

INFORMAL WETLAND DETERMINATION

OWNER REQUIRED INFORMATION

I/We Mr. David Seidenberg (As Agent), the OWNER(S) of the parcel described below, request that my/our property be inspected for the presence of any wetlands that may exist on-site. MEI staff has my/our permission to enter my/our property for that purpose.

Folio Number(s): 071848-0000 **Enclose Current Aerial Photograph, 1' = 200'**
Section/Township/Range: 28 / 29 / 20 **Enclose Legal Description For Property**
Project Name: Pauls Drive West Total Acreage: 54.59 ±
Property Location: West of Pauls Drive, East of Lakewood Drive, North of Brandon Parkway
Review Cost Estimate: \$2,150.00 + expenses
Authorized By: Mr. David Seidenberg, Vice President of Bayfair Properties, L.L.C. Date 9/07/05
Address: 3717 North B Street Owners Name: See Property Information
City: Tampa State: FL Zip Code: 33609 Daytime Phone: (813) 875-3800 Fax: (813) 874-3314

TO BE FILLED IN BY MEI STAFF DURING THE SITE INSPECTION

Total Acres Inspected: 54.59 ± Water Bodies: Five (5) Wetland Areas

Soil Types - Uplands: #7 Candler Fine Sand, #29 Mvacka Fine Sand, #35 Orlando Fine Sand, #47 Seffner Fine Sand

Soil Types - Wetlands: #5 Bassinger-Holopaw-Samsula, #27 Malabar Fine Sand

Soil Saturation: #5 is very poorly drained, #7 is excessively drained, #35 is well drained and #27 #29 #47 are poorly drained per SCS text

Water Depth: Dependent upon Wetland or Surface Water System

Permeability: #5, #7, #27, #29, #35, and #47 have rapid permeability per SCS text

Seasonal High: #5 is ponded, #7 is 80" bls (below land surface), #27 is 0-10" bls, #29 is 0-40" bls, #35 is 72" bls and #47 is 20-60" bls per SCS text

Field Indicators Noted or Was Soil Verified on Hydric Soils List: Wetland Vegetation was observed in and around the cattle ponds, and the soils were verified on the Hillsborough County Hydric Soil List

Dominant Plant Community Upland: Bahia Grass, Caesar Weed, Dog Fennel, Purple Sesban, Tropical Soda Apple, Brazilian Pepper, Chinaberry, Chinese Tallow Tree, Live Oak, Laurel Oak, White Lead Tree

Dominant Plant Community Wetland: Alligator Weed, Bahia Grass, Beakrush, Bullrush, Button Weed, Carpet Grass, Dog Fennel, Duckweed, Fleabane, Pennwurt, Purple Sesban, Road Grass, St. Johns Wort, Water Hyacinth Chinese Tallow Tree

Overstory Species: Chinese Tallow Tree

Understory Species: Alligator Weed, Bahia Grass, Beakrush, Bullrush, Button Weed, Carpet Grass, Dog Fennel, Duckweed, Fleabane, Pennwurt, Purple Sesban, Road Grass, St. Johns Wort, Water Hyacinth

Wetland Hydrology Indicators: Some were observed

Ponding YES Driftline NONE observed Adventitious Roots NONE observed Staining NONE observed

Area Disturbed: YES, with exotic vegetation Area Drained The Uplands drain into the low lying depressional wetlands located throughout the property

Problem Site: All five (5) potential wetland areas contain wetland vegetation and all are in Hydric Soils (# 5 Bassinger- Holopaw-Samsula and #27 Malabar Fine Sand)

Approximate Wetland Location: One (1) Wetland is located at the Southwestern corner of the property, two (2) Wetlands are located along the Southern Property boundary, one (1) Wetland is located along the Southern property boundary adjacent to a retention pond, and one (1) Wetland is located on the Western side of the parcel extending North to South with a ditch system. (General Wetland Locations)

Other Environmental Issues: Possible contamination issues were found: a transformer, a 55 gallon drum and an Above Ground Storage Tank were observed on-site. Potential Grand Oaks were observed as well as an abundance of wildlife was also observed.

