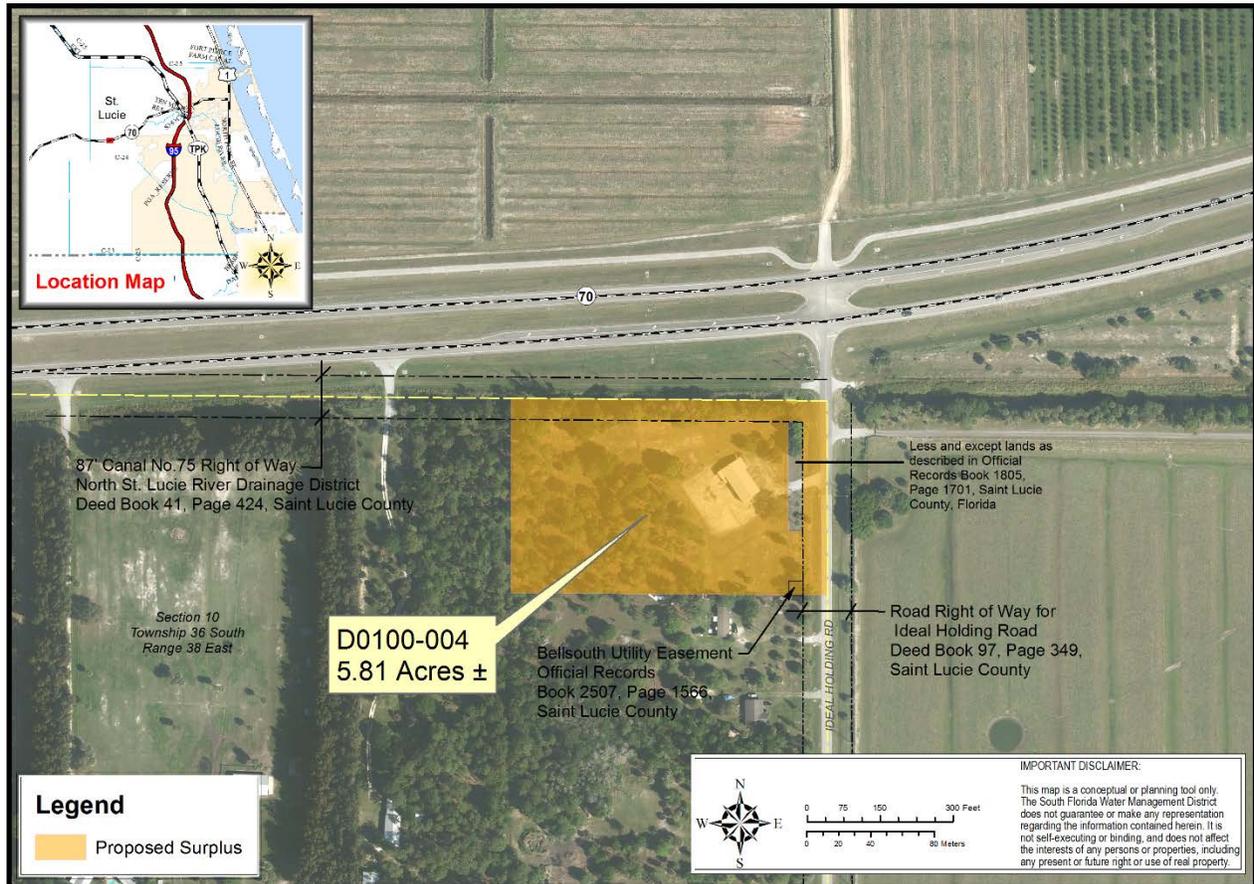


TRACT NO. D0100-004 SURPLUS MATERIALS

**BIDS ARE BEING ACCEPTED FOR THE SALE OF THE
REFERENCED PROPERTY**

THROUGH 2:00 PM, OCTOBER 20, 2016

Former Fort Pierce Field Station
St. Lucie County



User Name: rschaff Remedy Ticket: 35241 Map Produced on Date: 8/12/2016 8:19:52 AM

Document Path: I:\arc_data\maps\proj\fieldsta\amr\GB FP FS.mxd

Please read the following documents carefully. They contain important details for anyone who may plan to submit a bid to purchase the property. The following pages contain information specific to the parcel offered for sale through a sealed bid process.

The following materials are included herein:

- Bid specifications
- Bid form
- Quit Claim Deed
- Legal Description
- Other Information
 - Title Information
 - Current Appraisal
 - Environmental
 - Ecological Assessment

BID SPECIFICATIONS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)

BID SPECIFICATIONS AND AGREEMENT

FOR

SALE OF SURPLUS LAND

**Tract No. D0100-004
SW Corner of SR70 (Okeechobee Road) and Ideal Holding Road
St. Lucie County, Florida**

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: Located on the SW corner of SR70 (Okeechobee Road) and Ideal Holding Road, St. Lucie County
2. SFWMD Tract Number: D0100-004
3. Land Area: 5.81 acres, more or less
4. Site Improvements:
 - (i) 3,227 square feet office-warehouse building (ii) asphalt paved driveway and parking lot, (iii) two (2) double wall fiberglass fuel tanks with accompanying fuel pumps; one for unleaded gasoline and one for diesel fuel (see information note 8. below), (iv) one (1) buried propane gas tank, (v) chain link fence along the perimeter of site, (vi) electronic roll gate (vii) two (2) wells (see information note 9. below), (viii) septic (ix) antennae (All measurements are approximate).
5. Property Appraiser Parcel Number: 3210-111-0003-000-6
6. Legal Description: The property is described in Exhibit "A" attached hereto and made a part hereof.
7. Minimum Bid: \$130,000 [**Appraised Value**]
(Note: A \$13,000 Bid Deposit must be submitted with bid)
8. The two underground fuel storage tanks were designated as Out-of-Service pursuant to Florida Department of Environmental Protection (FDEP) requirements (FAC, Chapter 62-761). Prior to September 2021 it will be necessary to restore the underground storage tanks to an operational capacity, or remove them in accordance with FDEP tank closure requirements.

9. There are two (2) wells on site; a 2" shallow non-potable water well and a 4" 85-foot deep PVC monitoring well.
10. The subject site has a rectangular perimeter, but within the subject, adjacent to the west right of way of the easement for Ideal Holding Road, the Florida Department of Transportation is the record title holder of an approximately 6,800 square feet rectangular strip of land.
11. Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health department.

REPORTS

The SFWMD will make a copy of the SFWMD's: pre-disposition inspection report, ecological assessment report, title research report, and appraisal report available to Bidders. Any items available online will be at www.sfwmd.gov/surplusland. The SFWMD makes no warranty or representation as to the accuracy or completeness of said reports.

SITE VISIT

AN OPTIONAL SITE VISIT WILL BE HELD on September 13, 2016, from 10:00 a.m. to 11:00 a.m. AT THE PROPERTY SITE.

BID FORM

All bids must be submitted on the Bid Form and Agreement for Land Sale and Purchase (the "Bid Form") provided as part of this Bid Specifications And Agreement For Sale of Surplus Land Tract No. D0100-004. The Bid Form shall be completed and submitted in accordance with the procedures set forth herein. Otherwise the bid will be rejected. No other type of Bid Form will be accepted as a valid response.

BID DELIVERY INSTRUCTIONS

All bids must be submitted in a sealed envelope clearly marked with the **"SEALED BID – South Florida Water Management District."** **Each bidder must enter its name and return address in the upper left hand corner of the envelope for identification purposes.** Bids may be delivered as follows:

- U.S. Postal Service to, South Florida Water Management District, Real Estate Division, 3301 Gun Club Road, West Palm Beach, Florida 33406, Attention: Ray Palmer, MSC# 3730, or
- Hand Delivery to South Florida Water Management District, Real Estate Division, 3301 Gun Club Road, Building B-1 First Floor Reception Desk, West Palm Beach, Florida, Attention: Ray Palmer, MSC# 3730, or
- Via commercial carrier to South Florida Water Management District, Real Estate Division, 3301 Gun Club Road, West Palm Beach, Florida 33406, Attention: Ray Palmer, MSC# 3730.

MINIMUM BID

The minimum bid for purchase is **\$130,000**. All bids are cash bids. No financing is provided by the SFWMD. Any bid less than the minimum shall be deemed non-responsive.

BID DEPOSIT

Each bid must be accompanied by a deposit in the amount of **US\$13,000**. The bid deposit must be in the form of a local cashier's check payable to the "South Florida Water Management District". Any bid that does not include the required bid deposit shall be deemed non-responsive. The successful bidder's bid deposit shall immediately become non-refundable. Any unsuccessful bidder(s) shall have his or her bid deposit returned. All bidders agree that any interest earned on any bid deposit while in possession of the SFWMD, or its agents, shall be retained by the SFWMD. The bid deposit amount shall be applied toward the monies due the SFWMD at closing. In the event the successful bidder fails to close for any reason, the non-refundable bid deposit shall be retained by the SFWMD. Additionally, if the SFWMD's damages for the successful bidder's failure to close exceed the amount of the deposit, the SFWMD may pursue all available remedies, at law and/or in equity. If the successful bidder fails to close and obtains a court order that the damages to the SFWMD for the failure to close are less than the amount of the bid deposit, SFWMD agrees to return the amount equal to the difference between the bid deposit and the amount of actual damages that the court order determines has been incurred by SFWMD.

BID SUBMISSION DEADLINE

Bids will be accepted until 2:00 p.m., October 20, 2016. Any bids received after that time will be deemed non-responsive, will not be accepted and will be returned to the Bidder unopened. The SFWMD is not responsible for bids received after 2:00 p.m., on October 20, 2016.

BID OPENING

All bids received by the bid submission deadline will be publicly opened by the SFWMD at 3:00 p.m., on October 20, 2016, in the 3A Bridge Conference Room, Building B-1, 3301 Gun Club Road, West Palm Beach 33406, or as soon thereafter as may be practical, at the discretion of the SFWMD. The date the bids are opened shall be deemed "the effective date" for purposes of Florida Statutes Section 373.089(1). Any interested party may attend the public bid opening.

BID AWARD

Any award made will be made to the highest responsive Bidder, provided it is in the SFWMD's interest to accept the bid. The SFWMD reserves the right to reject any or all bids. In the event two or more high bids are received that are equal in all respects, the selection will be made by a coin toss limited to the tied bidders. The SFWMD further reserves the right to waive any minor irregularities in any bid received. Bid award may not be assigned without the consent of the SFWMD.

TERMS AND CONDITIONS OF SALE

The property shall be conveyed by quitclaim deed. The SFWMD makes no express or implied warranty or representation with respect to the title to the property or the condition or suitability of the property for the buyer's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the SFWMD. The buyer shall accept the property in its "As Is", "Where Is" and "With All Faults" condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the property. The property shall be subject to all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the property by the SFWMD to the successful bidder shall not constitute a waiver by the SFWMD of the obligation of the successful bidder to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the successful bidder acknowledges that there is no obligation on the part of the SFWMD to approve the issuance of any required permits. The SFWMD's review process for any required permits will be done separately, independent and

unfettered of the fact that the SFWMD has conveyed the property to the successful bidder and shall be in accordance with the SFWMD's applicable statutes and rules.

The quitclaim deed and any other applicable instruments of conveyance or transfer shall reflect said terms and conditions. The quitclaim deed shall be substantially in the form and substance online at www.sfwmd.gov/surplusland.

NON- PAYMENT OF BROKERAGE FEES

SFWMD has not procured any realtor or broker in connection with this sale. Under no circumstances will the SFWMD pay a brokerage, real estate agent or finder's fee.

CLOSING

The closing will occur at the South Florida Water Management District, 3301 Gun Club Road, Building B-1 on December 7, 2016; provided, however, that the SFWMD shall have the unilateral right in its sole and absolute discretion to extend the Closing Date up to a total of sixty (60) days. The purchase price required to be paid by the successful Bidder shall be in the form of a local certified or cashier's check payable to the South Florida Water Management District. At closing, the successful Bidder will also pay **\$2,755.40** total for all of the SFWMD's costs of advertisement and appraisal. Additionally, at closing, the successful Bidder will pay all recording fees, all real estate broker or finder's fees, all documentary stamp taxes, all abstract and title insurance fees for title work and title insurance requested by the successful Bidder, along with any other closing costs associated with the sale of the property, by local certified or cashier's check. In the event the successful Bidder does not close in compliance with these Bid Specifications and Agreement for Sale of Surplus Land Tract No. D0100-004, the SFWMD, in its sole and absolute discretion, may elect to offer to complete the closing and transfer of the property to any of the next highest responsive bidder(s) who had bid at least the stated minimum bid.

SECTION 1031

In the event the successful Bidder desires to effect a simultaneous and/or non-simultaneous Section 1031 tax free exchange with respect to the property in accordance with the Internal Revenue Code, the SFWMD shall have the unilateral right in its sole and absolute discretion to agree to take reasonable measures to cooperate, provided such cooperation as determined by the SFWMD in its sole and absolute discretion: (1) does not result in additional cost, expense or delay to the SFWMD, (2) does not result in liability to the SFWMD or increased potential for liability to the SFWMD, (3) does not require the SFWMD to take title to any other property, (4) does not require the SFWMD to enter into any contracts to purchase any other property, (5) does not require the SFWMD to indemnify or hold harmless any person or entity and (6) does not result in the release of the successful Bidder from any duty, responsibility,

covenant, warranty, representation, undertaking or obligation that successful Bidder has under these Bid Specifications and Agreement For Sale of Surplus Land Tract No. D0100-004. The SFWMD has no knowledge that, and gives no assurance that, the transaction will be recognized as a tax-free exchange under the Internal Revenue Code or other tax laws of the United States or the State of Florida. The successful Bidder agrees that successful Bidder shall indemnify and hold harmless the SFWMD from and against any and all costs, expenses, loss, damage, claims or liability incurred by the SFWMD (including but not limited to attorney's fees and costs) arising directly, indirectly or proximately as a result of the SFWMD cooperating with the successful Bidder in the event the successful Bidder elects to effect a Section 1031 tax free exchange with respect to the Property. Any assignment by the successful Bidder assigning its rights, in whole or in part, to a qualified intermediary shall not relieve, release or absolve the successful Bidder of its obligations under these Bid Specifications and Agreement for Sale of Surplus Land Tract No. D0100-004.

BID FORM

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SURPLUS LAND SALE
BID FORM AND AGREEMENT FOR LAND SALE AND PURCHASE**

**Tract No. D0100-004
SW Corner of SR70 (Okeechobee Road) and Ideal Holding Road
St. Lucie County, Florida**

THIS BID FORM AND AGREEMENT FOR LAND SALE AND PURCHASE is submitted to the SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a government entity created by Chapter 373, Florida Statutes ("SFWMD") in accordance with the Bid Specifications and Agreement For Sale of Surplus Land Tract No. D0100-004 and constitutes my offer to purchase the real property described therein.

