF THE SW 1/4 OF THE SE 1/4 THEREOF; B)THE E 1/2OF THE NE 1/4 OF THE SW 1/4; AND C) THE N 1/2 OF THE S 1/2OF THE SW 1/4, LESS THAT PART OF THE NW 1/4 OF THE SW 1/4 OFTHE SW 1/4 OF THE SECTION, LYING SWLY OF A LN DESC ASFOLLOWS; BEG AT THE SE COR OF SD NW 1/4 OF THE SW 1/4 OF THESW 1/4 OF THE SEC; TH PROCEED NWLY TO THE NW COR OF SD NW1/4 OF THE SW 1/4 OF THE SW 1/4 SD PT BEING THE TERMINUS ONTHE LN; AND A PORTION OF SEC 16, TWN 33S, RNG 21 E, DESC ASFOLLOWS: THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4OF THE SEC; ALSO LESS THAT PART INCLUDED IN MINERAL RIGHTPARCEL DESC IN 1972/5424 AS FOLLOWS: NE 1/4 OF NE1/4 OFSE1/4; SW 1/4 OF SE1/4 LYING S & W OF COUNTY RD SEC 16 TWN33S RNG 21E PI#1266.1020/9

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,028,231	1,028,231	1,028,231	
Improvement Value:	0	0	0	
Total Market Value:	1,028,231	1,028,231	1,028,231	
Land Classified Agricultural:	1,028,231	1,028,231	1,028,231	
Classified Use Value:	24,401	24,401	24,401	
Classified Use Savings:	1,003,830	1,003,830	1,003,830	
Ineligible for 10% Cap:	1,028,231	1,028,231	1,028,231	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	1,028,231	1,028,231	1,028,231	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	24,401	24,401	24,401	
Exempt Value:	0	0	0	
Taxable Value:	24,401	24,401	24,401	

2026 SPECIAL ASSESSMENTS

FD13 DUETTE FIRE AND RESCUE DISTRICT	764.12

ADDRESSES ASSIGNED TO THE PROPERTY

33100 TAYLOR GRADE RD, PARRISH, FL 34219

PROPERTY APPRAISER INSPECTIONS

04/01/2026	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/25/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
03/23/2023	MEC	OFF SITE INSPECTION	AGRICULTURAL REVIEW
06/17/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/13/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/13/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
05/06/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
10/31/2005	RTA	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)
10/28/2005	RSC	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)

LAND INFORMATION

										Frontage		Depth				
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	A	110	Yes	0%	6,273,076	144.01	8,400	1,028,231					1.0			A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
3 IMPST IMPROVED PASTURE	01	2023	50.0000	300.00	15,000
4 RNPST ROUGH NATIVE PASTURE	01	2023	94.0100	100.00	9,401

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2365407	1/25/2022	202241012478	WARRANTY DEED	I	05	$1,500,000	CHILTON, SHELLEY N	DETWILER FARMS LLC
2180491	7/27/2016	2632 / 1204	WARRANTY DEED	V	01	$550,000	DETWILER FARMS LLC	LAMBE, T WILLIAM

Property Record Card

Created at: https://www.manateepao.gov on May 6, 2026

Parcel ID: 126612050
Ownership: CHILTON, SHELLEY N; CHILTON, SHELLEY N TRUST DTD 05/31/201
Owner Type: TRUSTEE; UNDER TRUST
Mailing Address: CHILTON, SHELLEY N, CHILTON, SHELLEY N TRUST DTD 05/31/201, 3960 SUNSETRIDGE RD, MOORPARK CA 93021-3756

Situs Address: 33070 TAYLOR GRADE RD, DUETTE, FL 34219-6851
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0313; DUETTE FIRE AND RESCUE DISTRICT
Sec/Twp/Rge: 22-33S-21E
Neighborhood: 4705; ALL T33S,R22E AND ALL T34S,R22E DUETTE

Parcel Type: REAL PROPERTY
Parcel Created: 01/30/1997
Map Number: 3F21

FEMA Value: $0 as of January 1, 2025
Land Use: 5020; AG.LAND/IMP. W/OBY'S ONLY
Land Size: 5.4700 Acres or 238,274 Square Feet



DESCRIPTION

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC ; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURVE; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, CONT 0.11 AC M/L (1499/7644); LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB, CONT TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD ["IN W1/4" REPLACE WITH "NW1/4"] OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE WLN OF SEC 22 TO THE POB, ALSO LESS BEG AT THE NW COR OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST OF 1336.74 FT FOR POB, ["THE" REPLACE WITH "THENCE"] E TO THE NE COR OF THE NW1/4 OF SEC22, TH S TO THE SE COR OF THE NE1/4 OF NW1/4 OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB PI#1266.1205/0

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	181,568	181,568	181,568	
Improvement Value:	500	500	500	
Total Market Value:	182,068	182,068	182,068	
Land Classified Agricultural:	181,568	181,568	181,568	
Classified Use Value:	1,641	1,641	1,641	
Classified Use Savings:	179,927	179,927	179,927	
Ineligible for 10% Cap:	181,568	182,068	181,568	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	500	0	500	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	182,068	182,068	182,068	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	2,141	2,141	2,141	
Exempt Value:	0	0	0	
Taxable Value:	2,141	2,141	2,141	

2026 SPECIAL ASSESSMENTS

FD13 DUETTE FIRE AND RESCUE DISTRICT	213.68

ADDRESSES ASSIGNED TO THE PROPERTY

33070 TAYLOR GRADE RD, DUETTE, FL 34219-6851

PROPERTY APPRAISER INSPECTIONS

03/17/2026	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
02/14/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
03/23/2023	MEC	OFF SITE INSPECTION	AGRICULTURAL REVIEW
06/24/2022	TLW	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
05/23/2018	JAG	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
									---------- Frontage ----------		------- Depth -------					
1	A	106	Yes	0%	4,792	0.11	41,000	37,150					1.0			A
2	A	106	Yes	0%	233,482	5.36	41,000	144,418					1.0			A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
1 IMPST IMPROVED PASTURE	01	2023	5.4700	300.00	1,641

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2365409	1/25/2022	202241012478	WARRANTY DEED	I	05	$1,500,000	CHILTON, SHELLEY N	DETWILER FARMS, LLC
2348075	9/15/2021	202141123032	PERS REP DEED	I	01	$160,000	DETWILER FARMS, LLC	LIPSEY, GEORGE EDWIN
2177477	11/28/2016	2650 / 2383	TRUSTEE'S DEED	I	11	$10	LIPSEY, GEORGE EDWIN	MADSEN, GERALDINE R
1982349	1/5/2010	2325 / 2607	WARRANTY DEED	I	11	$10	MADSEN, GERALDINE R	TINER, GERALDINE RUTH
1982347	9/8/2004	UNRECORDED	MISCELLANEOUS	I	37	$1	TINER, GERALDINE RUTH	TINER, RICHARD EARL
1339889	10/10/1996	1499 / 7644	DEED	I	37	$1	TINER, RICHARD EARL	LAMBE, T W
1339890	1/1/1931	UNRECORDED	UNKNOWN	V	37		LAMBE, T WILLIAM	

BUILDING PERMITS

Permit	Issued	Purpose	Description	Applicant / Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
COBLD2304-2838	04/28/2023	ELECTRICAL RES ALTERATION	NCRQD: 200 amp service pole like for like / MBLL	john leavy	$2,450	CLOSED	05/10/2023	

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Robyn Nicole Dinsdale
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I - Requirements; and
(f) Schedule B, Part II - Exceptions; and
(g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

(e) The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Company
Issuing Office:	4450 Bonita Beach Road, Ste 6, Bonita Springs, FL 34134
ALTA® Universal ID:	
Loan ID Number:	
Commitment Number:	2869865
Issuing Office File Number:	2869865
Property Address:	33100 Taylor Grade Road, Parrish, FL 34219
Revision Number:	

1. Commitment Date: February 24, 2026 at 8:00AM

2. Policy to Be Issued: Proposed Amount of Insurance

   a. 2021 ALTA® Owner's Policy with Florida Modifications

   Proposed Insured: Manatee County Property Acquisition Division

   b. 2021 ALTA® Loan Policy with Florida Modifications
   Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

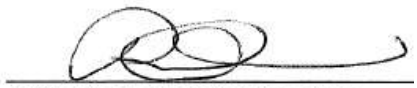
   FEE SIMPLE

4. The Title is, at the Commitment Date, vested in
   Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013
   and, as disclosed in the Public Records, has been since January 27, 2022.

5. The land is described as follows:

   See Exhibit “A” Attached Hereto

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature
Robyn Nicole Dinsdale

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2869865

Begin at a found railroad spike marking the northwest corner of the NE 1/4 of Section 15, Township 33S, Range 21E, Manatee County, Florida; thence run S 89°07'15" W a distance of 1327.01 feet along the North line of the NE 1/4 of the NW 1/4 of said Section 15 to a found railroad spike marking the northwest corner of the NE 1/4 of the NW 1/4 of Section 15; thence run S 89°06'49" W a distance of 1327.48 feet to a found railroad spike marking the northwest corner of aforementioned Section 15; thence run S 01°11'52" E a distance of 2360.53 feet; thence N 89°00'40" E a distance of 1993.26 feet; thence S 01°22'19" E a distance of 1683.88 feet; thence S 88°58'25" W a distance of 2001.14 feet; thence N 01°04'58" W a distance of 1309.02 feet to a lighterwood post marking the southwest corner of the NW 1/4 of Section 15; thence run N 89°56'46" W along the southerly line of the NE 1/4 of Section 16, Township 33S, Range 21E, a distance of 1613.74 feet; thence S 38°56'54" W a distance of 1360.56 feet; Thence the following bearings and distances:
S 53°59'01" E 846.28 feet
S 53°21'59" E 276.03 feet
S 45°08'27" E 1030.48 feet
S 38°50'46" E 736.64 feet
S 55°28'16" E 524.24 feet
S 00°47'23" E 663.41 feet
N 89°01'15" E 199.84 feet
N 00°45'03" W 399.94 feet
N 88°59'15" E 199.87 feet
S 00°4823" E 399.78 feet
N 89°01'15" e 533.13 feet
N 00°4414"w 700.81 feet
N 51°38'28"e 825.90 feet
N 64°31'33" W 279.93 feet
N 01°21'40" W 672.69 feet
N 89°01'55" E 1331.52 feet
N 00°58'03" W 672.14 feet

Thence N 01°22'32" W a distance of 1345.49 feet to a found railroad spike marking the center of Section 15; thence N 01°21'37" W a distance of 2695.91 feet to the point of beginning.

