

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
JANUARY 6, 2016**

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JANUARY 6, 2016 at 9:00 a.m.**

To be held at the office of Ryan Companies located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

District Board of Supervisors	Mike Harryman Douglas Dieck John Tipton Brian Devlin Paul Segreto	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sandy Oram	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams, P.A.
District Engineer	Tonja Stewart	Stantec WilsonMiller

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **9:00 a.m.** with the first section, which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT IS MAINTENANCE RELATED ITEM, THESE ITEMS WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors discussion, motion and vote. Agendas can be reviewed by contacting the Administrator's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to address items that are not on this agenda must be submitted in writing with an explanation to the District Administrator at least fourteen (14) days prior to the date of the meeting and will be heard under "Public Comments". The fourth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614
www.southshorecdd.org

December 29, 2015

**Board of Supervisors
South Shore Corporate Park Industrial
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will be held on **Wednesday, January 6, 2016 at 9:00 a.m.** at the offices of Ryan Companies located at 101 E. Kennedy Blvd., Suite 2450, Tampa, Florida 33602. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on August 5, 2015.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for July through November 2015.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Third Promissory Payment Extension Agreement between the District and South Shore Corporate Park, LLC.....Tab 3
 - B. Consideration of Promissory Payment Extension Agreement between the District and South Shore Corporate Park, LLC.....Tab 4
 - C. Ratification of Public Facilities Report.....Tab 5
 - D. Ratification of Aquatic Maintenance Services Agreement with Remson Aquatics, LLC.....Tab 6
 - E. Ratification of Mitigation Maintenance and Monitoring Agreement with Finn Outdoor, LLC.....Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Sandy Oram

Sandy Oram
District Manager

Cc: Mike Harryman, Chairman
Tucker Mackie, District Counsel

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, August 5, 2015 at 9:00 a.m.** at the office of Ryan Companies US, Inc., located at 101 E. Kennedy Blvd., Suite 2450, Tampa, FL 33602.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Brian Devlin	Board Supervisor, Assistant Secretary
John Tipton	Board Supervisor, Assistant Secretary

Also present was:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, HGS (via phone)
David Kemper	District Engineer, Stantec (via phone)
Mark Straley	Straley & Robin (via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Oram called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisor's meeting held on April 11,
2015**

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisor's meeting held on April 11, 2015 for the South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for May – June
2015**

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2015 totaling (\$10,030.20) and for June 2015 (\$5,617.74) for the South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Public Facilities Report

Mr. Kemper with Stantec stated that the report gives an updated status on what public facilities have been constructed by the District and indicates which have been dedicated over to other public entities, and the report also identifies improvements that remain to be constructed in future phases of the project.

Ms. Mackie stated that the Board approved the preparation of this report at the last BOS meeting. She further stated that this report is required under Chapter 189.

Statements regarding the requirements relating to timing and capacities need to be touched on in the report. After Ms. Mackie and Mr. Kemper discuss, the report will be brought back before the board, for ratification at the next meeting, Ms. Mackie stated that this way Staff can go ahead and transmit to Hillsborough County - as required by Chapter 189.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved in substantial form, the Public Facilities Report for the South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

**Open Public Hearings for Fiscal Year
2015-2016 Final Budget and 2015-2016
Operation Maintenance Assessments**

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors opened the public hearings for the Fiscal Year 2015-2016 Final Budget and 2015-2016 Operation and Maintenance Assessments for the South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Change in Date and Time
of Public Hearings**

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors Ratified the change in date and time of the Public Hearings for the South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Final Budget for FY
2015/2016**

Motion was made to allow Mike Harryman to approve and execute agreement for mitigation services for up to an amount not-to-exceed \$12,000.00

On a Motion by Mr. Harryman, seconded by Mr. Tipton, with all in favor, the Board of Supervisors authorized Mike Harryman to approve and execute the agreement for mitigation services for an amount not-to-exceed \$12,000.00 for the South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Approving Final Budget for FY 2015/2016**

A brief discussion regarding the Final Budget ensued. No comments or questions from the audience on the Final Budget were received.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-05 approving the Final Budget for Fiscal Year 2015/2016 for the South Shore Corporate Park Industrial Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Imposing Special Assessments**

Ms. Mackie reviewed Resolution 2015-06, with the Board.

No comments or questions from the audience on the FY 2015-2016 Operations and Maintenance Assessments were received.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-06, Imposing Special Assessments for the South Shore Corporate Park Industrial Community Development District.

On a Motion by Mr. Tipton, seconded by Mr. Harryman, with all in favor, the Board of Supervisors closed the Public Hearings for the South Shore Corporate Park Industrial Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Appointing Assistant Secretary**

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-07, Appointing Sandy Oram as Assistant Secretary for the South Shore Corporate Park Industrial Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08,
Annual Meeting Schedule**

On a Motion by Mr. Tipton, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved Resolution 2015-08, Annual Meeting Schedule for the South Shore Corporate Park Industrial Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Audit for Year Ending
September 30, 2014**

Ms. Oram reviewed the Audit for Year ending September 30, 2014 and presented the findings of the District's auditor. She stated that the FY 2014 Audit was a clean audit.

On a Motion by Mr. Harryman, seconded by Mr. Devlin, with all in favor, the Board of Supervisors approved and ratified the Audit for Year Ending September 30, 2014 for the South Shore Corporate Park Industrial Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
No Report.
- C. District Manager
The next regular meeting of the Board of Supervisors' is Wednesday, September 2, 2015 at 9:00 a.m. at the office of Ryan Companies, located at 101 E. Kennedy Blvd., Suite 2450, Tampa, Florida 33602.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

<p>On a Motion by Mr. Tipton, seconded by Mr. Devlin, with all in favor the Board adjourned the meeting at 9:45 a.m. for South Shore Corporate Park Industrial Community Development District.</p>
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures July 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2015 through July 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,821.36**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

South Shore Community Development District
Paid Operation & Maintenance Expenditures
July 1, 2015 Through July 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000390	2578	Monthly Lawn Maintenance Service 06/15	\$ 4,839.00
Commercial Cuts of SaraBay	000398	2608	Monthly Lawn Maintenance Service 07/15	\$ 4,839.00
Grau & Associates	000391	12887	Audit for FYE 09/30/14	\$ 500.00
Grau & Associates	000391	13240	Audit for FYE 09/30/14	\$ 2,000.00
Grau & Associates	000394	13373	Audit for FYE 09/30/14	\$ 3,400.00
Hopping Green & Sams	000392	82348	General/Monthly Legal Services 05/15	\$ 286.53
Hopping Green & Sams	000399	82960	General/Monthly Legal Services 06/15	\$ 1,103.98
Irrigation Technical Services, Inc.	000395	20413	Irrigation Services 06/15	\$ 533.05
Rizzetta & Company, Inc.	000393	1796	District Management Fees 07/15	\$ 1,500.00
Stantec Consulting Services Inc.	000396	924359	Ph 2 Inspection	\$ 300.00
Teco	000397	0176 0305771 06/15	351 30 ST NE PMP 06/15	\$ 210.99
Teco	000397	0176 0310341 06/15	351 30 ST NE 06/15	\$ 626.64
Teco	000397	1800 0042805 06/15	351 30 ST NE 06/15	<u>\$ 2,682.17</u>
Report Total				<u>\$ 22,821.36</u>

Commercial Cuts of SaraBay


PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
6/1/2015	2578

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	i - Monthly Lawn Maintenance Service--South Shore	2,800.00	2,800.00
	roadway mowing	640.00	640.00
	extension mowing	1,399.00	1,399.00
<p style="text-align: center;">RECEIVED MAY 31 2015</p> <p>Date Rec'd Hizzella & Co., Inc. _____</p> <p>O/M approval <u></u> Date <u>6.8.15</u></p> <p>Date entered <u>JUN 04 2015</u></p> <p>Fund <u>001</u> <u>GL53900004604</u></p> <p>Check # _____</p>			
It's been a pleasure working with you!			Total \$4,839.00

Commercial Cuts of SaraBay

Invoice

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Date	Invoice #
7/1/2015	2608

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lawn Maintenance Service----South Shore roadway mowing extension mowing	2,800.00 640.00 1,399.00	2,800.00 640.00 1,399.00
<div>RECEIVED JUN 30 2015 Date Rec'd Hizzetta & Co., Inc. _____ D/M approval <u>SP</u> Date <u>7-6-15</u> Date entered <u>JUL 01 2015</u> Fund <u>001</u> <u>GL539.00</u> <u>OC 4604</u> Check # _____</div>			
It's been a pleasure working with you!		Total	\$4,839.00 ✓

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice #: 12887

Date: 4/6/2015

Client ID: South Shore Corporate Park Industrial
CDD

For Professional Services Rendered:

Audit for fiscal year ended September 30, 2014

New Charges: \$500.00

Outstanding Balance: \$0.00

New Balance: \$500.00

This invoice is due upon receipt

RECEIVED
APR 08 2015
Date Rec'd Hizzetta & Co., Inc. 4/15/15
M approval CP Date 4/15/15
Date entered APR 09 2015
Fund 001 GL 51300 OC 3202
Check # _____

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice #: 13240

Date: 6/2/2015

Client ID: South Shore Corporate Park Industrial
CDD

For Professional Services Rendered:

Audit for fiscal year ended September 30, 2014

New Charges: \$2,000.00

Outstanding Balance: \$500.00

New Balance: \$2,500.00

This invoice is due upon receipt

RECEIVED

JUN 05 2015

Receivables Rizzetta & Co., Inc.

Approval

SO

Date

6-15-15

Entered

JUN 12 2015

Ind

001

G51300 OC 3202

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-

www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

South Shore Corporate Park Industrial CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice #: 13373

Date: 7/1/2015

Client ID: South Shore Corporate Park Industrial
CDD

For Professional Services Rendered:

Audit for fiscal year ended September 30, 2014

New Charges: \$3,400.00

Outstanding Balance: \$2,500.00

New Balance: \$5,900.00 ✓

This invoice is due upon receipt

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval [Signature] Date 7-13-15

Date entered JUL 09 2015

Fund 001 GL 51300 OC 3202

Check # _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

June 12, 2015

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RECEIVED Bill Number 82348
Billed through 05/31/2015

JUN 18 2015

Date Rec'd Hizzetta & Co., Inc.

O/M approval SV Date 6-29-15

Date entered JUN 23 2015

Fund 001 GL 51406 OC 3107

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

05/12/15	TFM	Confer with Barreto and Perkins regarding assessment notices.	0.20 hrs
05/13/15	TFM	Confer with Barreto regarding assessment roll; review correspondence from Langan regarding notice publication and confer with Perkins regarding same.	0.80 hrs
05/22/15	RVW	Review proposed Florida Department of Revenue rules and provide comments.	0.10 hrs
05/27/15	TFM	Confer with Perkins regarding status of mailed and published notices.	0.20 hrs
Total fees for this matter			\$283.00

DISBURSEMENTS

Copying Charges	3.50
Long Distance	0.03
Total disbursements for this matter	\$3.53

MATTER SUMMARY

Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00
Mackie, A.Tucker Frazee	1.20 hrs	215 /hr	\$258.00

TOTAL FEES	\$283.00
TOTAL DISBURSEMENTS	\$3.53

TOTAL CHARGES FOR THIS MATTER **\$286.53**

BILLING SUMMARY

Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00
Mackie, A.Tucker Frazee	1.20 hrs	215 /hr	\$258.00

TOTAL FEES	\$283.00
TOTAL DISBURSEMENTS	\$3.53

=====

TOTAL CHARGES FOR THIS BILL	\$286.53
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Please include the bill number on your check.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 17, 2015

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 82960
Billed through 06/30/2015

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

06/08/15	TFM	Review mailed and published notices and provide comments.	0.50 hrs
06/08/15	DGW	Review draft notices regarding budget hearing and confer with Mackie regarding same.	0.20 hrs
06/10/15	TFM	Follow-up with District manager regarding FY 2014 audit.	0.40 hrs
06/11/15	TFM	Confer with Kennedy regarding 2014 audit.	0.30 hrs
06/17/15	JSA	Review response to auditor letter.	0.40 hrs
06/17/15	JLG	Prepare and coordinate response to auditor letter; forward same to auditor.	0.70 hrs
06/18/15	TFM	Confer with district management regarding meeting cancellation.	0.30 hrs
06/22/15	TFM	Review files for quarterly monitoring report and confer with Dowell regarding same.	0.50 hrs
06/26/15	TFM	Review FY 2014 audit and confer with Dowell regarding same.	1.10 hrs
06/29/15	TFM	Confer with Dowell regarding FY 2014 audit comments.	0.80 hrs
06/30/15	HFB	Monitor Florida Department of Revenue tax collector rules workshop and provide comments.	0.10 hrs

Total fees for this matter \$1,101.50

DISBURSEMENTS

Copying Charges	2.00
Postage	0.48
Total disbursements for this matter	\$2.48

MATTER SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
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Brown, H. French	0.10 hrs	220 /hr	\$22.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Alves, James	0.40 hrs	365 /hr	\$146.00
Mackie, A.Tucker Frazee	3.90 hrs	215 /hr	\$838.50

TOTAL FEES	\$1,101.50
TOTAL DISBURSEMENTS	\$2.48

TOTAL CHARGES FOR THIS MATTER	\$1,103.98
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BILLING SUMMARY

Wilbourn, David - Paralegal	0.20 hrs	125 /hr	\$25.00
Brown, H. French	0.10 hrs	220 /hr	\$22.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Alves, James	0.40 hrs	365 /hr	\$146.00
Mackie, A.Tucker Frazee	3.90 hrs	215 /hr	\$838.50

TOTAL FEES	\$1,101.50
TOTAL DISBURSEMENTS	\$2.48

TOTAL CHARGES FOR THIS BILL	\$1,103.98
------------------------------------	-------------------

Please include the bill number on your check.

RECORDED

JUL 20 2015

Date Rec'd Hizzetta & Co., Inc.