Staff Biologist Thine Sopley MEI Date: 9/16/05 Date Inspected: September 13, 2005

WETLAND DETERMINATION

**PAULS DRIVE WEST PARCEL
BRANDON, FLORIDA, HILLSBOROUGH COUNTY
SECTION 28, TOWNSHIP 29, RANGE 20
Folio #: 071848-0000**

Prepared For:

Mr. David Seidenberg, Vice President
Bayfair Properties, LLC
3717 North B Street
Tampa, FL 33609

September 14, 2005

Prepared by:

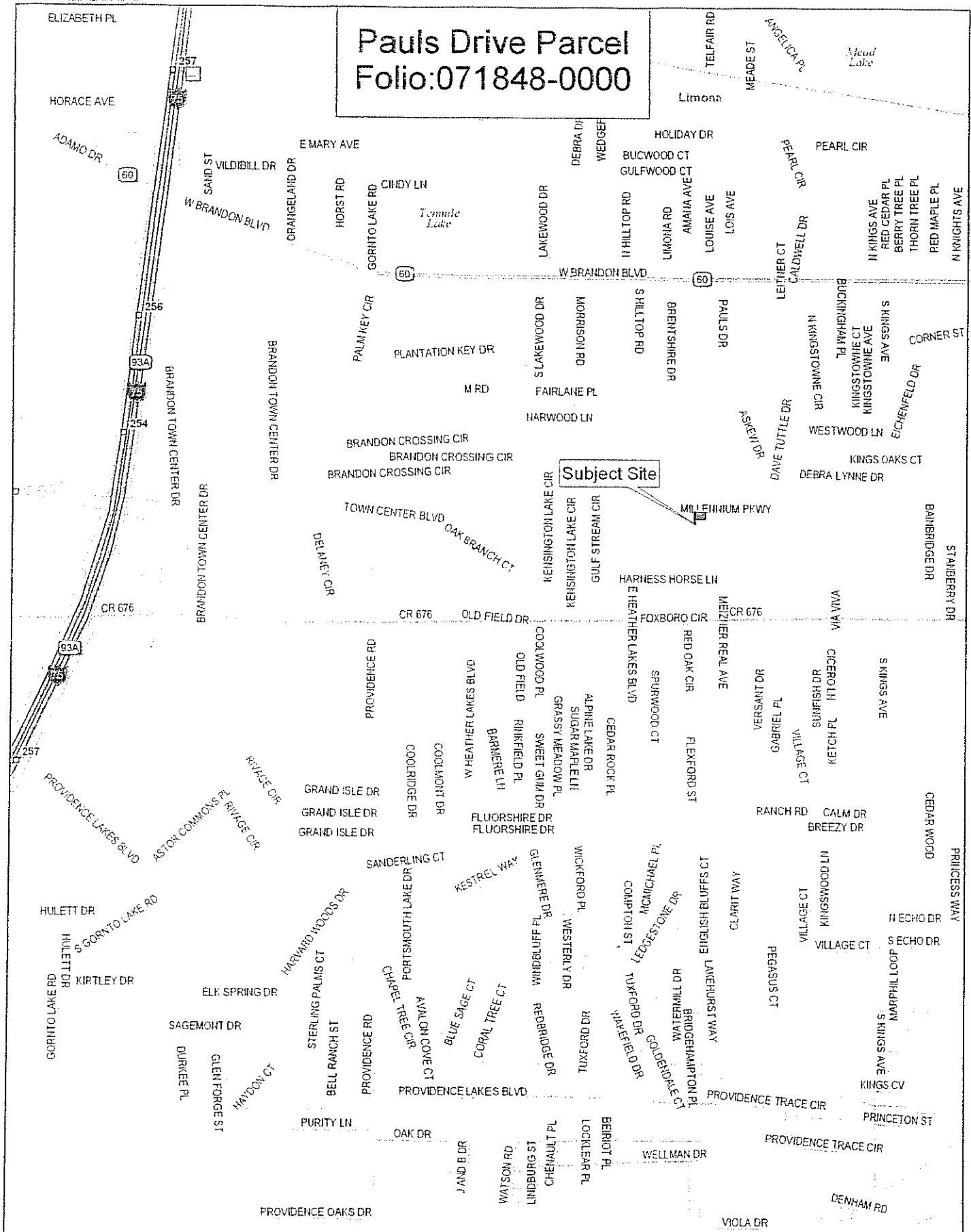
**MERYMAN ENVIRONMENTAL, INC.
10408 BLOOMINGDALE AVENUE
RIVERVIEW, FLORIDA 33569**