The above described parcel being and lying in Sections 15, 16, 21 & 22, Township 33 South, Range 21 East, Manatee County, Florida, less.

Portions of the above described parcel may be subject to existing county maintained rights of way.

LESS O.R. Book 1495, Page 677, O.R. Book 1497, Page 1974, O.R. Book 1495, Page 679, O.R. Book 1499, Page 7644, O.R. Book 1752, Page 1812, O.R. Book 1897, Page 2303, O.R. Book 2029, Page 5707, Public Records of Manatee County, Florida.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
SCHEDULE B – I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 2869865

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Affidavit from the seller (sale transaction) or borrower (refinance transaction) attesting:

   there are no matters pending against them that could give rise to a lien that would attach to the subject property between the effective date of the Commitment and the recording of instruments giving rise to the interest to be insured; and

   the affiants have not executed and will not execute any instruments that would adversely affect the title to the subject property or the lien of any mortgage to be insured pursuant to the Commitment.

6. The closing funds pertaining to the transaction must be disbursed by or at the direction of the Company or its agent.

7. An updated title examination, commencing as of the effective date of this Commitment, which shall be performed at or shortly prior to the closing of the transaction, should not reveal any title defects or other adverse matters not disposed of prior to closing to the satisfaction of the Company or its agent.

8. Record a Warranty Deed from Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013 to Manatee County Property Acquisition Division conveying the property in Schedule "A".
   NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.

9. Release of the insured property from the Mortgage recorded 01/27/2022, in Official Records Instrument 202241012479, of the Public Records of Manatee County, Florida, in the original principal amount of $640,000.00 from Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013 to FBN FINANCE LLC.
   Above document was assigned by FBN Finance, LLC in Official Records Instrument 202241012480 to GE CORPORATION PROGRAM.

10. Furnish for examination an authentic copy of the trust known as the Shelley N. Chilton Trust dated May 31, 2013, and any amendments thereto, or, in the alternative, a Trust Certification in the manner provided by law, together with relevant portions of the trust. Upon receipt thereof, we reserve the right to make such further requirements and/or exceptions as we deem necessary.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

11. Survey prepared by a Florida registered land surveyor: dated no more than 90 days prior to the closing date of subject transaction: certified to the proposed insured(s), STEWART TITLE GUARANTY COMPANY, and all other parties in interest: meeting the minimum standards for all land surveys as set forth in chapter 472.027, Florida Statutes or in Chapter 21 HH6, Florida Administrative Code. The company reserves the right to make such additional requirements as it may deem necessary.

12. Manatee County Property Acquisition Division must comply with all state and local ordinances, laws and regulations for the transfer of real property. Proof of compliance must be provided.

13. Payment of any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed against subject property, which are currently due and payable, if any.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
SCHEDULE B – PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 2869865

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Standard Exceptions:
   a. Rights or claims of parties in possession not shown by the public records.
   b. Easements, or claims of easements, not shown by the public records.
   c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
   d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   e. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.

   Special Exceptions:

3. General or special taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

4. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.

5. Easement granted to PEACE RIVER ELECTRIC COOPERATIVE INC, as more fully set forth in the document recorded in Official Records Book 1389, Page 5675, of the Public Records of Manatee County, Florida.

6. Easement granted to PEACE RIVER ELECTRIC COOPERATIVE INC, as more fully set forth in the document recorded in Official Records Book 1389, Page 5676, of the Public Records of Manatee County, Florida.

7. Easement granted to CENTRAL NATIONAL BANK, as more fully set forth in the document recorded in Official Records Book 1320, Page 3986, of the Public Records of Manatee County, Florida.

8. Easement granted to MICHAEL DRESDNER, as more fully set forth in the document recorded in Official Records Book 1320, Page 3983, of the Public Records of Manatee County, Florida.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

9. The policy does not insure the nature or extent of riparian or littoral rights.

NOTE: The following is for informational purposes only and is provided without any assurance or guarantee. Taxes and assessments for the year 2025 under Tax I.D. Number 126610209, showing a gross amount of $1,113.29 were paid in the amount of $1,079.89 on 12/09/2025.

NOTE: Title to the estate or interest shown in Schedule A was acquired by Warranty Deed from DETWILER FARMS LLC to Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013, recorded on 01/27/2022, in Official Records Instrument 202241012478 as affected by Scrivener's Affidavit recorded on 04/26/2024, in Official Records Instrument 202441042851.

The following 24 month chain of title is shown for informational purposes, Stewart does not insure the accuracy of the chain of title information and the insured listed in schedule A shall not rely on this information in reaching a determination on this loan transaction: None

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Authorized Countersignature
Robyn Nicole Dinsdale
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I - Requirements; and
(f) Schedule B, Part II - Exceptions; and
(g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

(e) The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. ARBITRATION

The Policy contains an arbitration clause as follows:

a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*

c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	Stewart Title Company
Issuing Office:	4450 Bonita Beach Road, Ste 6, Bonita Springs, FL 34134
ALTA® Universal ID:	
Loan ID Number:	
Commitment Number:	2869866
Issuing Office File Number:	2869866
Property Address:	33070 Taylor Grade Road, Duette, FL 34219
Revision Number:	

1. Commitment Date: February 24, 2026 at 8:00AM

2. Policy to Be Issued: Proposed Amount of Insurance

   a. 2021 ALTA® Owner's Policy with Florida Modifications

   Proposed Insured: Manatee County Property Acquisition Division

   b. 2021 ALTA® Loan Policy with Florida Modifications
   Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

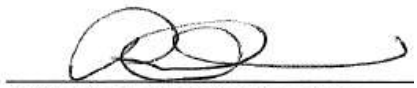
   FEE SIMPLE

4. The Title is, at the Commitment Date, vested in
   Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013
   and, as disclosed in the Public Records, has been since January 27, 2022.

5. The land is described as follows:

   See Exhibit “A” Attached Hereto

STEWART TITLE GUARANTY COMPANY



Authorized Countersignature
Robyn Nicole Dinsdale

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2869866

COM AT THE SE COR OF THAT CERTAIN PARCEL OF DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT FOR A POB; TH CONT N 00 DEG 48 MIN 23 SEC W, ALG THE ELY LN OF AFOREMENTIONED PARCEL, 357.78 FT; TH S 88 DEG 59 MIN 15 SEC W, 399.98 FT; TH N 00 DEG 47 MIN 23 SEC W, 263.59 FT; TH N 49 DEG 22 MIN 59 SEC E, 399.89 FT; TH S 32 DEG 33 MIN 03 SEC E, 295.48 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 358 FT AND A C/A OF 31 DEG 42 MIN 58 SEC; TH RUN ALG SD CURVE 198.17 FT TO THE PT; TH S 00 DEG 48 MIN 05 SEC E, 410.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH RUN ALG SD CURVE 39.04 FT TO THE PT; TH RUN S 89 DEG 03 MIN 35 SEC W, PAR TO THE SLY LN OF THE NW1/4 OF THE NW1/4 OF SEC 22 AND 42 FT NLY THEREFROM 90.93 FT TO THE POB (1495/679); TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT THE SE COR OF THAT CERTAIN PARCEL DESC IN (968/853); TH N 00 DEG 48 MIN 23 SEC W, 42 FT; TH N 89 DEG 01 MIN 15 SEC E, 90.93 FT TO THE PT OF CURVATURE OF A CURVE, COM TO THE NW HAVING A RAD OF 25 FT AND A C/A OF 89 DEG 28 MIN 15 SEC; TH NELY ALG THE ARC OF SD CURVE, A DIST OF 39.04 FT (CHORD = 35.19 FT, CB = N 44 DEG 17 MIN 08 SEC E) TO THE P.T. OF SD CURV; TH S 00 DEG 48 MIN 05 SEC E, 66.77 FT TO A PT ON THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH S 89 DEG 01 MIN 15 SEC W, ALG SD S LN, A DIST OF 115.85 FT TO THE POB, (1499/7644), LESS THAT PART OF 1/2 INT IN SULPHUR RIGHTS DESC IN 960/404 AS FOLLOWS: N 1/2 OF NW1/4, SEC 22, TWN 33S, RNG 21E, LESS THE FOLLOWING DESC LAND: FROM THE SW COR OF THE NW1/4 OF THE NW1/4 OF SEC 22, TWN 33S, RNG 21E, RUN N 89 DEG 04 MIN 14 SEC E, 200 FT ALNG THE S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22, TO THE POB; CON TH N 80 DEG 04 MIN 14 SEC E, 200 FT ALNG SD S LN OF THE NW1/4 OF THE NW1/4 OF SEC 22; TH N 00 DEG 44 MIN 11 SEC W, 400 FT ALNG A LN PARALLEL TO THE W LN OF SD SEC 22; TH S 89 DEG 04 MIN 14 SEC W, 200 FT ALNG A LN PARALLEL TO THE S LN OF SD IN W1/4 OF THE NW1/4 OF SEC 22 TH S 00 DEG 44 MIN 11 SEC E, 400 FT ALNG A LN PARALLEL TO THE W LN OF SEC 22TO THE POB,ALSO LESS BEG AT THE NW COR OF SEC 22, TWM 33S, RNG 21E, RUN N 89 DEG 03 MIN 53 SEC E A DIST 1336.74 FT FOR POB, THE TO THE NE COR OF THE NW1/4 OF SEC 22, TH S TO THE SE COR OF THE NE ¼ OF NW ¼ OF SEC 22, TH W 669.17 FT, TH N 995.45 FT, TH NWLY 64 DEG 31 MIN 30 SEC TO THE POB. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
SCHEDULE B – I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 2869866

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Affidavit from the seller (sale transaction) or borrower (refinance transaction) attesting:

   there are no matters pending against them that could give rise to a lien that would attach to the subject property between the effective date of the Commitment and the recording of instruments giving rise to the interest to be insured; and

   the affiants have not executed and will not execute any instruments that would adversely affect the title to the subject property or the lien of any mortgage to be insured pursuant to the Commitment.