In the event that I am the successful bidder, I hereby agree to accept the property in accordance with and subject to all of the terms, conditions and provisions contained in this Bid Form and Agreement for Land Sale and Purchase and the Bid Specifications and Agreement For Sale of Surplus Land Tract No. D0100-004, which I hereby agree to abide by. I hereby certify that I am authorized to sign this Bid Form and Agreement for Land Sale and Purchase for the Bidder and offer to purchase the property identified therein for the following amount which is not less than the minimum bid stated in the said Bid Specifications and Agreement For Sale of Surplus Land Tract No. D0100-004:

**BID AMOUNT: US\$ _____ [local cashier's check], plus all recording fees, appraisal costs, advertisement costs, documentary stamps taxes, along with any other closing costs associated with sale of the property.
(Note: A minimum bid in the amount of \$130,000 is required in order to be deemed responsive to this solicitation.)**

BID DEPOSIT: As further compliance with and acceptance and agreement with the Bid Specifications and Agreement for Sale of Surplus Land Tract No. **D0100-004, I hereby submit and include a bid deposit in the amount of **US\$13,000** (Note: The deposit must be by local cashier's check). The undersigned Bidder acknowledges that if this bid is successful, the \$13,000 bid deposit shall become non-refundable in accordance with the Bid Specifications and Agreement for Sale of Surplus Land Tract No. **D0100-004**.**

BIDDER NAME

AUTHORIZED SIGNATURE

BIDDER MAILING ADDRESS

AUTHORIZED SIGNATURE (Print)

CITY STATE ZIP CODE

TITLE

AREA CODE/TELEPHONE NUMBER

QUIT CLAIM DEED FORM

This instrument prepared by and return to:

South Florida Water Management District
3301 Gun Club Road, P. O. Box 24680
West Palm Beach, FL 33416-4680

Tax Folio #: _____
Tract No.: _____

QUITCLAIM DEED

THIS INDENTURE made this _____ day of _____, 2016, **between SOUTH FLORIDA WATER MANAGEMENT DISTRICT [Option:, f/k/a CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT]**, a government entity created by Chapter 373, Florida Statutes, hereinafter referred to as the "Grantor", with its principal office at 3301 Gun Club Road, West Palm Beach, Florida 33406-3089 and _____, whose address is _____, hereinafter referred to as the "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, by these presents does remise, release and quitclaim unto the said Grantee, its successors and assigns forever, the following described land, situate, lying and being in _____ County, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Pursuant to Section 270.11, Florida Statutes, the Grantor has elected not to reserve any phosphate, minerals, metals or petroleum interests in the subject property.

The Grantor makes no express or implied warranty or representation with respect to the title to the property or the condition or suitability of the property and/or any improvements located thereon for the Grantee's intended use or otherwise (including without limitation, NO WARRANTY OF MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OR RELATING TO THE ABSENCE OF LATENT OR OTHER DEFECTS) all of which are expressly disclaimed by the Grantor. The Grantee accepts the property in its "AS IS", "WHERE IS" and "WITH ALL FAULTS" condition, subject to all matters including but not limited to title, land use, zoning, restrictions, prohibitions and other regulations and/or requirements imposed by governmental authority, taxes, access, ingress or egress, value, operating history, physical conditions, cultural resources, suitability for use, environmental conditions, and conditions with respect to hazardous waste, hazardous substances, or pollutants (as defined or regulated under applicable law) that may be located on, under or adjacent to the property. The property shall be subject to

all applicable Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements, and the conveyance of the property by the Grantor to the Grantee shall not constitute a waiver by the Grantor of the obligation of the Grantee to comply with all Chapter 373, Florida Statutes and Chapter 40E, Florida Administrative Code permitting requirements and the Grantee acknowledges that there is no guaranty that the successful bidder will receive any required permits under Chapter 373, Florida Statutes and/or Chapter 40E, Florida Administrative Code.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the South Florida Water Management District has caused these presents to be executed in its name and its official seal affixed hereto by its Governing Board, acting by the Chairman of said Board and attested by its Secretary.

GRANTOR:

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT,
BY ITS GOVERNING BOARD**

By: _____
_____, Chairman

(Corporate Seal)

ATTEST:

_____, Secretary

Legal Form Approved:

By: _____
Office of Counsel

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____ as Chairman and _____ as Secretary, of the Governing Board of the South Florida Water Management District, a government entity created by Chapter 373, Florida Statutes, on behalf of the South Florida Water Management District, who are personally known to me.

Notary Public
Print: _____
My Commission Expires:

LEGAL DESCRIPTION

Exhibit "A"

Tract No: D0100-004

A tract of land in Section 10, Township 36 South, Range 38 East, Saint Lucie County, Florida more particularly described as follows:

The North 400 feet of the East half of the Northeast Quarter of the Northeast Quarter (E1/2 of NE1/4 of NE1/4) of said Section 10.

Less and except those lands described in Official Records Book 1805, Page 1701, Saint Lucie County, Florida Public Records.

Containing 5.81 acres more or less. (Total Fee Acres)

Subject to easements and right of ways of record.

This legal description is not valid unless accompanied by a description sketch.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU-SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
TRACT NO. D0100-004

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	04-13-16		CMH	REB	04-13-16	AS SHOWN	D0100-004_LDSK.dwg	1 of 2



SCALE IN FEET
INTENDED DISPLAY
SCALE

Approximate Section Line

87' Canal No.75 Right of Way
North St. Lucie River Drainage District
Deed Book 41, Page 424, Saint Lucie County

Less and except lands as
described in Official Records
Book 1805, Page 1701,
Saint Lucie County, Florida

N. 400'

TRACT NO. D0100-004

5.81 Acres ± (Total Fee Acres)

The N. 400' of the E.1/2 of the N.E. 1/4
of the N.E.1/4,
of Sec 10, Twp 36 S., Rge 38 E.,
Saint Lucie County, Florida,
Less and except those lands described in
Official Records Book 1805, Page 1701,
Saint Lucie County, Florida

N.E. 1/4, N.E. 1/4

E. 1/2, N.E. 1/4,
N.E. 1/4

Ideal Holding Road

Bellsouth Utility Easement
Official Records
Book 2507, Page 1566,
Saint Lucie County

LEGEND

RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP

= SECTION CORNER

**N.E. 1/4 of Sec 10,
Twp 36 S, Rge 38 E**

SURVEYOR'S NOTES

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.
- THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

Road Right of Way for
Ideal Holding Road
Deed Book 97, Page 349,
Saint Lucie County

Approximate Section Line

CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED IN RULE 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

DATE OF SIGNATURE 5/19/16

RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5173

THIS IS NOT A SURVEY

SEC 10, TWP 36 S., RGE 38 E.,
SAINT LUCIE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
INFRASTRUCTURE MANAGEMENT BUREAU-SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
TRACT NO. D0100-004

DRAWN	CHECKED	DATE	REVISIONS
CMH	REB	04-13-16	

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	04-13-16	AS SHOWN	D0100-004_LDSK.dwg	2 of 2

TITLE INFORMATION

Project: Ft. Pierce Field Station
Tract No.: D0100-004
Owner: South Florida Water Management District
SR#: 16RES-00175

MEMORANDUM

TO: ?
FROM: Stanley Pry, Senior Title Examiner, Real Estate Division
DATE: March 8, 2016
SUBJECT: Title Information on Ft. Pierce Field Station



The Effective Date of this information is January 31, 2016 at 11:00 PM.

The owner of the subject property is the South Florida Water Management District by virtue of the Warranty Deed recorded in Official Records Book 201, page 1359 (WMD# 3700) and the Quit Claim Deed recorded in Official Records Book 201, page 1357 (WMD# 3700A).

The legal description is "The North 400 feet of the East one-half of the Northeast one-quarter of the Northeast one-quarter of Section 10, Township 36 South, Range 38 East, St. Lucie County, Florida, less the property conveyed in Official Records Book 1805, page 1701".

2015 and prior years Property Taxes for 3210-111-0003-000-6 are exempt.

The property is subject to the following:

A Drainage Easement in favor of the Grantors, successors and assigns, over the West 15 feet by virtue of Official Records Book 201, page 1359 and Official Records Book 201, page 1357.

A Road Right of Way Easement in favor of St. Lucie County, Florida over the East 50 feet by virtue of Deed Book 97, page 349.

A Drainage Canal in favor of North St. Lucie River Water Control District f/k/a North St. Lucie River Drainage District, over the North 43.5 feet by virtue of Deed Book 41, page 424.

March 8, 2016
Page 2

A Utility Easement in favor of BellSouth Telecommunications, Inc. over a 900 square foot area located in the vicinity of the Southeasterly corner by virtue of Official Records Book 2507, page 1566.

A Deed from the South Florida Water Management District to the State of Florida Department of Transportation over a 6800 square foot area located in the vicinity of the Northeasterly corner by virtue of Official Records Book 1805, page 1701.

Attachments



D01100-004

D010E-001

Ideal Holding Rd

SEMIND Enterprise GIS Layers

Google earth

St. Pierce Field Station
4-1

227637

WARRANTY DEED

TIDE TOMATO GROWERS, INC., a corporation organized and existing under the laws of the State of Florida, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00); and other valuable considerations received from CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, the Grantee, a body corporate, created by the Acts of the Florida Legislature of 1949, with its principal office at 901 Evernia Street, West Palm Beach, Palm Beach County, Florida, hereby, on this 31st day of March, A. D., 1972, conveys to the Grantee the real property in St. Lucie County, Florida, described as:

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$11.00

The North 400 feet of the East one-half of the Northeast one-quarter of the Northeast one-quarter (E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 10, Township 36 South, Range 38 East, St. Lucie County, Florida.

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$11.00

Subject to existing canal and road rights of way.

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$1.10

Containing 4.90 acres.

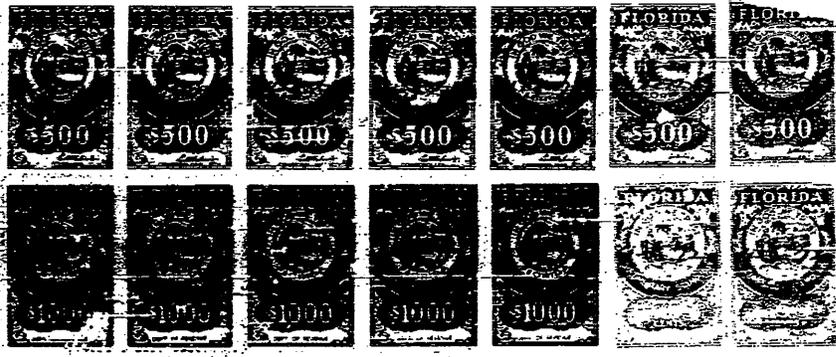
STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$1.10

Reserving unto the Grantor, its successors or assigns, a drainage easement over the West 15 feet of the above described land.

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$1.10

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$1.10

STATE OF FLORIDA
DOCUMENTARY
SUR TAX
4-3-72
\$5.50



and covenants that the property is free of all encumbrances, except as otherwise provided for herein, that lawful seisin of and good right to convey that property are vested in the Grantor, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Prepared by Robert Gratton, Esquire, for and on behalf of
Central and Southern Florida Flood Control District,
901 Evernia Street, West Palm Beach, Florida - 33401.

3700

FCB
FORM 774
1967

Prepared by Control and Southern Florida Flood Control District, 901 Evernia Street, West Palm Beach, Florida - 33401

D R 201 1359

Done



TIME TOMATO GROWERS, INC.,
a Florida corporation

BY: George T. Hester
President

ATTEST:

Patricia C. Hester
Secretary

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER P. BROWN
CLERK CIRCUIT COURT
RECORD VERIFIED

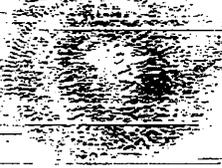
APR 18 12 36 PM '72

227637

STATE OF FLORIDA)
)
COUNTY OF DADE)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County named above to take acknowledgments, personally appeared George T. Hester and Patricia C. Hester, President and Secretary, respectively, of TIME TOMATO GROWERS, INC., a Florida corporation, and they acknowledged before me that they executed the above and foregoing instrument as such officers of said corporation, and that they affixed thereto the official seal of said corporation, and that they are duly authorized by that corporation to do so, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Ferriss, in the County and State named above, this the 31st day of March, A. D., 1972.



Robert H. Carroll
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEBRUARY 28, 1972

9-1-201 REC-1360

FP
FORM 1201
1969

QUITCLAIM DEED

227636

GEORGE SALEEBY, JR., and MAE E. SALEEBY, his wife, the
Quitclaimors, in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable
considerations, received from CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT, the
Quitclaimee, a body corporate, created by the Acts of the Florida Legislature of 1949,
with its principal office at 901 Evernia Street, West Palm Beach, Palm Beach County,
Florida, hereby, on this 10th day of March, A. D., 1972, quitclaim to the
Quitclaimee all of the interest of the Quitclaimors in the real property in St. Lucie
County, Florida, described as:

The North 400 feet of the East one-half of the Northeast one-quarter of
the Northeast one-quarter (E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 10, Township 36
South, Range 38 East, St. Lucie County, Florida.

Subject to existing canal and road rights of way.

Containing 4.90 acres.

* Reserving unto the Quitclaimors, their heirs or assigns, a drainage
easement over the West 15 feet of the above described land.



REC 16 10 20 12 11

Prepared by Robert Griffin, Attorney, for and on behalf of
Central and Southern Florida Flood Control District,
901 Evernia Street, West Palm Beach, Florida 33411.

Prepared by Central and Southern Florida Flood Control District, 901 Evernia Street, West Palm Beach, Florida 33411

FCP
FORM 775
1967

8 8 201 REC 1357 3700-A

Signed in the presence of:

Joseph C. Lathrop
Jean M. Ridgette

George Saleeby, Jr.
GEORGE SALEEBY, JR.
Mae E. Saleeby
MAE E. SALEEBY

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED
Apr 18 12 36 PM '72

227636

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County named above to take acknowledgments, personally appeared GEORGE SALEEBY, JR. and MAE E. SALEEBY, his wife, to me known to be the individuals described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal at Fort Pierce, Florida, in the State and County named above, this the 12 day of March, A. D., 1972.

Clara B. Davis
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Aug. 5, 1972
Printed by J. H. Jones, Inc. & Company, Co.