LIST OF FIGURES

- Figure 1: Location Map of Subject Site
- Figure 2: Hillsborough County Property Appraiser Folio Data
- Figure 3: Site Specific Soil Classification Map
- Figure 4: Photographic Representation of Site
- Figure 5: Hillsborough County Aerial Photograph

Figure 1:
Location Map of Subject Site

Pauls Drive Parcel Folio:071848-0000



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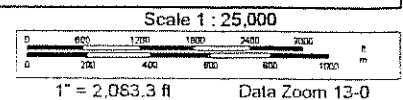
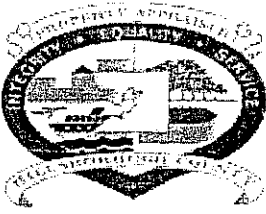


Figure 2:
Hillsborough County Property Appraiser Folio Data



ROB TURNER, CFA
Hillsborough County
Property Appraiser
Online Inquiry System

You cannot bookmark this page. These results were retrieved from a database - your browser will not read it correctly the next time it is opened. Please print the information you have obtained for your records.

Owner Name
Street Address
PIN Number
Folio Number

Internet Site

PIN: U-28-29-20-ZZZ-000002-68150.0

Folio: 071848-0000

Prior PIN:

Prior Folio: 000000-0000

PAUL GUAGLIARDO INC

566 RIVIERA DR
TAMPA, FL 33606-3808

Tax District: XA UNINCORPORATED
DOR Code: 6000 PASTURE LAND 1
Plat Book/Page: /

[Summary](#) - [Sales](#) - [Land](#) - [Extra Features](#) - [Trim](#) - [Legal](#) - [Map](#) - [Nearby Sales](#) - [Tax Records](#) - [Tax Estimator](#)

Value Summary

Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$1,330,880
Land Value (Agriculture)	\$130,496
Just (Market) Value	\$1,330,880
Assessed Value (A10)	\$130,496
Exempt Value	\$0
Taxable Value	\$130,496

Sales History

Off. Record		Date		<u>Type Inst</u>	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
1851	0523	12	1954	WD	Unqualified	Vacant	\$10
1828	0188	10	1954	WD	Unqualified	Vacant	\$10

Land Lines

L N	Use Code	Land Use Description	A 1 0	R D	Zone	Front	Depth	Total Land Units	UT TP	D T	Depth Fact	Cond Fact	Total Adjust	Land Unit Price
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1	9940	Acreage Cl	M	BMS-TC1	0	0	3.12	AC	0	1.00	1.00	0.90	40000.00
2	6110	IMPROVED P	M	BMS-TC1	0	0	74.40	AC	0	1.00	1.00	1.00	250.00
3	9600	GB LOWLAND	M	BMS-TC1	0	0	4.00	AC	0	1.00	1.00	1.00	50.00
4	9610	LOWLANDS	M	BMS-TC1	0	0	4.00	AC	0	1.00	1.00	1.00	500.00
5	9940	Acreage Cl	M	BMS-TC1	0	0	74.40	AC	0	1.00	1.00	0.41	40000.00

Legal Lines

L N	Legal Description
1	BEG AT NW COR OF SE 1/4 THN W 38.42 FT TO ELY R/W
2	LAKEWOOD DR THN SWLY ALG SD R/W ALG CURVE TO RT
3	RAD 813.94 FT ARC 394.96 FT CB S 31 DEG W 391.09
4	FT THN S 45 DEG W 706.03 FT THN CONT ALG R/W S 44
5	DEG 04 MIN 08 SEC W 959.05 FT THN S 45 DEG 55 MIN
6	52 SEC E 49.22 FT THN N 44 DEG 04 MIN 08 SEC E
7	1009.34 FT THN N 88 DEG 55 MIN 08 SEC E 3288.60 FT
8	MOL TO PT ON WLY R/W PAULS DR THN N 785 FT MOL TO
9	NE COR OF SE 1/4 THN CONT ALG SD R/W N 231.20 FT
10	THN W 365 FT N 435 FT W 1584.58 FT S 664.61 FT W
11	659.57 FT TO NW COR OF SE 1/4 AND POB LESS R/W

