

**RESOLUTION NO. 2020-03**

**A RESOLUTION OF THE CITY OF VENICE, FLORIDA, ACCEPTING ON-SITE AND OFF-SITE UTILITIES AND IMPROVEMENTS INSTALLED BY HEARTIS VENICE, LLC, AND ACCEPTING A ONE YEAR DEVELOPERS MAINTENANCE BOND AND BILL OF SALE, AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Heartis Venice, LLC, hereinafter referred to as "Developer", has installed potable water distribution lines and wastewater collection systems and including all necessary appurtenances for the rendering of utility services to the following described property: Heartis Venice; and

**WHEREAS**, Developer, in accordance with the City of Venice Resolution No. 853-84 is desirous of turning over said on-site improvements to the City of Venice; and

**WHEREAS**, the construction and installation of said on-site and off-site improvements complies with the rules and regulations of the City of Venice; and

**WHEREAS**, Developer has submitted the documentation required by City of Venice Resolution No. 853-84, including a one-year maintenance bond and said documentation is acceptable.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:**

**SECTION 1.** The above Whereas clauses are ratified and confirmed as true and correct.

**SECTION 2.** The potable water distribution lines and wastewater collection systems and all necessary appurtenances for the rendering of utility services, in the area above described, are hereby accepted as part of the utility system of the City of Venice, Florida.

**SECTION 3.** The Bill of Sale attached hereto as Exhibit "1", is hereby accepted by the City of Venice, Florida.

**SECTION 4.** The one-year developer's maintenance bond attached hereto as Exhibit "2", is hereby accepted by the City of Venice, Florida.

**SECTION 5.** This Resolution shall take effect upon adoption, as provided by law.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, AT A MEETING HELD ON THE 28TH DAY OF JANUARY 2020.**

\_\_\_\_\_  
Ron Feinsod, Mayor, City of Venice

ATTEST:

\_\_\_\_\_  
Lori Stelzer, MMC, City Clerk

I, Lori Stelzer, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of a Resolution duly adopted by the City Council of the City of Venice, Florida, at a meeting thereof duly convened and held on the 28th day of January 2020, a quorum being present.

WITNESS my hand and official seal of said City this 28th day of January 2020.

\_\_\_\_\_  
Lori Stelzer, MMC, City Clerk

(S E A L)

Approved as to form:

\_\_\_\_\_  
Kelly Fernandez, City Attorney

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that HEARTIS VENICE, LLC, PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, ells, manholes, connections, cut-offs, fire hydrants, valves, and all other equipment used for, useful for, and/or in connection with, the water distribution and waste water collection systems constructed and installed by the party of the first part in the subdivision and lands described in the attached Exhibit A (includes the location of the existing onsite utilities). The specific existing onsite utilities are more particularly described in Exhibit B, the engineer's estimate used to establish the maintenance bond amount for both offsite and onsite utilities.

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said water distribution and waste water collection systems to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said water distribution and waste water collection systems.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid water distribution and wastewater collection systems, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and its name by its proper officers and its corporate seal to be affixed, this 15<sup>th</sup> day of August, 2019.

WITNESSES:

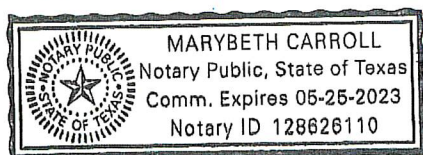
[Signature]  
Lincoln W. Henderson  
Texas

Jason L. Signor  
Jason L. Signor

STATE OF FLORIDA )  
COUNTY OF Dallas )

Subscribed before me this 15<sup>th</sup> day of August, 2019,  
by Jason L. Signor, who is personally known to me or has produced  
known to me as identification.

Notary stamp:



Marybeth Carroll  
Notary Public

# EXHIBIT A

# RECORD DRAWINGS - ON-SITE AND OFF-SITE WATER AND SEWER IMPROVEMENTS FOR HEARTIS VENICE

LOCATED IN SECTION 06 TOWNSHIP 39S, RANGE 19E  
1199 S. TAMiami TRAIL, CITY OF VENICE  
SARASOTA COUNTY, FLORIDA



SITE LOCATION MAP  
N.T.S.

RECORD DRAWING NOTE  
RECORD DRAWINGS PREPARED BY  
KIMLEY-HORN AND ASSOCIATES,  
INC. HAVE BEEN BASED ON  
AS-BUILT SURVEY PROVIDED BY  
JUSTIN D. GARNER FROM FLORIDA  
ENGINEERING AND SURVEYING,  
LLC. DELIVERED 06/05/2019.

RECORD DRAWING NOTE  
AS-BUILT ELEVATIONS  
MEASURED BY FLORIDA  
ENGINEERING AND  
SURVEYING, LLC ON 06/04/19.

RECORD DRAWING  
ENGINEER OF RECORD: SCOTT W. OLIVER, P.E.  
P.E. NUMBER: 63945  
SIGNATURE: [Signature]  
DATE: JAN 31 2019

**APPLICANT :**  
CADDIS ACQUISITION PARTNERS, LLC  
5910 N. CENTRAL EXPRESSWAY  
SUITE 200  
DALLAS, TEXAS 75206

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
655 NORTH FRANKLIN ST., SUITE 150  
TAMPA, FLORIDA 33602  
PHONE: (813) 620-1460

## PROJECT DESIGN TEAM

### CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
NATHANIEL H. LINCOLN, P.E.  
655 N. FRANKLIN ST. SUITE 150  
TAMPA, FLORIDA 33602  
PHONE: (813) 620-1460  
FAX: (813) 620-1542

### ARCHITECT

LANEY BOGGS  
SCOTT KIMLEY, AIA  
880 ONE PARKWAY  
SUITE 200  
ENGLEWOOD, COLORADO 80111  
PHONE: (303) 773-0438

### SURVEYOR

W.C. SHERRELL AND COMPANY, LLC  
WALTER C. SHERRELL, JR.  
P.O. BOX 205  
ODESSA, FL 33556  
PHONE: (813) 344-4370

### GEOTECHNICAL ENGINEERS

ECG FLORIDA, LLC  
VERONICA DE FREITAS, P.E.  
3377 NW COMMERCE PARK BLVD  
TAMPA, FL 33612  
PHONE: (813) 353-1844

## UTILITY CONTACTS

### STORMWATER

SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT  
2379 BROAD STREET  
BROOKSVILLE, FL 34604-6888  
PHONE: (352) 796-7211

### UTILITIES

CITY OF VENICE  
UTILITIES DEPARTMENT  
SAL DENOZO  
250 N. HAWKES AVE.  
VENICE, FL 34285  
PHONE: (941) 485-3333

### ELECTRIC

FLORIDA POWER AND LIGHT  
JULIE BRY  
4215 OF THE GROVE LN.  
ENRIQUE BLOSA  
WEST PALM BEACH, FL 33407  
PHONE: (561) 485-4453

### FIBER OPTIC

FRONTIER COMMUNICATIONS  
CARLOS BATES  
2712 W. WALNUT STREET  
TAMPA, FL 33607  
PHONE: (813) 808-4708

### NATURAL GAS

TECO PEOPLE'S GAS-SARASOTA  
DANNY SHANNON  
8261 VICO CT  
SARASOTA, FL 34236  
PHONE: (941) 342-4388

### TRAFFIC

SARASOTA COUNTY TRAFFIC  
MARK RICHMOND  
P.O. BOX 8  
SARASOTA, FL 34235  
PHONE: (941) 342-3578

### CABLE TELEVISION

COMCAST CABLEVISION OF WEST FLORIDA  
SONICNET TOWNS  
5226 FRUITVILLE RD.  
SARASOTA, FL 34235  
PHONE: (941) 342-3578

SHEET INDEX	
C000	COVER SHEET
C001	CHARTER OF THE CITY OF VENICE
C002	WATER MAIN CONNECTION DETAIL
C003	EXISTING OFF-SITE WATER AS-BUILT PROFILE
C004	EXISTING OFF-SITE SEWER AS-BUILT PROFILE
C005	EXISTING OFF-SITE WATER & SEWER AS-BUILT PROFILE
C006	CITY OF VENICE STANDARD DETAILS
C007	CITY OF VENICE STANDARD DETAILS
C008	CITY OF VENICE STANDARD DETAILS
C009	CITY OF VENICE STANDARD DETAILS

**RECORD DRAWINGS  
COVER SHEET**

**HEARTIS VENICE**

**FLORIDA**

**VENICE**

**DATE: 06/25/2019**  
**PROJECT NO: 145560002**  
**SHEET NUMBER: C000**

**Kimley-Horn**

**DESIGN ENGINEER: SCOTT W. OLIVER, P.E.**  
**FLORIDA REGISTRATION NUMBER: 63945**  
**DATE: JAN 31 2019**

**SCALE: AS SHOWN**  
**DESIGNED BY: [Signature]**  
**CHECKED BY: [Signature]**



This document, together with the standards and design specifications herein, is intended only for the specific project and site shown on this drawing. It is not to be used for any other project or site without the written approval of Kimley-Horn and Associates, Inc. Any reuse of this document for any other project or site without the written approval of Kimley-Horn and Associates, Inc. is strictly prohibited.

