

CAREY FARMS BRANDON HYATT
INVASIVE PLANT, REMOVAL, DISPOSAL AND MAINTENANCE PLAN
HILLSBOROUGH COUNTY

Prepared for:

Mr. Peter Schiffer, Vicepresident
Love Investment Corporation
1050 Crown Pointe Parkway, Suite 960
Atlanta, GA 30338

and

Mr. Derek Doughty
Brooks & Amaden, Inc
205 Ridgewood Avenue
Brandon FL 33510

and

Mr. John Schrecengost, Environmental Mgr.
Hillsborough County Planning & Growth
Management Department
601 E. Kennedy Blvd, 19th Floor
P.O. Box 1110
Tampa, Florida 33601-1110

Prepared By:

Meryman Environmental, Inc
10408 Bloomingdale Avenue
Riverview, Florida 33569

July 10, 2008

SITE NAME:

Carey Farms, Brandon Hyatt

SITE LOCATION:

The Subject Site is located to the east of I-75, south of State Road 60 and west of Brandon Town Center Drive in Hillsborough County (Figure 1).

LEGAL DESCRIPTION:

In Figure 2 are the Tax Records for the complete subject site Legal Description within Folio Number 068100-0000 & 068101-0000, in Section 20, Township 29 and Range 20

ACCESS POINTS:

The Subject site has two access points proposed.

SITE HISTORY:

The Carey Farms/Brandon Hyatt Parcel is located within Section 20, Township 29S, Range 20E. According to the *Hillsborough County Soil Survey* (US Department of Agricultural Soil Conservation Service, 1979) The site falls within (4) soil types, # 5 Bassinger-Holopaw-Samsula, # 29 Myakka Fine Sand, # 46 St Johns Fine Sand and # 61 Zolfo Fine Sand. Soil Type # 5 and # 46 are considered Hydric Soils (Figure 3).

The property under the Florida Land Use Cover and Forms Classification System would be classified under # 191 Undeveloped land within urban areas, # 212 Unimproved pastures, # 231 Cattle feeding operations and # 6172 Mixed Shrubs (Figure 4).

The **Carey Farms/Brandon Hyatt Parcel** may in the past have supported viable populations of Listed Wildlife Species, but the extensive cattle feeding operations observed on-site reduce the likelihood that viable populations of Listed Wildlife Species presently utilize the Subject Site.

DEVELOPMENT AREA:

The estimated property area is going to be 4.68 Acres. The Land Use Designation will be a 151 Room Hotel - 89,800 S.F. (Parcel A), a Restaurant OF 5,000 S.F.(Parcel B) and approximately 247 parking lots (Figure 8).

UPLAND HABITAT DESCRIPTION:

The portion of the 4.77 ± Acres proposed for development consists primarily of open improved pastures and two wetlands. There are going to be 3 conservation areas (A, B and C) with a total of 0.5 ± Acres. The Invasive (non native) species found in the property are: Brazilian pepper, Chinese tallow, Cesar weed, Soda apple, Muscadine grape and Para grass. Some of the native plant species observed are Carolina Willows, Elderberry, Baccharis, Mulberry, and Bay trees.

MANAGEMENT OBJECTIVES AND PROCEDURES:

The management and maintenance entity will be the Love Investments, LLC., will ensure that all invasive species will be controlled from reinvasion by means of a Deed Restriction forbidding any invasive plant installation and requiring proper maintenance of invasive species. The developer will be provided with a list of prohibited invasive/nuisance species (Figure 5). The primary types of invasive species found on the subject site are Brazilian Pepper, Caesar Weed, Chinese Talo. The general location of invasive species is detailed on the attached Aerial Map (Figure 6). The invasive species in the uplands will be removed initially by mechanical means, which will be followed by chemical control by Meryman Environmental. The work will be performed in the fall of 2008 subject to agency permit issuance. M.E.I. will only use approved and EPA labeled herbicides with a drift control agent to control disturbances to surrounding wetland vegetated areas. After removal of the invasive species and reshaping of the exposed soils, Meryman Environmental will restore the buffer to stabilize the soils. All invasive plant material that is removed will be disposed of at an approved landfill. The subject site will undergo a quarterly application of herbicide for a five (5) year period to maintain total control of the invasive species. The site will also be subject to a monitor reporting program for a five (5) year period. The developer will provide all reporting and maintenance requirements in the form of a Deed Restriction. Meryman Environmental consultant firm staff with a state licensed restricted pesticide professional will handle all the reporting and maintenance. Photo documentation of existing conditions can be found in Figure 7. This Invasive Plant Maintenance Plan is based upon the attached general Site Development Plan shown in Figure 8.

Based upon the notarized signature below and written acceptance by Hillsborough County, The Invasive Plant Removal, Disposal and Maintenance Plan will be adopted by both parties.

This Management Plan will be recorded in the Public Record along with other restrictive covenants (Deed Restrictions) upon final Agency approval and recording.

SIGNED AND WITNESSED THIS _____ DAY OF _____, 2008.

Witness Signature

Love Investments, LLC

Witness Printed Name

Witness Signature

Witness Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ Day of _____, 2008.

