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TARPON POINTE

MARINA & RESIDENCES
Tarpon Pointe Properties LLC

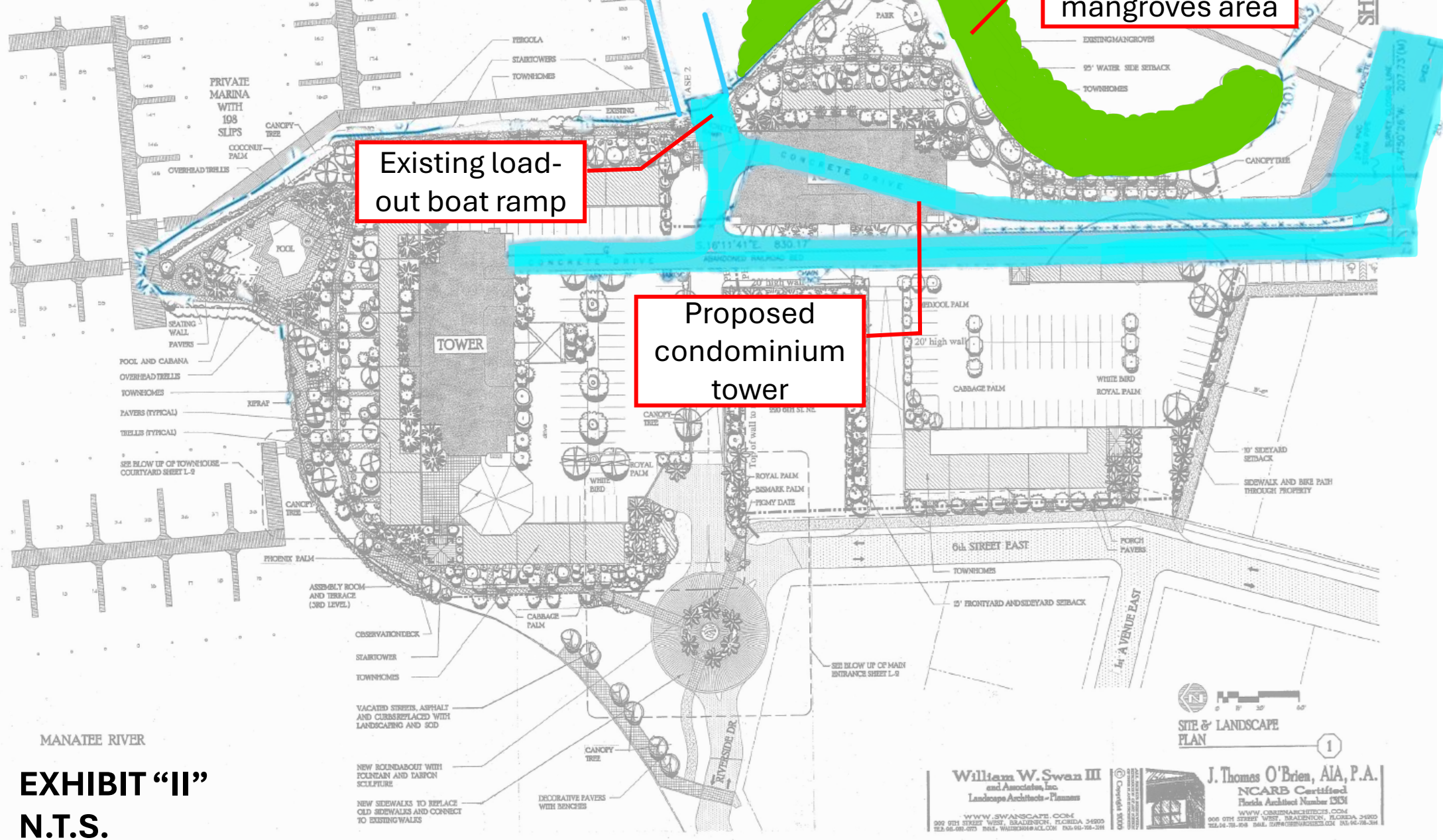


EXHIBIT "II"
N.T.S.