Y/M approval 80 Date 7-28-15rate entered JUL 24 2015Fund 001 GL 51400 OC 3107

Check # _____



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20413

Date: 07/06/2015

Record#: 17518

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park-Com
June 2015- Common Area
Planned Maintenance

Due Date: 08/06/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	6069	Hunter; PGP-ADJ; Pgp,4" P	1.0000	19.000000	19.00	N
	6102	RainBird; 1806; 6 RAINBIR	1.0000	7.800000	7.80	N
	9901	Pump Technician (06-08-1	3.5000			N
	9903	Alex Long (07-01-15)	1.7500			N
	9999	June 2015 Planned Mainte	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Common Area
June 2015
Planned Maintenance
Zones 22-35

Zone 22-Replaced (1) broken rotor (driven over).
Zone 26- Replaced (1) broken pop up (driven over).

RECEIVED
JUL 09 2015

Date needed Rizzetta & Co., Inc.
M approval SD Date 7-13-15
Date entered JUL 10 2015
Fund 001 GR 53960000 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	533.05
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	533.05

Irrigation Technical Services

Maintenance Zone Check Sheet

Technician: AL

Property: SOUTH SHORE

Date: 7/1/15

Clock: RAIN MASTER

Program	Start Time	Watering Days
A	9:00 P.M.	M + F
B	12:00 A.M.	SU + W
C		
D		

Zone	Program	Minutes	Comments
22	1	60	R/ REPLACED (1) ROTOR (DRIVEN OVER)
25	1	20	S/ ADJ. (2) NOZZLES
26	1	20	S/ REPLACED (1) SPRAY (DRIVEN OVER)
28	1	20	S/ OK
29	1	20	S/ OK
30	1	20	S/ OK
33	1	20	S/ ADJ. (2) NOZZLES
34	2	30	D/ OK
35	2	30	B/ SF
			* ZONES 23, 24, 27, 31 & 32 OFF



Planned Maintenance/Pump Station PM Report

Property South Shore Corporate Park Manager Tave Close
 Station Manufacturer Hoover Site ID 6361 Technician Larry Sargent
 Date Wednesday, May 6, 2015 Flow Reading: 7204990

ROUTINE CHECKS

PUMP/MOTOR

PUMPS

	1	2	3	4
Adjust packing				
Change packing				
Lube stuffing box				
Check slinger ring				
Check shaft play				
Adjust head shaft				
Clean bleed lines				
Check mechanical seal				
Check for unusual noise	none	none	none	
Check vibration	none	none	none	
Test shutoff head	yes	yes	yes	

MOTORS

	1	2	3	4
Horse power	40	40	10	
Change oil				
Grease lube bearings				
Check vibration	none	none	none	
Check for unusual noise	none	none	none	
Test amps at shutoff	0	0	0	
Test amps at design PSI	35/36/35	36/35/34	12/10/10	
Megger motor leads				
Record elapsed hours				
Check junction box terminals	good	good	good	

Pump Hours 181 171 1039

ISOLATION AND CHECK VALVES

All valves exercised and operates

	1	2	3	4
Exercise suction BFV				
Exercise discharge BFV				
Exercise pump BFV				
Check victroluc coupling				
Check SCV for leaks				
Inspect vict couple gaskets				
Check vict BFV sealing				
Clean SCV seats				

ROUTINE CHECKS

MAINLINE/CLA VALVES	COMMENTS
Clean strainers	Flushed Tubing, ops checks good
Check stem O-ring	
Clean stem indicator	
Test ball valves	
Test check feature	
Tighten leaky fittings	
Check pressure gauges	
Lube micro switch rollers	
Blow out hydraulic tubing	
Test valve operation	
Blow out tubing	
Flush bonnet	
Rebuild pilots	
Clean Hytrol ports	
Disassemble micro switch	
Replace stem O-ring	
Calibrate pilots	
Calibrate micro switches	

PRESSURE RELIEF VALVE	COMMENTS
Clean strainer	ops checks good
Clean stem indicator	
Tighten leaky fittings	
Test ball valves	
Test valve operation	
Blow out tubing	
Flush bonnet	
Rebuild pilots	
Clean Hytrol ports	
Calibrate pilots	

HYDRO PNEUMATIC TANK	COMMENTS
Test air relief valve	Checks good
Check bladder	
Clean recycle probes	
Test compressor controls	
Tighten belts	
Lube compressor	
Test compressor	
Rebuild air relief valve	
Recharge tank	
Inspect solenoid valve	
Clean compressor	
Check valves	
Flush tank	

ROUTINE CHECKS

STRAINER/FILTER	COMMENTS
Check flush timer	Cleaned flush filters, no leaks, ops checks good
Test flush operation	
Check motor amps(separator)	
Rebuild flush valve	
Clean strainer basket	
Check oil	
Grease Chain	

SKID	COMMENTS
Check for corrosion	Quick visual, skid is serviceable
Wire brush loose rust	
Touch up paint	

ELECTRICAL

MAIN ELECTRICAL DISCONNECT

COMMENTS
Electrical visual checks good

Exercise disconnect	
Check CB trip adjustment	
Lubricate mechanical devices	
Temperature of cables	
Tighten lugs	

CONTROLS

PHASE ONE

PHASE TWO

PHASE THREE

Test line voltage (no load)		494	493	490
Test line voltage (full load)	491	490	491	492
Line to ground (no load)		283	280	282
Line to ground (full load)	282.00	283	282	281
Calculate max variance		line to gr 1.00	ph to ph 1.00	
Calculate voltage imbalance		line to gr 0.35	ph to ph 0.20	
Test control voltage		line to gr BALANCE OKAY	ph to ph BALANCE OKAY	
Voltage balance notes				
Temperature of cables				
Examine components				
Lubricate mechanical devices				
Clean LW probe				
Check door switch				
Test safety features				
Test lake level controls				
Test auto alternators				
Test hour meters				
Test light bulbs				
Test control operation				
Test digital readout				
Set timers and LTR's				
Set pressure switches				
Tighten terminals				
Calibrate all controls				

VFD CONTROL

COMMENTS
VFD's ops checks good, no corrosion noted

Dust components	
Temperature of cables	
Test VFD operation	
Calibrate thermostat	
Clean A\C filter	
Check panel corrosion	
Check insulation	
Test A\C operation	
Tighten cable lugs	

FLOW METER

COMMENTS
Flow meter ops checks good

Clean sensor paddle wheel	
Check meter operation	
Rebuild sensor	
Lube sensor O-ring	
Check pipe calibration	

AUX POWER SUPPLY

COMMENTS

Exercise all CB's	
Check wires for heat	
Test output voltage	
Check GFI operation	
Tighten lugs	

HYDRAULIC SUPPLY

COMMENTS
Cleaned Filters

Replace filter element	
Check pressure gages	
Test ball & check valves	

Check full load amps	
Check bladder tank	
Rebuild pilot	
Calibrate pressure switch	
Recharge tank	
SPECIAL CHECK	COMMENTS
Clean flush screen	Flush system cleand and ops checks good, no leaks
Check flush operation	
Check rotating screen	
Rebuild solenoid valves	
NOTES	

Tampa, FL 33624

Total	\$1,500.00
--------------	-------------------

**INVOICE**

Page 1 of 2

Invoice Number	924359
Invoice Date	June 19, 2015
Customer Number	83545
Project Number	215611917

Bill To

South Shore Corporate Park Ind CDD
Matt Huber
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager:	Kemper, David A
Stantec Office Location:	Tampa FL
Authorization Amount:	\$144,902.79
Authorization Previously Billed:	\$143,180.57
Authorization Billed to Date:	\$143,480.57
Current Invoice Due:	\$300.00
For Period Ending:	June 5, 2015

Include: Billing Summary

RECEIVED

JUL 07 2015

Date Rec'd Rizzetta & Co., Inc.

AM approval

Date

Date entered

JUL 09 2015

Fund

300 GL 53900.00 6301 ✓

Check #

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

924359

Project Number

215611917

Top Task 723 2015 WUP Monitoring

Progress Charge

Total Invoiced

Previously
Invoiced

Current Amount

1,200.00 X 25.00 % Complete

300.00

0.00

300.00

Progress Charge Subtotal

300.00

Top Task 723 Total

300.00

Total Fees & Disbursements

\$300.00

INVOICE TOTAL (USD)

\$300.00

Project Billing Summary

For Period Ending: June 05, 2015
Task Detail: Top Task
Project: 215611917 SSCP - CDD Ph 2 Inspection
Client: South Shore Corporate Park Ind CDD
Invoice #: 924359

Amounts shown are before taxes and for contracted items only

Top Task #	Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
312	30th Construction Observation	8,107.50	8,107.50		8,107.50	0.00	100.00%
313	30th Construction Meetings	1,375.00	1,375.00		1,375.00	0.00	100.00%
314	30th Assistance during construction & RFI	2,595.00	2,595.00		2,595.00	0.00	100.00%
315	30th Review Test Reports	800.00	800.00		800.00	0.00	100.00%
316	30th Final Inspection	1,500.00	1,500.00		1,500.00	0.00	100.00%
320	30th Record Drawings	3,500.00	3,500.00		3,500.00	0.00	100.00%
321	30th Final Certifications	2,000.00	2,000.00		2,000.00	0.00	100.00%
322	30th Dedication Boundary Survey	5,500.00	5,500.00		5,500.00	0.00	100.00%
323	30th Review Title Data/Survey Servs	500.00	500.00		500.00	0.00	100.00%
325	30th Dedication Mtgs & Coord	2,418.75	2,418.75		2,418.75	0.00	100.00%
326	30th Misc Services	1,650.00	1,650.00		1,650.00	0.00	100.00%
611	33rd/SP Shop Drawing Review	3,000.00	3,000.00		3,000.00	0.00	100.00%
612	33rd/SP Limited Constr Obser	20,000.00	20,000.00		20,000.00	0.00	100.00%
613	33rd/SP Construction Mtgs	4,688.00	4,688.00		4,688.00	0.00	100.00%
614	33rd/SP RFI Support	7,491.50	7,491.50		7,491.50	0.00	100.00%
615	33rd/SP Review Test Reports	1,500.00	1,500.00		1,500.00	0.00	100.00%
616	33rd/SP Final Inspection	4,000.00	4,000.00		4,000.00	0.00	100.00%
620	33rd/SP Record Drawings	5,500.00	5,500.00		5,500.00	0.00	100.00%
621	33rd/SP Final Certifications	2,500.00	2,500.00		2,500.00	0.00	100.00%
622	33rd/SP Dedication Mtg & Coord	5,000.00	5,000.00		5,000.00	0.00	100.00%
623	33rd/SP Misc Servs	2,054.50	2,019.50		2,019.50	35.00	98.30%
710	CDD Supplemental Bidding	0.00				0.00	
711	EDTF/FDOT	0.00				0.00	
712	EDTF CEI Support	0.00				0.00	
713	CDD Expenses	300.00	300.00		300.00	0.00	100.00%
715	Subdivision Platting Servs	15,383.54	15,383.54		15,383.54	0.00	100.00%
720	Stake Signals	1,578.00	1,578.00		1,578.00	0.00	100.00%
721	Additional Survey Support	4,500.00	4,485.25		4,485.25	14.75	99.67%
722	Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723	2015 WUP Monitoring	1,200.00		300.00	300.00	900.00	25.00%
730	Water Use Permit Data Collection	1,200.00	1,200.00		1,200.00	0.00	100.00%
731	Wetland Mitigation Baseline Monitoring	2,250.00	2,250.00		2,250.00	0.00	100.00%
740	CDD Public Facility Report 2014	1,500.00	1,045.00		1,045.00	455.00	69.67%
900	Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
	Total for Project# 215611917	144,902.79	143,180.57	300.00	143,480.57	1,422.22	99.02%

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522B-00134

Conservation Info.

This Month:
63 / kWh/Day
19 kW
Year Ago:
69 kWh/Day
19 kW

July Billing Information:

200200

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Jul 02, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	48926	46984	1942	1	

Next Read Date On Or About Jul 30, 2015 Total kWh Purchased 1,942

Account Activity	Explanation	Charge	Total
Previous Balance		359.63	
Payments Received - Thank You	As of Jul 02, 2015	-359.63	
			\$0.00

New Charges Due by Jul 26, 2015 Service from May 25 to Jun 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,942 kWh @ \$.05793/kWh	112.49
Fuel Charge	1,942 kWh @ \$.03874/kWh	75.23
Electric Service Cost		\$205.72
Florida Gross Receipts Tax	Based on \$205.72	5.27
This Month's Charges		\$210.99

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$210.99**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Committed to serving you and Tampa Bay

Tampa Electric is committed to providing you with reliable and affordable electrical service as well as valuable energy efficiency solutions and support for the community.
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RECEIVED
JUL 09 2015
Date Rec'd Rizzetta & Co., Inc.
VM approval 78 Date 7-13-15
Date entered JUL 10 2015
and 001 GL 531002.00 4307
book #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200200



Account No.
0176 0305771

New Charges
\$210.99
Payable by Jul 26

Total Bill Amount
\$210.99

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

522B-00134 00133-1C44



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1910 08 0176 0305771 0000210.99

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521B-00143

July Billing Information:

100372

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Jul 02, 2015

			Prorated
Account Activity	Explanation	Charge	Total
Previous Balance		272.04	
Payments Received - Thank You	As of Jul 02, 2015	-272.04	
			\$0.00
New Charges Due by Jul 26, 2015		Service for 60 days from May 01 to Jun 30	
Lighting Service Items LS-1	10 Lights, 10 Poles	482.54	
Energy Flat Charge		61.68	
Fuel Charge	2,058 kWh @ \$.03830/kWh	78.82	
Florida Gross Receipts Tax	Based on \$140.50	3.60	
This Month's Charges			\$626.64
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$626.64

JUL 10 2015

Date Rec'd Rizzetta & Co., Inc. _____

O/M approval So

Date 728-15

Date entered JUL 15 2015

Fund 001

GL 53100

OC 4307

Check # _____

Your Electric Bill

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488M-00079

June Billing Information:

800090

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Jun 26, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		2,682.17	
Payments Received - Thank You	As of June 26, 2015	-2,682.17	
			\$0.00
New Charges Due by Jul 20, 2015		Service for 29 days from May 26 to Jun 24	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		252.00	
Fuel Charge	8,400 kWh @ \$.03830/kWh	321.60	
Florida Gross Receipts Tax	Based on \$573.60	14.40	
This Month's Charges			\$2,682.17
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$2,682.17

RECEIVED
JUL 16 2015

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____

Date 7-13-15

Date entered JUL 08 2015

Fund 001 GL 53100 00 4307

Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800090



Account No.
1800 0042805

New Charges
\$2,682.17
Payable by Jul 20

Total Bill Amount
\$2,682.17

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

488M-00079 00079-1049



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1130

00 1800 0042805 0002682.17

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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures August 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2015 through August 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,370.02**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

South Shore Community Development District
Paid Operation & Maintenance Expenditures
August 1, 2015 Through August 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000405	2630	Monthly Lawn Maintenance Service 08/15	\$ 4,839.00
Hopping Green & Sams	000406	83439	General/Monthly Legal Services 07/15	\$ 107.50
John Tipton	000404	JT080515	Board of Supervisors Meeting 08/05/15	\$ 200.00
Rizzetta & Company, Inc.	000400	1909	District Management Fees 08/15	\$ 1,500.00
Stantec Consulting Services Inc.	000407	940928	Ph 2 Inspection	\$ 396.00
Tampa Bay Times	000401	107030 07/10/15	Acct #107030 Legal Advertising 07/10/15	\$ 395.13
Tampa Bay Times	000401	107030 07/17/15	Acct #107030 Legal Advertising 07/17/15	\$ 391.12
Teco	000402	1800 0042805 07/15	351 30 ST NE 07/15	\$ 2,722.40
Teco	000403	0176 0305771 07/15	351 30 ST NE PMP 07/15	\$ 369.55
Teco	000403	0176 0310341 07/15	351 30 ST NE 07/15	<u>\$ 449.32</u>
Report Total				<u>\$ 11,370.02</u>

Commercial Cuts of SaraBay

Invoice

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Date	Invoice #
8/2/2015	2630

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service--South Shore	2,800.00	2,800.00
	roadway mowing	640.00	640.00
	extension mowing	1,399.00	1,399.00
<div>RECEIVED JUL 31 2015 Date Rec'd RIZZELLA & CO., INC. _____ D/M approval <u>[Signature]</u> Date <u>8-11-15</u> Date entered <u>AUG 10 2015</u> Fund <u>001</u> GL539000C <u>4604</u> Check # _____</div>			

It's been a pleasure working with you!