By _____ who is personally known to me or has produced
as identification _____

Notary Signature: _____

SEAL

Printed Notary Name: _____

Commission Expires: _____

This report was prepared by Teresa Albarracin, Wildlife Biologist of Meryman Environmental, Inc., under supervision of Dr. Dale Meryman.

Teresa Albarracin
Teresa Albarracin, Wildlife Biologist

Date: 7/10/08

Dale Meryman
Dr. Dale Meryman, GB # 000349
WV-98356

Date: July 10, 2008

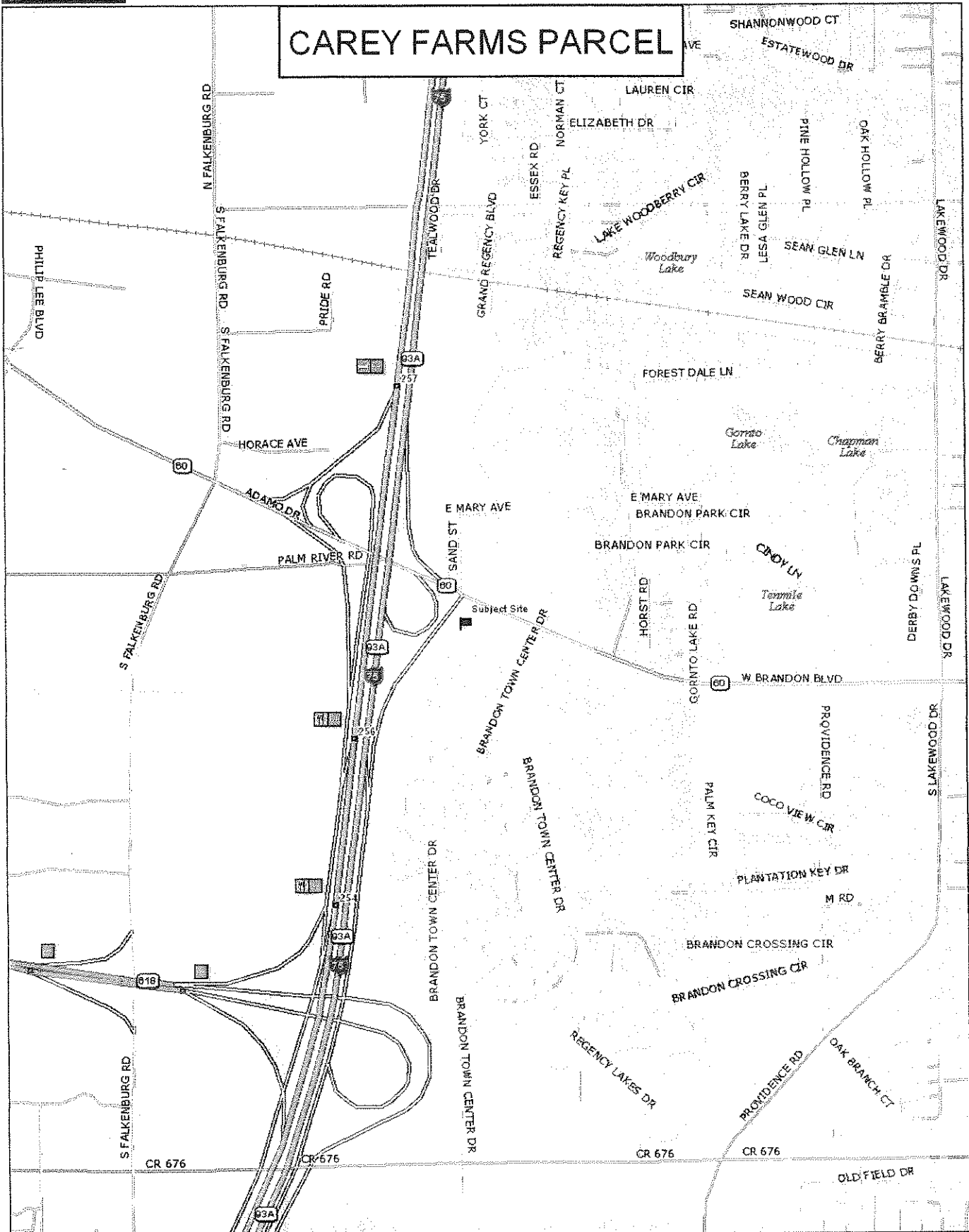
**THE INFORMATION IN THIS DOCUMENT IS THE INTELLECTUAL PROPERTY OF
MERYMAN ENVIRONMENTAL, INC.**

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- Figure 1. Location Map of Subject Site
- Figure 2. Legal Description of the Subject Site
- Figure 3. Site Specific Soil Classification Map
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- Figure 5. Hillsborough County Non-Native and/or Nuisance Plant List
- Figure 6. Aerial Photograph of Subject Site
- Figure 7. Photographic Representation of the Habitats On-Site
- Figure 8. General Site Development Plan

