

EXHIBIT “D”

Initial FCT Grant Property Improvements

The following is a summary list of commitments made in the current FCT Grant application and a delineation of the responsibilities of each party associated therewith. If the current FCT Grant is not awarded, section 5A of the agreement and this Exhibit “D” shall be null and void, unless expressly indicated otherwise.

Pinellas County – not to exceed a maximum amount to be determined by subsequent written agreement of the Parties.

- Nature Center / Museum Development (conversion of recreational building into an outdoor education classroom to include interpretive displays)
- Demolition of two storage sheds
- Demolition of agricultural structures
- Removal of exotic invasive plants as required by the FCT (continually for the conservation easement portion and one initial removal within the areas identified in the FCT grant with an abundance of exotics, approximately 10 acres in size)
- Vegetation Restoration of 10 Acres as outlined in the FCT application
- Initial construction of a new 425 foot sidewalk along Virginia Avenue
- Initial construction of a stormwater treatment pond, berm swale, or rain garden with native plantings as outlined in the FCT application, as may be applicable
- Assist with development of the management and other plans required by FCT, for the City’s subsequent submission to FCT
- Ongoing maintenance and management of conservation area*

* Pinellas County agrees to this regardless of the FCT grant status

City of Dunedin

- Observation Platform
- Canoe/kayak launch
- Fishing Pier
- Picnic Shelter
- Restroom facility
- Two parking lots (and demolition of clay tennis court)
- Multi-purpose trail
- Recreational hiking trails
- Educational Kiosks
- Benches
- Two-story residence (keep for maintenance and operations storage)
- Ongoing maintenance outside of the ~18 acres of conservation area
- All other operation and maintenance responsibilities associated with the City’s status as the property owner.

Mutual Commitments

- The Parties agree to continue to work together to determine the most efficient manner to staff the nature center pursuant to the terms of an awarded FCT grant and to subsequently determine each parties' respective responsibilities associated therewith in a subsequent written agreement.