William W. Swan III
and Associates, Inc.
Landscape Architects - Planners

WWW.SWANSCAPE.COM
202 0TH STREET WEST, BRADENTON, FLORIDA 34505
TEL: 941-991-0275 FAX: 941-991-0275

J. Thomas O'Brien, AIA, P.A.
NCARB Certified
Florida Architect Number 13034

WWW.CONTEMPORARYDESIGN.COM
906 0TH STREET WEST, BRADENTON, FLORIDA 34505
TEL: 941-755-8548 FAX: 941-755-8548

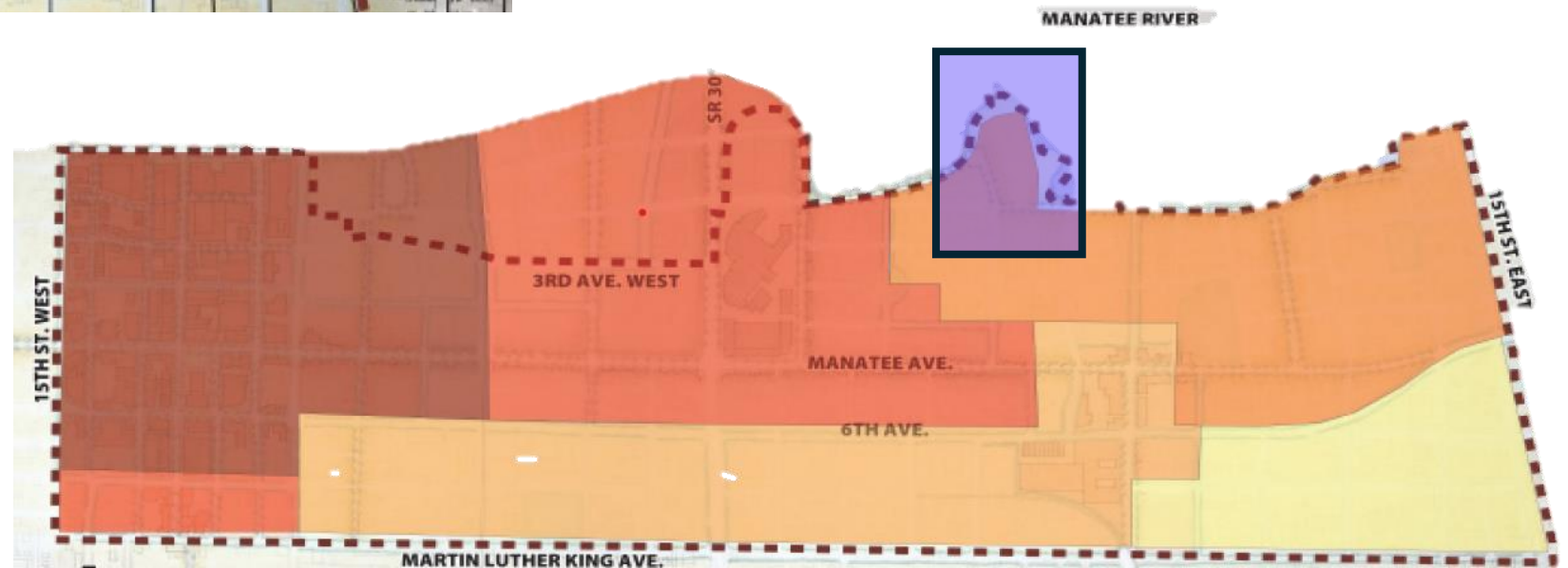
LEGAL & REGULATORY

EXHIBIT “III”