### GREASE TRAP CALCULATION

Project: Venice Assisted Living Facility - Main Kitchen

#### Other Establishments with Commercial Kitchens

$M = (GM) \times (LF) = \text{Effective Capacity of Grease Trap in Gallons}$   
 $GM = \text{Number of Meals prepared per day}$   
 $GM = \text{Gallons of waste water per meal}$   
 $LF = \text{Loading Factor}$

1.0 = with dishwashing  
0.75 = without dishwashing

MP	100
GM	5
LF	1
Capacity	500

Grease Traps Required:  
750 gallon: 4.07  
1200 gallon: 2.51  
Provide either 9 750 gal. or  
2 1200 gal. or  
1 1200 gallon grease interceptor

2000 GALLON GREASE TRAP CALCULATIONS (REF. PLUMBING PLAN P-2011)

### GREASE TRAP CALCULATION

Project: Venice Assisted Living Facility - Warming Kitchen

#### Other Establishments with Commercial Kitchens

$M = (GM) \times (LF) = \text{Effective Capacity of Grease Trap in Gallons}$   
 $GM = \text{Number of Meals prepared per day}$   
 $GM = \text{Gallons of waste water per meal}$   
 $LF = \text{Loading Factor}$

1.0 = with dishwashing  
0.75 = without dishwashing

MP	100
GM	5
LF	1
Capacity	500

Grease Traps Required:  
750 gallon: 1.00  
1200 gallon: 0.63  
Provide 1 750 gal. interceptor

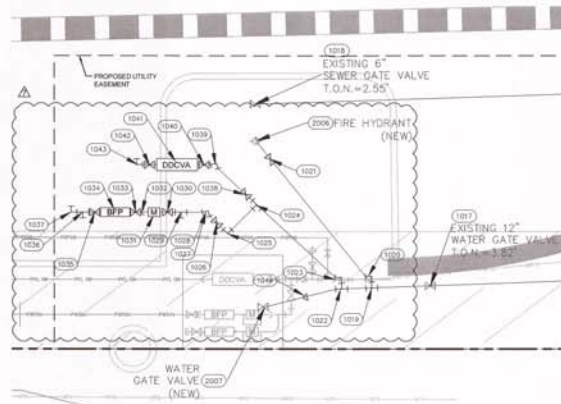
750 GALLON GREASE TRAP CALCULATIONS (REF. PLUMBING PLAN P-2011)

POINT NUMBER	DESCRIPTION	ELEVATION	INTERVAL	DEVIATION FROM 1	REFERENCE POINT	STATION
1001	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1002	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1003	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1004	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1005	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1006	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1007	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1008	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1009	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1010	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1011	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1012	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1013	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1014	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1015	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1016	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1017	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1018	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1019	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1020	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1021	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
1022	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
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1029	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
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1065	W. 100' S. 100' E.	100.00	100.00	0.00	100.00	100.00
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### ABBREVIATION & SYMBOL LEGEND

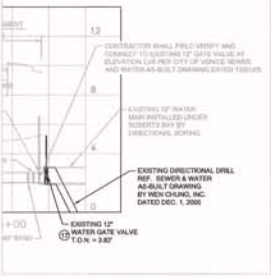
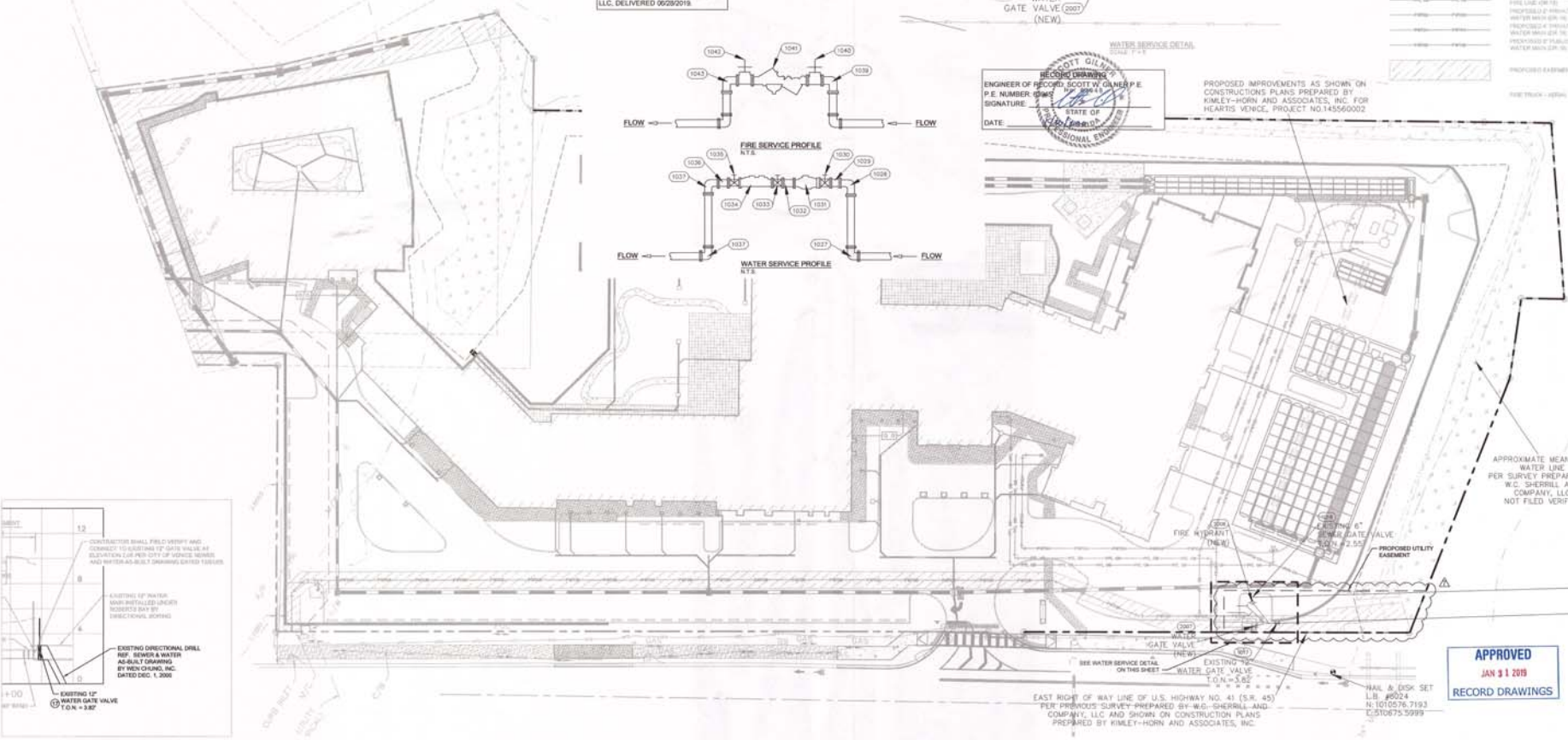
AS-BUILT ELEVATIONS MEASURED BY FLORIDA ENGINEERING AND SURVEYING, LLC ON 06/29/19

RECORD DRAWING NOTE: RECORD DRAWINGS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. HAVE BEEN BASED ON AS-BUILT SURVEY PROVIDED BY JUSTIN D. GARNER FROM FLORIDA ENGINEERING AND SURVEYING, LLC, DELIVERED 06/29/2019.