Figure 1.
Location Map

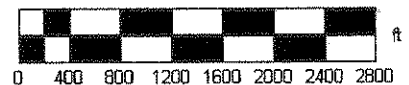
CAREY FARMS PARCEL



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www.delorme.com



Data Zoom 13-5

Figure 2.
Legal Description of the Subject Site



ROB TURNER

HILLSBOROUGH COUNTY PROPERTY APPRAISER

Search Results

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CAREY FARMS

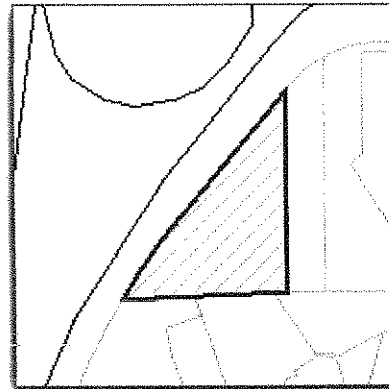
1602 COTTAGEWOOD DR
BRANDON, FL 33510-2811

PIN: U-20-29-20-ZZZ-000002-52830.0
Folio: 068101-0000
Prior PIN:
Prior Folio:
Tax District: XH UNINCORPORATED
DOR Code: 6000 PASTURE
Plat Book / Page:
Neighborhood: 223009 | Heather Lakes Area
Subdivision: 000ZZZ |

VALUE SUMMARY

Building Value	\$0
Extra Feature Value	\$6,193
Land Value (Market)	\$182,088
Land Value (Agriculture)	\$782
Just (Market) Value	\$188,281
Assessed Value (A10)	\$6,975
Exempt Amount	\$0
Taxable Value	\$6,975

GIS MAP



SALES HISTORY

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
6932	1175	04	1993	FD	Unqualified	Improved	\$13,300
6932	1172	04	1993	FD	Unqualified	Improved	\$100

LAND LINES

L N	Use Code	Land Use Description	Zone	Front	Depth	Total Land Units	Land Value
1	6110	IMPROVED PASTURE	PD	0.00	0.00	3.13	\$782

LEGAL LINES

L N	Legal Description
1	THAT PT OF SE 1/4 OF SW 1/4 S OF I-75 RW LESS
2	E 110.53 FT THEREOF

EXTRA FEATURES

L N	OB/XF Code	Description	Bld	Length	Width	Units
1	0470	OPN SHD	0	0	0	8,460.00

TRIM INFORMATION (2007)

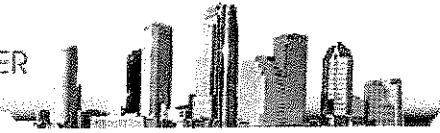
Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$6,670	\$0	\$6,670	\$35.21	\$38.32	\$40.33
By State Law	\$6,670	\$0	\$6,670	\$27.35	\$31.91	\$31.23
By Local Board	\$6,670	\$0	\$6,670	\$14.91	\$18.27	\$17.02
County MSTU	\$6,670	\$0	\$6,670	\$26.98	\$29.18	\$30.72
County Library	\$6,670	\$0	\$6,670	\$3.74	\$4.06	\$4.27
SWFWMD	\$6,670	\$0	\$6,670	\$2.28	\$2.58	\$2.66
Hills River Basin	\$6,670	\$0	\$6,670	\$1.54	\$1.70	\$1.75
Port Authority	\$6,670	\$0	\$6,670	\$1.19	\$1.32	\$1.36
Children's Board	\$6,670	\$0	\$6,670	\$2.70	\$3.09	\$3.09
Transit Authority	\$6,670	\$0	\$6,670	\$2.70	\$3.34	\$3.09
Environmental Lands	\$6,670	\$0	\$6,670	\$0.36	\$0.40	\$0.40
Parks & Rec	\$6,670	\$0	\$6,670	\$0.15	\$0.17	\$0.17
Totals				\$119.11	\$134.34	\$136.09

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$172,700	\$5,401	\$0	\$5,401
Current Year	\$187,976	\$6,670	\$0	\$6,670

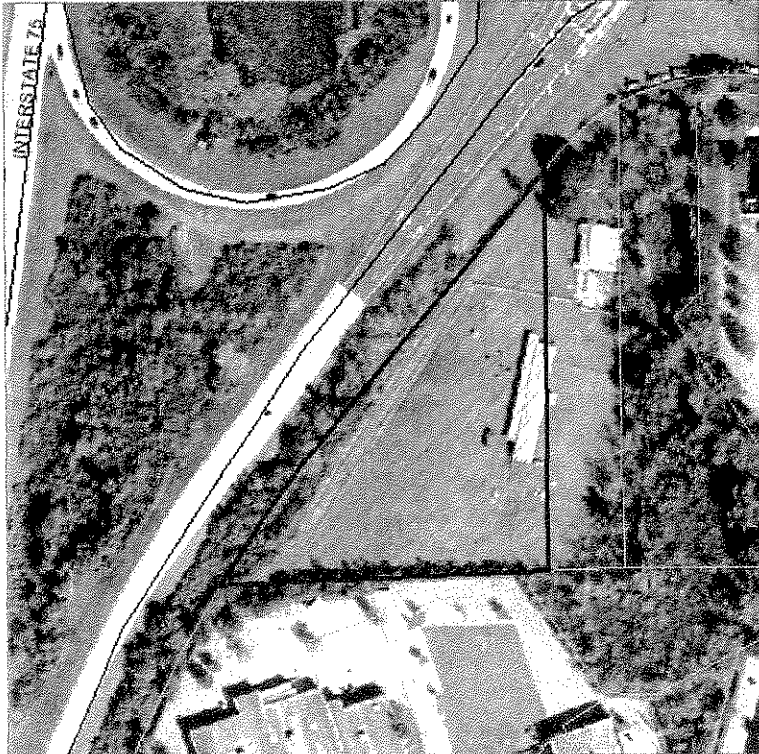
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ROB TURNER, C.F.A.
HILLSBOROUGH COUNTY PROPERTY APPRAISER