My Commission Expires:

Aug. 5, 1972



001070

Property Identification

Site Address: TBD
Sec/Town/Range: 10/36S/38E
Map ID: 32/09X
Zoning: AG-5

Parcel ID: 3210-111-0003-000-6
Account #: 35142
Use Type: 8700
Jurisdiction: Saint Lucie County

Ownership

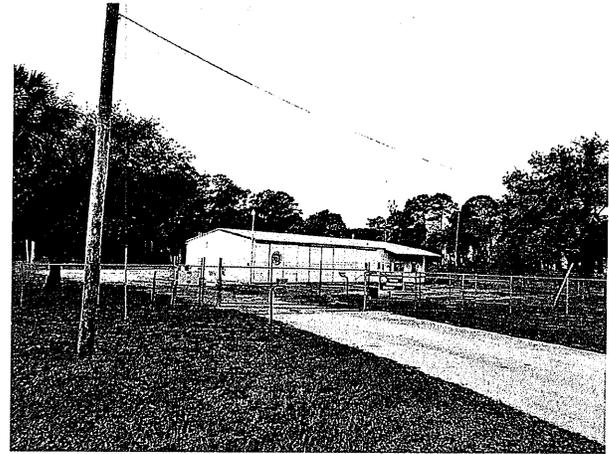
SOUTH FLA WATER MGMT DIST
ATTN: Land Management
PO Box 24680
West Palm Beach, FL 33416

Legal Description

10 36 38 N 400 FT OF E 1/2 OF NE1/4 OF NE 1/4-LESS RD AND
CANAL R/W TO INCLUDE VAC RD R/W AS IN OR 2578-1201- (5.20
AC) (OR 201-1357)

Current Values

Just/Market Value: \$79,800
Assessed Value: \$79,800
Exemptions: \$79,800
Taxable Value: \$0
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 3,200
Gross Area (SF): 3,200
Land Size (acres): 5.2
Land Size (SF): 226,512

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Bill History — Real Estate Account At 0 TBD, Saint Lucie County

Real Estate Account #3210-111-0003-000/6

Parcel details

Latest bill

Full bill history

Print this page

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Amounts as of 02/29/2016

Bill	Balance	
2015 Annual Bill	\$0.00	Print (PDF)
2014 Annual Bill	\$0.00	Print (PDF)
2013 Annual Bill	\$0.00	Print (PDF)
2012 Annual Bill	\$0.00	Print (PDF)
2011 Annual Bill	\$0.00	Print (PDF)
2010 Annual Bill	\$0.00	Print (PDF)
2009 Annual Bill	\$0.00	Print (PDF)
2008 Annual Bill	\$0.00	Print (PDF)
2007 Annual Bill	\$0.00	Print (PDF)
2006 Annual Bill	\$0.00	Print (PDF)
2005 Annual Bill	\$0.00	Print (PDF)
2004 Annual Bill	\$0.00	Print (PDF)
2003 Annual Bill	\$0.00	Print (PDF)
Total Balance	\$0.00	

Amounts as of 02/29/2016



RIGHT OF WAY DEED

This instrument was made on the _____ day of _____, A. D. 19____, between
ALTO ADAMS and CAROL ADAMS, his wife, and Thad H. Carlton and June
Pearson Carlton, his wife,

parties of the first part, and the County of St. Louis, in the State of Florida, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar
(\$1.00) and other valuable considerations to them in hand paid by the party of the second part, the receipt
whereof is hereby acknowledged, have granted, bargained and sold, and by their presents do

grant, bargain and sell to the said party of the second part, its successors and assigns, a right-of-way and easement

fifty (50) feet wide in Section 10 Township 36

South of Range 38 East, in St. Louis County, Florida, described as follows, to-wit:

The east fifty feet of Section 10, Township 36 South,
Range 38 East.

This deed is made for the purpose of giving and granting to the party of the second part, its successors, legal rep-
resentative and assigns, a right-of-way and easement in and to said lands for public highway purposes; and is made,
executed and delivered with the express understanding and condition that should the same ever be discontinued or aban-
doned as a public highway the title to the same shall nevertheless revert to and revert to the parties of the first part,
their heirs, executors, administrators, or assigns.

And the said party of the second part do hereby fully warrant the title to said lands, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their
hands and seals

this 2nd day of March 2016.

Thad H. Carlton (REAL)
June Pearson Carlton (REAL)
Alto Adams (REAL)
Carol Adams (REAL)

Accepted, acted and witnessed by the presence of:
William J. ...
...

State of _____

County of _____

WHEREAS, I HEREBY certify that on this day personally appeared before me, an officer and Notary Public in and for the State of Florida, the said _____, his wife, Alice Adams and his wife, Carra Adams,

in the well known and known to me to be the persons described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said _____ and Carra Adams, known to me to be the wife of the said _____ and Alice Adams, respectively, on a separate and private examination taken and made by me before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of reconveying, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal, at _____, Fla. _____

County of _____, St. Lucie, and State of _____, Florida

this _____ day of _____, A. D. 19 _____

My Commission expires _____



State of _____

County of _____

On this day personally appeared before me, an officer authorized to take acknowledgments of deeds, etc.,

in the well known and known to me to be the person described in and who executed the foregoing deed, and acknowledged before me that _____ executed the same for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at _____

and County and State, this _____ day of _____

Clark File No. 16717 - Filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, on

the _____ day of _____, A. D. 19 _____

My Commission expires _____

Notary Public, W. R. LOTT, Clerk Circuit Court, St. Lucie County, Fla.

State of _____

County of _____

I HEREBY CERTIFY, that on this day personally appeared before me,

in the well known and by the _____ to be the _____ and _____, respectively, of _____

and the persons who executed the foregoing instrument at such offices of said corporations, and they acknowledged to me before me that they executed the same at such offices of said corporations, for and in the behalf of the said corporations, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at _____

and County and State, this _____ day of _____, A. D. 19 _____



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the said party of the first part has in and to the following described lot piece or parcel of land, situate, lying and being in the County of St. Lucie State of Florida, to-wit:
The North 46 feet of Lot 71, of Franklia Sheen's plat of White City, St. Lucie County, Florida, filed September 19, 1908, and recorded in Plat Book L, page 23, St. Lucie County records.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances therunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

D. E. Austin

F. L. Hemmings

S. F. Overstreet

C. L. Jensen

STATE OF FLORIDA,
COUNTY OF ST. LUCIE

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that C. L. Jensen to me personally known, this day did acknowledged before me that he executed the foregoing deed, AND I FURTHER CERTIFY, that I know the said person making said acknowledgment to be the individual described in and who executed the said deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Fort Pierce said County and State, this 8th day of March A. D. 1924.

(N.P. SEAL)

F. L. Hemmings
Notary Public, State of Florida,
My commission expires June 23, 1924

Filed and recorded this 10th day of March, A. D. 1924.

(C.T. SEAL)

F. C. Eldred, Clerk Circuit Court,
By Edith Jackson D. C.

OLEN M. AVERILL AND WIFE AND
JESSIE M. AVERILL

TO

NORTH ST. LUCIE RIVER DRAINAGE DIST.

QUIT-CLAIM-DEED

THIS INDENTURE, Made this 28th day of February A. D. 1924, between OLEN M. AVERILL AND EDITH S. AVERILL, his wife, and JESSIE M. AVERILL (single), of the County of Linn, and State of Iowa, parties of the first part, and NORTH ST. LUCIE RIVER DRAINAGE DISTRICT, of the County of St. Lucie, and State of Florida, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TWO THOUSAND FOUR HUNDRED FORTY SIX--and--40/100 (\$2,446.40) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have remise, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part, and its successors and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lots, pieces or parcels of land lying and being in St. Lucie County, Florida, to-wit:

Incomplete
copy

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425

	Sec.	FWP	Range
The North 125 feet and The East 44 1/2 ft. of the N.E. 1/4 of the N.E. 1/4	2	35	38
The North 125 ft. of the NE 1/4 of the NE 1/4	2	35	38
The South 50 ft. of the SW 1/4 of the NE 1/4	2	35	38
The South 50 ft. and the East 44-1/2 ft. of SE 1/4 of NE 1/4	2	35	38
The North 125 ft. of the NE 1/4 of the NW 1/4	2	35	38
The North 125 ft. of the NW 1/4 of the NE 1/4	2	35	38
The South 53-1/2 ft. of the SW 1/4 of the SE 1/4	2	35	38
The South 53-1/2 ft. of the SE 1/4 of the NW 1/4	2	35	38
The North 53-1/2 ft. of the NE 1/4 of the SW 1/4	2	35	38
The North 53-1/2 feet of the NW 1/4 of the SW 1/4.	2	35	38
The South 52 ft. of the SW 1/4 of the SW 1/4	2	35	38
The South 52 ft. of the SE 1/4 of the SW 1/4	2	35	38
The East 49-1/2 ft. and the North 50 ft. of the NE 1/4 of the SE 1/4	2	35	38
The North 50 ft. of the NW 1/4 of the SE 1/4	2	35	38
The South 52 ft. of the SW 1/4 of the SE 1/4	2	35	38
The East 49-1/2 ft. and the S. 52 ft. of the SE 1/4 of the SE 1/4	2	35	38
The North 125 ft. of the NE 1/4 of the NE 1/4	4	35	38
The North 125 ft. of the NW 1/4 of the NE 1/4	4	35	38
The North 35 ft. of the SW 1/4 of the NE 1/4	4	35	38
The South 35 ft. of the SE 1/4 of the NE 1/4	4	35	38
The North 125 ft. of the NE 1/4 of the NW 1/4	4	35	38
The North 125 ft. and the West 74 ft. of the NW 1/4 of the NW 1/4	4	35	38
The West 109 ft. of the SW 1/4 of the NW 1/4	4	35	38
The South 35 ft. of the SE 1/4 of the NW 1/4	4	35	38
The North 35 ft. of the NE 1/4 of the SW 1/4	4	35	38
The West 74 ft. of the NW 1/4 of the SW 1/4	4	35	38
The West 74 ft. of the SW 1/4 of the SW 1/4	4	35	38
The South 35 ft. of the SE 1/4 of the SW 1/4	4	35	38
The North 35 ft. of the NE 1/4 of the SE 1/4	4	35	38
The North 35 ft. of the NW 1/4 of the SE 1/4	4	35	38
The South 35 ft. of the SW 1/4 of the SE 1/4	4	35	38
The South 35 ft. of the SE 1/4 of the SE 1/4	4	35	38
The North 45-1/2 ft. of the NE 1/4 of the NE 1/4	10	35	38
The North 45-1/2 ft. of the NW 1/4 of the NE 1/4	10	35	38
The South 49-1/2 ft. of the SW 1/4 of the NE 1/4	10	35	38
The South 49-1/2 ft. of the SE 1/4 of the NE 1/4	10	35	38
The North 45-1/2 ft. of the NE 1/4 of the NW 1/4	10	35	38
The North 45-1/2 ft. of the NW 1/4 of the NW 1/4	10	35	38
The South 49-1/2 ft. of the SW 1/4 of the NW 1/4	10	35	38
The South 49-1/2 ft. of the SE 1/4 of the NW 1/4	10	35	38
The North 49-1/2 ft. of the NE 1/4 of the SW 1/4	10	35	38
The North 49-1/2 ft. of the NW 1/4 of the SW 1/4	10	35	38
The South 49 ft. of the SW 1/4 of the SW 1/4	10	35	38
The South 49 ft. of the SE 1/4 of the SW 1/4	10	35	38
The North 49-1/2 ft. of the NE 1/4 of the SE 1/4	10	35	38
The North 49-1/2 ft. of the NW 1/4 of the SE 1/4	10	35	38
The South 49 ft. of the SW 1/4 of the SE 1/4	10	35	38

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	Sec.	Twp.	Range
The South 49 ft. of the SE 1/4 of the SE 1/4	10	35	38
The East 43 ft. of the NE 1/4 of the SW 1/4	12	35	38
The West 59 ft. of the NW 1/4 of the SW 1/4	12	35	38
The West 59 ft. of the SW 1/4 of the SW 1/4	12	35	38
The East 43 ft. of the SE 1/4 of the SW 1/4	12	35	38
The East 64 ft. and the North 54-1/2 ft. of the NE 1/4 of the NE 1/4	14	35	38
The South 54-1/2 ft. of the SW 1/4 of the NE 1/4	14	35	38
The East 64 ft. and the South 54-1/2 ft. of the SE 1/4 of the NE 1/4	14	35	38
The North 54-1/2 ft. of the NE 1/4 of the NW 1/4	14	35	38
The North 54-1/2 ft. of the NW 1/4 of the NW 1/4	14	35	38
The South 54-1/2 ft. of the SW 1/4 of the NW 1/4	14	35	38
The South 54-1/2 ft. of the SE 1/4 of the NW 1/4	14	35	38
The North 54-1/2 ft. of the NE 1/4 of the SW 1/4	14	35	38
The North 54-1/2 ft. of the NW 1/4 of the SW 1/4	14	35	38
The South 49 ft. of the SW 1/4 of the SW 1/4	14	35	38
The South 49 ft. of the SE 1/4 of the SW 1/4	14	35	38
The East 66 ft. and the North 54-1/2 ft. of the NE 1/4 of the SE 1/4	14	35	38
The North 54-1/2 ft. of the NW 1/4 of the SE 1/4	14	35	38
The South 49 ft. of the SW 1/4 of the SE 1/4	14	35	38
The East 66 ft. and the South 49 ft. of the SE 1/4 of the SE 1/4	14	35	38
The North 43-1/2 ft. of the NE 1/4 of the NE 1/4	22	35	38
The North 43-1/2 ft. of the NW 1/4 of the NE 1/4	22	35	38
The South 43-1/2 ft. of the SW 1/4 of the NE 1/4	22	35	38
The South 43-1/2 ft. of the SE 1/4 of the NE 1/4	22	35	38
The North 43-1/2 ft. of the NE 1/4 of the NW 1/4	22	35	38
The North 43-1/2 ft. of the NW 1/4 of the NW 1/4	22	35	38
The South 43-1/2 ft. of the SW 1/4 of the NW 1/4	22	35	38
The South 43-1/2 ft. of the SE 1/4 of the NW 1/4	22	35	38
The North 43-1/2 ft. of the NE 1/4 of the SW 1/4	22	35	38
The North 43-1/2 ft. of the NW 1/4 of the SW 1/4	22	35	38
The South 46 ft. of the SW 1/4 of the SW 1/4	22	35	38
The South 46 ft. of the SE 1/4 of the SW 1/4	22	35	38
The North 43-1/2 ft. of the NE 1/4 of the SE 1/4	22	35	38
The North 43-1/2 ft. of the NW 1/4 of the SE 1/4	22	35	38
The South 46 ft. of the SW 1/4 of the SE 1/4	22	35	38
The South 46 ft. of the SE 1/4 of the SE 1/4	22	35	38
The West 47 ft. of the NW 1/4 of the NE 1/4	24	35	38
The West 49 ft. of the SW 1/4 of the NE 1/4	24	35	38
The East 47 ft. of the NE 1/4 of the NE 1/4	24	35	38
The West 69-1/2 ft. of the NW 1/4 of the NW 1/4	24	35	38
The West 69-1/2 ft. of the SW 1/4 of the NW 1/4	24	35	38
The East 49 ft. of the SE 1/4 of the NW 1/4	24	35	38
The East 51 ft. of the NE 1/4 of the NW 1/4	24	35	38
The West 72-1/2 ft. of the NW 1/4 of the SW 1/4	24	35	38
The West 72-1/2 ft. of the SW 1/4 of the SW 1/4	24	35	38
The East 51 ft. of the SE 1/4 of the SW 1/4	24	35	38
The West 51 ft. of the NW 1/4 of the SE 1/4	24	35	38