Comprehensive Plan recommended
Parks and open spaces



Comprehensive Plan
recommended Heights



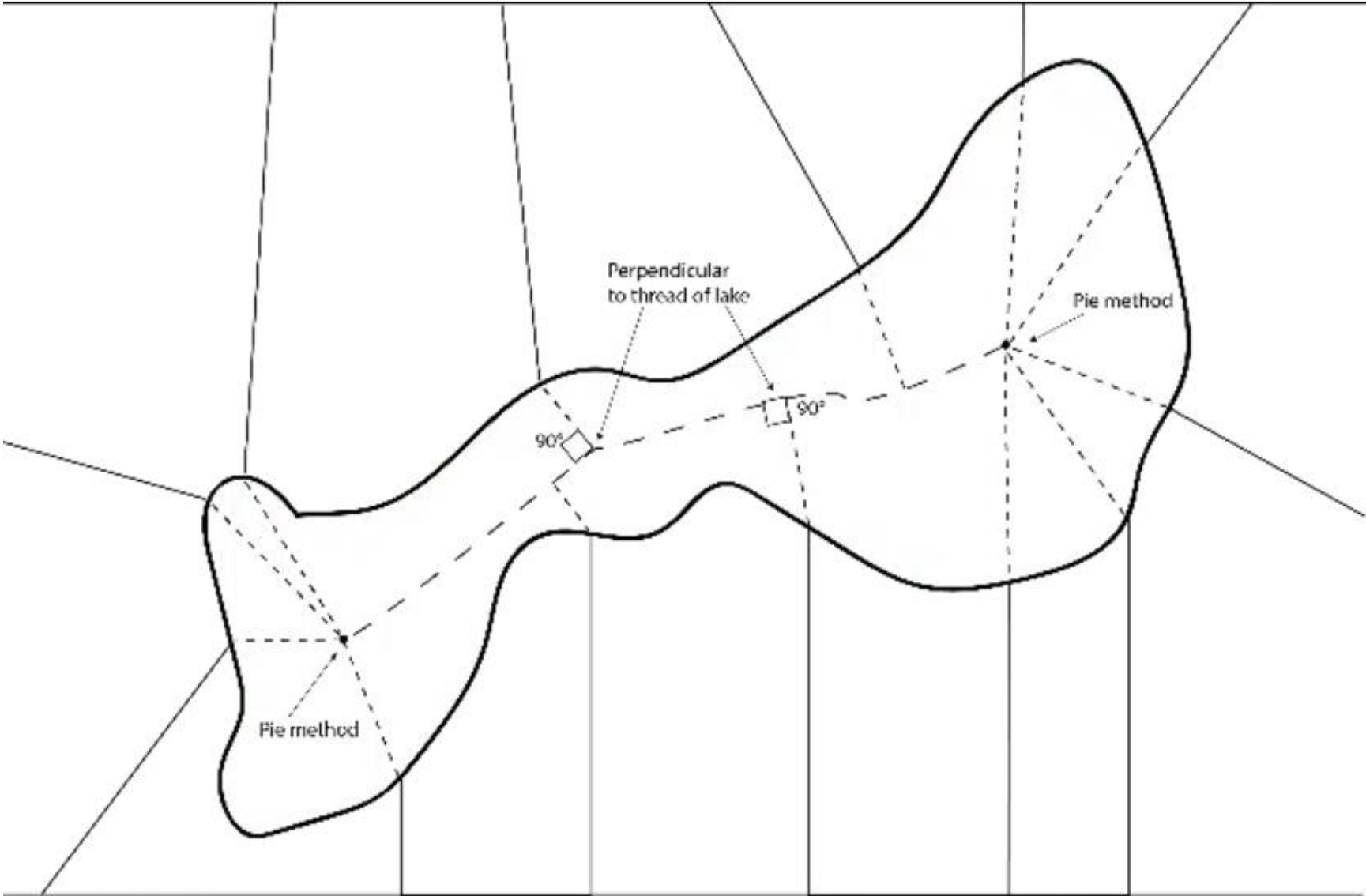
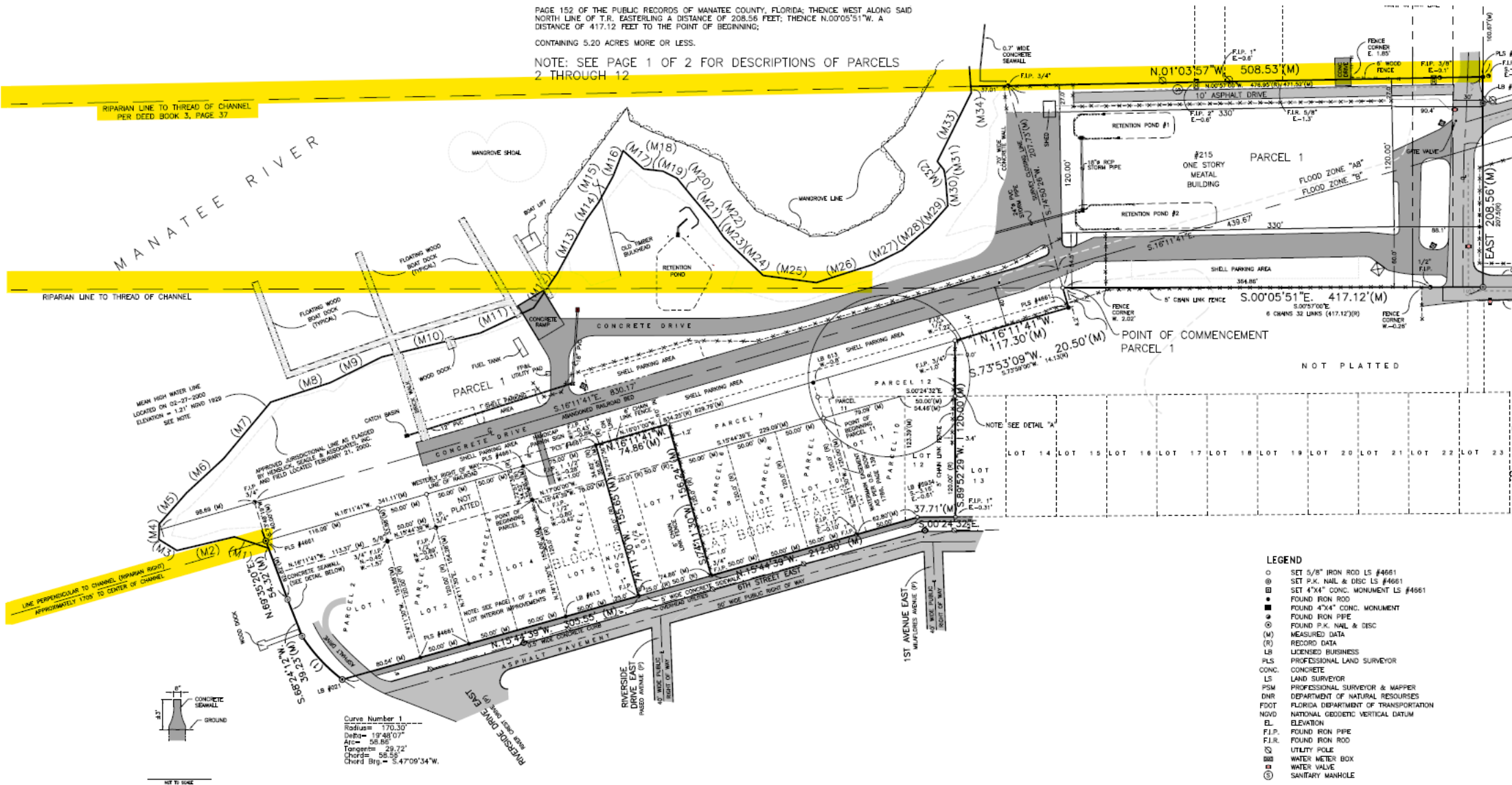