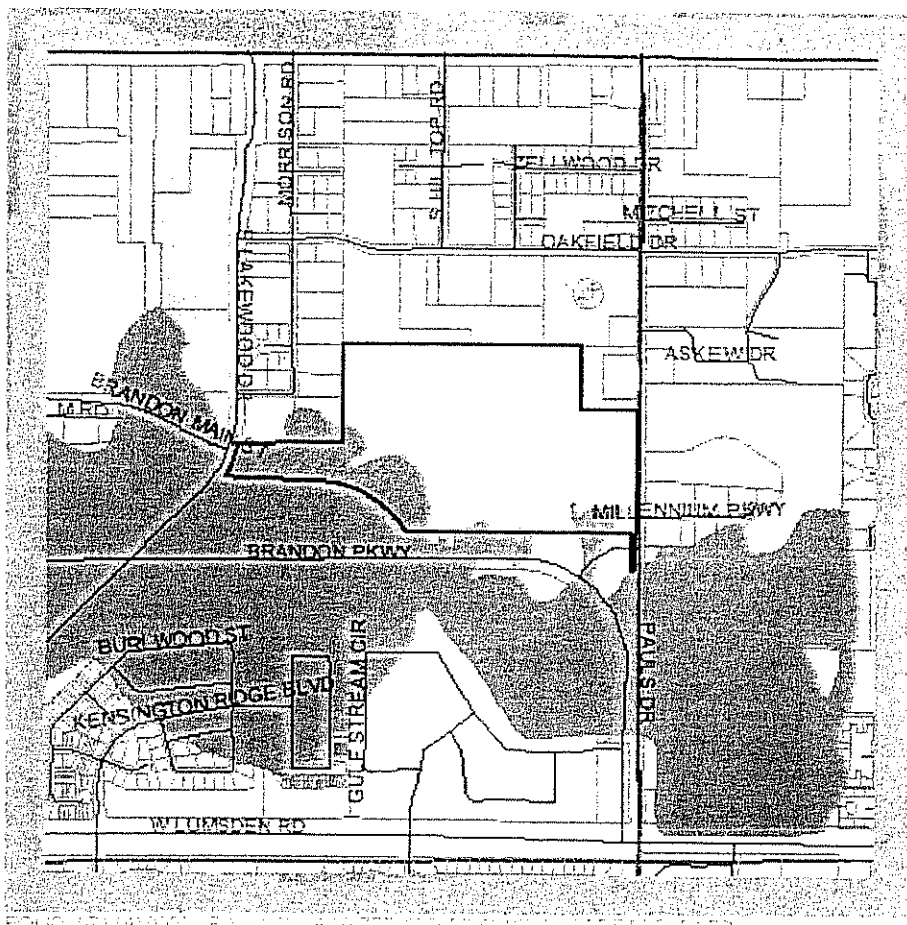
Trim Information (2005)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$130,496	\$0	\$130,496	672.22	903.78	834.80
By State Law	\$130,496	\$0	\$130,496	514.58	674.40	639.47
By Local Board	\$130,496	\$0	\$130,496	251.44	360.17	312.40
County MSTU	\$130,496	\$0	\$130,496	474.22	673.63	585.74
County Library	\$130,496	\$0	\$130,496	60.17	90.34	74.71
SWFWMD	\$130,496	\$0	\$130,496	39.53	55.07	48.24
Alafia River Basin	\$130,496	\$0	\$130,496	22.48	31.32	27.60
Port Authority	\$130,496	\$0	\$130,496	24.36	33.93	30.20
Children's Board	\$130,496	\$0	\$130,496	46.84	65.25	58.23
Transit Authority	\$130,496	\$0	\$130,496	46.84	65.25	58.23
Environmental Lands	\$130,496	\$0	\$130,496	9.04	10.96	10.96
School I & SF	\$130,496	\$0	\$130,496	17.23	1.17	1.17
Parks & Rec	\$130,496	\$0	\$130,496	3.73	4.68	4.68
Totals				2182.68	2969.95	2686.53