6. The closing funds pertaining to the transaction must be disbursed by or at the direction of the Company or its agent.

7. An updated title examination, commencing as of the effective date of this Commitment, which shall be performed at or shortly prior to the closing of the transaction, should not reveal any title defects or other adverse matters not disposed of prior to closing to the satisfaction of the Company or its agent.

8. Record a Warranty Deed from Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013 to Manatee County Property Acquisition Division conveying the property in Schedule "A".
   NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.

9. Release of the insured property from the Mortgage recorded 01/27/2022, in Official Records Instrument 202241012479, of the Public Records of Manatee County, Florida, in the original principal amount of $640,000.00 from Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013 to FBN Finance LLC.
   Above document was assigned by FBN Finance, LLC in Official Records Instrument 202241012480 to U. S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs.

10. The actual value of the estate or interest to be insured must be disclosed to the Company and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined, and entered as aforesaid, it is agreed that as between the Company, the applicant for this commitment and every person relying on this commitment, the Company cannot be required to approve any such evaluation in

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

excess of this agency's pre-approved amount and the total liability of the Company on account of this commitment shall not exceed said amount.

11. Survey prepared by a Florida registered land surveyor: dated no more than 90 days prior to the closing date of subject transaction: certified to the proposed insured(s), STEWART TITLE GUARANTY COMPANY, and all other parties in interest: meeting the minimum standards for all land surveys as set forth in chapter 472.027, Florida Statutes or in Chapter 21 HH6, Florida Administrative Code. The company reserves the right to make such additional requirements as it may deem necessary.

    NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.

12. Manatee County Property Acquisition Division must comply with all state and local ordinances, laws and regulations for the transfer of real property. Proof of compliance must be provided.

13. Furnish for examination an authentic copy of the trust known as the Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013, and any amendments thereto, or, in the alternative, a Trust Certification in the manner provided by law, together with relevant portions of the trust. Upon receipt thereof, we reserve the right to make such further requirements and/or exceptions as we deem necessary.

14. Payment of any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed against subject property, which are currently due and payable, if any.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE WITH FLORIDA MODIFICATIONS
SCHEDULE B – PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 2869866

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Standard Exceptions:
   a. Rights or claims of parties in possession not shown by the public records.
   b. Easements, or claims of easements, not shown by the public records.
   c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
   d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   e. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.

   Special Exceptions:

3. General or special taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

4. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.

5. Easement granted to PEACE RIVER ELECTRIC COOPERATIVE INC, as more fully set forth in the document recorded in Official Records Book 1389, Page 5675, of the Public Records of Manatee County, Florida.

6. Rights of tenants under any unrecorded leases.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

7. The policy does not insure the nature or extent of riparian or littoral rights.

NOTE: This title search encompasses a minimum of 30 years via Public Records with the first date searched being 01/01/1931.

NOTE: The following is for informational purposes only and is provided without any assurance or guarantee. Taxes and assessments for the year 2025 under Tax I.D. Number 126612050, showing a gross amount of $244.30 were paid in the amount of $236.97 on 12/09/2025.

NOTE: Title to the estate or interest shown in Schedule A was acquired by Warranty Deed from DETWILER FARMS LLC to Shelley N. Chilton, as Trustee of the Shelley N. Chilton Trust dated May 31, 2013, recorded on 01/27/2022, in Official Records Instrument 202241012478.

The following 24 month chain of title is shown for informational purposes, Stewart does not insure the accuracy of the chain of title information and the insured listed in schedule A shall not rely on this information in reaching a determination on this loan transaction: None

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice ("Notice") explains how we and our affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver's license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Effective Date: January 1, 2020
Updated: August 24, 2023

STEWART INFORMATION SERVICES CORPORATION
PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, "Stewart," "our," or "we") respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020 ("CPRA"), we are providing this **Privacy Notice ("**CCPA Notice"). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided.
b. To provide, support, personalize, and develop our website, products, and services.
c. To create, maintain, customize, and secure your account with Stewart.
d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
e. To prevent and/or process claims.
f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
l. Auditing for compliance with federal and state laws, rules, and regulations.
m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
b. Affiliated Companies.
c. Parties involved in litigation and attorneys, as required by law.
d. Financial rating organizations, rating bureaus and trade associations.
e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers
Category B: California Customer Records personal information categories
Category C: Protected classification characteristics under California or federal law
Category D: Commercial Information
Category E: Internet or other similar network activity
Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at **OptOut@stewart.com**; or

2. Visiting **https://www.stewart.com/en/quick-links/ccpa-request.html**

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.

- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

https://www.stewart.com/en/privacy.html

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Valuation Glossary

Unless specified otherwise, these definitions were extracted or paraphrased from the following sources or publications:

- The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022 (Dictionary).
- Uniform Standards of Professional Appraisal Practice, 2024 Edition (USPAP).
- The Appraisal of Real Estate, Fifteenth Edition, Appraisal Institute, Chicago, Illinois, 2020 (15th Edition).

Absolute Net Lease
A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. *(Dictionary)*

Ad Valorem Tax
A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. *(15th Edition)*

Arm's-length Transaction
A transaction between unrelated parties who are each acting in his or her own best interest. *(Dictionary)*

As-Is Market Value
The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. *(Dictionary)*

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. *(Dictionary)*

Average Daily Room Rate (ADR)
In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. *(Dictionary)*

Band of Investment
A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. *(Dictionary)*

Bias
A preference or inclination that precludes an appraiser's impartiality, independence, or objectivity in an assignment. *(USPAP)*

Cash-Equivalent Price
The sale price of a property that is equivalent to what a cash buyer would pay. *(Dictionary)*

Common Area
The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. *(Dictionary)*

Contract Rent
The actual rental income specified in a lease. *(15th Edition)*

Cost Approach
A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal 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. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property rights being appraised. *(Dictionary)*

Curable Functional Obsolescence
An element of depreciation; a curable defect caused by a flaw involving the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

Debt Coverage Ratio (DCR)
The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR).* (*Dictionary)*

Deferred Maintenance
Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

Depreciation
In appraisal, a loss in the value of improvements from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date. *(Dictionary)*

Direct Costs
Expenditures for the labor and materials used in the construction of improvements; also called *hard costs. (Dictionary)*

Discounted Cash Flow (DCF) Analysis
The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

Discount Rate
A rate of return on capital used to convert future payments or receipts into present value. *(Dictionary)*

Disposition Value
The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter 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 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 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. *(Dictionary)*

Easement
The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(15th Edition)*

Economic Life
The period over which improvements to real estate contribute to property value. *(Dictionary)*

Effective Age
The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

Effective Date
The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as the date of value. *(USPAP)*

Effective Gross Income (EGI)
The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

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

Effective Rent
The total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions - e.g. free rent, excessive tenant improvements, moving allowances, lease buyouts, cash allowances, and other lease incentives. *(15th Edition)*

Eminent Domain
The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

Entrepreneurial Incentive
The amount an entrepreneur expects or wants to receive as compensation for providing coordination and expertise and assuming the risks associated with the development of a project. Entrepreneurial incentive is the expectation of future reward as opposed to the profit actually earned on the project. *(Dictionary)*

Entrepreneurial Profit
A market-derived figure that represents the amount an entrepreneur received for his or her contribution to a past project to compensate for his or her time, effort, knowledge, and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. *(Dictionary)*

Excess Land
Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *(Dictionary)*

Excess Rent
The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the lessor and may reflect superior management, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(15th Edition)*

Expense Stop
A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

Exposure Time
An opinion, based on supporting market data, of the length of time that 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. *(USPAP)*

Extraordinary Assumption
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. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. *(USPAP)*

External Obsolescence
A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. There are two forms of external obsolescence: economic and locational. *(Dictionary)*

Fair Market Value
In nontechnical usage, a term that is equivalent to the contemporary usage of *market value*.
As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency or interpreted differently by court precedent. *(Dictionary)*

Feasibility Analysis
A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

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. *(Dictionary)*

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. *(Dictionary)*

Functional Obsolescence
The impairment of functional capacity of improvements according to market tastes and standards. *(Dictionary)*

Functional Utility
The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

Furniture, Fixtures, and Equipment (FF&E)
Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-concern
An established and operating business having an indefinite future life. *(Dictionary)*

Going-concern Value
An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern or market value of the total assets of the business*. *(Dictionary)*

Gross Building Area (GBA)
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. *(Dictionary)*

Gross Leasable Area (GLA)
Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

Gross Living Area (GLA)
Total area of finished, above-grade residential space area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

Highest & Best Use
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. 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). *(Dictionary)*

Hypothetical Condition

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. 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)*

Income Capitalization Approach

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(15th Edition)*

Incurable Functional Obsolescence

An element of depreciation; a defect caused by a deficiency or superadequacy involving the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

Indirect Costs

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called *soft costs*. *(Dictionary)*

Interim Use

The use contemplated by the market participants that the subject real estate can be put to while waiting for certain subsequent factors to occur. *(Dictionary)*

Investment Value

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. *(Dictionary)*

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 reversion right when the lease expires. *(Dictionary)*

Leasehold Estate

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. *(Dictionary)*

Legal Nonconforming Use

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; sometimes known as a legally nonconforming use. *(Dictionary)*

Liquidation Value

The most probable price that a specified interest in 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 the local currency) 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. *(Dictionary)*

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. *(Dictionary)*

Market Rent

The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. *(Dictionary)*

Market Study

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. *(Dictionary)*

Market Value (Most Common Non-FRT)

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell

after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue distress. *(Dictionary)*

Market Value (Interagency Guidelines)

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. (*12 CFR, Part 34, Subpart C - Appraisals, 34.42(h))*.