[VIEW PROPERTY RECORD INFORMATION]



FOLIO: 0681010000
PIN NUMBER: U-20-29-20-ZZZ-000002-52830.0
OWNER 1: CAREY FARMS
ADDRESS: 332 BRANDON TOWN CENTER DR
UNINCORPORATED
LEGAL DESC: E 110.53 FT THEREOF
DOR CODE: 6000

VALUE SUMMARY:

BUILDING VALUE:	\$0
EXTRA FEATURE VALUE:	\$6,193
LAND VALUE (MARKET):	\$182,088
LAND VALUE (AGRI.):	\$782
JUST (MARKET) VALUE:	\$188,281
ASSESSED VALUE (A10):	\$6,975
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$6,975

SALES INFORMATION

	NEW!
4/1/1993	\$13,300.00
4/1/1993	\$100.00

FOLIO: 0681010000 PIN: U-20-29-20-ZZZ-000002-52830.0 ACREAGE: 3.42

Map created on 7/9/2008 4:29:56 PM.

0 108 ft

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ROB TURNER

HILLSBOROUGH COUNTY PROPERTY APPRAISER

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CAREY FARMS

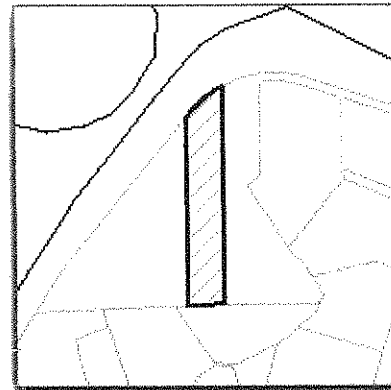
1602 COTTAGEWOOD DR
BRANDON, FL 33510-2811

PIN: U-20-29-20-ZZZ-000002-52820.0
Folio: 068100-0000
Prior PIN:
Prior Folio:
Tax District: XH UNINCORPORATED
DOR Code: 6000 PASTURE
Plat Book / Page:
Neighborhood: 223009 | Heather Lakes Area
Subdivision: 000ZZZ |

VALUE SUMMARY

Building Value	\$0
Extra Feature Value	\$16,716
Land Value (Market)	\$127,073
Land Value (Agriculture)	\$390
Just (Market) Value	\$143,789
Assessed Value (A10)	\$17,106
Exempt Amount	\$0
Taxable Value	\$17,106

GIS MAP



SALES HISTORY

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
2104	0384	01	1969		Qualified	Unknown	\$18,000
6932	1170	04	1993	FD	Unqualified	Improved	\$13,300

LAND LINES

L N	Use Code	Land Use Description	Zone	Front	Depth	Total Land Units	Land Value
1	6110	IMPROVED PASTURE	PD	0.00	0.00	1.56	\$390

LEGAL LINES

L N	Legal Description
1	THAT PART OF E 110.53 FT OF SE 1/4 OF SW 1/4
2	S OF I-75 R/W

EXTRA FEATURES

L N	OB/XF Code	Description	Bld	Length	Width	Units
1	0615	MODULAR	0	0	0	1,102.17
2	0700	BRN MET	0	0	0	2,800.00
3	0470	OPN SHD	0	0	0	560.00
4	0700	BRN MET	0	0	0	3,000.00
5	0470	OPN SHD	0	0	0	720.00

TRIM INFORMATION (2007)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$16,551	\$0	\$16,551	\$96.08	\$95.08	\$100.08
By State Law	\$16,551	\$0	\$16,551	\$74.61	\$79.18	\$77.49
By Local Board	\$16,551	\$0	\$16,551	\$40.67	\$45.33	\$42.24
County MSTU	\$16,551	\$0	\$16,551	\$73.61	\$72.42	\$76.23
County Library	\$16,551	\$0	\$16,551	\$10.20	\$10.07	\$10.60
SWFWMD	\$16,551	\$0	\$16,551	\$6.22	\$6.40	\$6.60
Hills River Basin	\$16,551	\$0	\$16,551	\$4.20	\$4.22	\$4.35
Port Authority	\$16,551	\$0	\$16,551	\$3.24	\$3.28	\$3.38
Children's Board	\$16,551	\$0	\$16,551	\$7.37	\$7.67	\$7.67
Transit Authority	\$16,551	\$0	\$16,551	\$7.37	\$8.28	\$7.67
Environmental Lands	\$16,551	\$0	\$16,551	\$0.98	\$1.00	\$1.00
Parks & Rec	\$16,551	\$0	\$16,551	\$0.42	\$0.43	\$0.43
Totals				\$324.97	\$333.36	\$337.74