RECORD DRAWING  
ENGINEER OF RECORD: SCOTT W. GILMER, P.E.  
P.E. NUMBER: 00000000  
SIGNATURE: [Signature]  
DATE: [Date]

PROPOSED IMPROVEMENTS AS SHOWN ON CONSTRUCTION PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR HEARTIS VENICE, PROJECT NO. 145560002



APPROVED  
JAN 31 2019  
RECORD DRAWINGS

Kimley-Horn

REGIONAL ENGINEER  
SCOTT W. GILMER, P.E.  
P.E. NUMBER: 00000000  
SIGNATURE: [Signature]  
DATE: [Date]

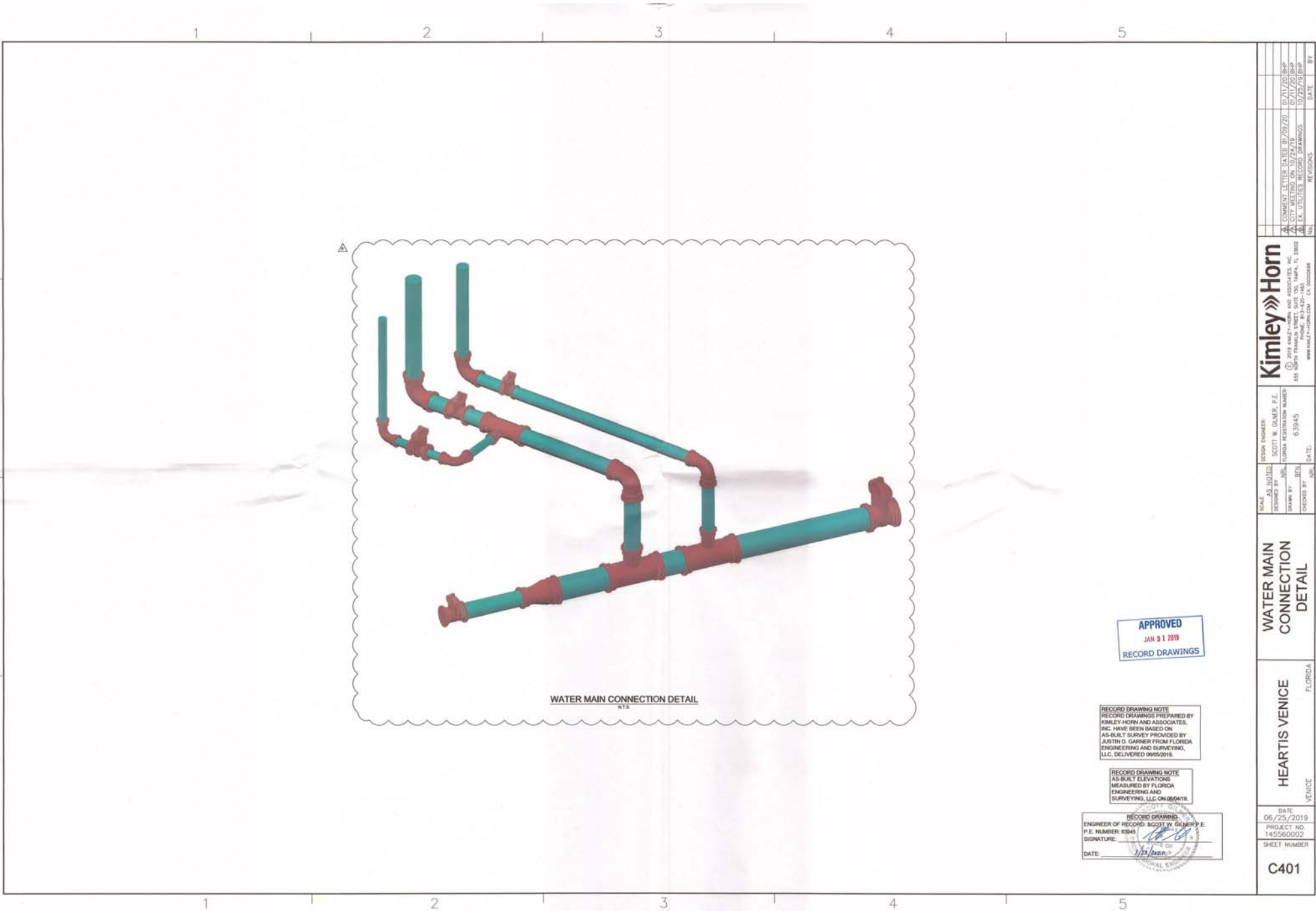
ON-SITE  
UTILITY PLAN

HEARTIS VENICE  
FLORIDA

DATE  
06/25/2019  
PROJECT NO.  
145560002  
SHEET NUMBER  
C400

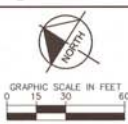
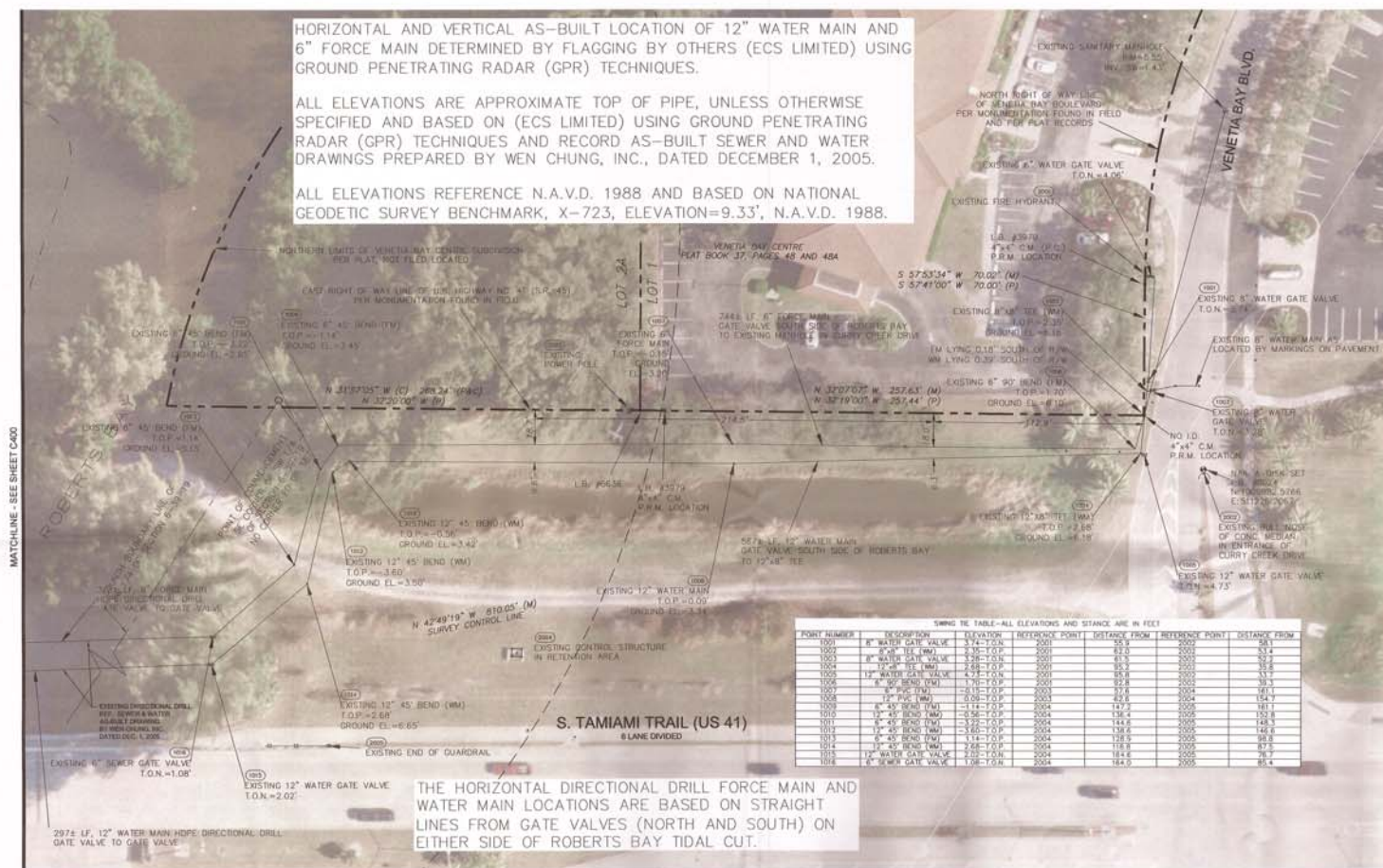
DATE  
07/17/2019  
CITY MEETING ON  
07/17/2019  
ALL EX. UTILITIES RECORD  
07/25/2019

This document, together with the records and designs presented herein, is an instrument of service, is intended only for the specific project and site and the user's liability to Kimley-Horn and Associates, Inc. shall be limited to the project and site.