EXHIBIT “IV” Common Riparian rights lines example

Riparian lines shown in the Survey provided

NOTE: SEE PAGE 1 OF 2 FOR DESCRIPTIONS OF PARCELS
2 THROUGH 12

CONTAINING 5.20 ACRES MORE OR LESS.



**EXHIBIT “VI”
N.T.S.**

Per the Department of Sovereignty Lands Management. “Any structures and other activities must be designed and conducted in a manner that will not unreasonably restrict or infringe upon the riparian rights of adjacent upland riparian owners”.

A minimum of 25 feet is required to not infringe on adjacent upland riparian owners' rights. Or a 10' if a consent letter is obtained from adjacent riparian owners.



No riparian rights lines are shown in the Survey.

LOCATIONAL & SITUS



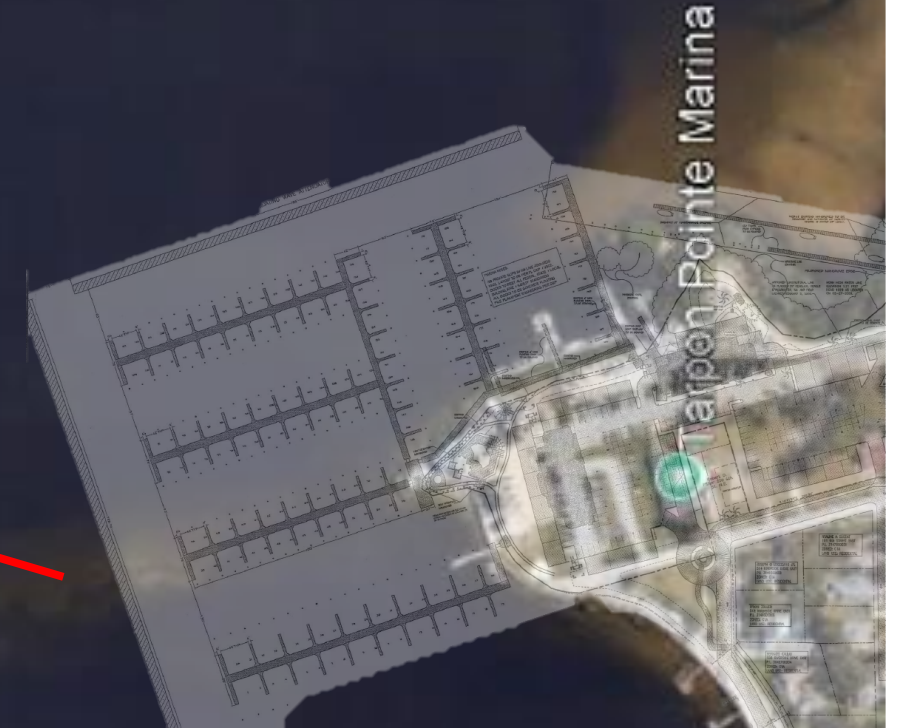
PHYSICAL

The mean high-water line (Noted in the survey) is perpendicular to the Riparian line-owner line.

Will additional dredging be needed for the dock structure?, and will it be possible for vessels up to 100' to navigate the channel?

EXHIBIT "VII"
N.T.S.

Manatee River



Riverwalk

EXHIBIT “VIII”