Marketability Analysis

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property. *(Dictionary)*

Neighborhood Analysis

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. *(Dictionary)*

Net Net Net Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called *NNN lease, triple net lease*, or *fully net lease. (Dictionary)*

Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(15th Edition)*

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

Off-site Costs

Costs incurred in the development of a project excluding on-site costs such as grading and construction of the building and other improvements; also called *common costs* or *off-site improvement costs. (Dictionary)*

On-site Costs

Costs incurred for the actual construction of buildings and improvements on a particular site. *(Dictionary)*

Overage Rent

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. *(15th Edition)*

Overall Capitalization Rate (OAR)

The relationship between a single year's net operating income expectancy and the total property price or value. *(Dictionary)*

Parking Ratio

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. *(Dictionary)*

Personal Inspection

For an appraisal assignment, the appraiser's in-person observation of the subject property performed as part of the scope of work. An appraiser's personal inspection is typically limited to those things readily observable without the use of specialized equipment. A personal inspection is not the equivalent of an inspection by an inspection professional (e.g., a structural engineer, home inspector, or art conservator. *(USPAP)*

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. *(Dictionary)*

Potential Gross Income Multiplier (PGIM)

The ratio between the sale price (or value) of a property and its annual potential gross income. *(Dictionary)*

Present Value (PV)

The value of a future payment or series of future payments discounted to the current date or to time period zero. *(Dictionary)*

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 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 achieved sellout or a stabilized level of long-term occupancy. *(Dictionary)*

Qualitative Adjustment
An indication that one property is superior, inferior, or similar to another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. *(Dictionary)*

Quantitative Adjustment
In the application of the sales comparison and income capitalization approaches, a numerical (dollar or percentage) adjustment to the sale price, rent, or expense amount of a comparable property to account for the effect on value of a difference between each comparable property and the subject property. *(Dictionary)*

Rentable Area
The amount of space on which the rent is based; calculated according to local practice. *(Dictionary)*

Replacement Cost
The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. *(Dictionary)*

Replacement Cost for Insurance Purposes
The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

Reproduction Cost
The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same or similar materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

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." *(Dictionary)*

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 vacant when an adequate supply of comparable sales is available. *(Dictionary)*

Scope of Work
The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:
The extent to which the property is identified;
The extent to which tangible property is inspected;
The type and extent of data researched; and
The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

Shopping Center Types
Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.
Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.
Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.
Super-Regional Center: A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. *(15th Edition)*

Sum of the Retail Values
The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market

value conclusions. An appraisal has an effective date, but summing the sales prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values* or *aggregate retail selling price*. *(Dictionary)*

Superadequacy

An excess in the capacity or quality of a structure or structural component; determined by market standards. *(Dictionary)*

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *(Dictionary)*

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. *(Dictionary)*

Usable Area

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. *(Dictionary)*

Useful Life

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. *(Dictionary)*

Vacancy and Collection Loss

A deduction from potential gross income *(PGI)* made to reflect income deductions due to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss. (Dictionary)*

Yield Capitalization

A method used to convert future benefits into present value by (1) discounting each future benefit at an appropriate yield rate, or (2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. *(Dictionary)*

**Updated February 2026*



Associate Managing Director
Jacksonville, Orlando, Panhandle
Valuation & Advisory Services

sean.mullen@colliers.com
Direct: +1 904 861 1154
Mobile: +1 912 674 6995
Fax: +1 904 353 4949
colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
United States

John "Sean" Mullen, MAI

Area of Expertise

Sean Mullen is an Associate Managing Director in the Jacksonville, Florida office of Colliers Valuation & Advisory Services. He specializes in the appraisal of vacant land, residential subdivisions and multifamily developments. Since beginning his real estate appraisal career in 2003, Sean has appraised properties including vacant land, subdivisions, multifamily (conventional, student housing and manufactured home parks), condominiums, industrial warehouses and manufacturing facilities, office buildings (professional and medical), both freestanding retail and multitenant retail properties, eminent domain, as well as special purpose properties. In addition to his appraisal work, Sean has been qualified as an expert witness in multiple counties of both Florida and Georgia, as well as in U.S. Bankruptcy Court.

Affiliations or Memberships

Appraisal Institute Designated Member

Professional Background

February 2019 - present – Colliers Valuation & Advisory Services, Valuation Services Director (Jacksonville, FL)

May 2017 - February 2019 – Jones Lang LaSalle (JLL) Valuation & Advisory Services, Senior Vice President (Jacksonville, FL)

January 2012 - May 2017 – Integra Realty Resources – Jacksonville, Director (Jacksonville, FL)

March 2006 - January 2012 – Crenshaw Williams Appraisal Company, Senior Appraiser (Jacksonville, FL)

August 2003 - March 2006 – McColgan & Company, Associate Appraiser (Atlanta, GA)

Representative Clients and Projects

Truist Bank

TD Bank

Wells Fargo

Seacoast Bank

Fifth Third Bank

First Federal Bank

Flagstar Bank

Dream Finders Homes

KB Homes

Mattamy Homes

Nassau County (Florida)

Quest Diagnostics

The St. Joe Company

New Providence Capital

Education or Qualifications

University of Georgia-Terry College of Business

Bachelor of Business Administration-International Business

State Certifications

Alabama

Florida

Georgia

North Carolina

South Carolina



Managing Director
Jacksonville, Orlando, Panhandle
Valuation & Advisory Services

patrick.phipps@colliers.com
Direct: +1 904 861 1114
Mobile: +1 904 254 0618
Fax: +1 904 353 4949
colliers.com

76 S Laura Street
Suite 1500
Jacksonville, FL 32202
United States

Patrick Phipps, MAI

Area of Expertise

Patrick Phipps is the Managing Director for the Jacksonville, Orlando, and Panhandle offices of Colliers Valuation & Advisory Services. He has been actively engaged in real estate valuation and advisory since 2002 with appraisal reports prepared for a wide variety of public and private clients. His experience includes analysis and appraisal of all types of real estate, including residential, retail, office, agricultural, industrial, and special purpose properties, among others.

Mr. Phipps has extensive specialized expertise in hospitality properties with over 200 properties appraised throughout the Southeast and New York.

He also focuses on appraisals for litigation, including specializing in eminent domain. He is an Appraiser of Record for the Florida Department of Transportation and has been qualified as an expert witness throughout Florida, preparing appraisals for condemnors and private property owners.

Affiliations or Memberships

Appraisal Institute Designated Member

International Right-of-Way Association (IRWA) Member

Professional Background

2002-2012 – Crenshaw Williams Appraisal Company, Senior Appraiser

2012-2017 Integra Realty Resources – Jacksonville, Managing Director/Principal

2017-2019 JLL Valuation & Advisory Services, Executive Vice President

2019 – Present Colliers Valuation & Advisory Services, Managing Director – Jacksonville

Representative Clients and Projects

Ameris Bank

CenterState Bank

BankUnited

PNC Bank

Hancock Whitney Bank

Trustmark Bank

Renasant Bank

City of Jacksonville

St. Johns County & St. Johns County School Board

Nassau County

Florida Department of Transportation

Williams Gas Pipeline

Doyle Land Services

Duke Energy

Education or Qualifications

Florida State University

Bachelor of Science: Finance & Real Estate

State Certifications

Alabama

Florida

Georgia

South Carolina

Ron DeSantis, Governor

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

MULLEN, JOHN ALEXANDER

76 S LAURA STREET SUITE 1500
JACKSONVILLE FL 32202

LICENSE NUMBER: RZ3496

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/18/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

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

PHIPPS, PATRICK R

76 S LAURA ST SUITE 1500
JACKSONVILLE FL 32202

LICENSE NUMBER: RZ2954

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/19/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Valuation & Advisory Services

Accelerating success.



Unlock strategic value with expert valuation services

In today's dynamic business climate, accurate property values are critical to confident decision-making. At Colliers, we deliver precise and data-driven valuations that empower informed real estate investment strategies — whether for acquisitions, financing, or portfolio optimization. Leveraging deep local market intelligence and Colliers' global reach, our experts provide insights into property fundamentals, competitive positioning, and market dynamics — giving investors, lenders, and owners a clear advantage.

We are defined by our unwavering commitment to service excellence, deep market experience, and platform efficiencies that empower our professionals to apply disciplined methodologies and consistently achieve high-quality results that exceed client expectations.

Expertise that drives value

Our professionals bring deep market knowledge and valuation experience across a wide range of asset types, enabling smarter decisions and stronger outcomes. We deliver reliable, industry-leading valuations applying insights powered by proprietary data, advanced tools, and real-time market intelligence.

Integrated platform that empowers performance

Our robust systems — including portfolio management tools and automation technology — streamline production and reporting, allowing our professionals to focus on what they do best: delivering high-impact valuations. This commitment to innovation drives efficiency and consistency across every engagement.

Commitment to service excellence

From coast to coast, our disciplined team delivers a consistent, high-quality client experience — marked by fast turnaround times, clear communication, and dependable results. This standard of service reflects our culture of innovation, collaboration, and professionalism.