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$140,367	\$14,736	\$0	\$14,736
Current Year	\$143,234	\$16,551	\$0	\$16,551

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Figure 3.
Site Specific Soil Classification Map

Soil Map—Hillsborough County, Florida
(Carey Farms Parcel)



Natural Resources
Conservation Service

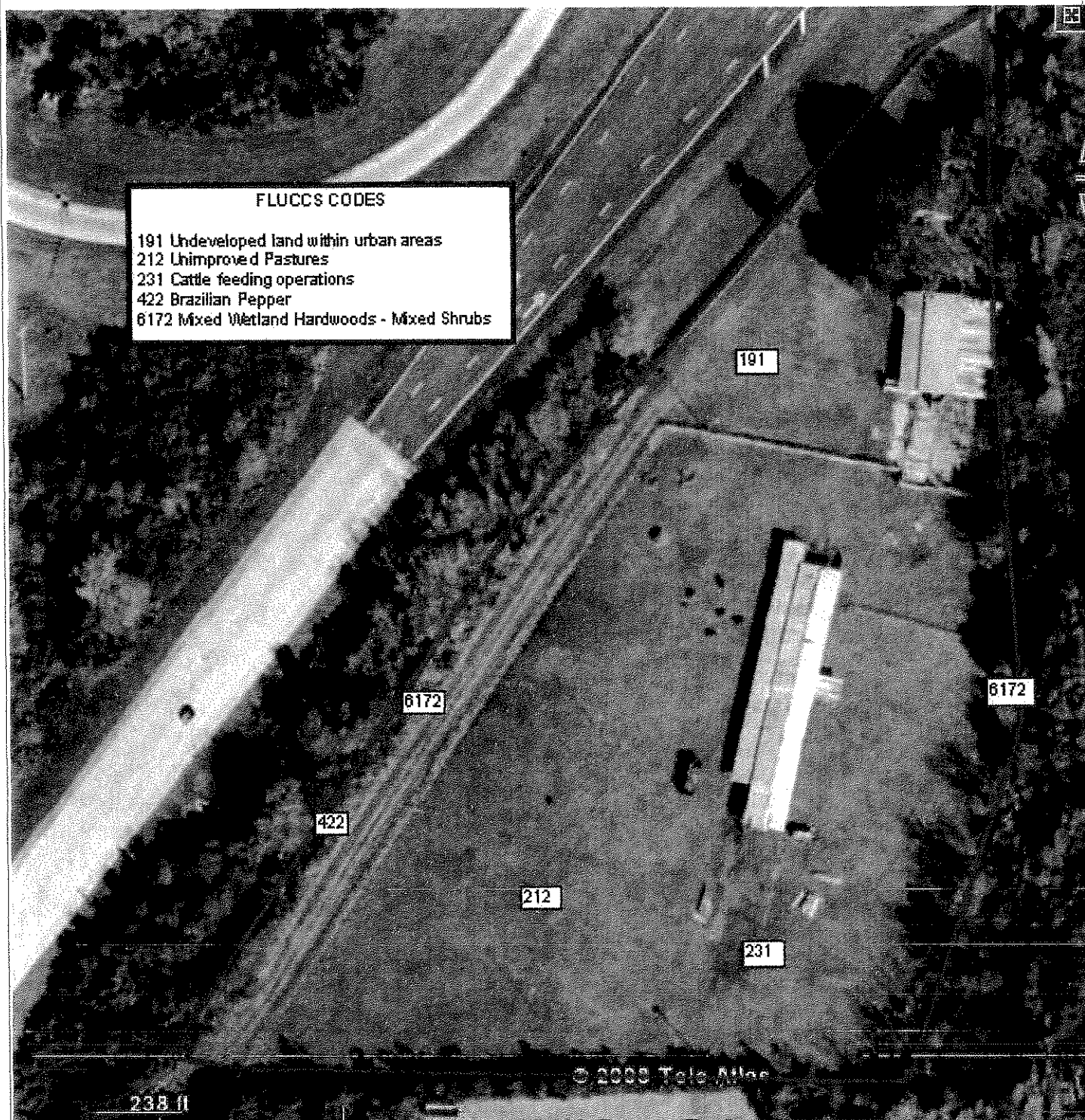
Web Soil Survey 2.0
National Cooperative Soil Survey

2/28/2008
Page 1 of 3

Map Unit Legend

Hillsborough County, Florida (FL057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Basinger, Holopaw, and Samsula soils, depressional	2.8	64.8%
29	Myakka fine sand	0.1	3.0%
46	St. Johns fine sand	1.0	23.5%
61	Zolfo fine sand	0.4	8.8%
Totals for Area of Interest (AOI)		4.3	100.0%

Figure 4.
Florida Department of Transportation's Florida Land Use Cover and Forms
Classification System Data