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	Sec. 1	Trp. 1	Range
The West 51 ft. of the SW 1/4 of the SE 1/4	24	35	38
The North 49-1/2 ft. and East 77 ft. of the NE 1/4 of the NE 1/4	26	35	38
The North 49-1/2 ft. of the NW 1/4 of the NE 1/4	26	35	38
The South 48 ft. of the SW 1/4 of the NE 1/4	26	35	38
The South 48 ft. and East 77 ft. of SE 1/4 of NE 1/4	26	35	38
The North 49-1/2 ft. of the NE 1/4 of the NW 1/4	26	35	38
The North 49-1/2 ft. of the NW 1/4 of the NW 1/4	26	35	38
The South 48 ft. of SW 1/4 of the NW 1/4	26	35	38
The South 48 ft. of the SE 1/4 of the NW 1/4	26	35	38
The North 48 ft. of NE 1/4 of SW 1/4	26	35	38
The North 48 ft. of NW 1/4 of SW 1/4	26	35	38
The South 50-1/2 ft. of the SW 1/4 of SW 1/4	26	35	38
The South 50-1/2 ft. of SE 1/4 of SW 1/4	26	35	38
The North 48 ft. and East 80-1/2 ft. of NE 1/4 of SE 1/4	26	35	38
The North 48 ft. of NW 1/4 of SE 1/4	26	35	38
The South 50-1/2 ft. of SW 1/4 of SE 1/4	26	35	38
The South 50-1/2 ft. and East 80-1/2 ft. of SE 1/4 of SE 1/4	26	35	38
The North 40-1/2 ft. of NE 1/4 of NE 1/4	26	35	38
The North 40-1/2 ft. of NW 1/4 of NE 1/4	26	35	38
The South 37 ft. of SW 1/4 of NE 1/4	28	35	38
The South 37 ft. of SE 1/4 of NE 1/4	28	35	38
The North 40-1/2 ft. of NE 1/4 of NW 1/4	28	35	38
The West 95 ft. of NW 1/4 of NW 1/4	28	35	38
The West 95 ft. of SW 1/4 of NW 1/4	28	35	38
The South 37 ft. of SE 1/4 of NW 1/4	28	35	38
The North 37 ft. of NE 1/4 of SW 1/4	28	35	38
The West 95 ft. of NW 1/4 of SW 1/4	28	35	38
The West 95 ft. of SW 1/4 of SW 1/4	28	35	38
The South 42-1/2 ft. of SE 1/4 of SW 1/4	28	35	38
The North 37 ft. of NE 1/4 of SE 1/4	28	35	38
The North 37 ft. of NW 1/4 of SE 1/4	28	35	38
The South 42-1/2 ft. of SW 1/4 of SE 1/4	28	35	38
The South 42-1/2 ft. of SE 1/4 of SE 1/4	28	35	38
The North 49-1/2 ft. of NE 1/4 of NE 1/4	34	35	38
The North 49-1/2 ft. of NW 1/4 of NE 1/4	34	35	38
The South 51 ft. of SW 1/4 of NE 1/4	34	35	38
The South 51 ft. of SE 1/4 of NE 1/4	34	35	38
The North 45 ft. of NE 1/4 of NW 1/4	34	35	38
The North 45 ft. of NW 1/4 of NW 1/4	34	35	38
The South 45-1/2 ft. of SW 1/4 of NW 1/4	34	35	38
The South 45-1/2 ft. of SE 1/4 of NW 1/4	34	35	38
The North 45-1/2 ft. of NE 1/4 of SW 1/4	34	35	38
The North 45-1/2 ft. of NW 1/4 of SW 1/4	34	35	38
The South 45-1/2 ft. of SW 1/4 of SW 1/4	34	35	38
The South 45-1/2 ft. of SE 1/4 of SW 1/4	34	35	38
The North 51 ft. of NE 1/4 of SE 1/4	34	35	38
The North 51 ft. of NW 1/4 of SE 1/4	34	35	38
The South 51 ft. of SW 1/4 of SE 1/4	34	35	38
The South 51 ft. of SE 1/4 of SE 1/4	34	35	38
The North 54 ft. of the NE 1/4 of the NE 1/4	36	35	38

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	Sec. :	Trp. :	Range
The North 84 ft. of the NW 1/4 of the NE 1/4	36	35	38
The South 37 ft. of the SW 1/4 of the NE 1/4	36	35	38
The South 37 ft. of the SE 1/4 of the NE 1/4	36	35	38
The North 84 ft. of the NE 1/4 of the NW 1/4	36	35	38
The North 84 ft. and the West 72-1/2 ft. of the NW 1/4 of the NW 1/4	36	35	38
The West 72-1/2 ft. of the SW 1/4 of the NW 1/4	36	35	38
The West 69-1/2 ft. of the NW 1/4 of the SW 1/4	36	35	38
The West 69-1/2 ft. of the SW 1/4 of the SW 1/4	36	35	38
The North 37 ft. of the NE 1/4 of the SE 1/4	36	35	38
The North 37 ft. of the NW 1/4 of the SE 1/4	36	35	38
The South 48 ft. of the SW 1/4 of the SE 1/4	36	35	38
The South 48 ft. of the SE 1/4 of the SE 1/4	36	35	38
The North 49 ft. and East 68 ft. of NE 1/4 of NE 1/4	2	36	38
The North 49 ft. of NW 1/4 of NE 1/4	2	36	38
The South 49 ft. of SW 1/4 of NE 1/4	2	36	38
The South 49 ft. and East 68 ft. of SE 1/4 of NE 1/4	2	36	38
The North 49 ft. of NE 1/4 of NW 1/4	2	36	38
The North 49 ft. of NW 1/4 of NW 1/4	2	36	38
The South 49 ft. of SW 1/4 of NW 1/4	2	36	38
The South 49 ft. of SE 1/4 of NW 1/4	2	36	38
The North 49 ft. of NE 1/4 of SW 1/4	2	36	38
The North 49 ft. of NW 1/4 of SW 1/4	2	36	38
The South 49 ft. of SW 1/4 of SW 1/4	2	36	38
The South 49 ft. of SE 1/4 of SW 1/4	2	36	38
The North 49 ft. and East 68 ft. of NE 1/4 of SE 1/4	2	36	38
The North 49 ft. of NW 1/4 of SE 1/4	2	36	38
The South 49 ft. of SW 1/4 of SE 1/4	2	36	38
The South 49 ft. and East 68 ft. of SE 1/4 of SE 1/4	2	36	38
The North 39 ft. of the NE 1/4 of the NE 1/4	4	36	38
The North 39 ft. of the NW 1/4 of the NE 1/4	4	36	38
The South 40-1/2 ft. of the SW 1/4 of the NE 1/4	4	36	38
The South 40-1/2 ft. of the SE 1/4 of the NE 1/4	4	36	38
The North 39 ft. of the NE 1/4 of the NW 1/4	4	36	38
The West 95 ft. of the NW 1/4 of the NW 1/4	4	36	38
The West 95 ft. of the SW 1/4 of the NW 1/4	4	36	38
The South 40-1/2 ft. of the SE 1/4 of the NW 1/4	4	36	38
The North 40-1/2 ft. of the NE 1/4 of the SW 1/4	4	36	38
The West 95 ft. of the NE 1/4 of the SW 1/4	4	36	38
The West 95 ft. of the SW 1/4 of the SW 1/4	4	36	38
The North 40-1/2 ft. of the NE 1/4 of the SE 1/4	4	36	38
The North 40-1/2 ft. of the NW 1/4 of the SE 1/4	4	36	38
The South 47 ft. of the SW 1/4 of the NW 1/4	10	36	38
The South 47 ft. of the SE 1/4 of the NW 1/4	10	36	38
The North 47 ft. of the NE 1/4 of the SW 1/4	10	36	38
The North 47 ft. of the NW 1/4 of the SW 1/4	10	36	38
The South 47 ft. of the SW 1/4 of the SW 1/4	10	36	38
The South 47 ft. of the SE 1/4 of the SW 1/4	10	36	38

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BELLSOUTH

8416-C-FL (06-04)

Parcel ID # 3210-111-0003-000-6

EASEMENT

For and in consideration of One dollar (\$1.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owners of the premises described below, hereinafter referred to as Grantor, does hereby grant to BELLSOUTH TELECOMMUNICATIONS, INC., a Georgia corporation, its licensees, agents successors, assigns, and allied and associated companies, hereinafter referred to as Grantee, an easement to construct, operate, maintain, add, and/or remove such systems of communications, facilities, or related services as the Grantee may from time to time require upon, over, and under a portion of the lands described in attached Exhibit "A" and to the fullest extent the Grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 10, Township 36 South, Range 38 East, St. Lucie County, State of Florida, consisting of a strip and parcel of land:

See Exhibit "A"

The following rights are also granted: the exclusive right to allow BellSouth Telecommunications Inc. to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications and electric power service to the BellSouth equipment; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; the right to relocate said facilities, systems of communications or related services on said lands to conform to any future highway relocation, widening, or improvements. Grantee may use systems and facilities placed in the easement area to provide services to customers within or outside the area wherein the property that is the subject of this easement is located.

To have and to hold the above granted easement unto BellSouth Telecommunications, Inc., its licenses, agents, successors, assigns, and allied and associated companies forever and in perpetuity.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

Existing fence will be relocated in accordance with Grantor's requirements at Grantee's expense. Grantee shall require any and all contractors relocating said fence (i) to procure and maintain throughout the term of their contract a general liability insurance policy, in the amount of not less than \$100,000 per occurrence Combined Single Limit for Bodily Injury Liability and Property Damage Liability, in form and substance acceptable to SFWMD, which shall provide coverage for death, bodily injury, personal injury and property damage that could arise directly, indirectly or proximately from said contractors, their employees, licensees, invitees or agents' use of the easement granted herein, and (ii) indemnify and hold harmless and release Grantor, its employees, officers, staff and Governing Board members, from and against any and all loss, cost, damage and/or liability, with respect to the relocation of the fence, including but not limited to that resulting indirectly, indirectly or proximately from the right, power, privilege and easement granted and conveyed to Grantee pursuant to this Easement. The limits of comprehensive general liability insurance shall in no way limit or diminish such contractors' liability as set forth hereinabove. Grantee shall provide Grantor with insurance certificates for all insurance required under this easement prior to any such contractor entering the easement area in conjunction with the relocation of the aforesaid fence. All insurance required under this easement shall be written on a financially sound company acceptable to Grantor and shall name Grantor as an additional insured. Grantee shall notify Grantor at least thirty (30) days prior to the cancellation or modification of any insurance required by the easement, and any insurance required hereunder shall contain a provision that it may not be cancelled or modified until thirty (30) days after written notice to Grantor. In the event Grantee's contractor(s) fail(s) to obtain and keep any insurance required hereunder in full force and effect, during the contractor's performance of any work on the easement area, pursuant to the terms and conditions set forth in this paragraph, Grantee shall be considered in default under the terms of this easement, and Grantor, in its sole discretion, may terminate this easement by executing and recording a Termination of Easement Agreement in the public records of St. Lucie County, Florida

(Return document to)
Jim Cox
5360 NW Nassau Lane
Port St. Lucie, FL 34983-3312

Exhibit "A"

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 36 SOUTH, RANGE 38 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 75 WITH THE WEST RIGHT-OF-WAY LINE OF IDEAL HOLDING ROAD; THENCE SOUTH 00°06'29" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 326.51 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°06'29" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTH 400 FEET OF THE EAST (1/2) HALF OF THE NE (1/4) QUARTER OF THE NE (1/4) QUARTER OF SAID SECTION 10; THENCE SOUTH 89°50'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°06'29" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°50'23" EAST, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF IDEAL HOLDING ROAD AND THE POINT OF BEGINNING.

SAID LAND CONTAINS 900 SQUARE FEET, MORE OR LESS.

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.

BY: *Richard C. Laventure*
 RICHARD C. LAVENTURE, FLORIDA P.L.S. 7520
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BLANK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION	DESCRIPTION	DATE

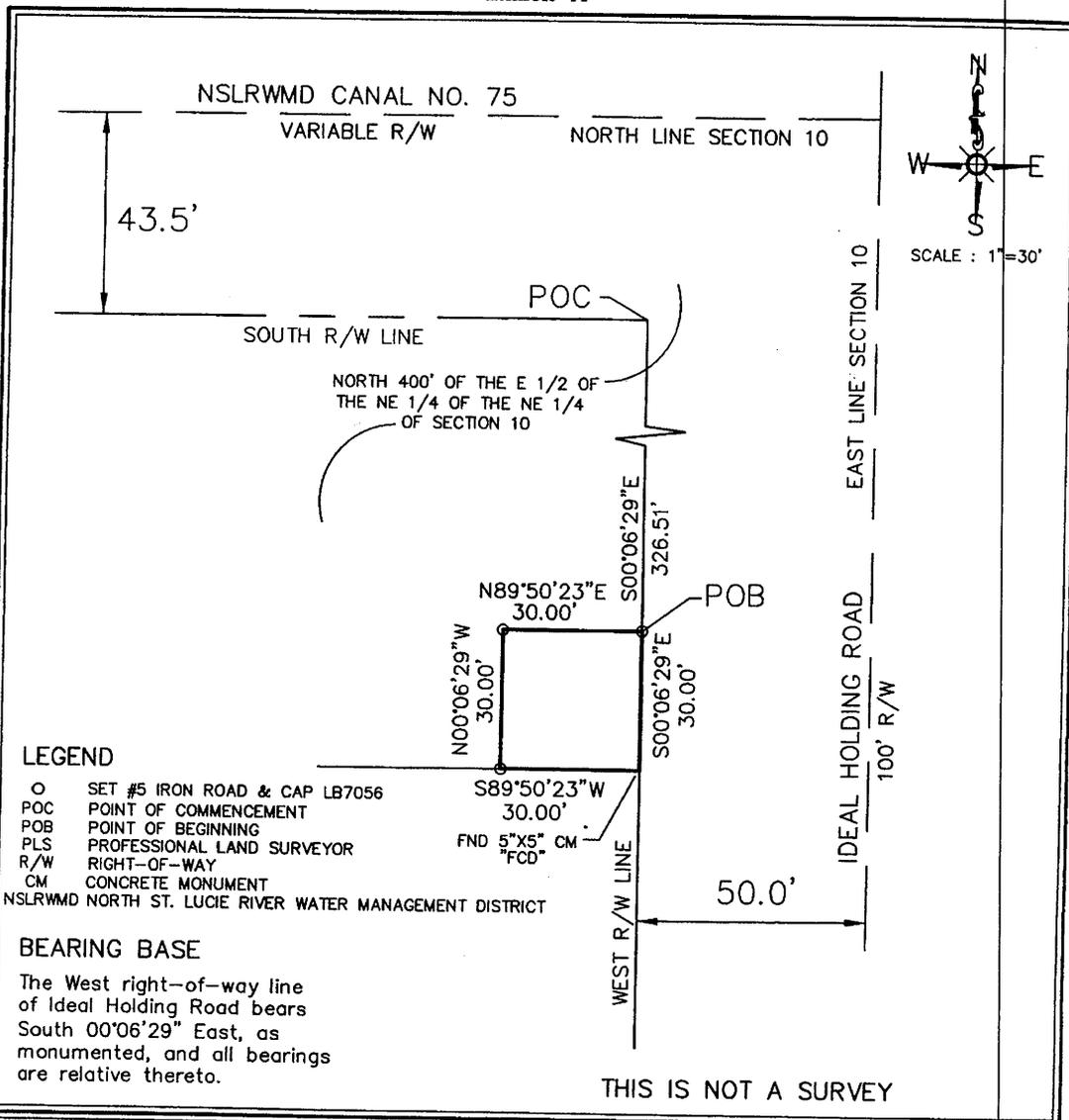
BELLSOUTH UTILITY EASEMENT

PREPARED FOR
 BELLSOUTH TELECOMMUNICATIONS, INC.