Local expertise, global platform

450+

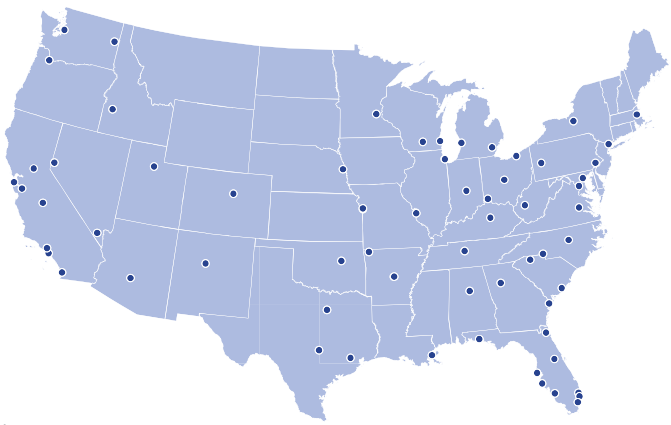
licensed appraisers and staff

30,000+

assignments completed annually

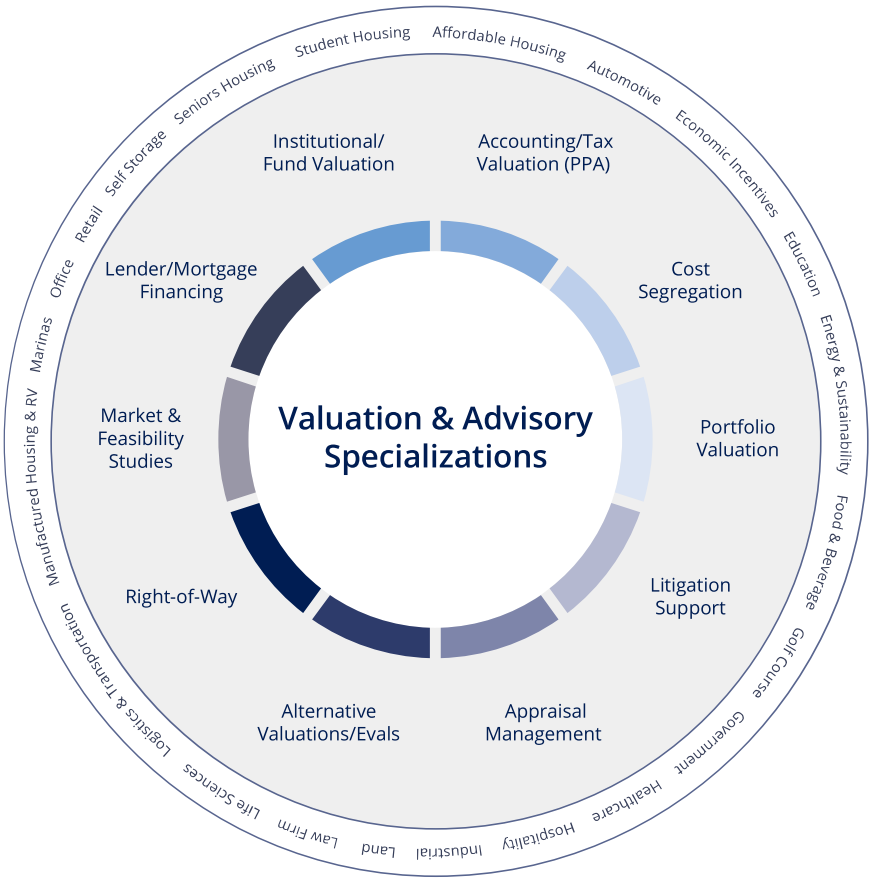
60+

Valuation & Advisory Services market locations across the country, Puerto Rico and the Caribbean



Expertise across property types and enhanced advisory services

Offering a full suite of valuation and advisory services, our skilled professionals provide custom assessments that help companies and investors make informed investment decisions.



Deep knowledge, broader capabilities

Our valuation professionals possess comprehensive expertise across all major property types nationwide. At the same time, most bring an extensive background in specific asset classes — allowing dedicated specialists to focus deeply on core property types and the market trends that matter most to our clients' bottom line.

Industrial · Hospitality · Manufactured Housing · Multifamily · Self-Storage · Healthcare · Office · Retail

Advisory solutions that go further

Our capabilities extend beyond core and specialized valuations to include advisory services that help clients navigate complex financial scenarios and achieve strategic objectives, including servicing the portfolio and fund valuation requirements for a wide range of institutional investors.

- Portfolio Valuation
- Financial Reporting
  Cost Segregation
- Appraisal Management
  Alternative Valuations
  Litigation Support & Right-of-Way



Global Recognitions

Forbes
2025, 2024, 2023 World's Best Employers

IAOP
Global Outsourcing 100: Recognized for 19 consecutive years

TIME Magazine
2025, 2024 World's Best Companies

The Lipsey Company
Top 25 Commercial Real Estate Brands (Top 3 for the last 8 years)

Euromoney
2025, 2024 World's Best Real Estate Adviser

Valuation & Advisory Services National Leadership

Jeremy Walling, MAI, MRICS
President | US
Valuation & Advisory Services
Jeremy.Walling@colliers.com
+1 312 371 4920

Jerry Gisclair, MAI, MRICS
Executive Vice President
US Client Relations & Service
Jerry.Gisclair@colliers.com
+1 813 871 8531

Jeff Shouse, MAI, CRE
Executive Vice President
Western US
Jeff.Shouse@colliers.com
+1 916 724 5531

PJ Cusmano, MAI, MRICS
Executive Vice President
Eastern US
PJ.Cusmano@colliers.com
+1 813 229 1599

Bruce Nell, MAI, AI-GRS, MRICS
Senior Vice President | Advisory Services & Manufactured Housing Practice Leader
Bruce.Nell@colliers.com
+1 614 437 4687

Anjanette "AJ" Hutson, MAI, AI-GRS
Executive Managing Director
Quality Assurance
AJ.Hutson@colliers.com
+1 704 973 7202

Our Experts

Click or Scan code to view Regional and Market Valuation Expert contact list.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing engagement agreement. Colliers International Valuation & Advisory Services, LLC

Bunker Hill Preserve Land Cover

Land Cover Category

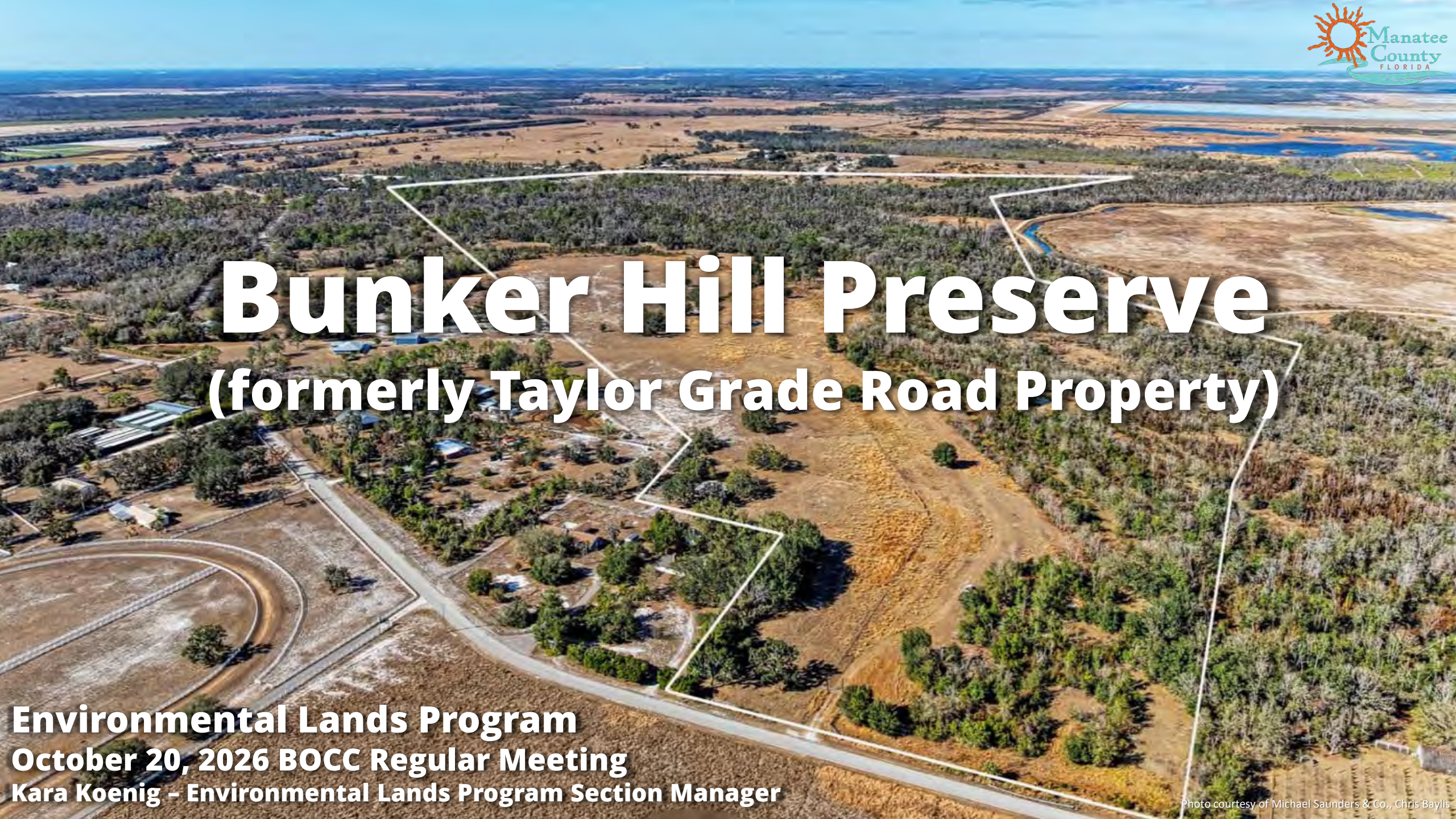
- Improved Pasture
- Mesic Flatwoods
- Mixed Hardwood-Coniferous
- Mixed Wetland Hardwoods
- Residential, Low Density
- Rural Open
- Rural Open Forested
- Transportation
- Preserve/Conservation Lands
- Parks
- Property Boundary
- Parcels

N

0 0.15 0.3 Miles

Taylor Grade Rd
305 Ave E
303rd Ave E
Long Branch
Revell Rd
Davis Grade Rd
South Fork State Park
S Fork Little Manatee River
Fork Little Manatee River
326 Ave E
89th St E
87th St
86th St E
86th St
SWFWMD Little Manatee River (Southfork Tract)
Scarborough Rd
State Road 62
62
Bunker Hill Rd
Keen Branch
Keen Cemetery
Bunker Hill
Bunker Hill Community Park
Duette Fire District Station 1
Duette Preserve

Manatee County Government, Esri Community Maps Contributors, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor



Bunker Hill Preserve

(formerly Taylor Grade Road Property)