MERYMAN ENVIRONMENTAL, INC.
 10408 Bloomingdale Avenue
 Riverview FL 33578
 Ph: (813)626-9551 Fax: (813) 623-6613
www.merymanenvironmental.com

Project: Invasive Plant Removal, Disposal and Maintenance Plan

Date: July 7, 2008

STR: 20-29-20

Scale: Varies

PREPARED FOR:

Love Investments
 1050 Crown Pointe Pkwy,
 Ste 960
 Atlanta, GA 30338

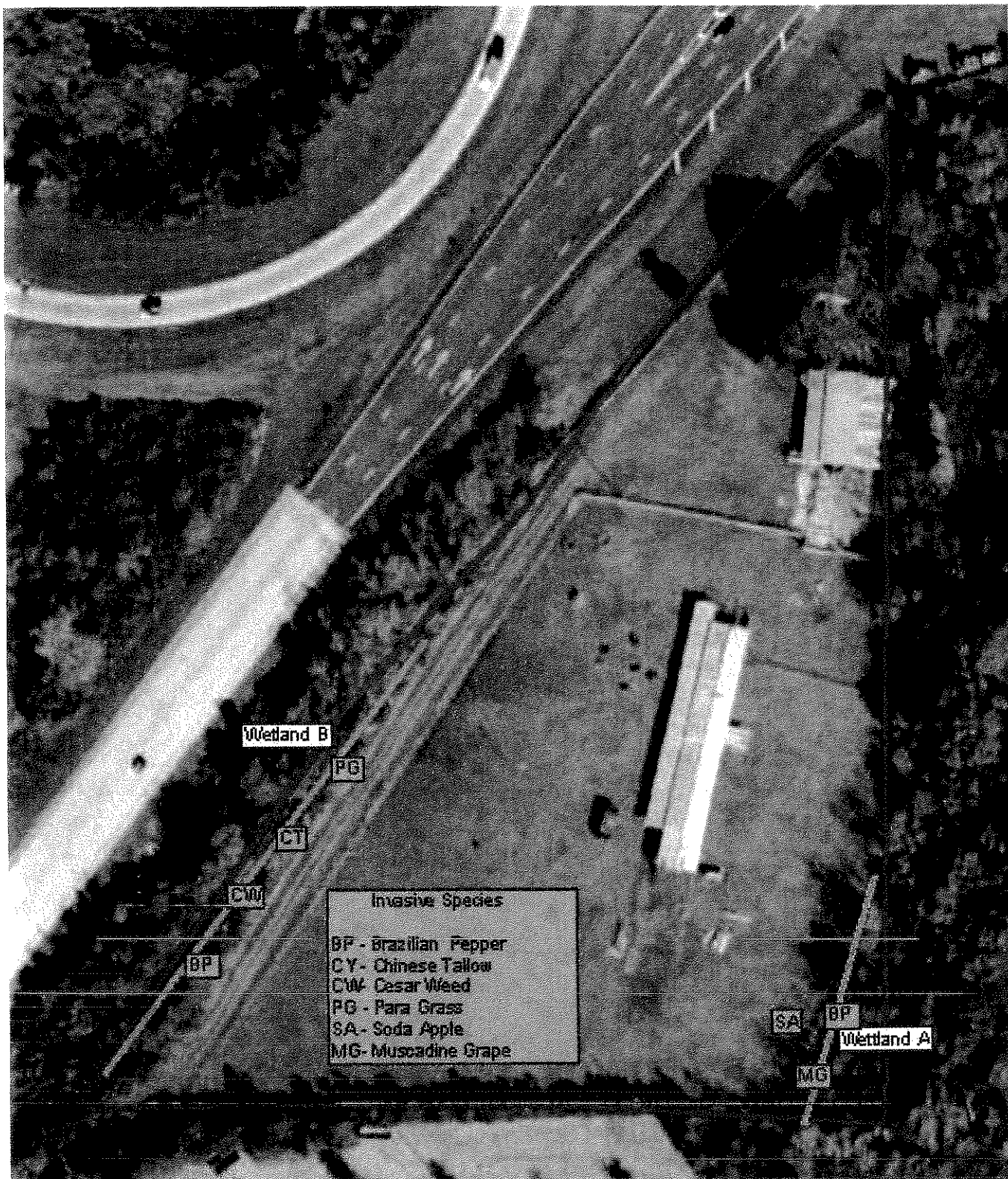
Figure 5.
Hillsborough County Non-Native and/or Nuisance Plant List

Prohibited Invasive, Nuisance and Exotic Species List:
(Hillsborough County)