REF. JOB NO.	DRAWN BY	DATE	SURVEY NO.
05.0026-218	RCL	6/9/05	05.0026-218
F.B., PG.	CALCULATED BY	SCALE	SHEET NO.
SK/GPS	RCL	1"=30'	1 OF 2

LAVENTURE & ASSOCIATES, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 1840 SE Port St. Lucie Blvd.
 Port St. Lucie, Florida 34952
 LB 7056 (772) 398-6430 Phone (772) 398-6426 Fax

Exhibit "A"



REVISION	DESCRIPTION	DATE

REF. JOB NO.	DRAWN BY	DATE	SURVEY NO.
05.0026-218	RCL	6/9/05	05.0026-218
F.B., PG.	CALCULATED BY	SCALE	SHEET NO.
SK/GPS	RCL	1"=30'	2 OF 2

BELLSOUTH UTILITY EASEMENT

PREPARED FOR
BELLSOUTH TELECOMMUNICATIONS, INC.

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
1840 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
LB 7056 (772) 398-6430 Phone (772) 398-6426 Fax

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2276683 OR BOOK 1805 PAGE 1701
Recorded:09/24/03 07:00

03-BSD.02-06/93

This instrument prepared under the direction of: *JGD/10/03*
Laurice C. Mayes, Esq. Section No. 94030-2505
Legal description prepared by: Sigita Daniels (8-13-03) Managing District: 04
Department of Transportation S.R. No. 70
3400 W. Commercial Boulevard County: St. Lucie
Ft. Lauderdale, Florida 33309

D E E D

THIS DEED, Made this 23rd day of September 2003,
by SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a Florida public corporation, f/k/a Central and Southern Florida Flood Control District,
whose address is: 3301 Gun Club Road, West Palm Beach, Florida 33406-3007, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

Parcel No. 103

Item/Segment No. 2302621
(Section No. 94030-2505)

A portion of the Northeast One-Quarter (¼) of Section 10, Township 36 South, Range 38 East, St. Lucie County, Florida, lying Southerly of State Road 70 (Okeechobee Road), being more particularly described as follows:

Commence at a ½" iron rod with cap stamped Florida Department of Transportation marking the Northeast Corner of said Section 10; thence North 89°32'39" West along the North line of the Northeast One-Quarter (¼) of said Section 10, a distance of 50.00 feet to a point on the Westerly Existing Right of Way line of Ideal Holding Road as shown on the Florida Department of Transportation Right of Way Map for Section 94030-2505 and recorded in Deed Book 79, Page 517 of the Public Records of St. Lucie County, Florida; thence South 00°08'12" East a distance of 43.50 feet along said West Right of Way line to its intersection with the Southerly Existing Right of Way line of the South Florida Water Management District (S.F.W.M.D.) Canal No. 75 as recorded in Deed Book 41, Page 424 of the Public Records of St. Lucie County, Florida and the POINT OF BEGINNING; thence continue South 00°08'12" East along said West Right of Way line of Ideal Holding Road, a distance of 226.53

(Continue on the next page)

feet; thence South 89°51'48" West a distance of 30.00 feet; thence North 00°08'12" West, a distance of 226.84 to a point on the said Southerly Right of Way line of the South Florida Water Management District Canal No. 75; thence South 89°32'39" East, distance of 30.00 feet to the POINT OF BEGINNING.

Containing 6,800 square feet, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

OR BOOK 1805 PAGE 1702

The seal is a transfer of property under
Act of Commission & is exempt from
Payment of Documentary Stamp Tax.

ATTEST:

Print Name:

Garrett Wallace
Its District Secretary

SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a Florida public corporation f/k/a CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT



By:

Nicolas J. Gutierrez, Jr.

Its Chairman

OR BOOK 1805 PAGE 1703

Signed, sealed and delivered in the presence of: (Two witnesses or Corporate Seal required by Florida Law)

(Corporate Seal)

Print Name:

Legal Form Approved
SFWMD Office of Counsel

By Handwritten Date 8-26-03

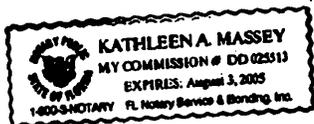
Print Name:

This deed is a transfer of property under the provisions of the Florida Statutes, Chapter 689, Florida Statutes, and is subject to the payment of Documentary Stamp Tax.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23rd day of September, 2003, by Nicolas J. Gutierrez, Jr. Chairman and Garrett Wallace of SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a Florida public corporation, f/k/a Central and Southern Florida Flood Control District, on behalf of the Corporation, who is personally known to me or who has produced _____ as identification.



Kathleen A. Massey

Print Name: Kathleen A. Massey
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 8/3/03
Serial No., if any: _____

APPRAISAL

**An Appraisal of the
South Florida Water Management District's
"Fort Pierce Field Station"
(District Tract No. D0100-004)
Located at
SW corner SR 70 (Okeechobee Rd.) &
Ideal Holding Rd.
St. Lucie County, Florida**

PREPARED FOR
Mr. James Duncan, Senior Review Appraiser
Finance & Administration
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

DATE OF APPRAISAL: June 16, 2016

Prepared by:
Daniel D. Fuller, MAI
State-Certified General
Real Estate Appraiser RZ567
FULLER-ARMFIELD-WAGNER
Appraisal & Research, Inc.
200 S. Indian River Dr., Suite 300
Fort Pierce, Florida 34950

Appraisal No. 19874 – Ft. Pierce Field Station (D0100-004)

FULLER-ARMPFIELD-WAGNER Appraisal & Research, Inc.

Daniel D. Fuller, MAI, SRA
State-Certified General
Real Estate Appraiser RZ567

200 S. Indian River Dr., Suite 300
Fort Pierce, FL 34950
FAW_app@bellsouth.net

(772) 468-0787
Fax (772) 468-1103

July 15, 2016

Mr. James Duncan, Senior Review Appraiser
Finance & Administration
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, Florida 33406

Re: Ft. Pierce Field Station, SW corner of SR 70 (Okeechobee Rd.) & Ideal Holding Rd., St. Lucie County, FL (SFWMD Tract D0100-004

Dear Mr. Duncan:

As requested, I have inspected the referenced property and completed an analysis of the market influences affecting the subject property for the purpose of providing an opinion of the market value of the fee simple interest "as is", as of June 16, 2016, the date of my property inspection.

Per South Florida Water Management's appraisal standards, the appraisal and report comply with the FDEP Supplemental Appraisal Standards for the Board of Trustees, and the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report" format. The appraisal and report are subject to Ordinary Limiting Conditions (pg. 5), Extraordinary Assumptions (pg. 7), and Certification (pg. 8) within this report.

Please note; government sales are not included in the valuation.

Also, my opinion of value is based upon only the rights held by the owner of the property as of the date of appraisal.

- The Intended Use of this appraisal is to assist the District in the potential sale of the property.
- The Intended User of this report is The South Florida Water Management District Real Estate Division.

I was not provided a Title Report thus my opinion of value assumes there are no title issues to affect the subject's market value.

Additionally, my opinion of value was developed based on the Scope of Work as described in the body of this report.

Mr. Duncan
July 15, 2016
Page Two

Based on the available data and analyses of the data and the subject's market segment, it is my opinion the Market Value of the Fee Simple Interest in the subject "Fort Pierce Field Station" (SFWMD tract # D0100-004), "as is", as of June 16, 2016, is:

ONE HUNDRED THIRTY THOUSAND DOLLARS -\$130,000-

I believe you will find the appraisal and report are complete, and they satisfy the requirements of my contract with the South Florida Water Management District, but if there are questions please contact me at your convenience.

Sincerely,

Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567

DDF/asf 19874 – SFWMD Ft. Pierce Field Station

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SUMMARY OF IMPORTANT FACTS

SFWMD Tract:	D0100-004
Property type:	Former SFWMD Field Station – consisting of a metal warehouse type structure located on a 5.81-acres tract of land with support site improvements.
Property Use “as is”:	Property is essentially vacant, used by the owner for light storage.
Location:	SW corner of SR 70 (Okeechobee Rd.) and Ideal Holding Road, St. Lucie County, Florida.
Purpose of the Appraisal:	Estimate Market Value
Property Rights Appraised:	Fee Simple
Date of Appraisal	June 16, 2016
Date of Inspection:	June 16, 2016
Date of Appraisal Report:	July 15, 2016
Appraisal Completed:	June & July 2016
Inspected by:	Daniel D. Fuller, MAI
Appraisal Report Type:	USPAP defined “Appraisal Report” format

Property Data

- Size: 5.81± acres
- Road Frontage: 400± feet* – Ideal Holding Rd.
- Depth (average): 649.98± feet*

* See Extraordinary Assumptions relating to site size and property dimensions.

- Improvements: 3,227 square feet – steel frame, metal exterior warehouse type building with support site improvements including paving, well, septic, drainage, perimeter fence, etc.
- Zoning: AG-5, AG, residential density – 1 unit / 5 acres
- Land Use: AG-5, AG, residential density – 1 unit / 5 acres
- Census Tract: 3822
- Flood Zone: Panel Not Printed – No Special Flood Hazard Area
- Highest and Best Use: Owner occupancy with associated agricultural use.

Market Value, Fee Simple Interest, “as is”, as of June 16, 2016, is: -\$130,000-

PROPERTY TYPE & USE "AS IS"

Property type:	Former SFWMD Field Station – consisting of a metal warehouse type structure located on a 5.81-acres tract of land with support site improvements.
Property Use "as is":	Property is essentially vacant, used by the owner for light storage.

SCOPE OF WORK

Representatives of the South Florida Water Management District (SFWMD) engaged my services to provide an opinion of the market value of the fee simple interest, "as is", in the former "Fort Pierce Field Station" to assist the District with the potential sale of the property.

To form an opinion of value, the following Scope of Work is required:

- The subject is: **a 5.81±-acres parcel of land improved with a metal warehouse type structure with support site improvements.**
- The property type requires: **valuation via the Sales Comparison Approach.** While in the subject's market properties like the subject are typically owner occupied, there are instances of leased properties thus valuation via the Income Capitalization Approach is also performed.
- The Cost Approach is not applicable as market participants do not typically consider replacement cost for an older building like the subject as an indication of value.

Valuation within the approaches used in this appraisal assignment, research consists of sales and listing information for properties with a highest and best use similar to the subject.

Research was conducted using public records, commercial data sources, and multiple listing service (MLS), interviews with buyers, sellers, brokers, investors, etc. Research began in the rural neighborhoods of St. Lucie County but because of very limited sales and/or lease data, research extended into neighborhoods transitioning from rural to suburban.

Data gathered was verified with a knowledge participant of a transaction, and then the data was analyzed to interpret market trends. The analyzed data was then applied to the subject for a value indication. The final step is the reconciliation of the data to a final estimate of value.

- The Intended Use of this appraisal is to assist the District in the potential sale of
- the property.
- The Intended User of this report is The South Florida Water Management District Real Estate Division.

SCOPE OF WORK (continued)

The appraisal and report are subject to Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification within this report.

COMPETENCY

In accord with the Competency Rule of Uniform Standards of Professional Practice, the appraiser is competent to complete this appraisal due to experience in this market segment and geographic area.

REPORT FORMAT

The appraisal format is a USPAP defined "Appraisal Report".

DEFINITIONS

APPRAISAL REPORT FORMAT

Per Uniform Standards of Appraisal Practice (USPAP 2014-2015) – Standards Rule 2-2, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report.

MARKET VALUE DEFINED

Market Value, per Florida case law (State Road Department v. Stack, 231 So. 2d 859 FL 1st DCA 1969) defined as:

The amount of money that a purchaser willing but not obligated to buy the property would pay an owner willing but not obligated to sell, taking into consideration all uses to which the property is adapted and might be applied in reason. Inherent in the willing buyer-willing seller test of the fair market value are the following:

- A fair sale resulting from fair negotiations.
- Neither party is acting under compulsion of necessity (this eliminates forced liquidation or sale at auction). Economic pressure may be enough to preclude a sale's use.
- Both parties having knowledge of all relevant facts.
- A sale without peculiar or special circumstances.
- A reasonable time to find a buyer.

FEE SIMPLE ESTATE – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.*

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

ARM'S LENGTH TRANSACTION – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.*

A transaction between unrelated parties who are each acting in his or her own best interest.

SALES COMPARISON APPROACH – *Source, Appraisal Inst., Dictionary of Real Estate Appraisal, 5th ed.*

The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

EXTRAORDINARY ASSUMPTIONS – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.*

An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The value given in this appraisal report represents the opinion of the signer as to the Value AS OF THE DATE SPECIFIED. Values of real estate are affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This appraisal report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.
4. The value given in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.
5. Easements may or may not be recorded or may exist by customary use or by other legal means. The appraisers have not nor are they qualified to search legal records as to other easements. Because rights of others can have influence on real estate values, the values reported herein are predicated on a qualified legal opinion that assumptions regarding easements and the rights of others is representative of actual conditions.
6. Information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal, or has been obtained by the signer hereto. All such information is considered to be correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.
7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.
9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.
10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made therefore.
11. The Contract for the appraisal of said premises is fulfilled by the signer hereto upon the delivery of this report duly executed.

LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS (continued)

12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined and considered in the appraisal report.

13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

14. The Americans with Disabilities Act (ADA) became effective January 26, 1992, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

EXTRAORDINARY ASSUMPTIONS

(Note: extraordinary assumptions may have an effect on the appraiser's opinion of value)

1. There are buried fuel and propane tanks on the subject, and in the past apparently chemicals were stored on-site. A report was prepared on June 9, 2016, and prepared by Shawn Ouellette, P.G, Project geologist and Rebecca S. Serra, P.E., Lead Engineer with Tetra Tech, Inc. with the following Scope of Work –
Task 1 – Preparation of a Health and Safety Plan for environmental field testing
Task 2 – Building Inspection by a Florida Professional Engineer
Task 3 – Field Testing for petroleum products in soils and groundwater adjacent to the two 2,500gallon underground storage tanks, asbestos in the office floor tiles, and sampling of the on-site private water well for Non- Community Drinking Water Standards.
Task 4 – Building inspection and environmental screening data presented in a brief letter report

The report is extensive with the findings summarized in a Memorandum dated June 10, 2016, prepared by Robert Kuklenski, Lead Environmental Scientist, with SFWMD, with the summary an attachment to this report.

The summarized findings are discussed within the appropriate sections of this report, and the findings have been considered when forming my opinion of value. Thus my opinion of value assumes the findings are accurate.

2. The subject's site dimensions and site area are reported from a client provided survey compiled by Richard E. Barnes, Jr., Florida Certification Number 5173, identified as Drawing No. D100-004_LSK.dwg, dated April 13, 2016, and signed May 16, 2016 and are assumed accurate.

04-30299.01

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CERTIFICATION OF VALUATION**

Tract No.'s: D0100-004

Owner: South Florida Water Management District

Project: Surplus Property

Land Area appraised: 5.81± acres – with improvements

I certify that, to the best of my knowledge and belief:

- a) The statements of fact contained in this report are true and correct.
- b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- c) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- d) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- e) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- f) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of South Florida Water Management District, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- g) The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards for Appraisal Professional Practice and the SFWMD Appraisal Standards.
- h) Daniel D. Fuller made a personal inspection of the property and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection.
- i) No one provided significant real property appraisal assistance to the person(s) signing this certification.

j) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

k) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the requirements under the continuing education program of the Appraisal Institute."

l) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

m) That I have not revealed the results of such appraisal to other than the proper officials of the South Florida Water Management District and will not do so until authorized by same, or until required by due process-of-law, or until release from this obligation by having publicly testified as to such results.

n) I have not previously appraised this property in the three years prior to this assignment, nor have I performed any other services in any capacity relating to this property in the three years prior to this assignment.

o) That my opinion of the market value of the property being appraised as of June 16, 2016, is as follows:

<u>Appraised Value</u>	
D0100-004	-\$130,000-

Daniel D. Fuller, MAI
State-Certified General Real Estate Appraiser RZ567

June 16, 2016
Date

OWNER OF RECORD AND SALES HISTORY

Current Owner

South Florida Water Management District
Attn: Land Management
PO Box 24680
West Palm Beach, Florida 33416

Sale History

There are no recent sales of the fee simple interest in the subject. The property was acquired in 1972, recorded in OR Book 201, Page 1359 & Quit Claim Deed recorded in OR Book 201, Page 1357.