	Just Value	Assessed	Exemptions	Taxabl
Last Year	\$969,680	\$93,680	\$0	\$93,68
Current	\$1,330,880	\$130,496	\$0	\$130,49

Hillsborough County Property Appraiser

Parcel Query System



FOLIO: 0718480000
 PIN NUMBER: U-28-29-20-ZZZ-000002-68150.0
 OWNER 1: PAUL GUAGLIARDO INC
 ADDRESS: 0
 UNINCORPORATED
 LEGAL DESC: 659.57 FT TO NW COR OF SE 1/4 AND POB LESS R/W
 DOR CODE: 6000

BUILDING VALUE:	\$0
EXTRA FEATURE VALUE:	\$0
LAND VALUE (MARKET):	\$1,330,880
LAND VALUE (AGRI.):	\$130,496
JUST (MARKET) VALUE:	\$1,330,880
ASSESSED VALUE (A10):	\$130,496
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$130,496

Map created on 9/9/2005 10:03:24 AM.

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Hillsborough County Property Appraiser

Page



FOLIO: 0718480000
 PIN NUMBER: U-28-29-20-ZZZ-000002-
 68150.0
 OWNER 1: PAUL GUAGLIARDO INC
 ADDRESS: 0
 UNINCORPORATED
 LEGAL DESC: 659.57 FT TO NW COR OF SE
 1/4 AND POB LESS R/W
 DOR CODE: 6000

BUILDING	
VALUE:	\$0
EXTRA	
FEATURE	
VALUE:	\$0
LAND VALUE	
(MARKET):	\$1,330,880
LAND VALUE	
(AGRI.):	\$130,496
JUST	
(MARKET)	
VALUE:	\$1,330,880
ASSESSED	
VALUE (A10):	\$130,496
EXEMPT	
VALUE:	\$0
TAXABLE	
VALUE:	\$130,496

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 Copyright 2002. Hillsborough County Property Appraiser.

HILLSBOROUGH COUNTY PROPERTY APPRAISER'S LEGEND:

FEMA FLOOD MAP

-  1% annual chance of flooding where no Base Flood Elevation has been determined. Inside Special Flood Hazard Area.
-  1% annual chance of flooding where Base Flood Elevation has been determined. Inside Special Flood Hazard Area. Designated Floodway.
-  1% annual chance of flooding with velocity hazard (wave action) where Base Flood Elevation has been determined. Inside Special Flood Hazard Area.

HURRICANE EVACUATION ZONES

-  A Zone A and all mobile homes must evacuate.
-  B Zones A and B, including all mobile homes, must evacuate.
-  C Zones A, B and C, including all mobile homes, must evacuate.
-  D Zones A, B, C and D, including all mobile homes, must evacuate.
-  E Zones A, B, C, D and E, including all mobile homes, must evacuate.
-  Water features
-  Hillsborough County

HISTORIC LINES

-  OWNERSHIP HOOK
-  HISTORIC LOT LINE
-  INGRESS-EGRESS EASEMENT
-  CONSERVATION SETBACK
-  CONSERVATION EASEMENT
-  DRAINAGE EASEMENT
-  UTILITY EASEMENT
-  SECTION-TOWNSHIP-RANGE LINES