Total

\$4,839.00 ✓

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 14, 2015

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 83439
Billed through 07/31/2015

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

07/08/15	TFM	Confer with Barreto regarding assessment collection.	0.30 hrs
07/28/15	TFM	Confer with Oram regarding project close-out.	0.20 hrs
Total fees for this matter			\$107.50

MATTER SUMMARY

Mackie, A.Tucker Frazee	0.50 hrs	215 /hr	\$107.50
-------------------------	----------	---------	----------

TOTAL FEES	\$107.50
------------	----------

TOTAL CHARGES FOR THIS MATTER	\$107.50
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BILLING SUMMARY

Mackie, A.Tucker Frazee	0.50 hrs	215 /hr	\$107.50
-------------------------	----------	---------	----------

TOTAL FEES	\$107.50
------------	----------

TOTAL CHARGES FOR THIS BILL	\$107.50 ✓
-----------------------------	-------------------

Please include the bill number on your check.

AUG 19 2015

Date Rec'd Rizzetta & Co., Inc.

W/M approval SO Date 8-25-15

Date entered AUG 21 2015

Fund 001 GL 5140000 3107

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR PAY REQUEST

MEETING DATE: August 5, 2015


Name of Board Supervisor	Check if present	Check if to be paid
Doug Dieck		
Brian Devlin	✓	
Paul Segreto		
John Tipton*	✓	✓
Mike Harryman	✓	

*supervisors who are paid


DM Signature

MARK - SPA
Dore Kemper

RECEIVED

Date Rec'd Rizzetta & Co., Inc. AUG 05 2015
D/M approval  Date 8-11-15
Date entered AUG 10 2015
Fund 001 GL 51100 OC 1101
Check # _____

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
8/1/2015	1909

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

			TERMS	PROJECT
			Due Upon Rec't	857 - CDD
ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM	<p>PROFESSIONAL FEES:</p> <p>District Management Services</p> <p>Services for the period August 1, 2015 through August 31, 2015</p> <p>RECEIVED JUL 23 2015</p> <p>ate Rec'd Rizzetta & Co., Inc. _____</p> <p>/M approval <u>80</u> Date <u>7-28-15</u></p> <p>ate entered <u>JUL 24 2015</u></p> <p>und <u>001</u> GL5 1300 OC 3101</p> <p>heck # _____</p>		1,500.00	1,500.00

Total

\$1,500.00

**INVOICE**

Page 1 of 2

Invoice Number 940928
Invoice Date August 7, 2015
Customer Number 83545
Project Number 215611917

Bill To

South Shore Corporate Park Ind CDD
Matt Huber
c/o Rizzetta
3434 Colwell Avenue, Suite 200
Tampa FL 33614
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: SSCP - CDD Ph 2 Inspection

Stantec Project Manager:	Kemper, David A
Stantec Office Location:	Tampa FL
Authorization Amount:	\$144,902.79
Authorization Previously Billed:	\$143,480.57
Authorization Billed to Date:	\$143,876.57
Current Invoice Due:	\$396.00 ✓
For Period Ending:	July 31, 2015

Include: Billing Summary
email invoice to: SOram@rizzetta.com

RECEIVED

AUG 14 2015

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

Fund

001 GL51300OC3103 ✓

Check #

Due on Receipt

INVOICE

Page 2 of 2

Invoice Number

940928

Project Number

215611917

Top Task 723 2015 WUP Monitoring**Progress Charge**

	Total Invoiced	Previously Invoiced	Current Amount
1,200.00 X 58.00 % Complete	696.00	300.00	396.00
Progress Charge Subtotal			396.00

Top Task 723 Total	396.00
---------------------------	---------------

Total Fees & Disbursements	\$396.00
----------------------------	----------

INVOICE TOTAL (USD)	\$396.00
----------------------------	-----------------

Project Billing Summary

For Period Ending: July 31, 2015
Task Detail: Top Task
Project: 215611917 SSCP - CDD Ph 2 Inspection
Client: South Shore Corporate Park Ind CDD
Invoice #: 940928

Amounts shown are before taxes and for contracted items only

Top Task #	Task Description	Contract Value	Previously Invoiced	Current Invoice	Invoiced to Date	Contract Remaining	% of Contract Invoiced
312	30th Construction Observation	8,107.50	8,107.50		8,107.50	0.00	100.00%
313	30th Construction Meetings	1,375.00	1,375.00		1,375.00	0.00	100.00%
314	30th Assistance during construction & RFI	2,595.00	2,595.00		2,595.00	0.00	100.00%
315	30th Review Test Reports	800.00	800.00		800.00	0.00	100.00%
316	30th Final Inspection	1,500.00	1,500.00		1,500.00	0.00	100.00%
320	30th Record Drawings	3,500.00	3,500.00		3,500.00	0.00	100.00%
321	30th Final Certifications	2,000.00	2,000.00		2,000.00	0.00	100.00%
322	30th Dedication Boundary Survey	5,500.00	5,500.00		5,500.00	0.00	100.00%
323	30th Review Title Data/Survey Servs	500.00	500.00		500.00	0.00	100.00%
325	30th Dedication Mtgs & Coord	2,418.75	2,418.75		2,418.75	0.00	100.00%
326	30th Misc Services	1,650.00	1,650.00		1,650.00	0.00	100.00%
611	33rd/SP Shop Drawing Review	3,000.00	3,000.00		3,000.00	0.00	100.00%
612	33rd/SP Limited Constr Obser	20,000.00	20,000.00		20,000.00	0.00	100.00%
613	33rd/SP Construction Mtgs	4,688.00	4,688.00		4,688.00	0.00	100.00%
614	33rd/SP RFI Support	7,491.50	7,491.50		7,491.50	0.00	100.00%
615	33rd/SP Review Test Reports	1,500.00	1,500.00		1,500.00	0.00	100.00%
616	33rd/SP Final Inspection	4,000.00	4,000.00		4,000.00	0.00	100.00%
620	33rd/SP Record Drawings	5,500.00	5,500.00		5,500.00	0.00	100.00%
621	33rd/SP Final Certifications	2,500.00	2,500.00		2,500.00	0.00	100.00%
622	33rd/SP Dedication Mtg & Coord	5,000.00	5,000.00		5,000.00	0.00	100.00%
623	33rd/SP Misc Servs	2,054.50	2,019.50		2,019.50	35.00	98.30%
710	CDD Supplemental Bidding	0.00				0.00	
711	EDTF/FDOT	0.00				0.00	
712	EDTF CEI Support	0.00				0.00	
713	CDD Expenses	300.00	300.00		300.00	0.00	100.00%
715	Subdivision Platting Servs	15,383.54	15,383.54		15,383.54	0.00	100.00%
720	Stake Signals	1,578.00	1,578.00		1,578.00	0.00	100.00%
721	Additional Survey Support	4,500.00	4,485.25		4,485.25	14.75	99.67%
722	Additional Engineering Support	29,415.00	29,415.00		29,415.00	0.00	100.00%
723	2015 WUP Monitoring	1,200.00	300.00	396.00	696.00	504.00	58.00%
730	Water Use Permit Data Collection	1,200.00	1,200.00		1,200.00	0.00	100.00%
731	Wetland Mitigation Baseline Monitoring	2,250.00	2,250.00		2,250.00	0.00	100.00%
740	CDD Public Facility Report 2014	1,500.00	1,045.00		1,045.00	455.00	69.67%
900	Reimbursable Expenses	1,896.00	1,878.53		1,878.53	17.47	99.08%
	Total for Project# 215611917	144,902.79	143,480.57	396.00	143,876.57	1,026.22	99.29%



AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00



10010703000000000001440551707000039112000

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tampaelectric.com
698M-00078

July Billing Information:

800110

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Jul 28, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		2,682.17	
Payments Received - Thank You	As of Jul 28, 2015	-2,682.17	
			\$0.00
New Charges Due by Aug 18, 2015		Service for 30 days from Jun 24 to Jul 24	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		252.00	
Fuel Charge	8,400 kWh @ \$.03830/kWh	321.60	
Florida Gross Receipts Tax	Based on \$573.60	14.40	
This Month's Charges			\$2,682.17
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 07/21/15	@ 1.5% On \$2,682.17	40.23	
Total Miscellaneous Charges			\$40.23
Total Due			\$2,722.40

RECEIVED
JUL 31 2015

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

JUL 31 2015

und 001 GL 53100 OC 4307 ✓

Initial

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800110



Account No.
1800 0042805

New Charges
\$2,722.40
Payable by Aug 18

Total Bill Amount
\$2,722.40

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

698M-00078 00078-1048



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1120 07 1800 0042805 0002722.40

Your Electric Bill

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TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
732B-00134

Conservation Info.

This Month:
118 / kWh/Day
17 kW
Year Ago:
91 kWh/Day
16 kW

Fuel sources we use to serve you

For the 12-month period
ending June 2015, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Natural gas and oil*...41%
Coal.....54%
Purchased Power.....5%

*Oil makes up less than 1%

Tampa Electric provides this
information to our customers
on a quarterly basis.

August Billing Information:

200207

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Aug 03, 2015

07/15

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H86272	52467	48926	3541	1	

Next Read Date On Or About	Aug 28, 2015	Total kWh Purchased	3,541
Account Activity	Explanation	Charge	Total
Previous Balance		210.99	
Payments Received - Thank You	As of August 03, 2015	-210.99	
			\$0.00

New Charges Due by Aug 24, 2015		Service from Jun 25 to Jul 25	
Basic Service Charge	General Service 200 Rate		18.00
Energy Charge	3,541 kWh @ \$.05793/kWh		205.13
Fuel Charge	3,541 kWh @ \$.03874/kWh		137.18
Electric Service Cost			\$360.31
Florida Gross Receipts Tax	Based on \$360.31		9.24
This Month's Charges			\$369.55

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$369.55**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Join us at the Drive Electric Tampa Bay event

Tampa Bay and Tampa Electric are celebrating electric vehicles with Drive Electric Tampa Bay, an exciting and free one-day event being held on Saturday, Sept. 12, 2015 at the Oldsmar Public Library, located at 400 St. Petersburg Drive East, Oldsmar, FL, 33647. Visit **DriveElecTB.com** to learn more about this event, and **TampaElectric.com/EV** to learn more about electric vehicles.

Date Rec'd Rizzetta & Co., Inc. **AUG 08 2015**
Date approval **8-11-15**
Date entered **AUG 10 2015**
Fund **001** GL **53100** OC **4307**
Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200207



Account No.
0176 0305771

New Charges
\$369.55
Payable by Aug 24

Total Bill Amount
\$369.55

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

732B-00134 00131-1844



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1910 05 0176 0305771 0000369.55

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Web site at
tampaelectric.com
7371-11456

August Billing Information:

715611

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Aug 03, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		626.64	
Payments Received - Thank You	As of August 03, 2015	-626.64	
			\$0.00
New Charges Due by Aug 24, 2015		Service for 30 days from Jun 30 to Jul 30	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		45.08	
Fuel Charge	1,506 kWh @ \$.03830/kWh	57.70	
Florida Gross Receipts Tax	Based on \$102.78	2.64	
This Month's Charges			\$449.32
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$449.32

07/15

AUG 06 2015

Date Rec'd Rizzetta & Co., Inc.

D/M approval

Date

Date entered

AUG 10 2015

Fund

001

GL 53100

OC 4307

Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.



Account No.
0176 0310341

New Charges
\$449.32
Payable by Aug 24

Total Bill Amount
\$449.32

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

7371-11456 11456-1046



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2

1110

08 0176 0310341 0000449.32

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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures September 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2015 through September 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,071.95**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2015 Through September 30, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Irrigation Technical Services, Inc.	000409	20646	Pump Station Emergency	\$ 1,084.33
Irrigation Technical Services, Inc.	000409	20647	Irrigation Services 08/15	\$ 452.46
Irrigation Technical Services, Inc.	000409	20679	Irrigation Services 08/15	\$ 410.29
Rizzetta & Company, Inc.	000408	2022	District Management Fees 09/15	\$ 1,500.00
Teco	000410	1800 0042805 08/15	351 30 ST NE 08/15	\$ 2,682.17
Teco	000411	0176 0305771 08/15	351 30 ST NE PMP 08/15	\$ 493.38
Teco	000411	0176 0310341 08/15	351 30 ST NE 08/15	<u>\$ 449.32</u>
Report Total				<u>\$ 7,071.95</u>



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20646

Date: 08/14/2015

Record#: 17760

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area
PS Emergency Repair

Due Date: 09/14/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Pump Station Emergency R	1.0000	1,084.330000	1,084.33	N

Notes:

South Shore Corporate Park

Pump Station Emergency Repair

8/5/15-Pump Station Leaking badly causing rapid cycling. Tech diagnosed problem and ordered part shipped from California overnight.