Listing History

The subject is not listed for sale.

Lease Data

The subject does not appear to be encumbered with leases.

LEGAL DESCRIPTION

The subject's legal description is found in the following Exhibit and is reproduced below from the Richard E. Barnes, Jr. survey of the subject:

A tract of land in Section 10, Township 36 South, Range 38 East, Saint Lucie County, Florida more particularly described as follows:

The North 400 feet of the East half of the Northeast Quarter of the Northeast Quarter (E1/2 of NE1/4 of NE1/4) of said Section 10.

Less and except those lands described in Official Records Book 1805, Page 1701, Saint Lucie County, Florida Public Records.

Deed Restrictions

None apparent.

LEGAL DESCRIPTION EXHIBIT

Exhibit "A"

Tract No: D0100-004

A tract of land in Section 10, Township 36 South, Range 38 East, Saint Lucie County, Florida more particularly described as follows:

The North 400 feet of the East half of the Northeast Quarter of the Northeast Quarter (E1/2 of NE1/4 of NE1/4) of said Section 10.

Less and except those lands described in Official Records Book 1805, Page 1701, Saint Lucie County, Florida Public Records.

Containing 5.81 acres more or less. (Total Fee Acres)

Subject to easements and right of ways of record.

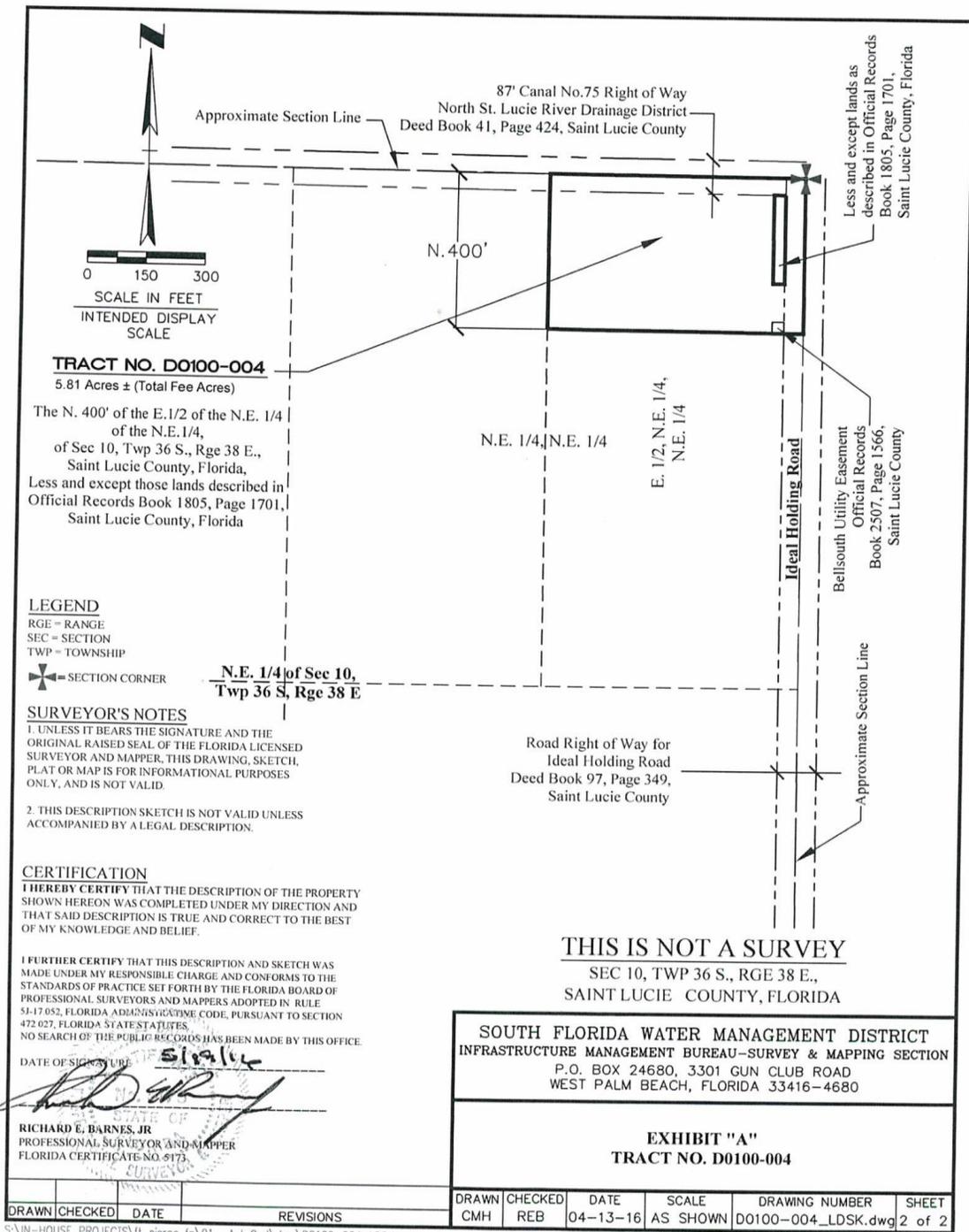
This legal description is not valid unless accompanied by a description sketch.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 INFRASTRUCTURE MANAGEMENT BUREAU-SURVEY & MAPPING SECTION
 P.O. BOX 24680, 3301 GUN CLUB ROAD
 WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"
TRACT NO. D0100-004

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
CMH	REB	04-13-16		AS SHOWN	D0100-004_LDSK.dwg	1 of 2			

S:\IN-HOUSE PROJECTS\ft pierce fs\01 AutoCod\dwg\D0100-004_LDSK.dwg



EASEMENTS

There are five known easements on the subject, identified as follows:

1. St. Lucie County holds an easement over the east 50 feet of the subject for Ideal Holding Road Right of Way, recorded in Deed Book 97, Page 349.
2. North St. Lucie River Water Control District (NSLRWCD) holds an easement over the north 43.5 feet of the subject for drainage canal # 75, recorded in Deed Book 41, Page 424.
3. Bellsouth holds an easement over a 30 feet x 30 feet, 900 square feet, adjacent to the subject's south line and the west right of way of Ideal Holding Road, recorded in OR Book 2507, Page 1566.
4. There is a 15 feet wide easement for drainage located along the subject's west property line, recorded in OR Book 201, Pages 1357 & 1359.
5. Plus, there are expected to be easements for power lines on the subject, lines providing power to the subject.

It is noted that the legal descriptions for the easements encumbering the subject for Ideal Holding Road and NSLRWCD canal 75 overlap in the northeast corner of the subject.

That part of the subject encumbered with the Ideal Holding Road easement to St. Lucie County and that part of the subject encumbered with the NSLRWCD canal 75 right of way and that part of the subject encumbered with the easement to Bellsouth are essentially unusable area for the subject, calculating to an estimated area of 46,977 square feet or 1.078 acres.

Because of its location and size the Bellsouth encumbered area is not a significant negative to the subject, in my opinion. However, the Ideal Holding Road and NSLRWCD encumbered areas are a negative, covering approximately 1.058 acres, as the encumbered area is relatively large for the total size of the subject, and the encumbered areas consist of the frontage areas of the subject.

It is noted the County Property Appraiser does not assess the right of ways, assessing for taxing purposes some 5.2 acres.

Thus the subject's effective functional area is an estimated 4.75 acres.

There may be other easements in place, because easements may not be recorded or may exist by customary use or by other legal means. See Ordinary Limiting Condition #5.

A map locating the subject and photographs of the subject comprise the following Exhibits.

Subject Photographed 6/16/2016



Property view from Ideal Holding Rd.



NW property view from Ideal Holding Rd.



SW property view from Ideal Holding Rd.



Front & south building elevations



Front & north building elevations



North & west (back) building elevations



West & south building elevations



Fuel dispensing area & location of buried fuel tanks



Building interior



Office & dock height floor area



Former chemical storage containment area on north side of dock height floor



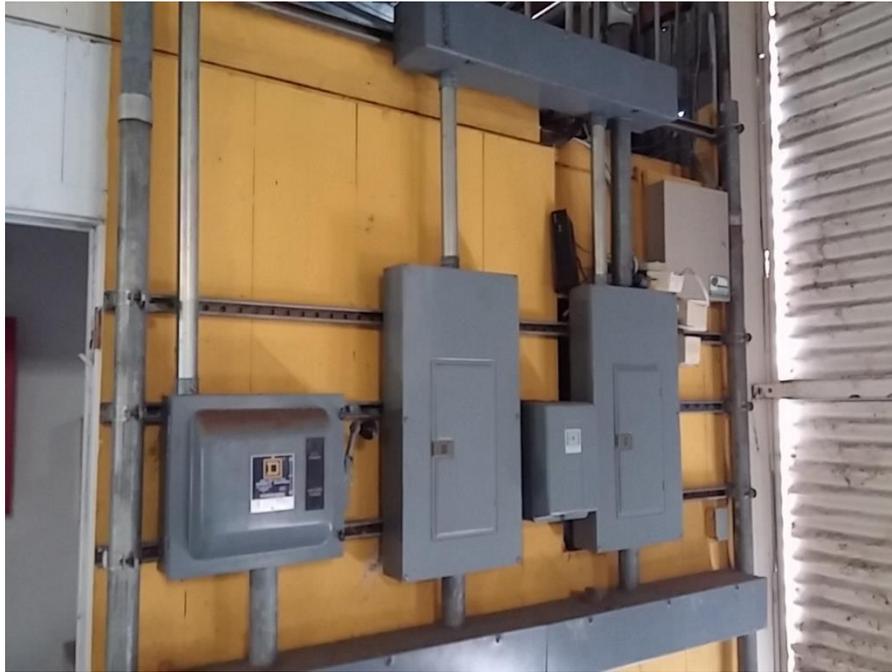
Office area



Office restroom



Warehouse restroom



Electric panels



Water pump/pressure tank



Northwesterly view of rear undeveloped site area



Westerly view of rear undeveloped site area



West view along NSLRWMD canal 75 with subject on left & SR 70 on right



Southerly neighborhood scene along Ideal Holding rd.



Northerly view along Ideal Holding Rd.
w/ subject on left & SR 70 intersection in background



Westerly view along SR 70 w/ Ideal Holding Rd. intersection at median break
Arrow identifies subject's location



Easterly neighborhood scene along SR 70

AREA DATA

St. Lucie County:

- The subject lies with the approximate center of St. Lucie County, an area considered to be rural although residential ranchette development has very slowly populated the subject's portion of the neighborhood.
- There are three incorporated cities within St. Lucie County, Fort Pierce, Port St. Lucie and St. Lucie Village.
- Fort Pierce is the oldest city with a 2010 census population of 41,590 with the Florida Office of Economic Research(FOER) 2015 estimated population of 42,119, an increase of approximately 1.3% for the five-year period (0.26% per year).
- Port St. Lucie was incorporated in the early 1960's with population in 2010 of 164,603, and FOER 2015 estimated population of 174,132, an increase of approximately 5.7% for the five-year period (1.1% per year).
- St. Lucie Village is a mostly residential community with a population of some 600 persons, and historically very little change in the community thus the community has nominal impact on the County.
- The 2010 census placed the County's total population at 277,789 with FOER reporting 2015 population of 287,749, an increase of approximately 3.5% for the five-year period (0.7% per year).
- University of Florida demographers estimate the County's 2015 median population up to 352,700, however, based on current population estimates it appears the U of F 2015 projections were not achieved, caused primarily by the past economic recession.
- Over the past five years, population growth within the City of Fort Pierce has been relatively nominal and expected to continue to grow at a relatively slow pace. A majority of the near term growth in St. Lucie County is expected to occur in and surrounding the City of Port St. Lucie. To a great degree this occurs because the City of Ft. Pierce has little vacant land for new growth vs. the platted areas of the City of Port St. Lucie approximately 70% developed, plus large acreage tracts in the southwest environs of the City remain available for development.
- Demand in most market segments collapsed between late 2005 and early 2007 and in most markets demand remains inadequate to support new project development although within the City of Port St. Lucie housing construction is returning in developed residential projects. There remains uncertainty when adequate demand will return to support financially feasible new projects, but as demand returns a majority of the County's near term growth is expected to return in and around the City of Port St. Lucie with near term growth in the City of Ft. Pierce and northerly St. Lucie County is expected to continue at its slow pace until strong demand is recognized regionally.

NEIGHBORHOOD DATA

Neighborhoods are defined as – “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises” - Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010)

Neighborhood Boundaries

The subject's neighborhood consists of the predominately “rural” area of St. Lucie County lying west of Interstate 95. Historically, the predominate use in the neighborhood was citrus groves and cattle ranching, although the neighborhood has gradually experienced changes from an almost total loss in citrus groves to an increase in cattle grazing lands, and residential ranchette development.

The subject lies some five to six miles west of the Florida Turnpike and I-95 and some ten miles east of Okeechobee County.

Neighborhood boundaries can be loosely defined as follows:

- North: Indian River County.
- South: Martin County.
- East: Generally, Interstate 95.
- West: Okeechobee County.

A following Neighborhood Map Exhibit illustrates the neighborhood's general boundaries.

Neighborhood Access and Roads

Neighborhood roadways are good considering the agricultural nature of the area.

North-south road access is limited to Interstate 95 and County roads west of the interstate. Access to Interstate 95 is available at three locations on the eastern fringe of the neighborhood. The Florida Turnpike, a limited access toll highway, can be accessed in central St. Lucie County.

The principal east-west roads are State Road 68 (Orange Avenue) and State Road 70 (Okeechobee Road). State Road 68 runs west from Ft. Pierce and continues on a circuitous route west through Okeechobee County into Highlands County and central Florida. State Road 70 runs west from Ft. Pierce to Okeechobee City, connecting with U.S. Highways 441 and 98, and State Roads 78 and 710. State Road 70 then continues westward from Okeechobee City to Florida's west coast. The mentioned state roads carry a high volume of traffic including traffic supporting the agricultural users as well as intrastate transportation.

NEIGHBORHOOD DATA (continued)

Through the subject's neighborhood, in recent years, State Road 70 was improved to is four lanes with grassed median, bike lanes and an all-purpose path.

Several paved north-south roads connect S.R. 68, with S.R. 70, in central St. Lucie County, including Sneed Road, Header Canal Road, and Shinn Road. Carlton Road provides access to southerly St. Lucie County connecting to Glades Cutoff Road which connects to S.R. 609 (Rangeline Road) providing access to southerly Martin County, Germany Canal Road and Bluefield Road.

Ideal Holding Road providing access to the subject is paved, two lanes but dead ends at SFWMD canal C-24 approximately 2.0 miles south of the subject.

