EXHIBIT B

ENVIRONMENTAL AND ARCHAEOLOGICAL ANALYSIS
Via Email: ddeluca@rlcarriers.com

November 15, 2019

Donald R. DeLuca
R.L.R. Investments, L.L.C.
7290 College Parkway, Ste. 400
Fort Myers, Florida 33907

Re: Golden Ocala PUD – Marion County, Florida
Proposal for Ecological Services

Dear Don:

Attached is a proposal to conduct ecological field work and produce a report and maps to support a Planned Unit Development (PUD) for the 2,000+ acre Golden Ocala property. The project site is generally located east of NW 100th Avenue, north of State Road 40 and west of NW 80th Avenue in Marion County, Florida. The property is comprised of multiple parcels. The current project limits for Planned Unit Development (PUD) area are depicted on the attached map prepared by Tillman & Associates (Exhibit A). The Scope of Services is based on the information depicted on this site plan.

The Scope of Services includes a site inspection to document current land uses, a cursory evaluation of wildlife use and any environmental constraints per state and federal regulations. The report will be sufficient to submit to Marion County in support of the PUD.

Please contact me directly if you have any questions regarding the attached proposal. Modica & Associates appreciates the opportunity to provide you with our services.

Sincerely,

Elaine A. Imbruglia
President
SCOPE OF SERVICES

The following Scope of Services is provided to conduct ecological field work and produce reports and maps to support a Planned Unit Development (PUD) for the 2,000+ acre Golden Ocala PUD property (“Property”). The project site is generally located east of NW 100th Avenue, north of State Road 40 and west of NW 80th Avenue in Marion County, Florida. The property is comprised of multiple parcels. The current project limits for Planned Unit Development (PUD) area are depicted on the attached map prepared by Tillman & Associates (Exhibit A). The Scope of Services is based on the information depicted on this site plan.

Ecological Assessment

1. Review all existing technical information, to include aerial photographs, soils maps, quad maps, existing literature on listed species that could occur within the project corridor, and other ecological constraints that could affect development of the Property. This includes review of publicly available resources and GIS databases including Marion County’s various protection zones (i.e. springs protection and karst topography, etc.). This also includes review of the Florida Natural Areas Inventory (FNAI) species tracking list for Marion County. This research will be done in-office to prepare for the site inspection.

2. Conduct general inspections of the entire Property that will be subject to the PUD to document the vegetative species on both wetland and upland communities, as applicable, and a list of wildlife observed, with specific attention given to the presence of wildlife species “listed” by the Florida Fish & Wildlife Conservation Commission (FWC) and the U.S. Fish & Wildlife Service (USFWS).

This site inspection does not constitute a comprehensive (100%) survey for any particular species of wildlife, but will be general in nature across the property. Any wildlife observations will be recorded using a hand-held GPS unit, and the data will be downloaded and depicted on the map series to accompany the report. The need for formal wildlife surveys will be identified. No agency coordination will occur under this Scope of Services. Wetland delineation is not included in this Scope of Services, but the location and approximate extent of any wetlands and surface waters will be depicted on the map series prepared to support the report.
3. Upon completion of the initial site inspection, Modica & Associates will draft a report to document the results of the on-site investigation. This report will detail the existing site conditions, land uses and wildlife observed, and will include a map series prepared using ArcGIS depicting current aerial photography, soils, approximate extent and acreage of wetlands and uplands, waypoints of observed wildlife observations, and County-specific overlay zones and protection zones. The report will also include a narrative on the regulatory constraints and requirements of both the state and federal agencies, and will be sufficient to support the PUD through Marion County.

Cost: Not to exceed $10,000.00

ADDITIONAL SERVICES

If protected species of wildlife are documented during the preliminary survey, Additional Services may be required to conduct species-specific wildlife surveys not identified herein.

Any tasks not detailed in the above Scope of Services can be added at the request of the Client and will be considered Additional Services. Such tasks may include, but are not limited to: wetland delineation, Formal Wetland Determinations, application for Environmental Resource Permit, dredge and fill permitting, mitigation planning, formal wildlife surveys, wildlife permitting, meetings with Client and Engineer, wetland impact permitting, wetland qualitative assessment, mitigation design work, mitigation monitoring, etc.

REIMBURSIBLE EXPENSES

Any work not described in the Scope of Services will only be undertaken after being approved by the Client. Reimbursable expenses including overnight or courier delivery services, out of office reproductions, etc. will be billed to the Client at cost. Mileage will be billed at $0.54 cents per mile or the IRS mileage rate at the time of travel.
PROPOSAL FOR ECOLOGICAL SERVICES FOR
PLANNED UNIT DEVELOPMENT SUPPORT
GOLDEN OCALA
MARION, FLORIDA

November 15, 2019

BILLING

Any work not described in the Scope of Services will only be undertaken after being approved by the Client. Any work performed and billed on this project which remains unpaid after 60 days from initial billing shall be charged 1.5% interest per month. Any balance remaining unpaid after 90 days from the date of the initial billing shall be deemed in default with reasonable collection and attorney’s fees due and payable.

AUTHORIZATION TO PROCEED

Accepted by: 

Printed Name 

Title 

Person to receive billing: 

Billing address: 

Billing phone: 

Billing email: 

Date authorized to begin work: 

EXHIBIT A