8/6/15-Replaced part and put Pump back in full operation.

Ryan is billed for their share.

DATE REC'D BY: [Signature]
DATE APPROVED: [Signature]
DATE ORDERED: [Signature]
FUND: 001 53900 4609
SEP 01 2015
AUG 31 2015
9-8-15

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	1,084.33
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	1,084.33



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20647

Date: 08/26/2015

Record#: 17761

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
Common Area Repairs
33614

Due Date: 09/26/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	13136	DBRY Wire splices RBSC	10.0000	3.070000	30.70	N
		4 station decoder (Rainmas	1.0000	398.360000	398.36	N
	6102	6 RAINBIRD SPRINKLER;B	3.0000	7.800000	23.40	N

Notes:

South Shore Corporate Park

During routine Planned Maintenance, found zones 28-30
not working. Further testing found a bad 4-station decoder.

Replaced decoder for zones 28-30, and 3 broken pop ups.
Completed monthly service.

AUG 31 2015
Jesse Heston Rizzetta
WMA approval *SO*
Date *9-8-15*
SEP 01 2015
Fund 001
53900 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	452.46
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	452.46



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20679

Date: 08/25/2025

Record#: 17795

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 09/25/2025

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
	9903	Irrigation Lead Tech	2.5000			N
		Four Station Decoder	1.0000			N
		Ryan share \$45.59				N
		Rizzetta Share \$410.29	1.0000	410.290000	410.29	N

Notes:

South Shore Corporate Park.

During routine maintenance it was discovered that the controller was faulting and not allowing for inspection. Troubleshooting demonstrated two bad decoders, which were ordered and installed.

Total price for this Job is \$455.88

Ryan- \$45.59

Rizzetta (Common Area) \$410.29

AUG 31 2015

PAID TO RIZZETTA & CO., INC.
AMOUNT \$0
DATE 9-8-15
SEP 01 2015
001 53900 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	410.29
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	410.29

Tampa, FL 33624

Total	\$1,500.00
--------------	-------------------

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908M-00082

August Billing Information:

800113

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Aug 26, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		2,722.40	
Payments Received - Thank You	As of August 26, 2015	-2,722.40	
			\$0.00
New Charges Due by Sep 17, 2015		Service for 31 days from Jul 24 to Aug 24	
Lighting Service Items LS-1	80 Lights, 73 Poles	2,094.17	
Energy Flat Charge		252.00	
Fuel Charge	8,400 kWh @ \$.03830/kWh	321.60	
Florida Gross Receipts Tax	Based on \$573.60	14.40	
This Month's Charges			\$2,682.17
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$2,682.17

AUG 31 2015

Date Received: AUG 31 2015

T/M approval

Date entered

Hand 001

Printed

SEP 01 2015

53100 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800113



Account No.
1800 0042805

New Charges
\$2,682.17
Payable by Sep 17

Total Bill Amount
\$2,682.17

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

908M-00082 00082-1042



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1120 00 1800 0042805 0002682.17

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958M-00009

Conservation Info.

This Month:
155 / kWh/Day
17 kW
Year Ago:
104 kWh/Day
16 kW

Report a malfunctioning streetlight:

Tampa Electric's "Lights Out?" form at **tampaelectric.com** makes it easy to report a malfunctioning light. Simply answer a few questions, and provide the ID number located on the light pole, or provide the nearest address or landmark. If you prefer to reach us by phone, please call: **(813) 223-0800** in Hillsborough, **(863) 299-0800** in Polk, or **1-888-223-0800** all other counties.

September Billing Information:

800009

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Sep 02, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	57257	52467	4790	1	

Next Read Date On Or About **Aug 28, 2015** Total kWh Purchased **4,790**

Account Activity	Explanation	Charge	Total
Previous Balance		0.00	
Payments Received	As of September 02, 2015	0.00	
			\$0.00

New Charges Due by Sep 23, 2015

Service from Jul 25 to Aug 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	4,790 kWh @ \$.05793/kWh	277.49
Fuel Charge	4,790 kWh @ \$.03874/kWh	185.56
Electric Service Cost		\$481.05
Florida Gross Receipts Tax	Based on \$481.05	12.33
This Month's Charges		\$493.38

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$493.38**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Call Before You Dig

Digging in your yard without marking utility lines is dangerous. For your safety, Florida law requires that you call **811** before you dig. Visit **sunshine811.com** to learn more

08/15

RECEIVED
SEP 08 2015

Date Rec'd Hizzetta & Co., Inc.

J/M approval

Date 9-14-15

Date entered

SEP 11 2015

Fund 001 GL 531000C4307

Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800009

Updated Billing Statement

TECO
TAMPA ELECTRIC

Account No.
0176 0305771

New Charges
\$493.38
Payable by Sep 23

Total Bill Amount
\$493.38

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

958M-00009 00009-1849



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1900 08 0176 0305771 0000493.38

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TECO
TAMPA ELECTRIC

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Web site at
tampaelectric.com
9471-11391

September Billing Information:

715585

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Sep 01, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		449.32	
Payments Received - Thank You	As of September 01, 2015	-449.32	
			\$0.00
New Charges Due by Sep 23, 2015		Service for 29 days from Jul 30 to Aug 28	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		45.08	
Fuel Charge	1,506 kWh @ \$.03830/kWh	57.70	
Florida Gross Receipts Tax	Based on \$102.78	2.64	
This Month's Charges			\$449.32
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$449.32

08/15

RECEIVED
SEP 04 2015

Date Rec'd Rizzetta & Co., Inc. _____
O/M approval SO Date 9-14-15
Date entered SEP 11 2015
Fund 001 GL 53100004307
Check # _____

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715585



Account No.
0176 0310341

New Charges
\$449.32
Payable by Sep 23

Total Bill Amount
\$449.32

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

9471-11391 11391-1041



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1100 08 0176 0310341 0000449.32

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SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures October 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2015 through October 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,295.43**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

South Shore Community Development District
Paid Operation & Maintenance Expenditures
October 1, 2015 Through October 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000412	2653	Monthly Lawn Maintenance Service 09/15	\$ 4,839.00
Commercial Cuts of SaraBay	000420	2679	Monthly Lawn Maintenance Service 10/15	\$ 4,839.00
Department of Economic Opportunity	000417	34094	Special District Fee FY 15/16	\$ 175.00
Hopping Green & Sams	000414	84023	General/Monthly Legal Services 08/15	\$ 1,352.21
Hopping Green & Sams	000421	84458	General/Monthly Legal Services 09/15	\$ 1,759.00
Rizzetta & Company, Inc.	000413	2249	District Management Fees 10/15	\$ 1,500.00
Rizzetta Technology Services	000415	INV0000000403	Website Development & Hosting Services	\$ 1,600.00
Tampa Bay Times	000418	107030 09/06/15	Acct #107030 Legal Advertising 09/06/15	\$ 73.96
Teco	000416	1800 0042805 09/15	351 30 ST NE 09/15	\$ 4,588.06
Teco	000419	0176 0305771 09/15	351 30 ST NE PMP 09/15	\$ 119.88
Teco	000419	0176 0310341 09/15	351 30 ST NE 09/15	<u>\$ 449.32</u>
Report Total				<u>\$ 21,295.43</u>

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
9/1/2015	2653

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service--south shore roadway mowing extension mowing	2,800.00 640.00 1,399.00	2,800.00 640.00 1,399.00
<p style="text-align: center;">RECEIVED SEP 01 2015</p> <p>Date Rec'd Hizzetta & Co., Inc. _____</p> <p>D/M approval <u>SD</u> Date <u>9-8-15</u></p> <p>Date entered <u>SEP 03 2015</u></p> <p>Fund <u>001</u> GL5390000C <u>4604</u></p> <p>Check # _____</p>			

It's been a pleasure working with you!		Total	\$4,839.00 ✓
--	--	--------------	--------------

Commercial Cuts of SaraBay

PO Box 209
 Parrish FL 34219
 941-953-9735
 standperkins@aol.com

Invoice

Date	Invoice #
10/1/2015	2679

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	- Monthly Lawn Maintenance Service-south shore roadway mowing extension mowing	2,800.00 640.00 1,399.00	2,800.00 640.00 1,399.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">OCT 01 2015</p> <p>Date Rec'd Mizzella & Co., Inc. _____</p> <p>O/M approval <u>SO</u> Date <u>10-5-15</u></p> <p>Date entered <u>OCT 05 2015</u></p> <p>Fund <u>001 653900 004604</u></p> <p>Check # _____</p>			
It's been a pleasure working with you!		Total	\$4,839.00

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM

Invoice No.: 34094

Date Invoiced: 10/01/2015

Special District Accountability Program

Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/03/2015: \$175.00

District's Name, Registered Agent & Office*:

South Shore Corporate Park Industrial Community Development District Telephone: (813) 933-5571
Mr. William Rizzetta Fax: (813) 935-6212
3434 Colwell Avenue, Suite 200 Status*: Independent
Tampa, FL 33614 Creation Document: On File
Map: On File
Last Update: 11/07/2014

Website:

E-mail: brizzetta@rizzetta.com

County(ies): Hillsborough

Local Governing Authority*: Hillsborough County

Function(s)*: Community Development

Date Established: 03/17/2008

Creation Documents*: County Ordinance 08-4

Statutory Authority*: Chapter 190, Florida Statutes

Board Selection*: Elected

Authority to Issue Bonds*: Yes

Revenue Source*: Assessments

*Explanations

Registered Agent: The person designated by the special district to accept due process on behalf of the special district

Status: Independent or Dependent - see Section 189.012, F.S.

Local Governing Authority: The governing body of a unit of local general-purpose government

Functions: The function/purpose of the special district

Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.

Statutory Authority: The Florida Statute governing the function of the special district

Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other

Authority to Issue Bonds: Yes or No

Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.

Registered Agent's Signature: William Rizzetta

Date: 10/6/2015

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

1. This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2013/2014 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
4. This certification will be returned to the Department at the address above postmarked by 12/03/2015 and.
5. This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____

Department Use Only: _____ Verified and Approved _____ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DEO-SDAP-001 Effective 05/15/2014

DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT		Invoice No.: 34094	Date Invoiced: 10/01/2015 Postmarked Due Date: 12/03/2015	
South Shore Corporate Park Industrial Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

September 21, 2015

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 84023
Billed through 08/31/2015

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

08/04/15	TFM	Confer with Picarelli regarding budget and assessment resolutions; review draft agenda and provide comments; review public facilities report.	1.50 hrs
08/05/15	TFM	Prepare for and attend board meeting by phone; follow-up from board meeting.	1.50 hrs
08/06/15	TFM	Confer with Harryman and Oram regarding wetland mitigation monitoring proposal; confer with Kemper regarding public facilities report.	1.10 hrs
08/07/15	TFM	Prepare wetland mitigation monitoring agreement and confer with Oram and Harryman regarding.	0.60 hrs
08/07/15	DGW	Draft and revise draft wetland mitigation/monitoring agreement; confer with Mackie regarding same.	1.70 hrs
08/14/15	TFM	Review meeting minutes and provide comment.	0.60 hrs
Total fees for this matter			\$1,352.00

DISBURSEMENTS

Long Distance	0.21
Total disbursements for this matter	\$0.21

MATTER SUMMARY

Wilbourn, David - Paralegal	1.70 hrs	125 /hr	\$212.50
Mackie, A.Tucker Frazee	5.30 hrs	215 /hr	\$1,139.50

TOTAL FEES	\$1,352.00
TOTAL DISBURSEMENTS	\$0.21

TOTAL CHARGES FOR THIS MATTER	<u>\$1,352.21</u>
-------------------------------	-------------------

BILLING SUMMARY

Wilbourn, David - Paralegal	1.70 hrs	125 /hr	\$212.50
Mackie, A.Tucker Frazee	5.30 hrs	215 /hr	\$1,139.50

TOTAL FEES	\$1,352.00
TOTAL DISBURSEMENTS	\$0.21

TOTAL CHARGES FOR THIS BILL	\$1,352.21
------------------------------------	-------------------

Please include the bill number on your check.

RECEIVED
SEP 28 2015

Date Rec'd Rizzetta & Co., Inc. _____
D/M approval 80 Date 10-5-15
Date entered OCT 05 2015
Fund 001 GI 5,1400.00 3107
Check # _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

October 19, 2015

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Bill Number 84458
Billed through 09/30/2015

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

09/01/15	TFM	Confer with Kemper; confer with Oram regarding agreement execution.	0.40 hrs
09/04/15	TFM	Confer with Oram regarding agreement execution and follow-up with Harryman.	0.60 hrs
09/10/15	TFM	Review correspondence from Harryman.	0.40 hrs
09/11/15	TFM	Research issues relating to status of promissory notes.	1.00 hrs
09/11/15	DGW	Compile and electronically save executed mitigation agreement; confer with Mackie regarding same; communications with district manager regarding map of mitigation area.	0.40 hrs
09/17/15	TFM	Confer with Kemper.	0.10 hrs
09/22/15	TFM	Research promissory notes and confer with Dieck regarding extension; confer with Wilbourn regarding maintenance agreement.	1.00 hrs
09/22/15	DGW	Draft aquatic maintenance agreement; confer with Mackie regarding same.	1.40 hrs
09/23/15	TFM	Prepare aquatic maintenance agreement and confer with Oram and Harryman regarding same; prepare third and first promissory note extension agreements and confer with Dieck regarding same; review tentative agenda and provide comments.	2.00 hrs
09/23/15	JEM	Review issues regarding renewal of promissory note.	0.10 hrs
09/23/15	DGW	Revise aquatic maintenance agreement; confer with Mackie regarding same.	0.40 hrs
09/25/15	TFM	Confer with Oram regarding maintenance map.	0.20 hrs
09/28/15	TFM	Confer with district management regarding website.	0.30 hrs
09/28/15	DGW	Confirm statutory compliance with district website development.	0.30 hrs
09/29/15	TFM	Review proposed agenda.	0.30 hrs
09/30/15	TFM	Confer with Dieck and Oram regarding meeting cancellation.	0.30 hrs

Total fees for this matter

\$1,759.00

MATTER SUMMARY

Wilbourn, David - Paralegal	2.50 hrs	125 /hr	\$312.50
Merritt, Jason E.	0.10 hrs	275 /hr	\$27.50
Mackie, A.Tucker Frazee	6.60 hrs	215 /hr	\$1,419.00

TOTAL FEES

\$1,759.00

TOTAL CHARGES FOR THIS MATTER**\$1,759.00****BILLING SUMMARY**

Wilbourn, David - Paralegal	2.50 hrs	125 /hr	\$312.50
Merritt, Jason E.	0.10 hrs	275 /hr	\$27.50
Mackie, A.Tucker Frazee	6.60 hrs	215 /hr	\$1,419.00

TOTAL FEES

\$1,759.00

TOTAL CHARGES FOR THIS BILL**\$1,759.00****Please include the bill number on your check.**

RECEIVED

OCT 22 2015

d/c REC'D Rizzetta & Co., Inc.