<u>Scientific Name</u>	<u>Common Name</u>
<i>Abrus precatorius</i>	Rosary pea
<i>Antigonon leptopus</i>	Coral vine
<i>Ardisia crenata</i>	Coral ardisia
<i>Aristolochia littoralis</i>	Calico flower
<i>Asparagus densiflorus</i>	Asparagus-fern
<i>Broussonetia papyrifera</i>	Paper mulberry
<i>Callisia fragrans</i>	Inch plant
<i>Casuarina cunninghamiana</i>	basswood Australian pine
<i>Casuarina equisetifolia</i>	Australian pine
<i>Casuarina glauca</i>	suckering Australian pine
<i>Cestrum diurnum</i>	day jessamine
<i>Cinnamomum camphora</i>	camphor-tree
<i>Colocasia esculenta</i>	wild taro
<i>Cupaniopsis anacardioides</i>	carrot wood
<i>Cyperus involucratus</i>	umbrella plant
<i>Cyperus prolifer</i>	dwarf papyrus
<i>Dalbergia sissoo</i>	Indian rosewood
<i>Dioscorea alata</i>	White yam, winged air potato
<i>Dioscorea bulbifera</i>	air-potato
<i>Eichhornia crassipes</i>	water-hyacinth
<i>Eugenia uniflora</i>	Surinam cherry
<i>Hydrilla verticillata</i>	hydrilla
<i>Imperata cylindrica</i>	cogon grass
<i>Ipomoea aquatica</i>	water spinach
<i>Koeleria elegans</i>	flamegold tree
<i>Lantana camara</i>	lantana, shrub verbena
<i>Leucaena leucocephala</i>	lead tree
<i>Ligustrum sinense</i>	Chinese privet, hedge privet
<i>Limnophila sessiliflora</i>	Asian marsh weed
<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Lygodium japonicum</i>	Japanese climbing fern
<i>Lygodium microphyllum</i>	Old world climbing fern
<i>Macfadyena unguis-cati</i>	cat's claw vine
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark
<i>Melia azedarach</i>	Chinaberry
<i>Nephrolepis cordifolia</i>	sword fern
<i>Nephrolepis multiflora</i>	Asian sword fern
<i>Paederia foetida</i>	skunk vine
<i>Panicum repens</i>	torpedo grass
<i>Pennisetum purpureum</i>	Napier grass
<i>Phyllostachys aurea</i>	golden bamboo

<i>Pistia stratiotes</i>	water lettuce
<i>Podocarpus macrophylla</i>	Yew podocarpus
<i>Psidium cattleianum</i>	strawberry guava
<i>Psidium guajava</i>	guava
<i>Pueraria montana</i>	kudzu
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle
<i>Ricinus communis</i>	castor bean
<i>Ruellia brittoniana</i>	Mexican petunia
<i>Sansevieria hyacinthoides</i>	Mother-in-law's tongue
<i>Schinus terebinthifolius</i>	Brazilian pepper
<i>Sesbania punicea</i>	Purple sesban
<i>Solanum diphyllum</i>	twinleaf nightshade
<i>Solanum torvum</i>	turkey berry
<i>Solanum viarum</i>	tropical soda apple
<i>Syngonium podophyllum</i>	arrowhead vine
<i>Wedelia trilobata</i>	wedelia
<i>Wisteria sinensis</i>	Chinese wisteria
<i>Xanthosoma sagittifolium</i>	elephant ear

Figure 6.
Aerial Photograph of Subject Site



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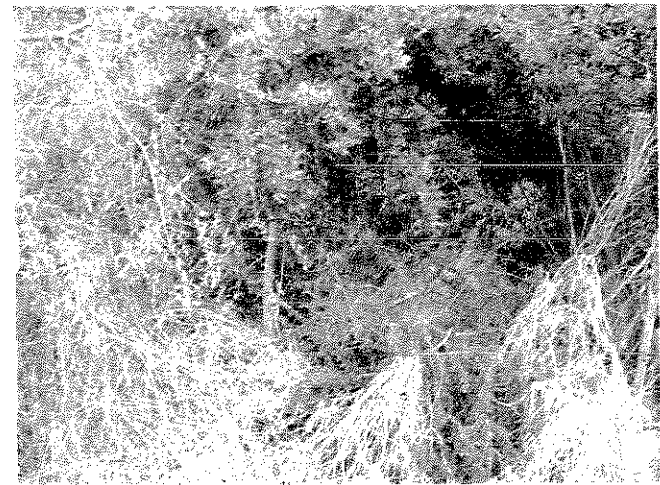
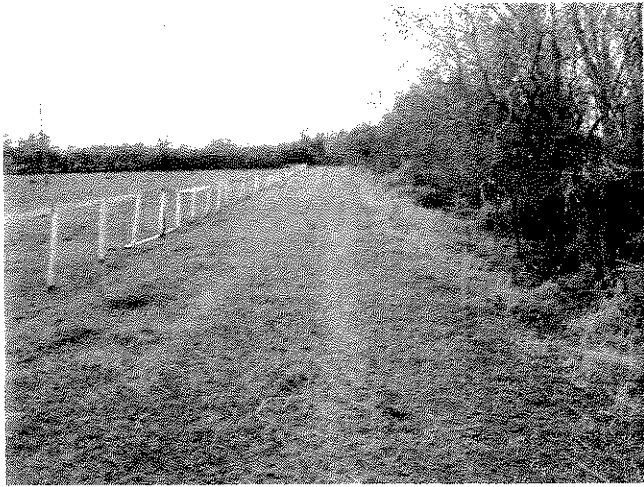
STR: 20-29-20