Generally, the neighborhood's transportation network is adequate to good providing long term support for the neighborhood.

Developed - Land Uses

Agricultural

Historically the predominate land use in the neighborhood was agricultural in the form of cattle grazing land, marsh areas, tomato farm fields, and citrus groves. Total area of the neighborhood is approximately 200,000 acres and in the past citrus production dominate with some 105,000 acres set in citrus, but poor economics and tree diseases has led to abandoning groves, thus the acreage improved with citrus is diminishing, recently reported to be in the range of 50,000 acres. Cattle production acreage has increased with former citrus groves properties converted to cattle grazing, plus there are signs of various other agricultural endeavors, i.e. ornamental nursery's and/or tree farms, and increasing vegetable production.

Commercial Development

The subject's neighborhood is served by retail and service businesses, schools and governmental services are located in the City of Fort Pierce or Port St. Lucie.

Generally, the land use classifications in western St. Lucie County do not allow full scale commercial development, i.e. retail centers, but with increasing residential population demand will strengthen for neighborhood commercial properties.

Commercial/light industrial development is found in eastern edges of the neighborhood and some pockets in the middle of the neighborhood, mostly neighborhood commercial and/or industrial improved properties.

NEIGHBORHOOD DATA (continued)

Residential Development

Residential development consists of scattered ranchette home sites, with some older subdivisions. Beginning in approximately 2002 through 2005 several ranchette subdivisions were developed. Developers sold most of the vacant lots but residential development has been slow to occur since 2005.

While soft economic conditions beginning in late 2006 essentially halted new residential project development, the St. Lucie County government officials enacted the Rural Lands Stewardship Area (RLSA) Overlay Zone. The intent of the Rural Land Stewardship Area (RLSA) Overlay Zone is to protect and conserve natural resources and retain and promote agriculture by promoting sustainable mixed-use development as an alternative to low-density single use development, and provide a system of compensation to private property owners for the elimination of certain land uses in order to protect and conserve natural and cultural resources, Open Space and agriculture in exchange for transferable Credits that can be used to entitle such sustainable development.

The subject is not located within the RLSA, but development regulations applicable to the subject are expected to be influenced by the RLSA development guidelines.

Also, in the mid 2000's South Florida Water Management District acquired property in the neighborhood for the Indian River Lagoon / Everglades Restoration Program. Soft economic conditions halted the acquisition process, and because of a continued lack of funding physical restoration has yet to begin.

Future Development Trends

The citrus economy remains weak with no signs of strengthening over the near term, but there is a chance citrus groves under long term ownership, debt free, and disease free can continue to operate, but the older marginal production groves, especially if they are debt laden and disease infested, are expected to be abandoned. Thus, at least over the near term demand for land from the citrus market segment does not exist. The properties historically in cattle production will likely remain "as is". The former citrus grove properties now supporting cattle grazing are expected to remain under cattle grazing until either cattle prices decline or development pressure again strengthens prices. Other agricultural business such as tree farms, nurseries, etc. will continue to demand some level of the supply of modest size acreage tracts, but on at minority level.

Demand in the residential ranchette market began as early as 2002 to change the neighborhood's growth trends. However, negative economic conditions (recession) beginning in 2006 essentially stopped demand in all residential markets. In recent years strengthening economic conditions have generally created strong demand in the

NEIGHBORHOOD DATA (continued)

suburban residential markets as well as the rural residential markets, but prices have generally have not reached adequate levels to support new subdivision development. While in the future demand is expected to strengthen to support financially feasible residential construction, timing is unknown although in recent months there are a few new homes under construction in subject's rural neighborhood, owner's construction homes to specific designs and quality levels with the thought of long term ownership.

An increase in demand in the rural residential markets is required to create demand in other market segments, but as discussed, timing is largely unknown unless the recently observed new residential construction proceeds to the next high demand cycle.

The previously mentioned South Florida Water Management District's reservoir purchase program associated with the Indian River Lagoon/Everglades Restoration Program consumed a significant amount of land which long term should have an effect on supply, and longer term upwardly effect land prices.

Conclusion

The subject's broad neighborhood is loosely defined as western St. Lucie County, an area with an east-west distance of approximately 15 to 16 miles, and north-south between the county lines, a distance of some 24 miles. Historically, the predominate neighborhood use was citrus and cattle production with other agricultural uses present to a modest level including horse boarding, some row crop production, and over the years platted residential subdivisions as well as residential ranchette properties located on non-platted acreage tracts. However, while citrus and cattle production still occupy a majority of the land area, the citrus industry is contracting rather than growing and further contraction is expected. Cattle production has expanded with weekend ranchers, but cattle production as a business has not expanded as land prices are generally too high to begin new production ranches, although as long as cattle prices support the business, the weekend ranchers are expected to continue to occupy a large portion of the acreage in the neighborhood.

Demand in residential markets is expected to drive the neighborhood's future but as discussed, demand needs to strengthen to support new subdivision construction costs and profit otherwise new subdivision construction is expected to only occasionally occur.

Thus development trends in the near term are expected to remain essentially stagnant with only the occasion new residential structure constructed with continued cattle grazing and declining citrus properties.

CENSUS TRACT

A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity. (U.S. Census Bureau)

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (2010).

Per St. Lucie County Census Maps, the subject is located in Census Tract 3822.

ZONING & LAND USE CLASSIFICATIONS	
Authority	St. Lucie County Commission
Administration	St. Lucie Co. Community Development Department
Zoning	AG-5, Agricultural Use
<p>The purpose of the Agricultural district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings.</p> <p>Zoning regulations appear to indicate the subject type of improvements are allowed under the Conditional Use classifications.</p> <p>(See zoning criteria at the end of this section.)</p>	
Land Use	AG-5, Agricultural Use
<p>The AG-5, Agricultural, land use designation is intended for those areas of the county outside of the planned urban service area that are associated with agricultural and agricultural related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under specific criteria. AG-5 allows residential densities at a maximum of one unit per 5 gross acres or in the subject's case a maximum 1 residential unit is allowed, assuming the unit meets all other zoning / land use regulations.</p>	

Other governmental regulations concerning properties are administered by public agencies including the South Florida Water Management District, Department of Environmental Protection, and the United States Army Corp of Engineers. These state and federal regulatory agencies administer state and federal water management laws. Regulations govern consumption use of ground and surface waters and run off water. Regulatory concerns deal not only with water quantity, but also with water quality.

CONCURRENCY
<p>Concurrency is the comparison of any proposed development's impact on public facilities and the capacity of the public facilities that are, or will be, available to serve the proposed development. Compliance with Concurrency is required of all proposed new development in St. Lucie County. Concurrency is determined when a site plan is submitted to the County Commission for approvals.</p>
<p>Since the subject is improved, the subject is expected to have met concurrency or because of the age of the improvement the subject is expected to be an allowed use under "grandfather" laws.</p>

Zoning Criteria –

C. AG-5 AGRICULTURAL - 5.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per five (5) gross acres. The number in "()" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02\(B\)](#). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

2. *Permitted Uses:*

- a. Agricultural production - crops. (01)
- b. Agricultural production - livestock and animal specialties. (02)
- c. Agricultural services. (07)
- d. Family day care homes. (999)
- e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS.
- f. Fishing, hunting and trapping. (09)
- g. Forestry. (08)
- h. Kennels. (0752)
- i. Research facilities, noncommercial. (8733)
- j. Riding stables. (7999)
- k. Single-family detached dwellings. (999)
- l. Telecommunication towers - subject to the standards of [Section 7.10.23](#). (999)

3. *Lot Size Requirements.* Lot size requirements shall be in accordance with [Section 7.04.00](#).

4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with [Section 7.04.00](#).

5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to [Section 7.06.00](#).

6. *Landscaping Requirements.* Landscaping Requirements are subject to [Section 7.09.00](#).

7. *Conditional Uses:*

- a. Agricultural labor housing. (999)
- b. Aircraft storage and equipment maintenance. (4581)
- c. Airports and flying, landing, and take-off fields. (4581)
- d. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
- e. Farm products warehousing and storage. (4221/4222)
- f. Gasoline service stations. (5541)
- g. Industrial wastewater disposal. (999)
- h. Manufacturing:
 - (1) Agricultural chemicals. (287)
 - (2) Food and kindred products. (20)
 - (3) Lumber and wood products, except furniture. (24)
- i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
- j. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel and accessory stores. (56)
- k. Sewage disposal subject to the requirements of [Section 7.10.13](#). (999)
- l. Camps - sporting and recreational. (7032)
- m. Off-road vehicle parks, except go-cart raceway operation or rentals (7999), subject to the requirements of [Section 7.10.21](#). (999)
- n. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections [11.02.07](#) through [11.02.09](#) and [Section 7.10.19](#) of this Code.
- o. Solar generation station subject to the requirements of [Section 7.10.28](#). (999)

8. *Accessory Uses*: Accessory uses are subject to the requirements of [Section 8.00.00](#), and include the following:

- a. Mobile homes subject to the requirements of [Section 7.10.05](#).
- b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
- c. Guest house subject to the requirements of [Section 7.10.04](#). (999)
- d. Solar energy system subject to the requirements of [Section 7.10.28](#). (999)

Future Land Use Classification Criteria –

A. Agricultural-5 (AG-5)

The AG-5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of forty-five (45) units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element.
- Residential densities are set at a maximum of .20 units per gross acre (one unit per 5 gross acres).

ASSESSED VALUE AND TAXES

The major taxing authority for the subject parcel is St. Lucie County. Taxes are based on Just Values estimated by the County Property Appraiser, and millage rates set by the Tax Collector using various taxing districts' approved budgets. Taxes are assessed in arrears based on valuations as of January 1st of the tax year. Tax bills are delivered in November and become payable March 30th of the following year.

Florida's Constitution requires all property to be appraised as "Just Value", a concept which is not adequately defined by the Florida statutes. While it is generally taken to mean "Full Value", in practice, assessments vary widely and do not provide a reliable indication of Market Value as defined herein.

2015 Assessment and Tax Information

Per the 2015 Property Appraiser assessment rolls, the subject is assessed and taxed as follows – note the January 1, 2016 assessments are required to be published in August 2016 with tax rates set prior to October 1, 2016, thus the most recent assessment and taxes are reported as follows:

Tax ID #'s	Just "Market" Value	Assessed (Taxable) Value	Taxes
3210-111- 0003-000/6 (5.2 ac. Assessed)	Land - \$48,300 Improvements - \$31,500 Total Value - \$79,800	\$79,800	Exempt (government ownership)

Reasonableness of Assessment

The current assessment is approximately 39% lower than my opinion of value which is low assessment ratio and a sale of the subject at my opinion of value will likely trigger an increase in the assessment to closer to 75% to 80% of the sales price, or say \$97,500 to \$104,000.

Future Tax Increases

Historically tax rates remained relatively stable but beginning in 2009 declining property values caused taxing authorities to begin gradual rate increases. Since governmental agencies continue to report revenue shortfalls, tax rates are subject to future increase.

UTILITIES	
SERVICE	PROVIDER
Electric	Florida Power & Light
Water	On-site wells – 1
Sewer	Onsite septic system – 1
Trash	Private carrier
Utility service is typical for the neighborhood.	

FLOOD ZONE DATA		
Federal Emergency Management Agency Map #	Effective Date	Flood Zone(s)
Panel Not Printed – No Special Flood Hazard Area		

SITE DESCRIPTION

Size and Shape

- Total area: 5.81± acres (253,084± SF)
- Road Frontage: 400± feet* – Ideal Holding Rd.
- Depth (average): 649.98± feet*

* See Extraordinary Assumptions relating to site size and property dimensions.

Shape

- The subject has a rectangle perimeter but within the subject, adjacent to the west right of way of the easement for Ideal Holding Road, the Florida Department of Transportation (FDOT) holds fee title to a rectangle strip of land 30 feet east-west by an average 226.685 feet north-south or some 6,800 square feet, 0.156 acres. The strip of land was purchased by FDOT for widening of Ideal Holding Right of Way in conjunction with SR 70 widening.

The location of the FDOT ownership strip of land appears to negatively affect the subject's shape, see previous Legal Description Sketch, however, the areas east and north of the FDOT ownership are physically improved with road and drainage improvements, thus physically the FDOT ownership is not a negative to the site's functional utility, in my opinion.

- Site Map: See the following Exhibit with subject in red.

Current Use

- Improved with warehouse / repair shop building.

Topography

- Generally, level with partial engineered drainage and with the westerly say 60% of the property wooded with pines, palms and oaks.
- It does not appear there are any designated "wet" areas.

Drainage

- Drainage – there are three drainage catch basins within the area of the building improvement, one in the approximate middle for the front drive/parking lot, one in the approximate middle of the rear drive/parking lot and one in the lawn area north of the building improvement. It appears underground piping directs water flow to the NSLRWCD canal 75 lying along the subject's north property line.
- NSLRWCD canal 75 provides drainage for the neighborhood, and along subject's north property line there is a berm which appears to be on the canal right of way, thus the only drainage the canal affords the subject is via the mentioned catch basins and engineered piping to the canal.

AERIAL SITE MAP



SITE DESCRIPTION (continued)

- There is also a swale ditch within the property, beginning back of the rear drive/parking area and then turning east south of the southerly driveway eventually connecting the swale drainage ditch within the right of way of Ideal Holding Road.
- There is a 15 feet wide easement for drainage along the subject's west property line but it does not appear this is an active drainage area.
- Otherwise drainage in the undeveloped portion of the site is by percolation.

Access / Exposure

- Physically the subject has approximately 356 feet of irregular frontage on Ideal Holding Road. There is a driveway cut with a swale ditch culvert providing ingress/egress to the subject.
- As discussed, along subject's north property line there is a drainage district canal with an approximate 87 feet wide right of way. North of the canal there is the south right of way of SR 70. The drainage district canal does not provide a crossing from SR 70 to the subject and it is unlikely a crossing can be achieved since the subject has ingress/egress from Ideal Holding Road. However, with clearing the subject could enjoy improved exposure to SR 70.
- The subject's exposure is rated as average to above average as the corner location provides the subject some above typical exposure but clearing the growth along the south canal bank and on the subject along the canal bank could improve subject's exposure to SR 70.

Soils

- Per USDA Natural Resources Conservation Soils Maps the subject appears to contain predominately Riveria fine sand and Pineda sand soles –
- Riveria fine sand properties and qualities Slope: 0 to 2 percent Depth to restrictive feature: More than 80 inches Natural drainage class: Poorly drained Runoff class: Very high Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr) Depth to water table: About 0 to 12 inches Frequency of flooding: None Frequency of ponding: None Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm) Sodium adsorption ratio, maximum in profile: 4.0 Available water storage in profile: Moderate (about 6.5 inches)
- Pineda sand properties and qualities Slope: 0 to 2 percent Depth to restrictive feature: More than 80 inches Natural drainage class: Poorly drained Runoff class: Very high Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr) Depth to water table: About 0 to 12 inches Frequency of flooding: None Frequency of ponding: None Calcium carbonate, maximum in profile: 15 percent Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm) Sodium adsorption ratio, maximum in profile: 4.0 Available water storage in profile: Low (about 4.2 inches).

SITE DESCRIPTION (continued)

Soil types are typical for the neighborhood and with proper drainage the soils can carry typical development and/or support an agricultural use of the property.