Approval

50

Date

10-26-15

Entered

OCT 23 2015

and

001

GL51400003107

bill #

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
10/1/2015	2249

BILL TO

**SOUTH SHORE
COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ACTG FC	PROFESSIONAL FEES:			
	District Management Services 3161		833.33	833.33
	Accounting Services 3201		366.67	366.67
	Financial & Revenue Collections 3111		300.00	300.00
	Services for the period October 1, 2015 through October 31, 2015			
	<div>RECEIVED SEP 23 2015 Date Rec'd Rizzetta & Co., Inc. _____ DAM approval <u>SO</u> Date <u>9-28-15</u> Date entered <u>SEP 28 2015</u> Fund <u>CO1</u> GL <u>51300 00</u> * Check # _____</div>			

Total**\$1,500.00**

Rizzetta Technology Services
5020 W Linebaugh Ave.
Suite 200
Tampa FL 33624

Invoice

Date	Invoice #
10/1/2015	INV0000000403

Bill To:

SOUTH SHORE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October		00857

Description	Qty	Rate	Amount
Website Development	1	\$1,500.00	\$1,500.00
Website Hosting Services	1	\$100.00	\$100.00
<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">SEP 23 2015</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>SO</u> Date <u>10-5-15</u></p> <p>Date entered <u>OCT 05 2015</u></p> <p>Fund <u>001</u> GL <u>51300005103</u></p> <p>Check # _____</p>			
Subtotal			\$1,600.00
Total			\$1,600.00

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY™

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
128M-00080

September Billing Information:

800112

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Sep 25, 2015

Prorated

Account Activity	Explanation	Charge	Total
Previous Balance		2,682.17	
Payments Received - Thank You	As of September 25, 2015	-2,682.17	
			\$0.00
New Charges Due by Oct 19, 2015		Service for 89 days from Jun 26 to Sep 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	3,809.95	
Energy Flat Charge		333.46	
Fuel Charge	11,116 kWh @ \$.03830/kWh	425.59	
Florida Gross Receipts Tax	Based on \$759.07	19.06	
This Month's Charges			\$4,588.06
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$4,588.06

RECEIVED

SEP 30 2015

Date Heco Rizzetta & Co., Inc.

W/M approval

Date entered OCT 05 2015

Fund 001 GL 53100.00 4307

Check #

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800112

TECO

TAMPA ELECTRIC

Account No.
1800 0042805

New Charges
\$4,588.06
Payable by Oct 19

Total Bill Amount
\$4,588.06

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

128M-00080 00080-1040



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1110 06 1800 0042805 0004588.06

Visit our
Web site at
tampaelectric.com
162B-00119

Conservation Info.

This Month
33 / kWh/Day
3 kW
Year Ago
132 kWh/Day
16 kW

October Billing Information:

200198

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Oct 01, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	31 day period
H86272	58280	57257	1023	1	

Next Read Date On Or About Oct 29, 2015 Total kWh Purchased 1,023

Account Activity	Explanation	Charge	Total
Previous Balance		493.38	
Payments Received - Thank You	As of October 01, 2015	-493.38	
			\$0.00

New Charges Due by Oct 25, 2015 Service from Aug 25 to Sep 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,023 kWh @ \$.05793/kWh	59.25
Fuel Charge	1,023 kWh @ \$.03874/kWh	39.63
Electric Service Cost		\$116.88
Florida Gross Receipts Tax	Based on \$116.88	3.00

This Month's Charges **\$119.88**

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$119.88**

Customer Service - Business Hillsborough Co. 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Look for energy-efficiency program updates in November

For more than 30 years, Tampa Electric has helped customers save energy & money. With recent approval to update our energy-efficiency goals and cost-effective programs, we'll be passing along a savings of more than \$9 million annually to customers. The changes to residential and business programs will become effective Nov. 3, 2015. Learn more about our programs at TampaElectric.com/Save (residential customers) and TampaElectric.com/BizSave (business customers).

RECEIVED

OCT 07 2015

Date Rec'd Rizzetta & Co., Inc.

W/M approval 20 Date 10-12-15

Date entered OCT 09 2015

Amount 00153100.004307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200198



Account No.
0176 0305771

New Charges
\$119.88
Payable by Oct 25

Total Bill Amount
\$119.88

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

162B-00119 00118-1C49



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

1 1900 05 0176 0305771 0000119.88



Visit our
Web site at
tampaelectric.com
1671-11341

October Billing Information:

715567

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Oct 01, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		449.32	
Payments Received - Thank You	As of October 01, 2015	-449.32	
			\$0.00
New Charges Due by Oct 25, 2015		Service for 32 days from Aug 28 to Sep 29	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		45.08	
Fuel Charge	1,506 kWh @ \$.03830/kWh	57.70	
Florida Gross Receipts Tax	Based on \$102.78	2.64	
This Month's Charges			\$449.32
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$449.32

OCT 05 2015

PAID
OCT 09 2015
53100 4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715567



Account No.
0176 0310341

New Charges
\$449.32
Payable by Oct 25

Total Bill Amount
\$449.32

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1671-11341 11341-1041



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1100 08 0176 0310341 0000449.32

Blank Tab

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2015 through November 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,124.44**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

South Shore Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2015 Through November 30, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Commercial Cuts of SaraBay	000429	2688	Monthly Lawn Maintenance Service 11/15	3,440.00
Hopping Green & Sams	000430	84872	General/Monthly Legal Services 10/15	569.50
Irrigation Technical Services, Inc.	000422	20605	Planned Maintenance 08/15	506.25
Irrigation Technical Services, Inc.	000431	20826	Irrigation Services 10/15	506.25
Rizzetta & Company, Inc.	000423	2449	District Management Fees 11/15	1,500.00
Rizzetta Technology Services	000426	492	Website Hosting Services 11/15	100.00
Tampa Bay Times	000424	107030 10/23/15	Acct #107030 Legal Advertising 10/23/15	36.64
Teco	000428	0176 0305771 10/15	351 30 ST NE PMP 10/15	147.54
Teco	000428	0176 0310341 10/15	351 30 ST NE 10/15	449.32
Teco	000428	1800 0042805 10/15	351 30 ST NE 10/15	3,548.94
United States Liability Insurance Company	000425	PO 1000733F 11/15-11/16	Public Officials Liability 11/30/15-11/30/16	1,320.00
Report Total				<u>\$ 12,124.44</u>

Commercial Cuts of SaraBay

PO Box 209
Parrish FL 34219
941-953-9735
standperkins@aol.com

Invoice

Date	Invoice #
11/1/2015	2688

Bill To
South Shore Corporate Park Industrial CDD 3434 Colwell Ave Suite 200 Tampa FL 33614

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lawn Maintenance Service---South Shore roadway mowing	2,800.00 640.00	2,800.00 640.00
<div>RECEIVED NOV 02 2015</div> <div>Date received <u>11-13-15</u> D/M approval <u>[Signature]</u> Date <u>11-13-15</u> Date entered <u>11-01-2015</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____</div>			
It's been a pleasure working with you!			Total \$3,440.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

November 13, 2015

South Shore Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RECEIVED

Bill Number 84872
Billed through 10/31/2015

Jate Hecunizzella & Co., LLC

D/M approval

NOV 14 2015

Date

Date entered

NOV 19 2015

Fund 001

GL 51400

OC 3107

Check #

General Counsel

SSCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

10/05/15	DGW	Review and prepare annual special district form from DEO for transmittal to district manager.	0.10 hrs
10/06/15	TFM	Review website compliance and confer with district management regarding same.	0.20 hrs
10/06/15	DGW	Verify district website statutory compliance.	0.30 hrs
10/07/15	DGW	Prepare cover letter and transmit annual special district renewal form to district manager.	0.20 hrs
10/13/15	TFM	Confer with Valley regarding tentative agenda; confer with Dieck.	0.40 hrs
10/16/15	TFM	Review tentative agenda and confer with Valley regarding same.	0.50 hrs
10/20/15	TFM	Confer with Kemper.	0.20 hrs
10/28/15	TFM	Review public facilities report and provide comments.	1.00 hrs
Total fees for this matter			\$569.50

MATTER SUMMARY

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Mackie, A.Tucker Frazee	2.30 hrs	215 /hr	\$494.50
TOTAL FEES			\$569.50
TOTAL CHARGES FOR THIS MATTER			\$569.50

BILLING SUMMARY

Wilbourn, David - Paralegal	0.60 hrs	125 /hr	\$75.00
Mackie, A.Tucker Frazee	2.30 hrs	215 /hr	\$494.50

=====

TOTAL FEES

\$569.50

TOTAL CHARGES FOR THIS BILL

\$569.50

Please include the bill number on your check.

RECEIVED

NOV 19 2015

JIF met L. Nizzeila & CO., INC. _____

AM approval _____ Date _____

ate entered _____

and _____ GL _____ OC _____

- 1 -



Irrigation Technical Services,

3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20605

Date: 08/28/2015

Record#: 17716

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project: South Shore Corporate Park
August 2015
Planned Maintenance

Due Date: 09/28/2015

Employee:

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		August 2015 Planned Maint	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Common Area
August 2015

Planned Maintenance

See Maintenance Check Lists for further information.

RECEIVED
SOUTH SHORE CORP. & CO., INC. OCT 23 2015
W/Approval [Signature] Date 10/21/15
Date entered OCT 26 2015
Fund 001 GL 53900 OC 4609
Check # _____

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25

RECEIVED

OCT 23 2015

anderson mizzaka & Co., Inc.

ITS
Irrigation Technical
Services

Mgr approval _____ Date _____
Date entered _____
Fund _____ GL _____ OC _____
Check # _____

Planned Maintenance/Pump Station PM Report

Property South Shore Corporate Park Manager Tave Close
Station Manufacturer Hoover Site ID 6361 Technician Larry Sargent
Date Wednesday, August 12, 2015 Flow Reading: 13894000

ROUTINE CHECKS

PUMP/MOTOR

PUMPS

	1	2	3	4
Adjust packing	n/a	n/a	n/a	
Change packing	n/a	n/a	n/a	
Lube stuffing box	n/a	n/a	n/a	
Check slinger ring	n/a	n/a	n/a	
Check shaft play	n/a	n/a	n/a	
Adjust head shaft	n/a	n/a	n/a	
Clean bleed lines	n/a	n/a	n/a	
Check mechanical seal	n/a	n/a	n/a	
Check for unusual noise	none	none	none	
Check vibration	none	none	none	
Test shutoff head	yes	yes	yes	

MOTORS

	1	2	3	4
Horse power	40	40	10	
Change oil				
Grease lube bearings				
Check vibration	none	none	none	
Check for unusual noise	none	none	none	
Test amps at shutoff	0	0	0	
Test amps at design PSI	13/10/11	36/34/34	37/35/33	
Megger motor leads	.385/.389/.388	.415/.413/.420	.409/.416/.408	
Record elapsed hours	1715	659	232	
Check junction box terminals	good	good	good	

Pump Hours

181

171

1039

ISOLATION AND CHECK VALVES

All valves exercised and operates

	1	2	3	4
Exercise suction BFV	n/a	n/a	n/a	
Exercise discharge BFV	n/a	n/a	n/a	
Exercise pump BFV	n/a	n/a	n/a	
Check victroluc coupling	n/a	n/a	n/a	
Check SCV for leaks	n/a	n/a	n/a	
Inspect vict couple gaskets	n/a	n/a	n/a	
Check vict BFV sealing	n/a	n/a	n/a	
Clean SCV seats	n/a	n/a	n/a	

ROUTINE CHECKS

MAINLINE/CLA VALVES

Clean strainers
Check stem O-ring
Clean stem indicator
Test ball valves
Test check feature
Tighten leaky fittings
Check pressure gauges
Lube micro switch rollers
Blow out hydraulic tubing
Test valve operation
Blow out tubing
Flush bonnet
Rebuild pilots
Clean Hytrol ports
Disassemble micro switch
Replace stem O-ring
Calibrate pilots
Calibrate micro switches

COMMENTS Flushed Tubing, ops checks good

yes
n/a
n/a
yes
yes
yes
yes
n/a
yes
yes
n/a
n/a
n/a
n/a
n/a
n/a
n/a

PRESSURE RELIEF VALVE

Clean strainer
Clean stem indicator
Tighten leaky fittings
Test ball valves
Test valve operation
Blow out tubing
Flush bonnet
Rebuild pilots
Clean Hytrol ports
Calibrate pilots

COMMENTS ops checks good

n/a
yes
yes
yes
yes
yes
n/a
n/a
n/a

HYDRO PNEUMATIC TANK

Test air relief valve
Check bladder
Clean recycle probes
Test compressor controls
Tighten belts
Lube compressor
Test compressor
Rebuild air relief valve
Recharge tank
Inspect solenoid valve
Clean compressor
Check valves
Flush tank

COMMENTS Checks good

yes
yes
n/a
n/a
n/a
n/a
n/a
n/a
yes
n/a
n/a
n/a
n/a

ROUTINE CHECKS

STRAINER/FILTER

Check flush timer
Test flush operation
Check motor amps(separator)
Rebuild flush valve
Clean strainer basket
Check oil
Grease Chain