REVISIONS		DATE	BY
1	AT COMMENT LETTER DATED 07/09/20	07/17/20	BJP
2	AT CITY MEETING ON 10/24/19	07/17/20	BJP
3	AT EX. UTILITIES RECORD DRAWINGS	10/25/19	BJP
KIMLEY-HORN		DATE	BY
DESIGN ENGINEER		DATE	BY
SCOTT W. GARNER, P.E.		DATE	BY
FLORIDA REGISTRATION NUMBER		DATE	BY
63945		DATE	BY
SCALE		DATE	BY
AS NOTED		DATE	BY
DRAWN BY		DATE	BY
CHECKED BY		DATE	BY
WATER MAIN CONNECTION DETAIL		DATE	BY
HEARTIS VENICE		DATE	BY
FLORIDA		DATE	BY
VENICE		DATE	BY
DATE		DATE	BY
06/25/2019		DATE	BY
PROJECT NO.		DATE	BY
145560002		DATE	BY
SHEET NUMBER		DATE	BY
C401		DATE	BY





**APPROVED**  
JAN 3 1 2019  
RECORD DRAWINGS

RECORD DRAWING NOTE  
RECORD DRAWINGS PREPARED BY  
KIMLEY-HORN AND ASSOCIATES,  
INC. HAVE BEEN BASED ON  
AS-BUILT SURVEY PROVIDED BY  
JUSTIN D. GARNER FROM FLORIDA  
ENGINEERING AND SURVEYING,  
LLC, DELIVERED 09/05/2019.

RECORD DRAWING NOTE  
AS-BUILT ELEVATIONS  
MEASURED BY FLORIDA  
ENGINEERING AND  
SURVEYING, LLC ON 09/04/19.

RECORD DRAWING  
ENGINEER OF RECORD, SCOTT W. OLIVER, P.E.  
P.E. NUMBER: 63945  
SIGNATURE: *[Signature]*  
DATE: 1/23/2019

**Kimley-Horn**  
P.E. SCOTT W. OLIVER, P.E.  
FLORIDA REGISTRATION NUMBER  
63945  
DATE  
1/23/2019

EXISTING OFF-SITE  
WATER & SEWER  
AS-BUILT PLAN

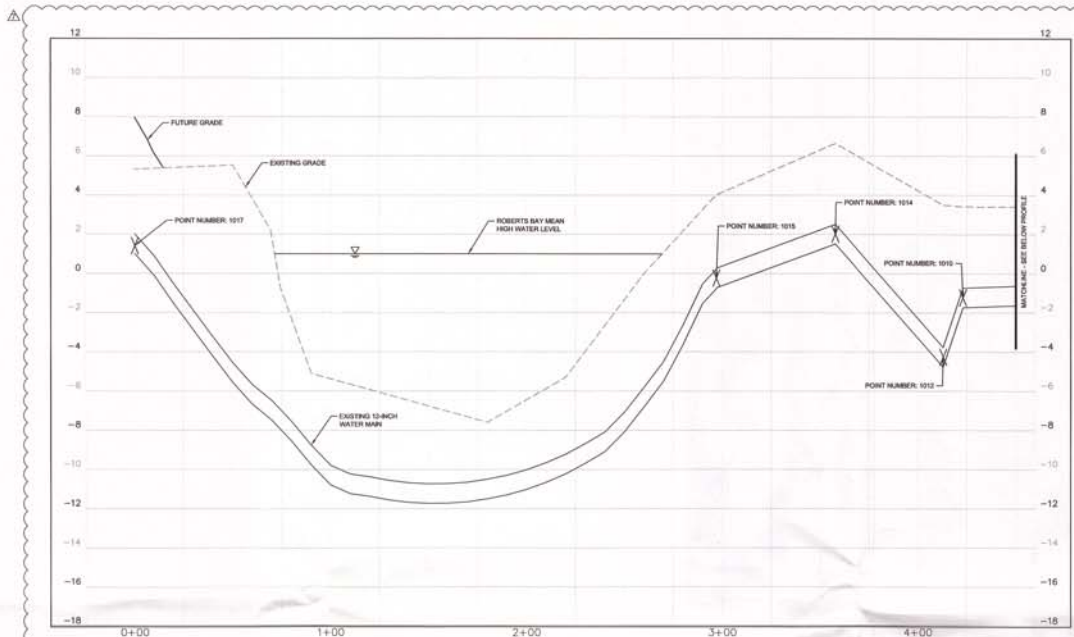
HEARTIS VENICE  
FLORIDA  
VENICE

DATE  
06/25/2019  
PROJECT NO.  
145560002  
SHEET NUMBER  
C402

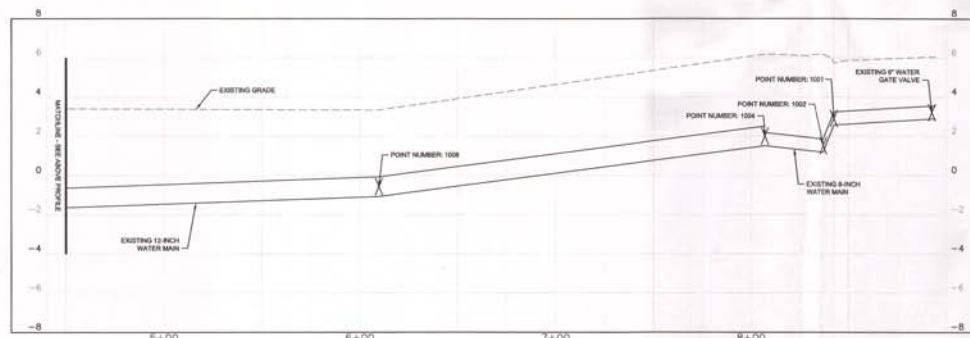
REVISIONS

NO.	DESCRIPTION	DATE	BY
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4	AS-BUILT SURVEY	07/17/2019	BP
5	AS-BUILT SURVEY	07/17/2019	BP
6	AS-BUILT SURVEY	07/17/2019	BP
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98	AS-BUILT SURVEY	07/17/2019	BP
99	AS-BUILT SURVEY	07/17/2019	BP
100	AS-BUILT SURVEY	07/17/2019	BP





EXISTING WATER MAIN PROFILE 1  
SCALE: 1" = 20' HORIZ  
1" = 2' VERT



EXISTING WATER MAIN PROFILE 2  
SCALE: 1" = 20' HORIZ  
1" = 2' VERT

PROFILE NOTE:  
1) ELEVATIONS OF THAT PORTION OF DIRECTIONALLY DRILLED PIPE OBTAINED FROM GPS SURVEY PROVIDED BY CENTERLINE DRILLING SERVICES, INC. DATED 11/21/2019.

RECORD DRAWING NOTE  
RECORD DRAWINGS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. HAVE BEEN BASED ON AS-BUILT SURVEY PROVIDED BY JUSTIN D. GARNER FROM FLORIDA ENGINEERING AND SURVEYING, LLC, DELIVERED 06/05/2019.

RECORD DRAWING NOTE  
AS-BUILT ELEVATIONS MEASURED BY FLORIDA ENGINEERING AND SURVEYING, LLC ON 06/04/19.

RECORD DRAWING  
ENGINEER OF RECORD, SCOTT W. OLIVER, P.E.  
P.E. NUMBER: 63945  
SIGNATURE: *[Signature]*  
DATE: 06/25/2019