Environmental Lands Program

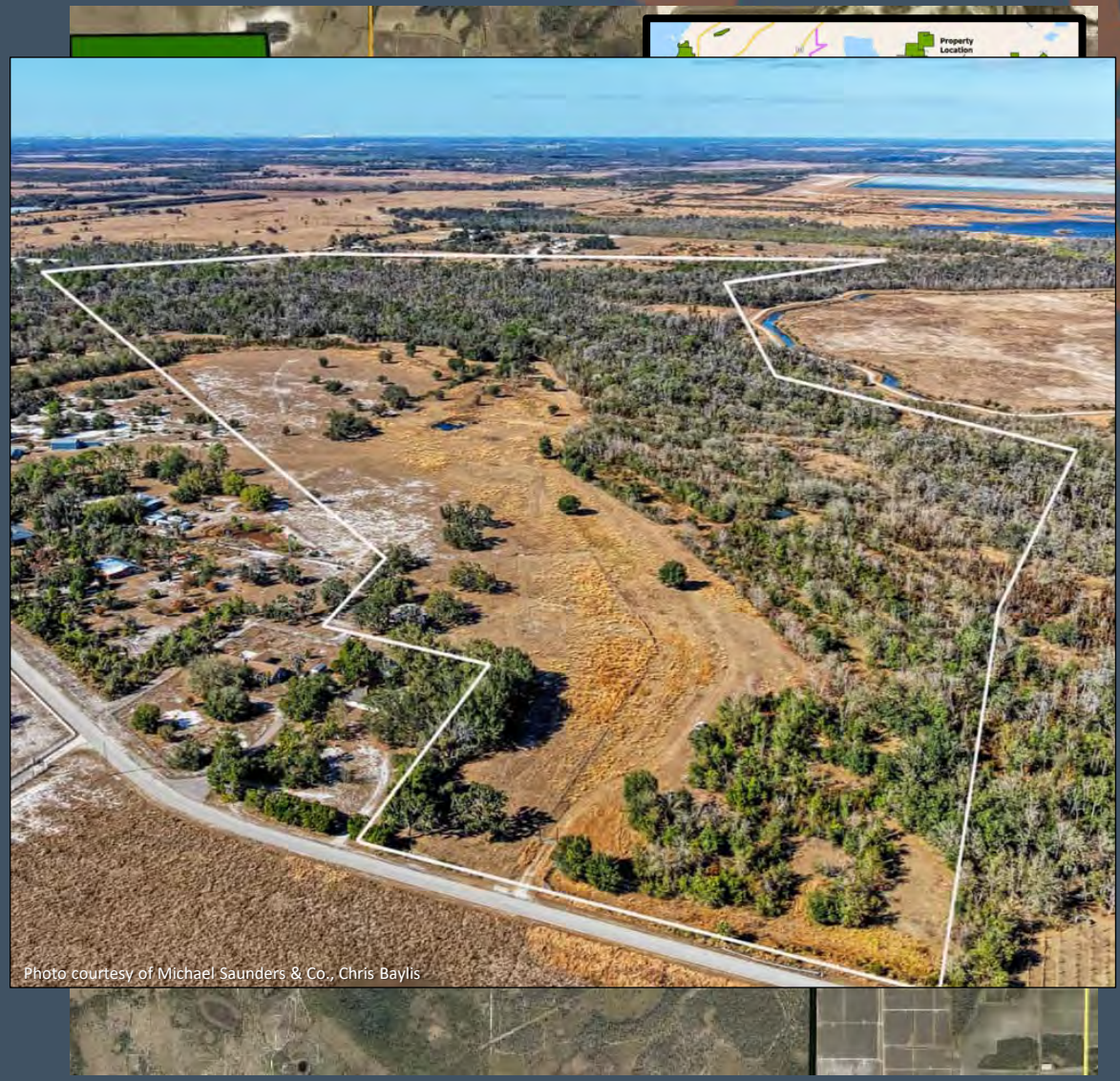
October 20, 2026 BOCC Regular Meeting

Kara Koenig – Environmental Lands Program Section Manager

Photo courtesy of Michael Saunders & Co., Chris Baylis

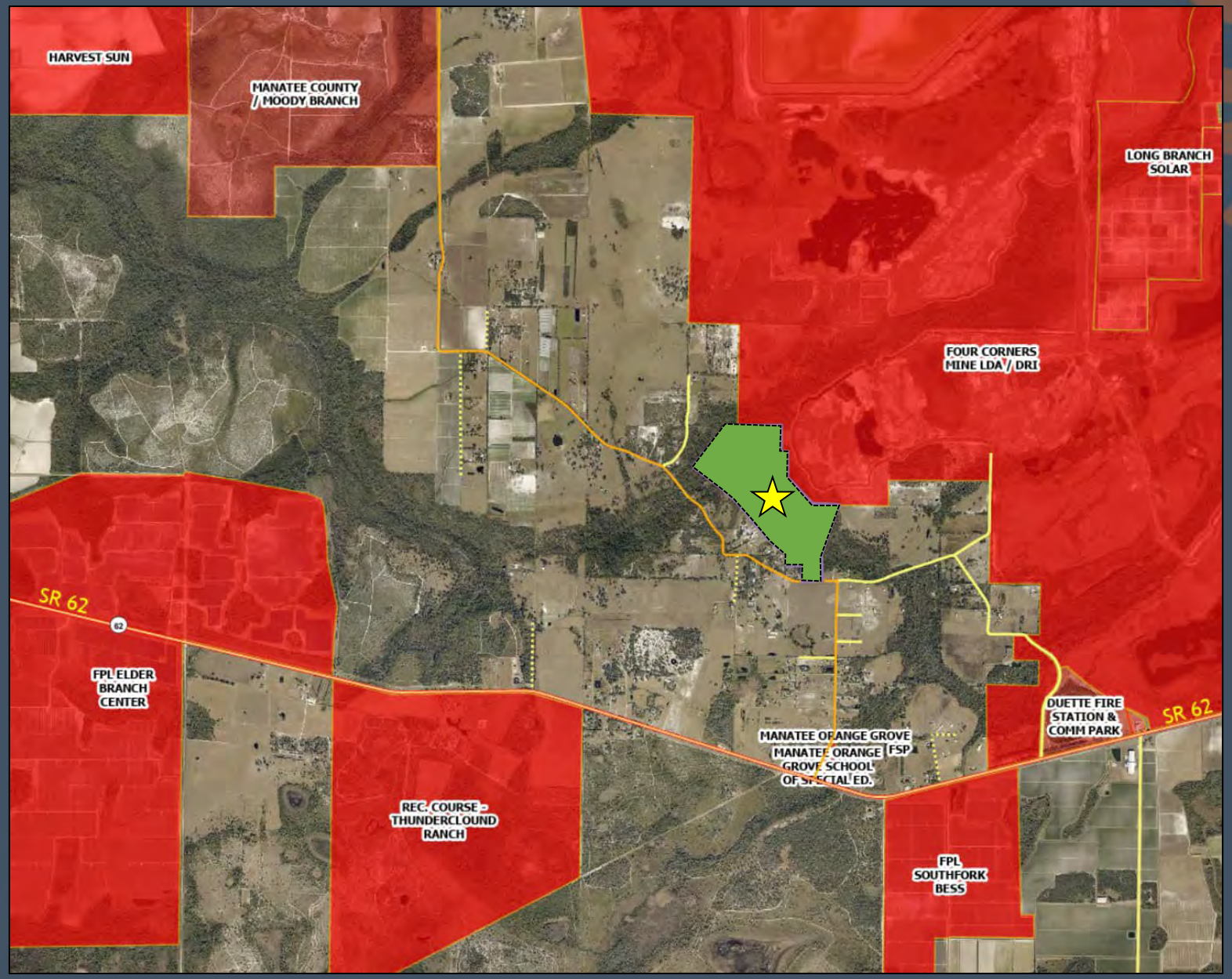
Property Acquisition Information

- **Acquisition Acreage: 156.41 Acres**
  - **2 Parcels – 33100 and 33070 Taylor Grade Road**
- **Located in Parrish off Taylor Grade Road**
  - **1 mile north of SR 62, access from Taylor Grade**
- **February 2026: Property nominated by Seller's Representative to Environmental Lands Program**
- **March 2026: ELMAC approved staff to move forward with acquisition due diligence process**
- **Purchase Price of $2.05 million from Shelley N. Chilton Trust**