COMMENTS Cleaned flush filters, no leaks, ops checks good

yes
yes
n/a
n/a
yes
n/a
n/a

SKID

Check for corrosion
Wire brush loose rust
Touch up paint

COMMENTS Quick visual, skid is serviceable

yes
yes
yes

ELECTRICAL

MAIN ELECTRICAL DISCONNECT

		COMMENTS
		Electrical visual checks good
Exercise disconnect		yes
Check CB trip adjustment		yes
Lubricate mechanical devices		n/a
Temperature of cables		100
Tighten lugs		yes

CONTROLS

		PHASE ONE	PHASE TWO	PHASE THREE
Test line voltage (no load)		495	494	491
Test line voltage (full load)	492	494	492	490
Line to ground (no load)		284	283	280
Line to ground (full load)	281.00	282	281	280
Calculate max variance		line to gr 1.00	ph to ph 2.00	
Calculate voltage imbalance		line to gr 0.36	ph to ph 0.41	
Test control voltage		line to gr BALANCE OKAY	ph to ph BALANCE OKAY	
Voltage balance notes				
Temperature of cables			100	
Examine components			yes	
Lubricate mechanical devices			yes	
Clean LW probe			n/a	
Check door switch			yes	
Test safety features			yes	
Test lake level controls			n/a	
Test auto alternators			n/a	
Test hour meters			yes	
Test light bulbs			yes	
Test control operation			yes	
Test digital readout			yes	
Set timers and LTR's			n/a	
Set pressure switches			yes	
Tighten terminals			yes	
Calibrate all controls			yes	

VFD CONTROL

		COMMENTS
		VFD's ops checks good, no corrosion noted
Dust components		yes
Temperature of cables		100
Test VFD operation		yes
Calibrate thermostat		n/a
Clean A\C filter		n/a
Check panel corrosion		yes
Check insulation		yes
Test A\C operation		n/a
Tighten cable lugs		yes

FLOW METER

		COMMENTS
		Flow meter ops checks good
Clean sensor paddle wheel		n/a
Check meter operation		n/a
Rebuild sensor		n/a
Lube sensor O-ring		n/a
Check pipe calibration		n/a

AUX POWER SUPPLY

		COMMENTS
Exercise all CB's		yes
Check wires for heat		yes
Test output voltage		yes
Check GFI operation		yes
Tighten lugs		yes

HYDRAULIC SUPPLY

COMMENTS

Cleaned Filters

Replace filter element	n/a
Check pressure gages	yes
Test ball & check valves	yes
Check full load amps	yes
Check bladder tank	yes
Rebuild pilot	n/a
Calibrate pressure switch	yes
Recharge tank	yes

SPECIAL CHECK

COMMENTS

Flush system clean and ops checks good, no leaks

Clean flush screen	yes
Check flush operation	yes
Check rotating screen	n/a
Rebuild solenoid valves	n/a

NOTES

Found Pod #1 Diaphragm To Be No Good. Cleaned Pump Station Area. Cleaned Filters And Flushed All Pressure
Tubing. Flow These Are Flow Readings- 138,940,00

REPLACED



Irrigation Technical Services,
3330 36th Avenue North
St Petersburg FL 33713
727-521-3320

Service Invoice

Invoice#: 20826

Date: 10/13/2015

Record#: 18020

Billed To: South Shore Corp. Park-Common
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Project:
c/o Rizzetta & Company
3434 Colwell Ave. #200
Tampa FL 33614

Due Date: 11/13/2015

Employee: 19096
Larry Sargent

Order#:

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		October PM	1.0000	506.250000	506.25	N

Notes:

South Shore Corporate Park
Common Area
October 2015

Planned Maintenance

See Maintenance Check Lists for further information.

NOV 20 2015

Date Rec'd Rizzetta & Co., Inc.

W/M approval

Date

NOV 20 2015

Date entered

Fund 001 GL 5390000 4609

For your convenience, Master Card and Visa are accepted for most payments.
Call ITS at 727-521-3320 for details

Thank you for your prompt payment!

Non-Taxable Amount:	506.25
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	506.25

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
11/1/2015	2449

BILL TO
SOUTH SHORE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	857 - CDD
RATE	AMOUNT

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		833.33	3101 833.33
ACTG	Accounting Services		366.67	3201 366.67
FC	Financial & Revenue Collections		300.00	3111 300.00
	Services for the period November 1, 2015 through November 30, 2015			
	RECEIVED OCT 26 2015 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>[Signature]</u> Date <u>11-2-15</u> Date entered <u>OCT 27 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>Various</u> Check # _____			

Total

\$1,500.00

Rizzetta Technology Services
 020 W Linebaugh Ave.
 Suite 200
 Tampa FL 33624

Invoice

Date	Invoice #
11/1/2015	INV0000000492

Bill To:

SOUTH SHORE CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of		Terms		Client Number	
November				00857	
Description		Qty	Rate	Amount	
Website Hosting Services		1	\$100.00	\$100.00	
<div>RECEIVED OCT 30 2015</div> <div>Date Rec'd Rizzetta & Co., Inc. <u>11-12-15</u> O/M approval <u>[Signature]</u> Date <u>NOV 10 2015</u> Date entered _____ Fund <u>001</u> GL <u>51300 OC 5103</u> Check # _____</div>					
Subtotal			\$100.00		
Total			\$100.00		

Times Publishing Company
490 1st Ave South
St. Petersburg FL 33701

Tampa Bay Times

tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

ACCOUNT NUMBER
107030

BILLING PERIOD
10/01/15 - 10/31/15

AMOUNT DUE:
\$36.64

CUSTOMER SUMMARY FOR
SOUTH SHORE CORPORATE INDUSTRIAL PA

ACCOUNT NAME
SOUTH SHORE CORPORATE IN
ATTN: RIZZETTA & CO.
C/O RIZZETTA & CO.
3434 COLWELL AVE. SUITE 200
TAMPA FL 33614

PERIOD ENDING	10/31/15
PREVIOUS BALANCE	\$73.96
CURRENT CHARGES	\$36.64
ADJUSTMENTS	\$0.00
PAYMENTS	(\$73.96)
BALANCE DUE	\$36.64

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$73.96
	10/21/15				Payment #000418			(\$73.96)
10/23/15	10/23/15	204175		405	SOUTH SHORE CDD BOS	2	1x 5.82	\$36.64

NOV 05 2015

APPROVED: RIZZETTA & CO., INC.
VIA approval 80 11-12-15
NOV 01 2015
file ordered
fund 001 GL51300 4801

Tampa Bay Times

tampabay.com

Amount due: \$36.64

Billing Date
10/31/2015

Due Date: 11/30/2015 Amount Paid: _____

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
10/01/15 - 10/31/15	SOUTH SHORE CORP	107030			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$36.64	\$36.64	\$0.00	\$0.00	\$0.00	\$0.00

SOUTH SHORE CORPORATE INDUSTRIAL P
ATTN: RIZZETTA & CO.
C/O RIZZETTA & CO.
3434 COLWELL AVE. SUITE 200
TAMPA FL 33614

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
372B-00127

Conservation Info.

This Month:
43 / kWh/Day
14 kW
Year Ago:
102 kWh/Day
16 kW

Fuel sources we use to serve you

For the 12-month period
ending September 2015, the
percentage of fuel type used
by Tampa Electric to provide
electricity to its customers was:

Oil & Gas.....46%
Coal.....49%
Purchased Power.....5%

*Oil makes up less than 1%
Tampa Electric provides this
information to our customers
on a quarterly basis.

November Billing Information:

200190

SOUTH SHORE CORP PK CDD
351 30 ST NE PMP
RUSKIN FL 33570-0000

Account Number
0176 0305771

Statement Date
Nov 02, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	30 day period
H86272	59576	58280	1296	1	

Next Read Date On Or About **Dec 1, 2015** Total kWh Purchased **1,296**

Account Activity	Explanation	Charge	Total
Previous Balance		119.88	
Payments Received - Thank You	As of November 02, 2015	-119.88	

\$0.00

New Charges Due by Nov 23, 2015

Service from Sep 25 to Oct 25

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	1,296 kWh @ \$.05837/kWh	75.64
Fuel Charge	1,296 kWh @ \$.03874/kWh	50.21
Electric Service Cost		\$143.85
Florida Gross Receipts Tax	Based on \$143.85	3.69

This Month's Charges **\$147.54**

Amount not paid by due date may be assessed a late payment charge.

Total Due **\$147.54**

Customer Service - Business Hillsborough Co: 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Holiday lighting safety tips

Make safety your top priority if you choose to string holiday lights this holiday season. Use only holiday lights and cords that are in good condition, never string lights on or near power lines, be sure to turn holiday lights off before going to bed or leaving your home and don't overload electrical outlets.

Visit tampaelectric.com/safety for additional tips.

NOV 05 2015

NOV 01 2015

001

53100

4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

200190

TECO
TAMPA ELECTRIC

Account No.
0176 0305771

New Charges
\$147.54
Payable by Nov 23

Total Bill Amount
\$147.54

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

372B-00127 00122-1047



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



1 1900

04 0176 0305771 0000147.54

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TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
3771-11410

November Billing Information:

715670

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
0176 0310341

Statement Date
Nov 02, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		449.32	
Payments Received - Thank You	As of November 02, 2015	-449.32	
			\$0.00
New Charges Due by Nov 23, 2015		Service for 30 days from Sep 29 to Oct 29	
Lighting Service Items LS-1	10 Lights, 10 Poles	343.90	
Energy Flat Charge		45.08	
Fuel Charge	1,506 kWh @ \$.03830/kWh	57.70	
Florida Gross Receipts Tax	Based on \$102.78	2.64	
This Month's Charges			\$449.32
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$449.32

NOV 05 2015

late Payment Charge & L.O. inc.

Amount Due

NOV 10 2015

late Payment

001

53100

4307

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

715670

TECO

TAMPA ELECTRIC

Account No.
0176 0310341

New Charges
\$449.32
Payable by Nov 23

Total Bill Amount
\$449.32

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

3771-11410 11410-1040



SOUTH SHORE CORP PK CDD
c/o RIZZETTA/ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1100

08 0176 0310341 0000449.32

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TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
338M-00077

October Billing Information:

800108

SOUTH SHORE CORP PK CDD
351 30 ST NE
RUSKIN FL 33570-0000

Account Number
1800 0042805

Statement Date
Oct 27, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		4,588.06	
Payments Received - Thank You	As of October 27, 2015	-4,588.06	
			\$0.00
New Charges Due by Nov 17, 2015		Service for 30 days from Sep 23 to Oct 23	
Lighting Service Items LS-1	105 Lights, 97 Poles	2,779.92	
Energy Flat Charge		329.57	
Fuel Charge	10,986 kWh @ \$.03830/kWh	420.61	
Florida Gross Receipts Tax	Based on \$750.18	18.84	
This Month's Charges			\$3,548.94
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$3,548.94

RECEIVED
OCT 30 2015
Approved SO Date 11-12-15
NOV 10 2015
re entered
Und 001 GL 53100 CC 4357

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

800108



Account No.
1800 0042805

New Charges
\$3,548.94
Payable by Nov 17

Total Bill Amount
\$3,548.94

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

338M-00077 00077-1047



SOUTH SHORE CORP PK CDD
c/o RIZZETTA ASSOCIATES
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



2 1110

01 1800 0042805 0003548.94



UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

Invoice Date: 11/10/2015
Account Number: PO 1000733
Policy Number: PO 1000733F

Page 1 of 2

REMINDER NOTICE - Your current policy PO 1000733E is about to expire. We sent your renewal invoice but have not yet received payment. In order for us to issue your Renewal Policy, you must send the Current Balance Due shown below so that we receive it before 11/30/2015.

Current Balance Due: \$1,320.00
Date Due: 11/30/2015

PUBLIC OFFICIALS LIABILITY

Policy Period: 11/30/2015 to 11/30/2016
Policyholder Name: South Shore Corporate Park
Industrial, CDD

Your Agent is: Stahl & Associates

(See Page 2 on reverse side for Itemized Billing Activity and Future Installments)

PAYMENT OPTIONS

Pay Online

www.usli.com/ezpay

Register online for policy & billing
information

Pay By Phone (24/7)

866-632-2003

(Pagar Por Telefono 24/7)

PayCode #:

807932100073370

(Codigo De Pago)

Pay By Check

Make check payable to:
**UNITED STATES LIABILITY
INSURANCE COMPANY**

Use Remittance Slip Below

For *billing & payment* assistance, please contact us at:
USLI 1-866-632-2003

HULL & COMPANY, INC. (ST. PETERSBURG, FL)
727-561-4855

***For non-billing questions & assistance, please contact your local agent*

Thank you for your business!

NOV 16 2015

NOV 18 2015

TEAR ALONG THIS LINE

001 807932100073370 00132000 2

SOUTH SHORE CORPORATE PARK INDUSTRIAL,
CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVENUE
TAMPA, FL 33614

UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

For Office Use Only: 001 807932100073370	
Policy Number: PO 1000733F	
Amount Due: \$1,320.00	Date Due: 11/30/2015
Amount Enclosed:	

Make Check Payable To:

UNITED STATES LIABILITY INSURANCE COMPANY

HULL & COMPANY, INC. (ST. PETERSBURG,
FL)





UNITED STATES LIABILITY INSURANCE COMPANY
PO BOX 62778
BALTIMORE, MD 21264-2778

Invoice Date: 11/10/2015
Account Number: PO 1000733
Policy Number: PO 1000733F

Page 2 of 2

Billing Activity

<u>Transaction</u>	<u>Date</u>	<u>Amount</u>
Previous Balance		\$1,320.00
Current Balance Due:		\$1,320.00

Future Installments

<u>Date Due</u>	<u>Amount</u>
N/A	\$0.00
Total Future Installments:	\$0.00

If you wish to pay your entire remaining policy premium in full, please pay Total Balance below:

Current Balance Due:	\$1,320.00
Future Installments:	\$0.00
Total Balance:	\$1,320.00

Tab 3

THIRD PROMISSORY PAYMENT EXTENSION AGREEMENT

THIS THIRD PROMISSORY PAYMENT EXTENSION AGREEMENT (the "Agreement") dated October 7, 2015, is by and between the SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (the "District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as amended and supplemented, and SOUTH SHORE CORPORATE PARK, LLC (the "Developer"), a Minnesota limited liability company.