Scale: Varies

PREPARED FOR:

Love Investments
 1050 Crown Pointe Pkwy,
 Ste 960
 Atlanta, GA 30338

Figure 7.
Photographic Representation of the Habitats On-Site



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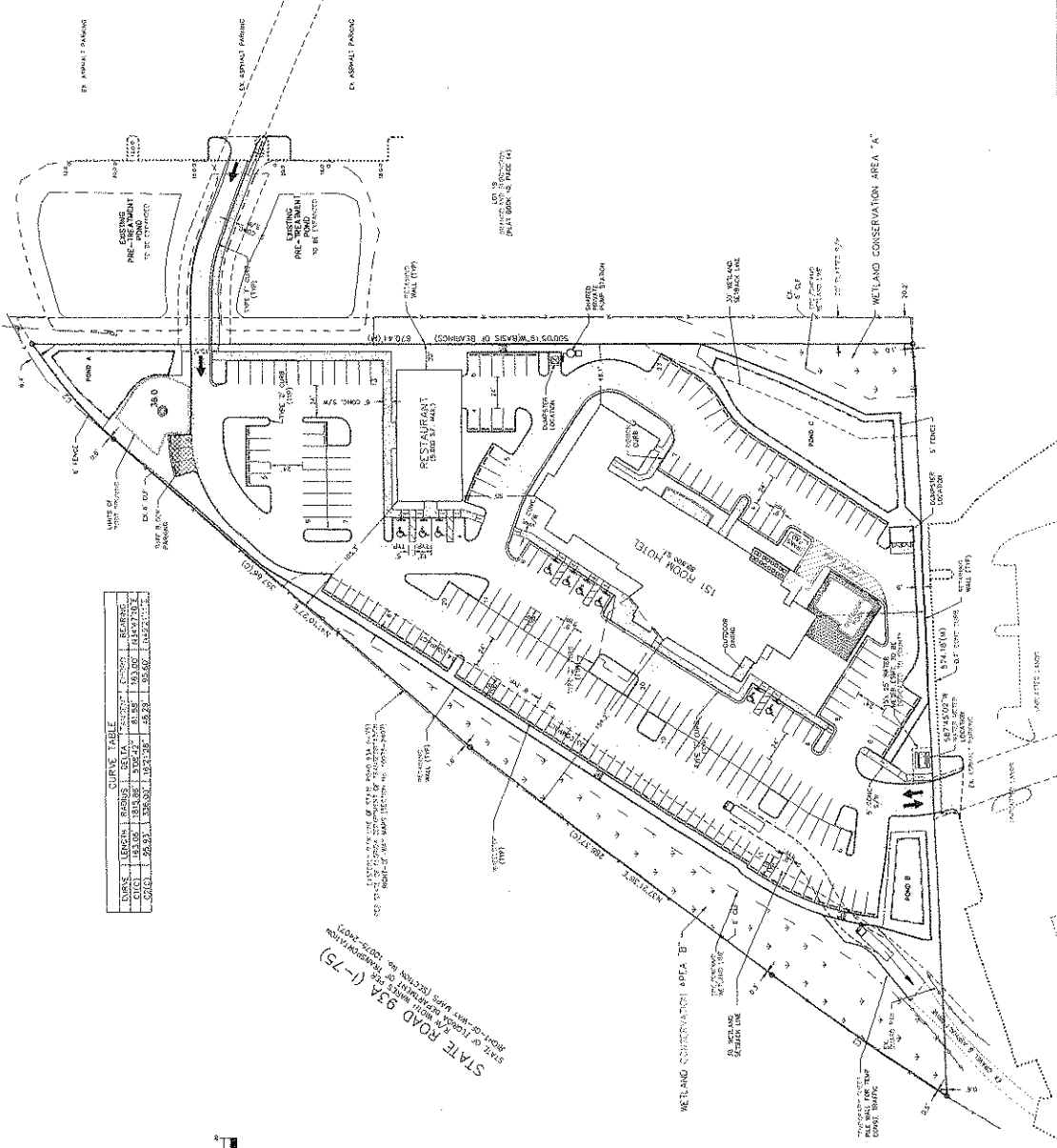
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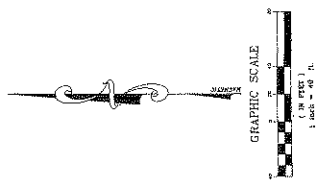
PREPARED FOR:

Love Investments
 1050 Crown Pointe Pkwy,
 Ste 960
 Atlanta, GA 30338

Figure 8
General Site Development Plan



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	PIVOT	BEARING
C1C2	143.05	1812.85	50°42'20"	81.55	163.00
C2C3	55.93	335.00	16°21'38"	-58.29	95.50



WALKWAYS TO BE PROVIDED FOR ALL PARKING SPACES THAT ARE PERPENDICULAR TO THE INTERSTATE SIDEWALK AND LANDSCAPING

CONCRETE TO BE SPECIFIED FROM NEW YORK NATIONALS COMPANY'S 1000 POUNDS OF BULKING