EXISTING OFF-SITE  
WATER AS-BUILT  
PROFILE

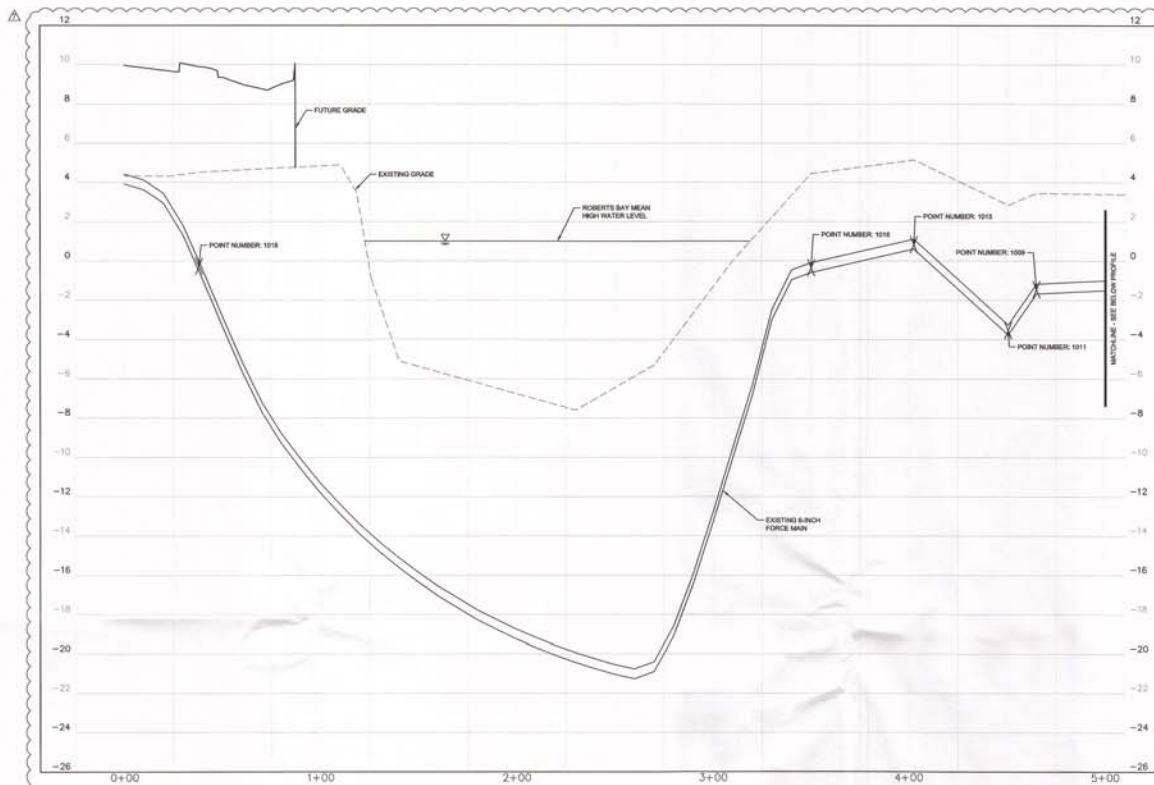
HEARTIS VENICE  
FLORIDA

Kimley-Horn

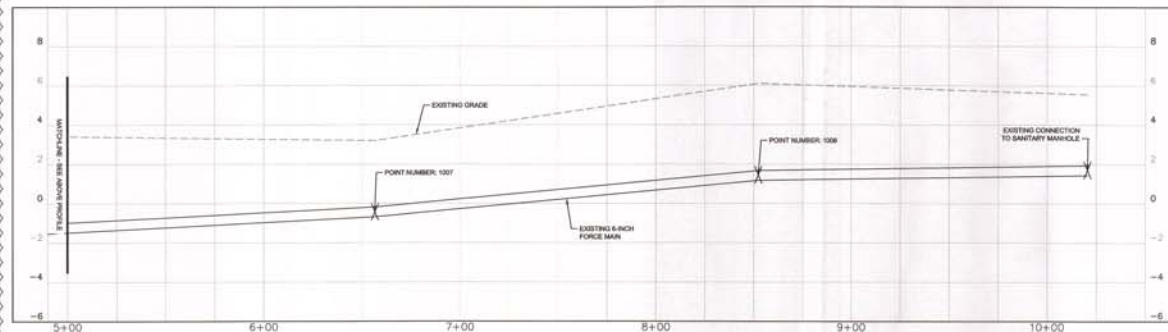
DESIGN ENGINEER  
SCOTT W. OLIVER, P.E.  
FLORIDA REGISTRATION NUMBER  
63945  
DATE  
CHECKED BY: HSL  
DRAWN BY: BFL

REVISIONS	DATE	BY
1	07/17/2019	BHP
2	07/22/2019	BHP
3	07/22/2019	BHP
4	07/22/2019	BHP
5	07/22/2019	BHP

DATE  
06/25/2019  
PROJECT NO.  
145560002  
SHEET NUMBER  
C403



**EXISTING FORCE MAIN PROFILE 1**  
SCALE: 1" = 30' HORIZ  
1" = 2' VERT



**EXISTING FORCE MAIN PROFILE 2**  
SCALE: 1" = 30' HORIZ  
1" = 2' VERT

**APPROVED**  
JAN 9 1 2019  
RECORD DRAWINGS

PROFILE NOTE:  
1) ELEVATIONS OF THAT PORTION OF DIRECTIONALLY DRILLED PIPE OBTAINED FROM GPS SURVEY PROVIDED BY CENTERLINE DRILLING SERVICES, INC. DATED 11/21/2019.

RECORD DRAWING NOTE  
RECORD DRAWINGS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. HAVE BEEN BASED ON AS-BUILT SURVEY PROVIDED BY JUSTIN D. GARNER FROM FLORIDA ENGINEERING AND SURVEYING, LLC, DELIVERED 06/05/2019.

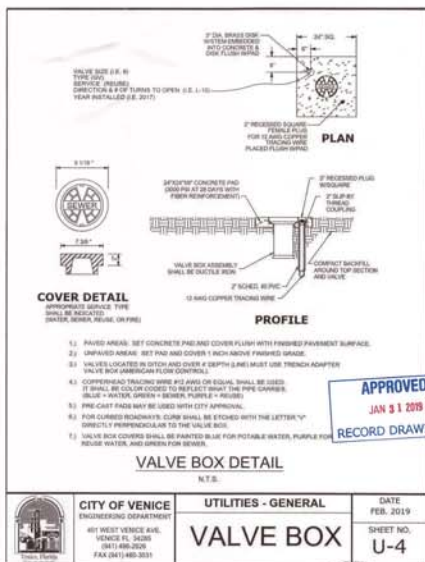
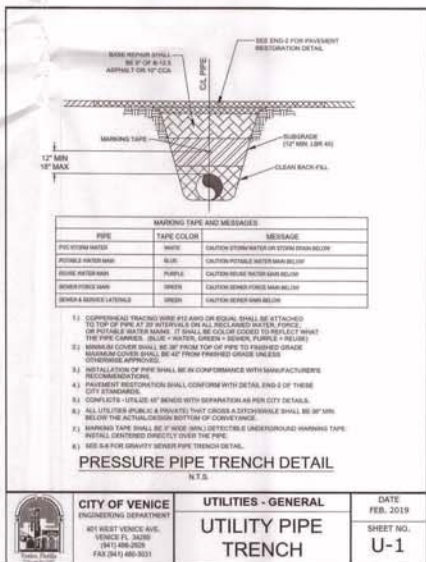
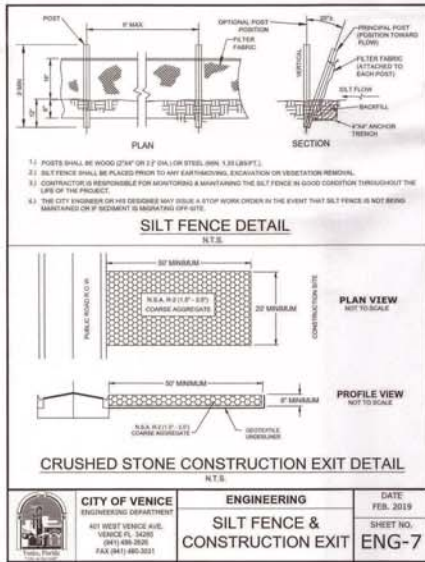
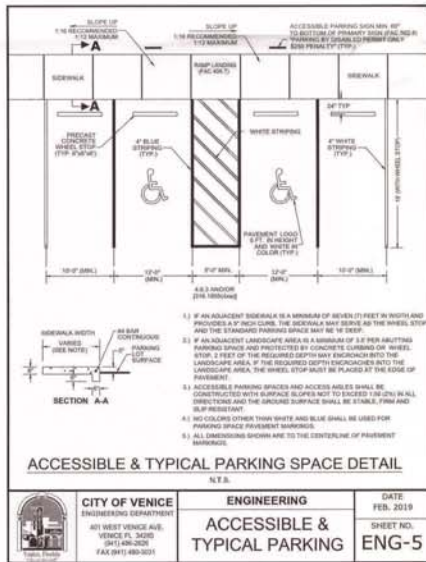
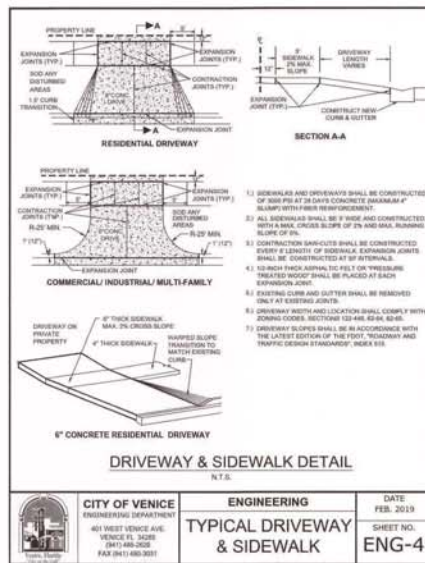
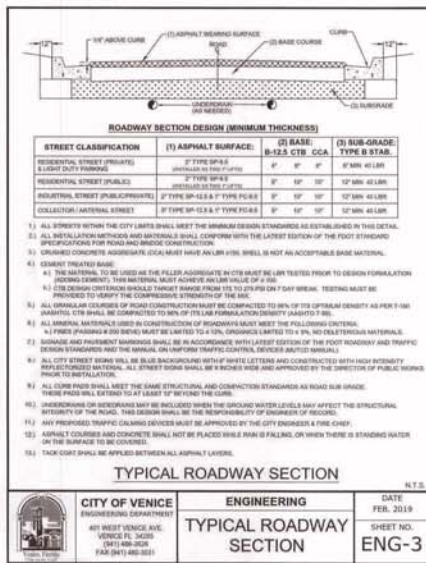
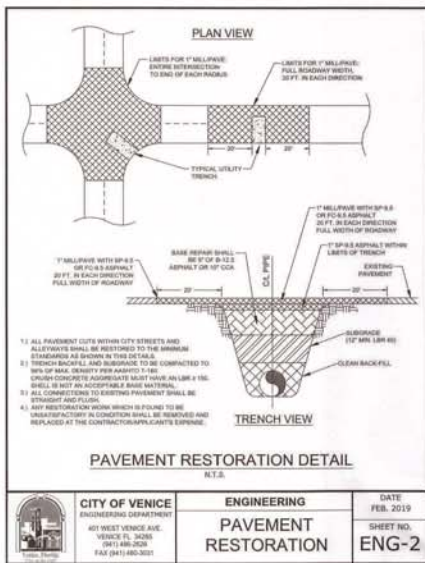
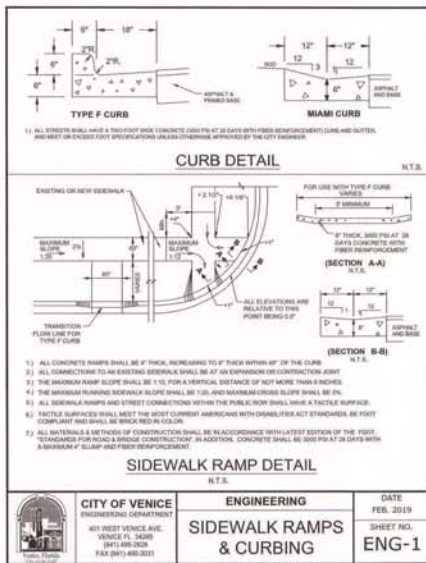
RECORD DRAWING NOTE  
AS-BUILT ELEVATIONS MEASURED BY FLORIDA ENGINEERING AND SURVEYING, LLC ON 06/04/19.