RECITALS:

WHEREAS, the District and the Developer entered into that certain Promissory Payment Agreement dated January 28, 2009 (the "Initial Agreement") in which the District was obligated to pay the Developer the principal sum of Twenty-One Million Eight Hundred Fifty Seven Thousand Eight Hundred Forty-Two and No/100 Dollars (\$21,857,842.00) as consideration for certain public infrastructure improvements made by the Developer with respect to the lands within the District; and

WHEREAS, on October 25, 2011, the District and the Developer entered into that certain Amended and Restated Promissory Agreement (the "Promissory Agreement") which, in effect, amended and restated the Initial Agreement; and

WHEREAS, the Promissory Agreement anticipated that the District would issue its special assessment bonds (the "Bonds") within five years from the date of the Initial Agreement, i.e., not later than January 28, 2014 (the "Maturity Date"); and

WHEREAS, the District and the Developer agreed to extend the Maturity Date of the Promissory Agreement from January 28, 2014 until May 1, 2014 by that certain Promissory Payment Extension Agreement, dated as of January 28, 2014; and

WHEREAS, the District and the Developer agreed to extend the Maturity Date of the Promissory Agreement from May 1, 2014 until August 31, 2015 by that certain Second Promissory Payment Extension Agreement, dated as of April 30, 2014; and

WHEREAS, the District and the Developer have now agreed to further extend the Maturity Date of the Promissory Agreement (as previously amended) from August 31, 2015, to August 31, 2017.

AGREEMENT:

NOW, THEREFORE, for consideration of the sum often and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the District agree as follows:

Section 1: Amendment to Section 3 of the Promissory Agreement. Section 3 of the Promissory Agreement is hereby amended in its entirety to read as follows:

3. **Repayment Terms.** Though there are no immediate plans by the District to issue Bonds to generate proceeds to repay the obligations contained herein, the Developer and the District hereby agree that the obligations described herein need not be repaid until such time as the Bonds are actually issued. In the event that the District issues Bonds on or before August 31, 2017, the District shall repay the obligations described in Section 1 and Section 2 (subject to the conditions described therein) of this Agreement within two (2) business days of receipt of proceeds from the issuance of Bonds pursuant to Section 190.016 of the Florida Statutes. Any funds paid to the Developer or Inland (as defined in Section 4) with proceeds generated from the Bonds shall reduce the amounts owed to the Developer under this Agreement. Notwithstanding the foregoing, the amounts owed under this Agreement shall be due and payable only if the District issues the Bonds on or before August 31, 2017. If the District does not issue the Bonds on or before August 31, 2017, then the District shall have no obligation to make any payments to the Developer under this Agreement.

Section 2: Ratification. Except as expressly modified herein, the terms and conditions of the Promissory Agreement, as previously amended, including (without limitation) the rights of Inland American Real Estate Trust, Inc., as an express third party beneficiary thereunder, are hereby ratified and confirmed.

Section 3: Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

Section 4: Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. To facilitate execution and delivery of this Agreement, the District and the Developer may execute and exchange executed counterparts by facsimile or e-mail in a PDF file to the other party or to the other party's counsel. Facsimile or signature in a PDF file shall have the same legal effect as original signatures.

[signatures contained on following page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

**SOUTH SHORE CORPORATE PARK,
LLC**

By: _____
Name: _____
Title: _____

Tab 4

PROMISSORY PAYMENT EXTENSION AGREEMENT

(Second Promissory Payment Agreement)

THIS PROMISSORY PAYMENT EXTENSION AGREEMENT (the "Agreement") dated October 7, 2015, is by and between the SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT (the "District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as amended and supplemented, and SOUTH SHORE CORPORATE PARK, LLC (the "Developer"), a Minnesota limited liability company.

RECITALS:

WHEREAS, the District and the Developer entered into that certain Second Promissory Payment Agreement dated August 13, 2014 (the "Promissory Agreement") in which the District was obligated to pay the Developer the principal sum of Five Million Ten Thousand One Hundred Twenty-Two and 08/100 Dollars (\$5,010,122.08) as consideration for certain public infrastructure improvements made by the Developer with respect to the lands within the District; and

WHEREAS, the District and the Developer have now agreed to further extend the Maturity Date of the Promissory Agreement from August 31, 2015, to August 31, 2017.

AGREEMENT:

NOW, THEREFORE, for consideration of the sum often and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the District agree as follows:

Section 1: Amendment to Section 3 of the Promissory Agreement. Section 3 of the Promissory Agreement is hereby amended in its entirety to read as follows:

3. Repayment Terms. Though there are no current plans by the District to issue Bonds that would generate proceeds to repay the obligations contained herein, the Developer and the District hereby agree that the obligations described herein need not be repaid until such time as the Bonds are actually issued. In the event that the District issues Bonds to a bona fide third party purchaser not affiliated with the Developer on or before August 31, 2017, (the "Maturity Date") the District shall repay the obligations described in Section 1 and Section 2 (subject to the conditions described therein) of this Second Note within two (2) business days of receipt of Bond proceeds from the issuance of any bonds pursuant to Section 190.016 of the Florida Statutes. Any funds paid to Inland (as defined in Section 5) with proceeds generated from the Bonds shall reduce the amounts owed to the Developer

under this Second Note; provided however that Inland shall have no obligation under this Second Note with respect to such application of funds received under this Second Note. Notwithstanding the foregoing, the amounts owed under this Second Note shall be due and payable only if the District issues the Bonds on or before the Maturity Date. If the District does not issue the Bonds on or before the Maturity Date, then the District shall have no obligation to make any payments to either the Developer or Inland under this Second Note.

Section 2: Ratification. Except as expressly modified herein, the terms and conditions of the Promissory Agreement, including (without limitation) the rights of Inland American Real Estate Trust, Inc., as an express third party beneficiary thereunder, are hereby ratified and confirmed.

Section 3: Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

Section 4: Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement. To facilitate execution and delivery of this Agreement, the District and the Developer may execute and exchange executed counterparts by facsimile or e-mail in a PDF file to the other party or to the other party's counsel. Facsimile or signature in a PDF file shall have the same legal effect as original signatures.

[signatures contained on following page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Title: _____

**SOUTH SHORE CORPORATE PARK,
LLC**

By: _____
Name: _____
Title: _____

Tab 5

**South Shore Corporate Park
Industrial Community
Development District**

Public Facilities Report



Prepared for:
South Shore Corporate Park
Industrial Community
Development District

Prepared by:
Stantec Consulting Services Inc.

May 6, 2015

Table of Contents

1.0	PURPOSE AND SCOPE	1
2.0	GENERAL INFORMATION	1
3.0	EXISTING PUBLIC FACILITIES.....	1
4.0	CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS.....	2
5.0	REPLACEMENT OF FACILITIES.....	3

LIST OF APPENDICES

APPENDIX A	VICINITY MAP	A.1
APPENDIX B	SITE PLAN.....	B.2

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Purpose and Scope
May 6, 2015

1.0 PURPOSE AND SCOPE

This report has been prepared at the request of the South Shore Corporate Park Industrial Community Development District (the "District") to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides a general description of the public facilities that are currently owned and maintained by the District, as well as, the District's future development plans and service needs.

The District is partially developed, as described in this report. Future development plans are conceptual and are subject to change based on future real estate market conditions.

2.0 GENERAL INFORMATION

The District was established by an ordinance adopted by the Hillsborough County Board of County Commissioners on March 11, 2008 (CDD07-1339) for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The District encompasses approximately 456 acres of land in southern Hillsborough County, Florida within Sections 3 and 10, Township 32 South, Range 19 East, south of 19th Avenue N.E., west of I-75.

A vicinity map of the District is contained in Appendix A.

3.0 EXISTING PUBLIC FACILITIES

Phases 1A and 1B have been constructed and platted and cover a portion of the District's property.

A Site Plan of Phases 1A and 1B is included in Appendix B.

The completed public facilities include:

Drainage

The District currently owns the community stormwater management facilities which provide stormwater treatment and storage for the South Shore Corporate Park development, as permitted by Hillsborough County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.



SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Currently Proposed Expansion in the Next Seven Years
May 6, 2015

Landscaping and Irrigation

Key points along the community perimeter, as well as internal to the project, have been and will be irrigated and landscaped/hardscaped. These areas are, and will be, maintained by the District.

Street Lights

The District has an agreement with Tampa Electric Company to provide street lights and their electrical service throughout the developed portion of the District.

Roadways

The District has designed and constructed several roadways within the Project. These roadways were subsequently dedicated to Hillsborough County. Hillsborough County is responsible for maintenance of these roadways.

Sanitary Sewer

The District had designed and constructed the sanitary sewer facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

Potable Water

The District also designed and constructed the potable water facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS

The land within the District is owned by several land owners, and the District build-out is currently planned in multiple phases over many years. The future public facilities within the District include District roads, water management and control, water supply, sewer and wastewater management, landscaping/hardscaping/irrigation and undergrounding of electrical service. The master public facilities within the major Hillsborough County collector road rights of way, i.e. 30th Street, have been and will be designed to service the ultimate build out of the District. Funding of the design, permitting, and construction of the future public facilities will be provided by the District, land owners, and/or developers or any combination thereof.



5.0 REPLACEMENT OF FACILITIES

The District does not currently anticipate replacing any facilities within the next ten (10) years.

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Appendix A Vicinity Map
May 6, 2015

Appendix A VICINITY MAP

Appendix B SITE PLAN

Tab 6

**AGREEMENT BETWEEN THE SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT AND REMSON AQUATICS, LLC
REGARDING THE PROVISION OF AQUATIC MAINTENANCE SERVICES**

September This Agreement ("Agreement") is made and entered into this 28 day of September, 2015, by and between:

South Shore Corporate Park Industrial Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

Remson Aquatics, LLC, a Florida limited liability company, with a mailing address of 11207 Remson Lane, Riverview, Florida 33579 ("Contractor," together with District the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by ordinance adopted by Hillsborough County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide aquatic maintenance services for two (2) ponds located within the boundaries of the District, as identified in **Exhibit A**, attached hereto (the "Ponds"); and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide aquatic maintenance services and has agreed to provide to the District those services identified in **Exhibit B**, attached hereto and incorporated by reference herein (the "Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional aquatic

maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit B**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in Section 3 of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF AQUATIC MAINTENANCE SERVICES. The Contractor will provide aquatic maintenance services for the two (2) ponds identified in **Exhibit A**. The Contractor shall provide the Services to the Ponds a total of four (4) times per year. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services identified in Exhibit B. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit B, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in Section 3 unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for completion of the Services, the District agrees to pay the Contractor an amount of Seven Hundred Ninety-Five Dollars (\$795.00) per maintenance event, for an amount not-to-exceed Three Thousand One Hundred Eighty Dollars (\$3,180.00) annually. The Contractor shall invoice the District upon completion of each maintenance event, and the District shall provide payment within thirty (30) days of receipt of such an invoice. The original term of this Agreement shall be from October 1, 2015, through September 30, 2016. Thereafter, this Agreement shall renew automatically for successive one year terms unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice

date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$500,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$500,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$500,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required

insurance.

SECTION 7. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in

addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor

nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of Exhibit B shall apply to this Agreement and Exhibit B shall not be incorporated herein, except that Exhibit B is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:	South Shore Corporate Park Industrial Community Development District 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
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With a copy to:	Hopping Green & Sams, P.A.
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119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Remson Aquatics, LLC
11207 Remson Lane
Riverview, Florida 33579
Attn: Keith A. Remson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

SECTION 26. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or

unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

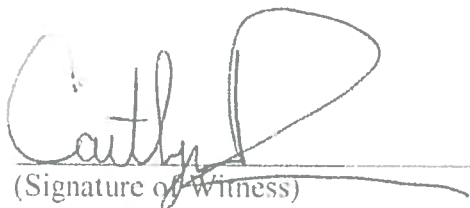
Attest:

**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

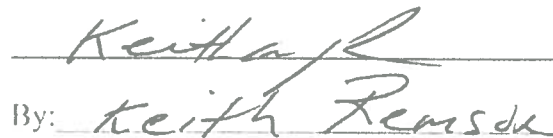


Secretary/Assistant Secretary


Chairman, Board of Supervisors

REMSON AQUATICS, LLC,
a Florida limited liability company


(Signature of Witness)


(Print Name of Witness)


By: 

Its: 

Date: 

Exhibit A: Maintenance Area Map
Exhibit B: Schedule of Services

Exhibit A: Maintenance Area Map



Exhibit B: Schedule of Services

<u>Services:</u>	<u>Cost:</u>
1) <i>Pond Maintenance 4 events per year.</i>	795.00
2) <i>Algae Control, and Bank Grasses</i>	Included
3) <i>All ponds kept clean of trash</i>	Included
4) <i>All non-native vegetation will be controlled and kept controlled</i> <i>Non-native not to exceed 5%</i>	As Needed
5) <i>Waterbody Control Structure Maintenance</i>	As Needed
6) <i>Regular Monthly Management Consulting and Reporting</i>	Included
4 PAYMENTS TOTALING \$3180.00	

Tab 7

**AGREEMENT BETWEEN SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT AND FINN OUTDOOR, LLC, FOR
MITIGATION MAINTENANCE AND MONITORING SERVICES**

THIS AGREEMENT is made and entered into this 5th day of August, 2015, by and between:

South Shore Corporate Park Industrial Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”), and

Finn Outdoor, LLC, a Florida limited liability company, whose address is 1512 Carson Circle NE, St. Petersburg, Florida 33703 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by Hillsborough County, Florida; and

WHEREAS, the District owns, operates and maintains wetland areas within the District as depicted in **Exhibit A** (“Mitigation Area”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide mitigation maintenance and monitoring services for the Mitigation Area; and

WHEREAS, the Contractor provides such services, submitted the proposal attached hereto as **Exhibit B** (the “Proposal”) to provide such services, and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES. The duties, obligations, and responsibilities of the Contractor are to furnish all necessary labor, materials, equipment, tools, expertise and supplies and perform all tasks necessary for the provision of wetland mitigation monitoring and maintenance services in the Mitigation Area, as described herein and in the attached **Exhibit B** (collectively, the “Services”).