Manatee County FLORIDA

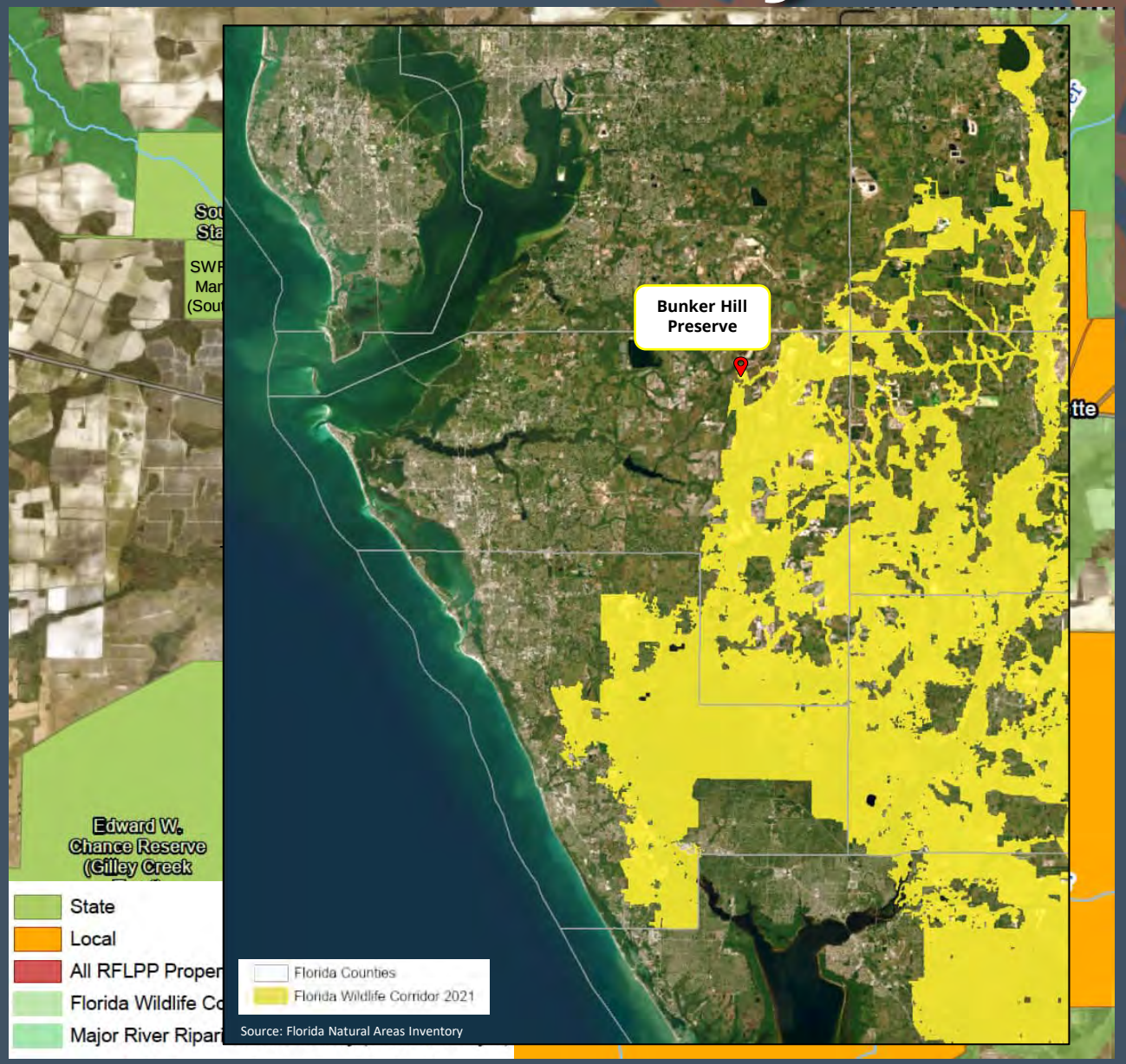
Surrounding Land Use and Development



Manatee County FLORIDA

Conservation Lands Connectivity

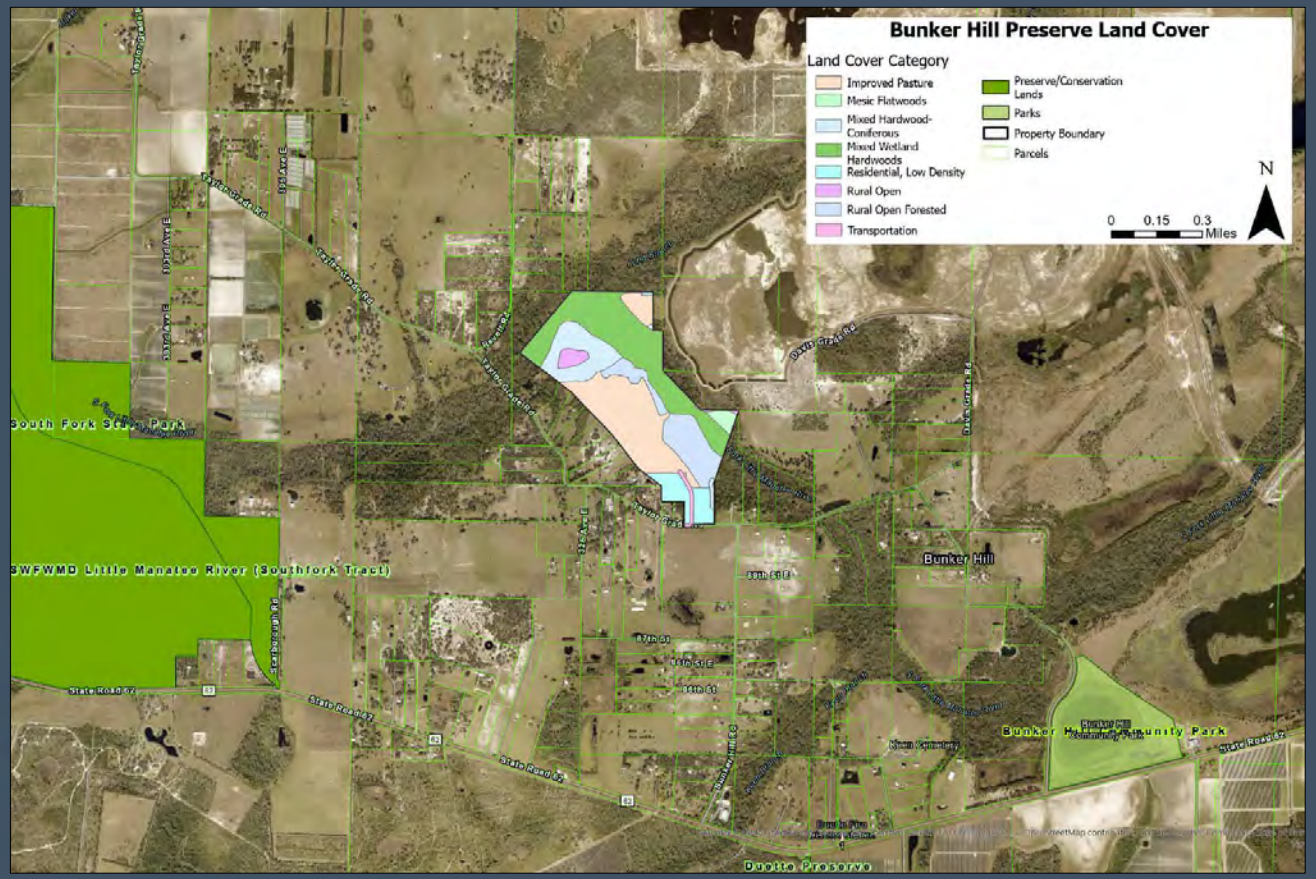
- ± 40 acres located within Florida Wildlife Corridor (Florida Ecological Greenways Network Priority 3 Area)
- ± 100 acres in Florida Ecological Greenways Network Priority 4 Area – Significant Riparian Corridors
- Less than 1.5 miles from South Fork State Park and less than 2 miles from Southwest Florida Water Management District Little Manatee River (Southfork Tract)
- South Fork Little Manatee River flows SE to NW through site



Manatee County FLORIDA

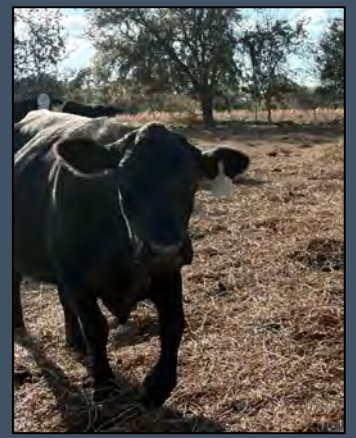
Land Cover and Habitat

- **Mixed Wetland Hardwoods - ± 49 acres**
- **Improved Pasture - ± 46.5 acres**
- **Rural Open / Forested - ± 35.5**
- **Mixed Hardwoods - ± 18 acres**
- **Mesic Flatwoods - ± 0.5 acres**











Land Management and Restoration

Natural Resources Department

- **Request for one (1) new FTE**
  - **Ranger I**
- **Integrated Pest Management**
- **Mechanical Cutting and Clearing**
- **Prescribed Fire Plan**
  - **Fire mitigation and habitat restoration**
- **Site Monitoring**