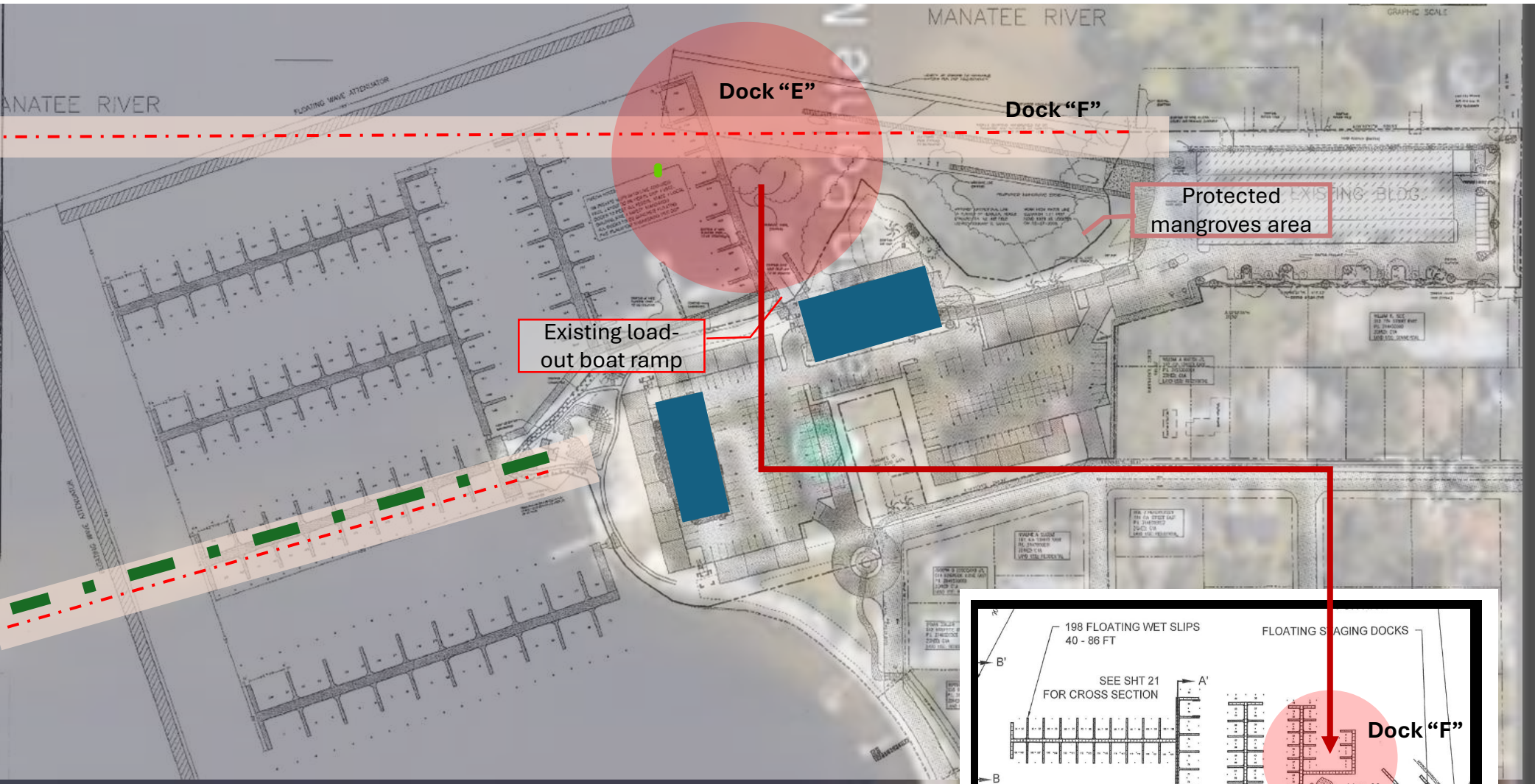
N.T.S.

INITIAL DESIGN PROPOSED:

- A Marina with 198 boat slips
- Two Mid-rise condominium towers (154 Units total)
- 25 Townhouses
- Boat storage facility

REVIEWS AND CHANGES:

- Dock F & E (Slip boat number 1-35) are not approved.
- Proposed load-out ramp not approved. The existing ramp shall be maintained. Tower “B” is compromised due to the current location of the ramp.
- No apparent riparian rights setbacks
- Will the high water affect the proposed docks and navigation of up to 100-foot vessels?
- If required, what will be the number of slip boats on a first-come, first-served basis?
- No clear on slip boat numbers left
- No mitigation plans to protect SAV



LEGEND:

- CONDOMINIUMS TOWERS
- RIPARIAN RIGHTS LINES
- MEAN HEIGHT WATER LINE (PARALLEL TO RIPARIAN LINES)

SLIP BOAT DESIGN
PRESENT
INCONSISTENCIES WITH
THE OVERALL DESIGN
(SLIP BOATS TO 1-35 ARE
NOT APPROVED)