3. COMPENSATION AND TERM.

- A. As compensation for the completion of the Services, the District agrees to pay the Contractor in accordance with the schedule set forth in **Exhibit C**, which amounts include all items, labor and materials necessary to complete the Services. The Contractor shall invoice the District upon completion of each monitoring or maintenance event, and the District shall provide payment within thirty (30) days of receipt of such an invoice.
- B. If the District should desire additional work or services not provided for in **Exhibits B and C**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the direction of the District.
- C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Worker's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Any subcontractors proposed to be used by Contractor are subject to approval by the District, which approval may be withheld in the District's sole discretion.
- D. The term of this Agreement shall be October 1, 2015, through September 30, 2020, unless terminated pursuant to Section 12 of this Agreement. The Contractor acknowledges that the prices identified in **Exhibit C** of this Agreement are firm through the term.

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake and/or perform the Services as are specified in this Agreement or any addendum executed by the parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work

shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement shall conform to any written instructions issued by the District.

- A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure the completion of the Services.
- B. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 - 1. The District hereby designates its District Manager to act as its representative.
 - 2. If requested by the District Manager, the Contractor agrees to meet with the District's representative to discuss conditions, schedules, and items of concern regarding this Agreement.
- D. Contractor shall use all due care to protect the property of the Landowner, the District, and the District's remaining landowner(s) from damage and shall follow and be responsible for the completion of the Services set forth in **Exhibit B** within the Mitigation Area within the District. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

- (I) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

6. INDEMNIFICATION.

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including

litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. TERMINATION. The Contractor may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause upon thirty (30) days written notice of termination. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

21. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: South Shore Corporate Park Industrial
Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Tucker F. Mackie

B. If to the Contractor: Finn Outdoor, LLC
1512 Carson Circle NE
St. Petersburg, Florida 33703
Attn: Robert Brown

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this

Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

23. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

25. EFFECTIVE DATE. This Agreement shall be effective after execution by both the District and the Contractor.

26. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, and Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein, Contractor shall permit such records to be inspected and copied by any person desiring to do so.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.


[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement as of the day and year first written above.

Attest:

**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary



Chairperson, Board of Supervisors

ATTEST:

FINN OUTDOOR, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

Exhibit A: Map of Mitigation Area

Exhibit B: Proposal

Exhibit C: Schedule

IN WITNESS WHEREOF, the parties execute this Agreement as of the day and year first written above.

Attest:


**SOUTH SHORE CORPORATE PARK
INDUSTRIAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

ATTEST:

FINN OUTDOOR, LLC,
a Florida limited liability company



Witness

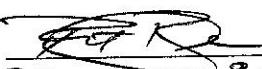
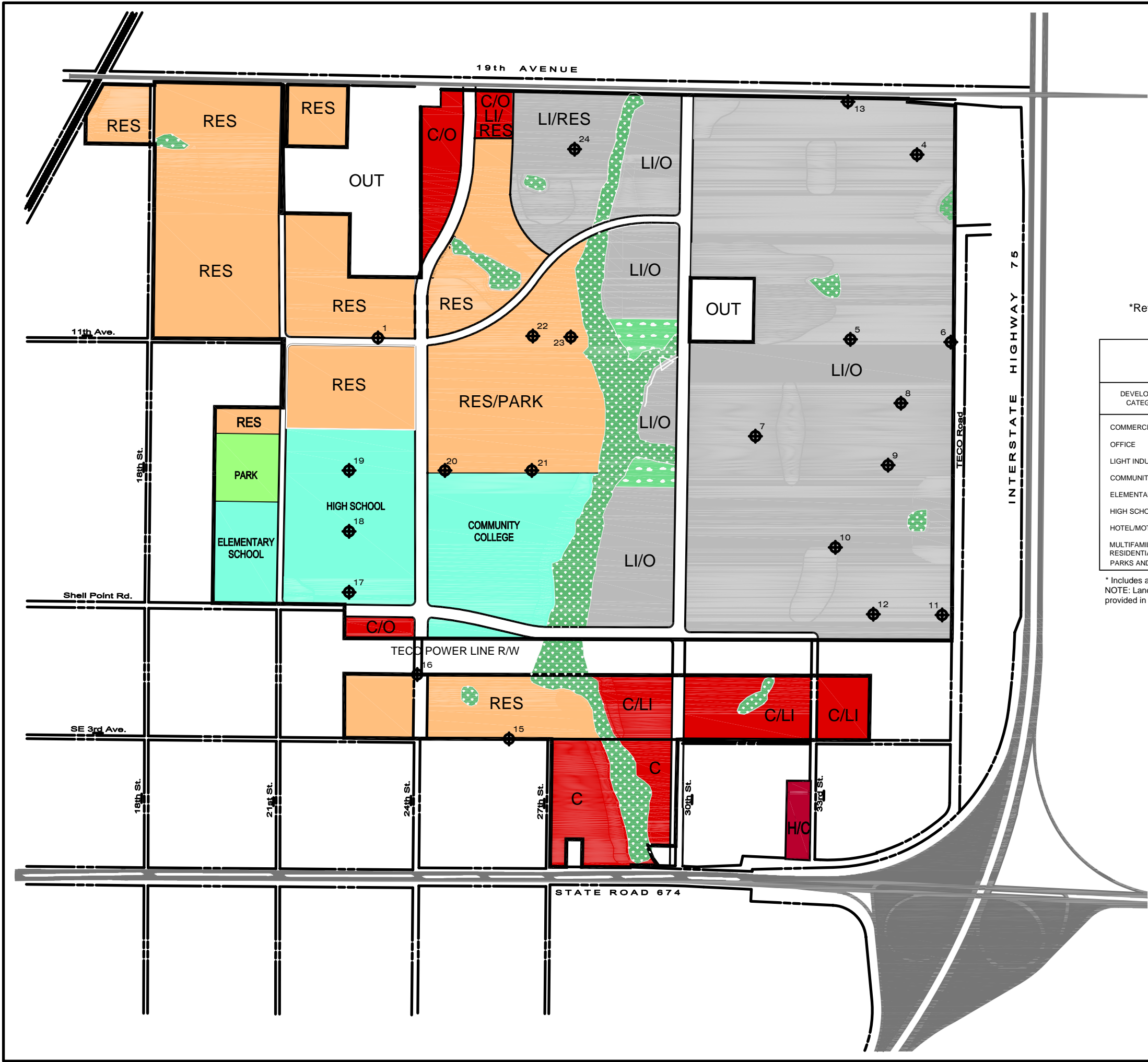

By: Robert Brown
Its: OWNER

Exhibit A: Map of Mitigation Area
Exhibit B: Proposal
Exhibit C: Schedule



LI

Light Industrial

C

Commercial

O

Office

RES

Multi-Family/Single Family Residential

H/C

Hotel/Commercial

Educational

Wetlands

Potential Mitigation

24

Existing Well

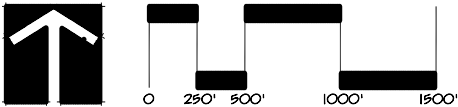
*Retention lake locations to be determined at permitting.

SOUTH SHORE CORPORATE PARK DEVELOPMENT PHASING			
DEVELOPMENT CATEGORY	PHASE 1 2001 - 2014	PHASE 2 2009 - 2018	TOTAL
COMMERCIAL	100,000 S.F.	99,000 S.F.	199,000 S.F.
OFFICE	50,000 S.F.	363,800 S.F.	413,800 S.F.
LIGHT INDUSTRIAL	2,644,220 S.F.*	2,308,625 S.F.	4,952,845 S.F.
COMMUNITY COLLEGE	500 STUDENTS	500 STUDENTS	1000 STUDENTS
ELEMENTARY SCHOOL	15 AC.	0	15 AC.
HIGH SCHOOL	50 AC.	0	50 AC.
HOTEL/MOTEL	150 ROOMS	1,486 UNITS	150 ROOMS
MULTIFAMILY / SINGLEFAMILY RESIDENTIAL	1,380 UNITS	0	2,866 UNITS
PARKS AND RECREATION	10.5 AC.**		10.5 AC.**

* Includes additional 238,196 requested entitlements.
NOTE: Land uses may be modified in accordance with the Equivalency Matrix provided in the Development Order.

SOUTH SHORE CORPORATE PARK LAND USE TABLE			
	Gross Acreage	Proposed	
		SF	Units
Commercial	24.89	199,000	
Office	33.09	413,800	
Light Industrial	434.06	4,955,251	
Hotel/Motel	4.0		150/rms
Multi-Family / Single-Family	262.15		2,866
Educational Facilities	118.5		
Parks & Recreation	10.5 *		
Wetlands	65		
R/W	55.41		
TOTAL	1,007.6	5,568,051	2,866

* Upon execution of a co-location agreement between the Hillsborough County School District and Hillsborough County Park Department the parcel acreage may be reduced as provided for in said agreement.



Fowler, White, Gillen,
Boggs, et al.
Legal Counsel

WilsonMiller, Inc.
Project Coordination, Planning

Biological Research
Associates, Ltd.
Environmental

Scarola Associates, Inc.
Engineering

Fishkind & Associates, Inc.
Economic

Lincks & Associates, Inc.
Transportation

SOUTH SHORE
CORPORATE PARK

A Development of Regional Impact by:
Artesian Farms, Inc.

MAP H

MASTER
DEVELOPMENT
PLAN

May 1, 2002

Revised
7/14/2006



South Shore Corporate Park CDD

Planting, Monitoring/Reporting, and Maintenance of Wetland and Associated Buffer

Finn Outdoor is pleased to present the following proposal for the Remediation Planting, Time Zero Report, On-going Monitoring with Reporting, and On-Going Maintenance for the wetland mitigation area which was developed in accordance with permitting for 30th St Segment Two.

Step One – Initial Vegetative Maintenance

According to the report produced by Stantec Engineering, the mitigation area is currently dominated by nuisance and/or exotic species groundcover, specifically Torpedograss. Step One will be initial treatment for nuisance and/or exotic species using targeted herbicide application. Treatments will be done twice, at a two week interval.

Total Cost, Step One: \$775

Step Two – Remediation Planting

Remediation planting plan was designed by Stantec Engineering. This proposal assumes that the plan is appropriate for the goals and that it has been approved by Army Corp of Engineers. Planting will be conducted two weeks after the second round of initial treatment (one month after beginning treatment). The following plants will be provided and installed (1014 total plants):

Buttonbush	3 Gallon	41
Carolina Willow	3 Gallon	41
Jointed Spikerush	BR	220
Pickernelweed	BR	220
Duck Potato	BR	220
Giant Bulrush	BR	220
Laurel Oak	3 Gallon	26
Wax Myrtle	3 Gallon	26

Total cost, Step Two: \$3,800

Step Three – On-Going Monitoring and Reporting

A total of six reports will be provided to ACOE over the span of five years. The first report, a Time-Zero report, will be created and submitted upon completion of the Remediation Planting. For the following five years, two semi-annual monitoring events will be conducted and photographs will be taken. These monitoring events will be compiled into one annual report, which will be submitted at approximately the same time every year. Monitoring and reporting will be billed one time per year at the time of report submission.

Total Cost, Step Three: \$9,900

6 Reports Total at a Per-Report (Annual) Cost of \$1,650



Step Four – On-Going Maintenance

In order to meet success criteria, the wetland and buffer area must not exceed 5% coverage by nuisance and/or exotic species. In order to achieve this standard, a maintenance plan will be necessary to stop the encroachment of such species until such time as the planted and recruited desirable species can out-compete the undesirable species. Maintenance will consist of targeted herbicide spraying to kill undesirable species, or other removal strategies as deemed appropriate. It is our belief, based on our experience, that the following schedule will sufficiently treat the area and minimize encroachment of undesirable species:

- Year One: 6 Treatments (Bi-Monthly)
- Year Two: 4 Treatments (Quarterly)
- Year Three: 4 Treatments (Quarterly)
- Year Four: 2 Treatments (Semi-Annually)
- Year Five: 2 Treatments (Semi-Annually)

***Total Cost, Step 4: \$11,250
18 Treatments at \$625 per treatment***

TOTAL COST FOR ALL SERVICES AS DESCRIBED HEREIN: \$25,725

It is our good-faith assumption that the preceding plan and schedule will adequately prepare and progress the mitigation area to be released from monitoring and maintenance requirements at the end of the five-year period. Although we expect this to be the case, we cannot guarantee that the wetland will meet success criteria within that time frame and be release from these requirements. Also, though the proposed schedule is expected to achieve the desired results, we may find that more aggressive treatments are necessary to control nuisance and exotic species. No change to the schedule will be made without client approval.

Thank you again for the opportunity to provide this proposal for services.



South Shore Corporate Park Schedule

<i>Schedule</i>	<i>Service</i>	<i>Price</i>	<i>Fiscal Year Cost</i>
October, 2015	Initial Maintenance	\$775	Fiscal Year 1 \$11,625
October, 2015	Remediation Planting	\$3,800	
October, 2015	Time Zero Report	\$1,650	
November, 2015	Maintenance Treatment	\$625	
January, 2016	Maintenance Treatment	\$625	
March, 2016	Maintenance Treatment	\$625	
April, 2016	Semi-Annual Monitoring	\$0	
May, 2016	Maintenance Treatment	\$625	
July, 2015	Maintenance Treatment	\$625	
September, 2016	Maintenance Treatment	\$625	
September, 2016	Semi Annual Monitoring and Annual Report	\$1,650	
December, 2016	Maintenance Treatment	\$625	Fiscal Year 2 \$4,150
March, 2017	Maintenance Treatment	\$625	
April, 2017	Semi-Annual Monitoring	\$0	
June, 2017	Maintenance Treatment	\$625	
September, 2017	Maintenance Treatment	\$625	
September, 2017	Semi Annual Monitoring and Annual Report	\$1,650	
December, 2017	Maintenance Treatment	\$625	Fiscal Year 3 \$4,150
March, 2018	Maintenance Treatment	\$625	
April, 2018	Semi-Annual Monitoring	\$0	
June, 2018	Maintenance Treatment	\$625	
September, 2018	Maintenance Treatment	\$625	
September, 2018	Semi Annual Monitoring and Annual Report	\$1,650	
March, 2019	Maintenance Treatment	\$625	Fiscal Year 4 \$2900
April, 2019	Semi-Annual Monitoring	\$0	
September, 2019	Maintenance Treatment	\$625	
September, 2019	Semi Annual Monitoring and Annual Report	\$1,650	
March, 2020	Maintenance Treatment	\$625	Fiscal Year 5 \$2900
April, 2020	Semi-Annual Monitoring	\$0	
September, 2020	Maintenance Treatment	\$625	
September, 2020	Semi Annual Monitoring and Annual Report	\$1,650	