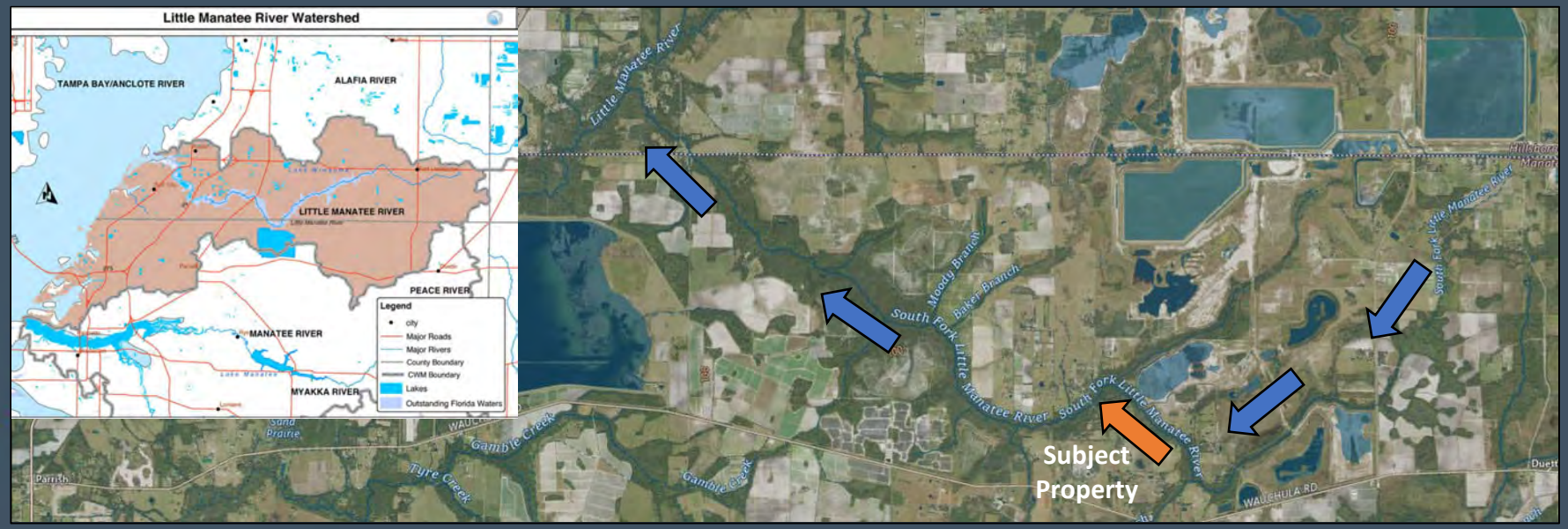


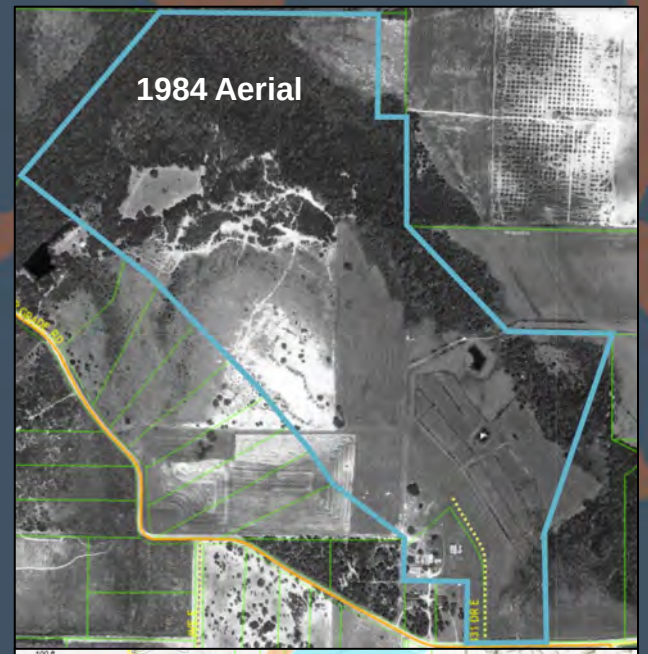


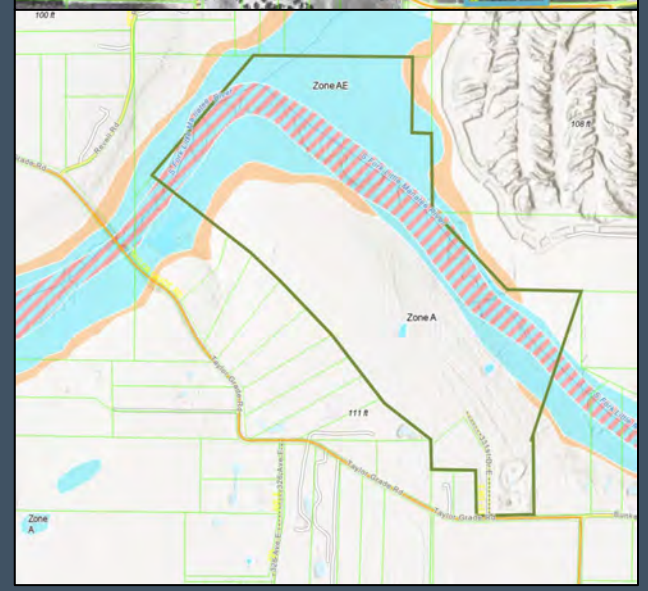
Manatee County FLORIDA

Hydrologic Restoration

- **Within Little Manatee River Watershed**
- **Little Manatee River is an Outstanding Florida Water**
- **South Fork of Little Manatee River flows SE → NW**
  - **Headwaters – Hillsborough; Mouth – Little Manatee River**
- **± 77 acres of site in 100-year floodplain**
- **Initial restoration through removal of invasive plant species**



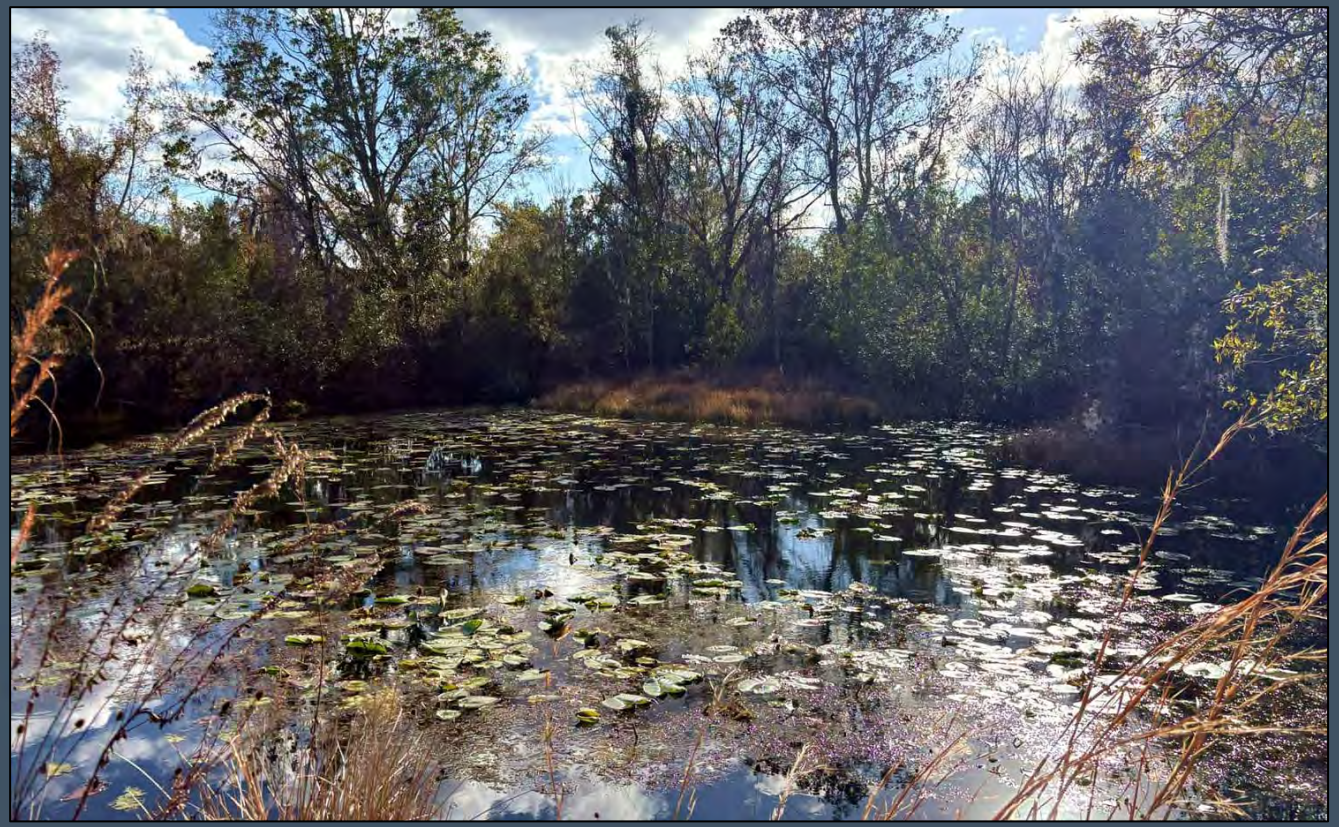


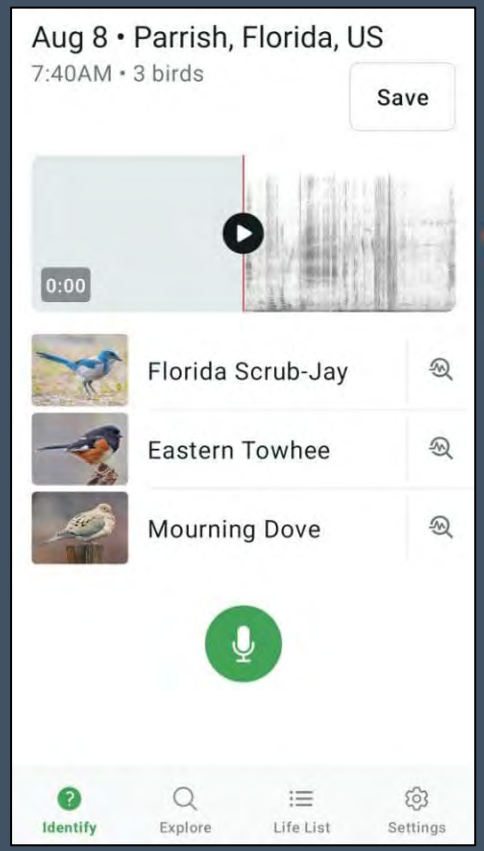


Public Recreation and Uses

Proposed Recreational Activities

- **Passive: Hiking, Biking, Birding, Fishing, etc.**
- **Small network of trails with kiosk and educational signage**











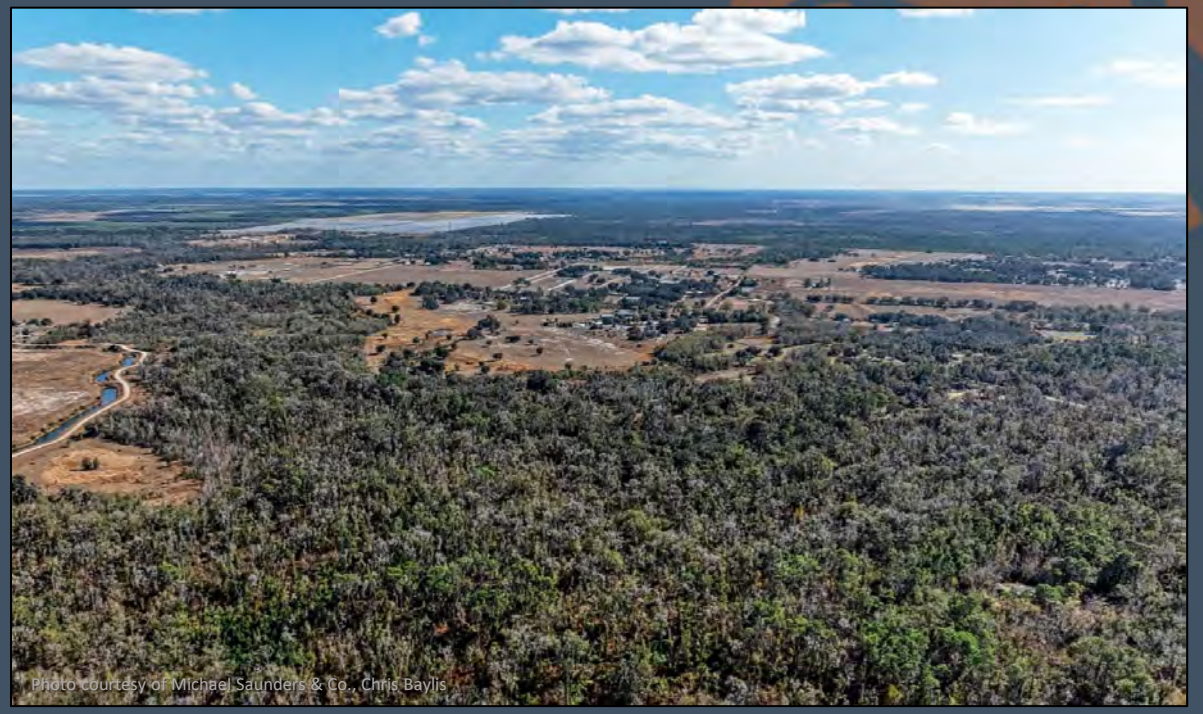


Overview

Contract Purchase Price of $2.05 Million for 156.41 acres

Staff Respectfully Requests:

- **Execution of Contract for Sale and Purchase from Shelley N. Chilton Trust for Bunker Hill Preserve in the amount of $2,050,000; and**
- **Adoption of Budget Amendment Resolution B-27-016, amending the annual budget for Manatee County, FL, for fiscal year 2027. This budget amendment adjusts the FY27-31CIP; and**
- **Adoption of Budget Amendment Resolution B-27-017, amending the annual budget for Manatee County, FL for fiscal year 2027.**



Manatee County FLORIDA