RECORD DRAWING  
ENGINEER OF RECORD: SCOTT M. GILMER, P.E.  
P.E. NUMBER: 63945  
SIGNATURE: *[Signature]*  
DATE: 1/9/2019

COMMENT LETTER DATED: 07/09/20 CITY MEETING ON: 07/24/19 DATE: 07/24/19 BY:	REVISIONS NO. DATE BY
DESIGN ENGINEER: SCOTT M. GILMER, P.E. FLORIDA REGISTRATION NUMBER: 63945 DATE: 01/09/19	
SCALE: AS NOTED DESIGNED BY: JSA DRAWN BY: JBN CHECKED BY: JBN	
<b>EXISTING OFF-SITE SEWER AS-BUILT PROFILE</b>	
FLORIDA VENICE	
<b>HEARTIS VENICE</b>	
DATE: 06/25/2019 PROJECT NO: 145560002 SHEET NUMBER: C404	





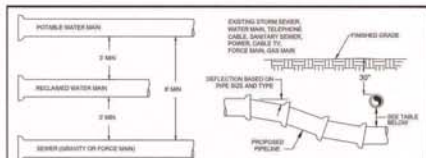


**Kimley»Horn**  
DESIGN ENGINEER  
SCOTT M. GLICKER, P.E.  
SECOND BY  
JAMES W. GARNER, P.E.  
SCALE: AS SHOWN  
CHECKED BY  
JAMES W. GARNER, P.E.  
DATE: 06/25/2019