Figure 3:
Site Specific Soil Classification Map



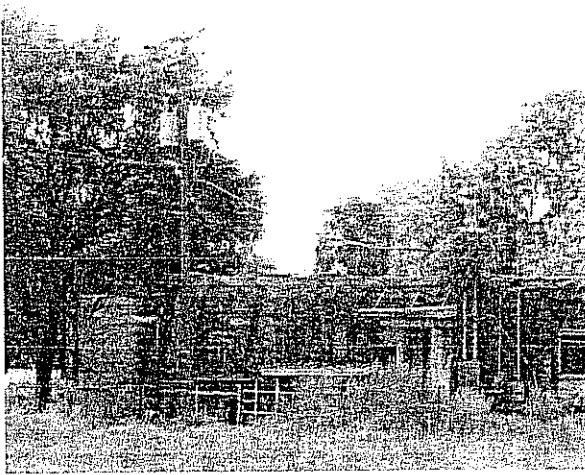
HILLSBOROUGH COUNTY

HYDRIC MAP UNITS

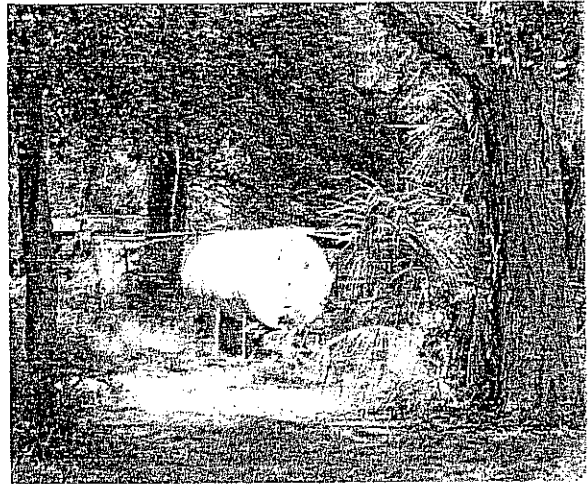
<u>NEW SYMBOLS</u>	<u>1958 SURVEY MAP SYMBOLS</u>	<u>MAP UNIT NAME</u>
#5	Fe2, Fe3, Rc, Re, Bh, Bk, Ic, Id, PaSc	Bassinger-Holopaw-Samsula (depressional)
#10	Mc, Md	Chobee loamy fine sand
#11	Ta	Chobee muck
#12	Pc	Chobee, frequently flooded
#13	Ra	Eaton fine sand
#14	Pl, Pl	Eaton fine sand (depressional)
#15	Bf, Db, Fa, Pe, Ph	Felda fine sand
#16	Mf	Felda fine sand (occasionally flooded)
#17	Da	Floridian fine sand
#24	Tc	Kesson muck (frequently flooded)
#27	Aa, Ca, Pb, Pd, Pg	Malabar fine sand
#30	Tb	Myakka fine sand (frequently flooded)
#37	Mb, Rd	Paisley fine sand (depressional)
#46	Rc	St. Johns fine sand
#50		Slickens
#51		Haplaquents
#60	Ac	Winder fine sand (frequently flooded)

Figure 4:
Photographic Representation of Site

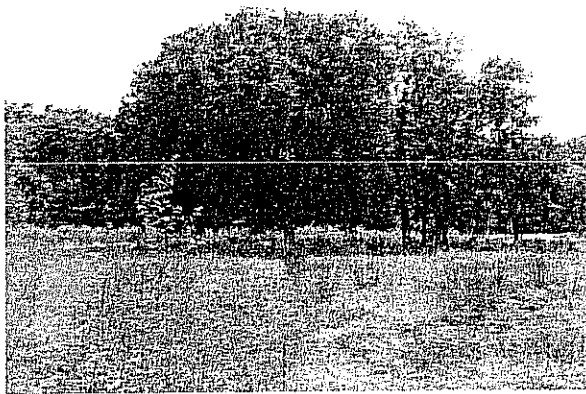
Pauls Drive West
Wetland Determination
September 13, 2005



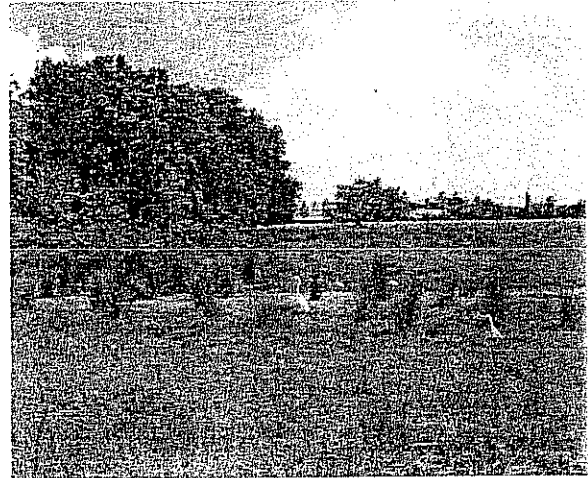
Transformer On-Site



Above Ground Storage Tank On-Site



Potential Grand Oaks



Potential Listed Species



Wetlands



Uplands

Figure 5:
Hillsborough County Aerial Photograph