**CITY OF VENICE STANDARD DETAILS**  
FLORIDA  
VENICE

**HEARTIS VENICE**  
DATE: 06/25/2019  
PROJECT NO. 145560002  
SHEET NUMBER C600





**MINIMUM HORIZONTAL SEPARATION DISTANCES (FT)**  
OUTSIDE OF PIPING TO OUTSIDE OF PIPING

Utility	1" to 12" Dia	12" to 24" Dia	24" to 36" Dia	36" to 48" Dia	48" to 60" Dia	60" to 72" Dia	72" to 84" Dia	84" to 96" Dia	96" to 108" Dia	108" to 120" Dia	120" to 144" Dia	144" to 168" Dia	168" to 192" Dia	192" to 216" Dia	216" to 240" Dia	240" to 264" Dia	264" to 288" Dia	288" to 312" Dia	312" to 336" Dia	336" to 360" Dia	360" to 384" Dia	384" to 408" Dia	408" to 432" Dia	432" to 456" Dia	456" to 480" Dia	480" to 504" Dia	504" to 528" Dia	528" to 552" Dia	552" to 576" Dia	576" to 600" Dia	600" to 624" Dia	624" to 648" Dia	648" to 672" Dia	672" to 696" Dia	696" to 720" Dia	720" to 744" Dia	744" to 768" Dia	768" to 792" Dia	792" to 816" Dia	816" to 840" Dia	840" to 864" Dia	864" to 888" Dia	888" to 912" Dia	912" to 936" Dia	936" to 960" Dia	960" to 984" Dia	984" to 1008" Dia	1008" to 1032" Dia	1032" to 1056" Dia	1056" to 1080" Dia	1080" to 1104" Dia	1104" to 1128" Dia	1128" to 1152" Dia	1152" to 1176" Dia	1176" to 1200" Dia	1200" to 1224" Dia	1224" to 1248" Dia	1248" to 1272" Dia	1272" to 1296" Dia	1296" to 1320" Dia	1320" to 1344" Dia	1344" to 1368" Dia	1368" to 1392" Dia	1392" to 1416" Dia	1416" to 1440" Dia	1440" to 1464" Dia	1464" to 1488" Dia	1488" to 1512" Dia	1512" to 1536" Dia	1536" to 1560" Dia	1560" to 1584" Dia	1584" to 1608" Dia	1608" to 1632" Dia	1632" to 1656" Dia	1656" to 1680" Dia	1680" to 1704" Dia	1704" to 1728" Dia	1728" to 1752" Dia	1752" to 1776" Dia	1776" to 1800" Dia	1800" to 1824" Dia	1824" to 1848" Dia	1848" to 1872" Dia	1872" to 1896" Dia	1896" to 1920" Dia	1920" to 1944" Dia	1944" to 1968" Dia	1968" to 1992" Dia	1992" to 2016" Dia	2016" to 2040" Dia	2040" to 2064" Dia	2064" to 2088" Dia	2088" to 2112" Dia	2112" to 2136" Dia	2136" to 2160" Dia	2160" to 2184" Dia	2184" to 2208" Dia	2208" to 2232" Dia	2232" to 2256" Dia	2256" to 2280" Dia	2280" to 2304" Dia	2304" to 2328" Dia	2328" to 2352" Dia	2352" to 2376" Dia	2376" to 2400" Dia	2400" to 2424" Dia	2424" to 2448" Dia	2448" to 2472" Dia	2472" to 2496" Dia	2496" to 2520" Dia	2520" to 2544" Dia	2544" to 2568" Dia	2568" to 2592" Dia	2592" to 2616" Dia	2616" to 2640" Dia	2640" to 2664" Dia	2664" to 2688" Dia	2688" to 2712" Dia	2712" to 2736" Dia	2736" to 2760" Dia	2760" to 2784" Dia	2784" to 2808" Dia	2808" to 2832" Dia	2832" to 2856" Dia	2856" to 2880" Dia	2880" to 2904" Dia	2904" to 2928" Dia	2928" to 2952" Dia	2952" to 2976" Dia	2976" to 3000" Dia	3000" to 3024" Dia	3024" to 3048" Dia	3048" to 3072" Dia	3072" to 3096" Dia	3096" to 3120" Dia	3120" to 3144" Dia	3144" to 3168" Dia	3168" to 3192" Dia	3192" to 3216" Dia	3216" to 3240" Dia	3240" to 3264" Dia	3264" to 3288" Dia	3288" to 3312" Dia	3312" to 3336" Dia	3336" to 3360" Dia	3360" to 3384" Dia	3384" to 3408" Dia	3408" to 3432" Dia	3432" to 3456" Dia	3456" to 3480" Dia	3480" to 3504" Dia	3504" to 3528" Dia	3528" to 3552" Dia	3552" to 3576" Dia	3576" to 3600" Dia	3600" to 3624" Dia	3624" to 3648" Dia	3648" to 3672" Dia	3672" to 3696" Dia	3696" to 3720" Dia	3720" to 3744" Dia	3744" to 3768" Dia	3768" to 3792" 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5064" Dia	5064" to 5088" Dia	5088" to 5112" Dia	5112" to 5136" Dia	5136" to 5160" Dia	5160" to 5184" Dia	5184" to 5208" Dia	5208" to 5232" Dia	5232" to 5256" Dia	5256" to 5280" Dia	5280" to 5304" Dia	5304" to 5328" Dia	5328" to 5352" Dia	5352" to 5376" Dia	5376" to 5400" Dia	5400" to 5424" Dia	5424" to 5448" Dia	5448" to 5472" Dia	5472" to 5496" Dia	5496" to 5520" Dia	5520" to 5544" Dia	5544" to 5568" Dia	5568" to 5592" Dia	5592" to 5616" Dia	5616" to 5640" Dia	5640" to 5664" Dia	5664" to 5688" Dia	5688" to 5712" Dia	5712" to 5736" Dia	5736" to 5760" Dia	5760" to 5784" Dia	5784" to 5808" Dia	5808" to 5832" Dia	5832" to 5856" Dia	5856" to 5880" Dia	5880" to 5904" Dia	5904" to 5928" Dia	5928" to 5952" Dia	5952" to 5976" Dia	5976" to 6000" Dia	6000" to 6024" Dia	6024" to 6048" Dia	6048" to 6072" Dia	6072" to 6096" Dia	6096" to 6120" Dia	6120" to 6144" Dia	6144" to 6168" Dia	6168" to 6192" Dia	6192" to 6216" Dia	6216" to 6240" Dia	6240" to 6264" Dia	6264" to 6288" Dia	6288" to 6312" Dia	6312" to 6336" Dia	6336" to 6360" Dia	6360" to 6384" Dia	6384" to 6408" Dia	6408" to 6432" Dia	6432" to 6456" Dia	6456" to 6480" Dia	6480" to 6504" Dia	6504" to 6528" Dia	6528" to 6552" Dia	6552" to 6576" Dia	6576" to 6600" Dia	6600" to 6624" Dia	6624" to 6648" Dia	6648" to 6672" Dia	6672" to 6696" Dia	6696" to 6720" Dia	6720" to 6744" Dia	6744" to 6768" Dia	6768" to 6792" Dia	6792" to 6816" Dia	6816" to 6840" Dia	6840" to 6864" Dia	6864" to 6888" Dia	6888" to 6912" Dia	6912" to 6936" Dia	6936" to 6960" Dia	6960" to 6984" Dia	6984" to 7008" Dia	7008" to 7032" Dia	7032" to 7056" Dia	7056" to 7080" Dia	7080" to 7104" Dia	7104" to 7128" Dia	7128" to 7152" Dia	7152" to 7176" Dia	7176" to 7200" Dia	7200" to 7224" Dia	7224" to 7248" Dia	7248" to 7272" Dia	7272" to 7296" Dia	7296" to 7320" Dia	7320" to 7344" Dia	7344" to 7368" Dia	7368" to 7392" Dia	7392" to 7416" Dia	7416" to 7440" Dia	7440" to 7464" Dia	7464" to 7488" Dia	7488" to 7512" Dia	7512" to 7536" Dia	7536" to 7560" Dia	7560" to 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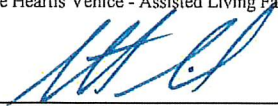


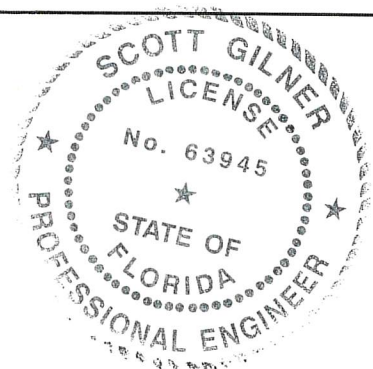




## EXHIBIT B



<p align="center"><b>Engineer's Estimate</b>  <b>City of Venice - Existing Utilities Turnover</b>  <b>Project: Heartis Venice - Assisted Living Facility</b></p>					
No.	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	
<b>I. EXISTING UTILITIES</b>					
<b>OFFSITE</b>					
1	Utility Pipe -HDPE, F&I, Sewer, 6" (Directional Drill)	208	LF	90.00	18,720.00
2	Utility Pipe -HDPE, F&I, Water, 12" (Directional Drill)	214	LF	145.00	31,030.00
3	Utility Pipe - PVC, F&I, 6" (Open Cut)	728	LF	80.00	58,240.00
4	Utility Pipe - PVC, F&I, 8" (Open Cut)	28	LF	90.00	2,520.00
5	Utility Pipe - PVC, F&I 12" (Open Cut)	559	LF	120.00	67,080.00
6	Utility Fitting, MJ DI 45° Bend, F&I, 6"	4	EA	750.00	3,000.00
7	Utility Fitting, MJ DI 90° Bend, F&I, 6"	1	EA	750.00	750.00
8	Utility Fitting, MJ DI 90° Bend, F&I, 8"	1	EA	850.00	850.00
9	Utility Fitting, MJ DI 45° Bend, F&I, 12"	4	EA	1,100.00	4,400.00
10	Utility Fitting, MJ DI Tee, F&I, 8"	1	EA	1,200.00	1,200.00
11	Utility Fitting, MJ DI Tee, F&I, 12" x 8"	1	EA	1,250.00	1,250.00
12	Utility Fitting, MJ DI Reducer, F&I, 8" x 6"	1	EA	1,100.00	1,100.00
13	Fire Hydrant, F&I, STD, 2 Hose, 1 Pump, 6"	1	EA	5,500.00	5,500.00
14	Sanitary Manhole	1	EA	6,000.00	6,000.00
15	Utility Fixture, Gate Valve, F&I, 6"	2	EA	2,000.00	4,000.00
16	Utility Fixture, Gate Valve, F&I, 8"	2	EA	2,400.00	4,800.00
17	Utility Fixture, Gate Valve, F&I, 12"	2	EA	2,800.00	5,600.00
18	Asphalt Road Restoration	167	SY	150.00	25,050.00
<b>OFFSITE SUBTOTAL \$</b>					<b>248,590</b>
<b>ONSITE</b>					
1	Utility Pipe -HDPE, F&I, Sewer, 6" (Directional Drill)	103	LF	90.00	9,270.00
2	Utility Pipe -HDPE, F&I, Water, 12" (Directional Drill)	82	LF	145.00	11,890.00
3	Utility Pipe - PVC, F&I, 6" (Open Cut)	15	LF	80.00	1,200.00
4	Utility Pipe - PVC, F&I, 8" (Open Cut)	14	LF	90.00	1,289.70
5	Utility Pipe - PVC, F&I 12" (Open Cut)	8	LF	120.00	960.00
6	Utility Fixture, Gate Valve, F&I, 6"	1	EA	2,000.00	2,000.00
7	Utility Fixture, Gate Valve, F&I, 12"	1	EA	2,800.00	2,800.00
<b>ONSITE SUBTOTAL \$</b>					<b>29,410</b>
<b>SUMMARY</b>					
<b>SUBTOTAL \$</b>					<b>278,000</b>
<b>OVERHEAD AND PROFIT (10%) \$</b>					<b>27,800</b>
<b>CONTINGENCY (10%) \$</b>					<b>27,800</b>
<b>TOTAL \$</b>					<b>333,600</b>
<b>MAINTENANCE BOND (10%) \$</b>					<b>33,360</b>
<p>Assumptions: Unit prices based upon existing projects in construction &amp; vendor cost proposals</p> <p><i>Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.</i></p>					
<p>I hereby certify that the above Engineer's Estimate reflects the Existing Utilities Construction Costs for the Heartis Venice - Assisted Living Facilities Project at the City of Venice, FL</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               Scott W. Gilner, P.E.              FL PE Registration No.: 63945         </div> <div style="text-align: center;">             9/26/2019              Date         </div> </div> <div style="margin-top: 20px;">             Kimley-Horn and Associates, Inc.              655 North Franklin Street              Suite 150              Tampa, Florida 33602         </div>					



## DEVELOPERS MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that Heartis Venice, LLC, herein called "Developer", is held and firmly bound unto the City of Venice, a municipal corporation, herein called "City", in the full and just sum of Three Thousand Five Hundred Twenty-Nine (\$3,529) dollars for the Onsite portion of the Existing Utilities Turnover Package and Twenty-Nine Thousand Eight Hundred Thirty-One (\$29,831) dollars for the Offsite portion of Existing Utilities Turnover Package, both included on the total bond amount of Thirty-Three Thousand Three Hundred Sixty (\$33,360) Dollars, lawful money of the United States of America, to the payment of which sum, well and truly to be made, the Developer binds itself, its heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Developer to secure this obligation, has provided the City with an Irrevocable Standby Letter of Credit No. \_\_\_\_\_ in the amount of \$33,360.00 issued by Hancock Whitney Bank, which expires on May 25, 2021, the original of which is attached hereto.

WHEREAS, the Developer has developed an Assisted Living Facility in Venice, Florida, known and identified as Heartis Venice, and in connection therewith has installed, with the approval of the City Engineer, certain improvements identified on EXHIBIT A attached hereto.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS, that if the Developer shall promptly maintain, repair or replace said improvements as required by the City should said improvements, for whatever causes, require repair or replacement for a period of one year from the date of formal acceptance of said improvements by the City, and further that if the Developer shall pay any and all costs or expenses incidental to the performance of all work required to be performed hereunder, then this obligation shall be void and the letter of credit returned to the Developer, otherwise it shall remain in full force and effect.

In the event the Developer fails to satisfactorily perform any repair or maintenance work required herein within fifteen (15) days of a written request from the City, then the Developer shall be in default and the City shall have, in addition to all other rights, the immediate right to make or cause to be made, any such repairs and pay all costs, both direct and incidental, from the proceeds of this bond.

The City shall be entitled to its reasonable attorney's fees and costs in any action at law or equity, including appellate court actions, to enforce the City's rights under this bond.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed on the 21 day of January, 2020.

ATTEST:

Elizabeth Trevino  
Secretary

DEVELOPER:

[Signature]  
\_\_\_\_\_  
Manager of Managing Member  
Lance M. Hardenburg





# Hancock Whitney Bank

Letter of Credit and Trade Services  
701 Poydras, Suite 1400  
New Orleans, LA 70139  
Tel: (504) 586-7301  
Fax:  
SWIFT: WHITUS44

## Irrevocable Standby Letter of Credit No. SB76474F

### Amendment no. 1

Dated February 04, 2020

#### Beneficiary:

CITY OF VENICE  
A MUNICIPAL CORPORATION  
401 WEST VENICE AVENUE  
VENICE, FL 34285 United States

#### Applicant:

HEARTIS VENICE, LLC  
5910 N. CENTRAL EXPRESSWAY  
SUITE 1400  
DALLAS, TX 75206 United States

We amend our Standby Letter of Credit subject to the following terms and conditions. This amendment forms an integral part of the original instrument. All other terms and conditions remain unchanged.

#### Amended Terms:

Expiry date has been amended to May 25, 2021

Unless otherwise instructed herein, all correspondence and inquiries regarding this transaction should be directed to our Customer Service Center at the above address, telephone: 1-504-586-7301. Please indicate our reference number in all your correspondence or telephone inquiries.

Regards,

Authorized Signature(s)





January 31, 2020

Kathleen J. Weeden, PE, CFM, LEED AP  
City Engineer City of Venice  
401 Venice Avenue  
Venice, FL 34285  
941-882-7409 office

Re: Irrevocable Standby Letter of Credit #SB76474F

Dear Ms. Weeden:

Enclosed please find the original Letter of Credit #SB76474F issued by Hancock Whitney Bank at the request of Heartis Venice LLC (the "Applicant") on August 16, 2019.

The Applicant has requested that we extend the maturity date of the Letter of Credit to May 25, 2021, in conjunction with their agreement with the City of Venice.

An amendment to the original Letter of Credit is being processed by our International Dept located in New Orleans, and will be sent to you under separate cover. It will be an amendment to this original Letter of Credit, so it is necessary that you possess the original when presenting any future claims under the Letter of Credit.

Again, an amendment extending the maturity date is being processed and will be delivered to you shortly.

Please let me know if you have any questions or comments regarding the matter.

Sincerely,

**On Behalf of Hancock Whitney Bank**

***Ken Neyman***

By: Ken Neyman  
Title: Senior Vice President

enclosure





## Hancock Whitney Bank

Letter of Credit and Trade Services  
701 Poydras, Suite 1400  
New Orleans, LA 70139  
Tel: (504) 586-7301  
Fax:  
SWIFT: WHITUS44

### Irrevocable Standby Letter of Credit No.: SB76474F

ISSUE DATE: AUGUST 16, 2019

BENEFICIARY:  
CITY OF VENICE, A MUNICIPAL CORPORATION  
401 WEST VENICE AVENUE  
VENICE, FL 34285

APPLICANT:  
HEARTIS VENICE, LLC  
5910 N. CENTRAL EXPRESSWAY  
SUITE 1400  
DALLAS, TEXAS 75206

AMOUNT: USD \$33,360.00  
EXPIRATION DATE: NOVEMBER 16, 2020

WE HEREBY ISSUE OUR IRREVOCABLE STANDBY LETTER OF CREDIT NO. SB76474F IN FAVOR OF THE CITY OF VENICE, A MUNICIPAL CORPORATION ("CITY") FOR THE ACCOUNT OF HEARTIS VENICE, LLC ("DEVELOPER") UP TO THE AGGREGATE THIRTY THREE THOUSAND THREE HUNDRED SIXTY AND NO/100 U.S. DOLLARS (USD \$33,360.00) EXPIRING AT OUR COUNTERS AT HANCOCK WHITNEY BANK, 701 POYDRAS, SUITE 1400, NEW ORLEANS, LA 70139, ATTN: LETTER OF CREDIT DEPT.

THIS LETTER OF CREDIT IS ISSUED TO THE CITY AS SECURITY FOR IMPROVEMENTS TO THE ASSISTED LIVING FACILITY IN VENICE, FLORIDA, KNOWN AND IDENTIFIED AS HEARTIS VENICE.

FUNDS ARE AVAILABLE TO YOU UPON RECEIPT OF YOUR WRITTEN DEMAND STATING THAT:

1. THE DEVELOPER HAS FAILED TO SATISFACTORILY PERFORM REPAIR OR MAINTAIN WORK REQUIRED FOR HEARTIS VENICE FACILITY HEREIN WITHIN FIFTEEN (15) DAYS OF A WRITTEN REQUEST FROM THE CITY AND IS IN DEFAULT OF ITS OBLIGATION TO THE CITY.
2. COPY OF WRITTEN REQUEST THE CITY SENT TO THE DEVELOPER.

THIS LETTER OF CREDIT SHALL EXPIRE:

1. ON NOVEMBER 16, 2020 OR
2. UPON RECEIPT BY US OF A LETTER, ACCOMPANIED BY THE ORIGINAL OF THIS LETTER OF CREDIT AND ALL AMENDMENTS (IF ANY), FROM THE CITY OF VENICE, A MUNICIPAL CORPORATION AUTHORIZING US TO CANCEL.

SB76474F

Page 1 of 2

Page 21 of 22, Res. No. 2020-03



# Hancock Whitney Bank



WE HEREBY ENGAGE WITH YOU THAT ALL DEMANDS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED ON DELIVERY OF SPECIFIED DOCUMENTS TO HANCOCK WHITNEY BANK, 701 POYDRAS, SUITE 1400, NEW ORLEANS, LA 70139 ATTN. LETTER OF CREDIT DEPARTMENT, IF PRESENTED ON OR BEFORE THE ABOVE MENTIONED EXPIRY DATE.

EXCEPT SO FAR AS IS OTHERWISE STATED, THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES, ISP98 AS PUBLISHED BY THE INSTITUTE OF INTERNATIONAL BANKING LAW & PRACTICE, BEARING THE INTERNATIONAL CHAMBER OF COMMERCE (ICC) PUBLICATION NO. 590.

A handwritten signature in blue ink, reading 'Nelda T. Smith'.

NELDA T. SMITH  
SENIOR VICE PRESIDENT  
HANCOCK WHITNEY BANK

ORIGINAL