Minerals

- I am unaware of any minerals which could create additional value.

Improvements

- See the following section for details of the building improvement.
- There are various concrete pads, water monitoring wells, and as previously discussed, three drainage catch basins with piping to the northerly drainage district canal.
- The front, south and west yards adjacent to the building are or were asphalt paved. The asphalt area is estimated to total 16,000 square feet.
- The front paved drive and parking area supports eight identified parking spaces. The rear drive/parking area supports seven parking spaces along the north side of the asphalt area, plus four identified parking spaces located in the southerly 2/3 of the area. South of these four spaces the parking area is rough paved shell type surface.
- There were intended to be concrete wheel stops for each parking space, but in various locations the stops are missing thus there are an estimated 13 useable stops.
- Also, south of the building there is a concrete slab area surrounding fuel a fuel dispenser island and covering buried fuel tanks. The slab is an estimated 625 square feet in area.
- Per an environmental report provided by my client's representative, see summary of report in the Addendum of this report. There are two double wall fiberglass fuel tanks, one 2,000 gallons for unleaded gasoline and one 2,500 gallons for diesel, both buried in the immediate south yard of the building. The tanks are reported to be out of service, filled with water for stabilization, and pursuant to FDEP requirements (FAC, Chapter 62-761), if not placed in service by 2021 then state statutes require removal of the tanks. Apparently the tanks were installed in 1987, replacing older steel tank which in one case was apparently suffering what was found to be a minor leak and immediate remediation was not required.

Also near the northwest corner of the building there is a buried propane gas tank supplying fuel for emergency generator purposes. Again, per the environmental report upon removal of an older diesel tank previously supplying fuel to the back-up generator. Apparently diesel fuel leaks contaminated the soil in that area but apparently the contaminated soil has been removed and mitigated.

Also as mentioned there are various water monitoring wells on site.

SITE DESCRIPTION (continued)

Plus, south of the building there is a razed fuel dispenser island with two fuel dispensers in-place which apparently were previously operable.

Landscape

- Except for lawn area surrounding the building/parking areas, and mature trees located throughout the site surrounding the building improvement site there is no formal landscape. The rear 2/3 of the site is wooded with pines, palms and oaks with the ground cover generally maintained similar to the lawn.

Other Improvements

- There is an asphalt driveway from Ideal Holding Road, some 1,300 square feet in area, including a culvert for access across the road swale ditch.
- Along the perimeter of the site there is a chain link fence, an estimated 1,900 linear feet x some six feet tall topped with three strands of barbed wire plus there is a 22 feet wide electronic roll gate with key pad operators on each side of the gate.

Hazards

- None noted.

Summary of Significant Observations and/or Conditions

- The subject has easy access from suburban areas of St. Lucie County.
- The subject's location is easily recognizable and the location has adequate ingress/egress.
- The subject's topography is mostly at its native level and further improvements to the property will require clearing and fill which is not atypical for native tracts.

Quality

- Site improvements are generally average quality.

Condition

- Condition of the site improvements ranges from average to fair, as an example, the asphalt drive / parking required recoating and/or perhaps replacing in some area.
- Plus, per the environmental report, removing the fuel tanks and restoring the ground area could cost in the range of \$35,000. The tanks do not require immediate removal (2021) and another user may reclaim the tanks for fuel dispensing thus the cost to remove the tanks, etc. is not necessarily a functional problem as of the date of appraisal but rather a sales negotiation item with a specific purchaser, in my opinion.
- Plus, apparently a SFWMD district monitoring well located near the NW corner of the building requires closure at an estimated \$1,500.

SITE DESCRIPTION (continued)

Adjacent Land Uses

- Surrounding properties consist of either residential ranchette or agricultural use properties. No property is considered a detriment to the subject.

BUILDING DESCRIPTION

Lying within the easterly approximately 1/3 of the subject site there is a storage / repair type building, previously occupied as the Fort Pierce Field Station for the South Florida Water Management District.

The building was constructed in 1959, per County records. Per field measurements there is enclosed area totaling 3,236 square feet. Within the northeast corner of the building there are two offices totaling some 325 square feet. Plus, adjacent to the offices there is a 2 fixture restroom accessed via the office and there is another 2 fixture restroom accessed via the storage/repair shop warehouse area.

In back of the offices the floor is built-up to dock height (approximate 3 feet rise) and on top of the dock high floor there are two modest size containment areas, reportedly used as chemical storage areas.

Construction details are as follows with a floor plan sketch comprising the following Exhibit:

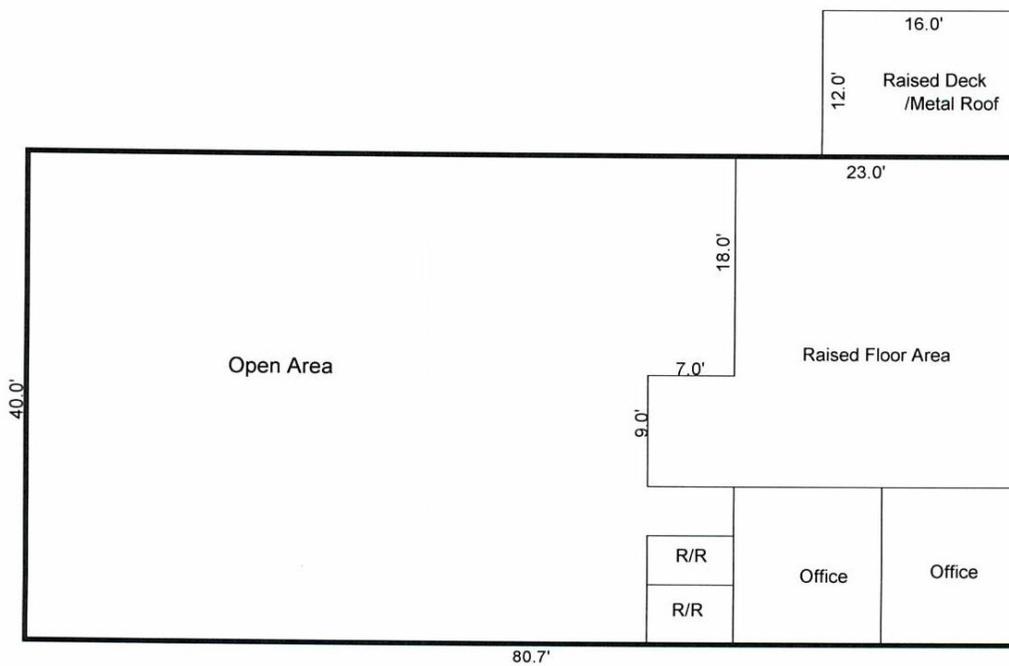
Exterior-

Foundation:	Poured concrete
Frame:	Steel "I" beam
Walls:	Corrugated metal panels, painted
Roof structure:	Steel "I" beam
Roof cover:	Corrugated metal panels, painted
Doors:	Metal sliding along front and rear walls & rear wall metal passenger door
Windows:	Aluminum single hung
Other items:	There is a 192 square feet dock height wood deck at the back NW corner of the building.

Interior –

Floors:	Smooth concrete finish with tile in the restrooms
Walls:	The office areas are wood frame with painted drywall wall and ceiling finishes – warehouse area finishes are painted corrugated metal wall and ceiling panels
Doors:	Wood hollow core
Electric:	200-amp service panels, with estimated 3 phase service
Lighting:	Open fluorescent fixtures in all areas of the building
Plumbing:	Two 2 fixture restrooms
Climate control:	Central heat/a-c servicing the offices

BUILDING SKETCH EXHIBIT



BUILDING DESCRIPTION (continued)

Quality

Current construction materials would include pre-finished aluminum panel exterior wall and roof cover vs. subjects corrugated painted metal panels and the Steel "I" beam finishes are expected to be somewhat superior quality extending the building's life. Additionally, new steel structures are required to meet more stringent wind codes than in-place in 1959 when the subject was constructed.

Market participants accepting older structures are expected to recognize subject's construction as average quality.

Condition

The subject is rated as in below average condition caused by the following observations: there are signs of deterioration along the bottom of metal walls and the sliding doors. Also, over the next three to five years the exterior and interior will require painting. Plus, the environmental firm engaged by SFWMD reported the toilets are not operating efficiently, and the air conditioner was not properly working. Immediate attention is warranted in the case of plumbing and other mechanical system deficiencies. All items mentioned can be classified as deferred maintenance.

Building to Land Ratio / Surplus Land

The footprint area totals 3,226 square feet and the building to land ratio calculates to 1.3% of gross area and 1.6% of effective useable area, which are low ratios and suggest there is surplus or excess land area, although in the rural areas of the County agricultural users require sufficient yard areas to park and service vehicles a modest building to land ratio is not unusual. However, it is noted in the subject's case the approximately westerly 2/3 of the site is underutilized, remaining undeveloped in mature trees and native topography. Full use of the site will require clearing the trees, and stabilizing the area. Plus, per current environmental and building regulations, tree mitigation is expected to be required as the addition of an on-site storm water retention pond, plus installation of landscape materials. Thus a user of the undeveloped land area will need to have high demand for the area to recoup the investment in the improvements.

The subject's undeveloped area lies west of the existing building improvement and via the current access is most likely best defined as surplus land; land area for development in conjunction with the existing improvements. Plus, in most instances zoning requires minimum five acre sites for development which the subject is already undersized. However, there is potential to construct another entrance drive along the south property line to allow legal separation of the property but legal separation and development of a smaller than five-acre site will require variances via the County Commission and achieving such variances are at best uncertain and speculative. Therefore, it is my opinion the subject's undeveloped site area is best identified and valued as surplus land.

BUILDING DESCRIPTION (continued)

Depreciation and Obsolescence

Types of depreciation normally considered for properties include physical curable, physical incurable, functional obsolescence, and external obsolescence.

Physical curable deterioration - refers to items of deferred maintenance, which should be corrected immediately.

As observed, deferred maintenance is evident. The total cost of correcting the deferred maintenance is unknown, but the typical participant in the subject's market segment is unlikely to immediately replace items such as the deteriorating metal panels. Therefore, for the purpose of this appraisal a deduction for the cost of correcting the deferred maintenance is not applied, rather the overall condition of the subject improvements is considered when compared to each of the properties analyzed to arrive at an opinion of value "as is".

Physical incurable deterioration - is defined as a defect that is impractical or uneconomic to correct. Such defects are due to age-life considerations and are generally considered items associated with a building's structural elements, but can also be classified as shorter lived items, i.e. worn mechanical systems.

The subject is a 57 years old structure thus incurable depreciation is present. The total incurable depreciation is included in the estimate of the buildings effective age when calculating accrued depreciation later in this section.

Functional obsolescence - refers to a loss in value caused by defects in design or changes over time making some aspect of a structure obsolete by current standards. Functional obsolescence can also be curable or incurable.

The subject improvement is designed to support a storage warehouse or repair service, or another type of light industrial use and the subject adequately functions in its potential market, thus functional obsolescence is not expected to exist.

External obsolescence - In most market segments economic conditions created soft demand negatively affected sales prices and rental rates creating External Obsolescence. While in the subject's market segment as well as several market segments, in recent years' demand increased for the lender owned properties with demand somewhat flattened for the private owned and listed properties. However, the inventory of the lender owned properties has declined to a very thin number of properties, thus investors are now faced with paying higher prices for privately owned and listed properties.

BUILDING DESCRIPTION (continued)

But, generally demand in the industrial market appears to be somewhat on hold with investors likely digesting the new price levels. In the subject's rural neighborhood, the inventory of available properties for purchase is thin and for businesses or owners operating within the rural market segment, in my opinion obsolescence caused by past soft economic conditions is declining. However, in general economic improvement in St. Lucie County is found to be sporadic with demand in some locations and market segments essentially unaffected by the past soft economic conditions vs. some locations and markets where external obsolescence remains caused by continuing soft market conditions. Although the subject is located in an area of a small number of competitive properties, the subject is associated with the agricultural community which in some markets continues to experience soft demand, i.e. the citrus business remains in an almost no recovery mode. Thus it is my opinion the subject likely experiences value loss from external obsolescence cause by remaining soft market conditions in rural St. Lucie County.

The value decline attributed to external obsolescence is uncertain but external obsolescence is expected to be reflected in the Sales Approach and Income Approach analysis.

Accrued Depreciation via Age / Life Calculations

Accrued depreciation is the accumulation of depreciation and obsolescence as previously discussed, reflected in an overall value decline. In the subject's case, because physical depreciation and external obsolescence are in place, extracting appropriate value loss to each is difficult to impossible therefore depreciation/obsolescence or Accrued Depreciation is calculated using an age/life formula as follows:

- Actual Age: 57 years
- Effective Age: 40± years
- Remaining Economic Life: 18± years
- Total Economic Life: 75± years
- Accrued Depreciation: 53%

HIGHEST AND BEST USE

The value of real property is directly related to the use to which it can be put. It follows that a particular parcel may have several different value levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use which is defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity".

"Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value."

Highest and Best Use of Land or a Site as though Vacant is:

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements".

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).

Analysis of highest and best use begins on the following page as if the subject's 4.91 acres "site is vacant", followed by an analysis "as improved".

A difference in highest and best use analysis could translate to functional obsolescence in the improvements.

HIGHEST and BEST USE (continued)

“Site as if Vacant” -

Physically Possible Use

A given property has potential to be developed with an almost infinite range of uses, broadly categorized as commercial, industrial, residential, agricultural, institutional, and governmental. The first limitation in determining highest and best use of a particular property is physical – that is, with what uses can a property be physically improved? Following are a summation of the primary physical considerations:

- **Location:** The subject location is some 5 to 6 miles southwest of the Midway/I-95 interchange, supporting most any potential use of the subject.
- **Access:** to the subject from SR 70 is via a paved County road, judged to be capable of supporting most any legal use, i.e. agricultural and residential.
- **Size / Shape:** The subject is classified as a very modest tract of land for its specific neighborhood, supporting a residential use, or a modest commercial/industrial improvement. The subject’s shape and its road frontage is generally development friendly.
- **Topography:** The subject is level and its topography is “typical” for similar properties and adequate for development, but the site it will require engineered water control to be improved in any market segment.
- **Central utility service** is not available to the neighborhood or the subject, but that is typical of the rural areas, and when improved, users do not expect such services.
- The subject can be assembled with adjacent tracts of land to obtain a larger development, however, other than increasing the potential size of a development, assemblage provides no physical advantage to the subject.

In summary, the subject can physically support a variety of modest size improvement and/or assemblage with adjacent ownerships.

Legally Permissible Use

The primary legal constraints are zoning and land use classifications, deed restrictions, concurrency, etc. In the subject’s case:

- **Zoning and Land Use:** Legally - the subject's use is restricted by St. Lucie County’s AG-5 zoning and Future Land Use Classifications of AG-5 – which allow most agricultural development, including citrus, cattle grazing, vegetable farming. Plus, the subject is allowed residential development to a density of 1 residential unit per 5 acres. The subject meets the minimum developable size requirement as a residential site, allowing one residential unit.

HIGHEST AND BEST USE (continued)

- Other uses allowed within the agricultural classification include certain commercial uses associated with the agricultural industry, say chemical warehouses, labor camps, farm equipment repair facilities. A use other than residential is required to have an agricultural component. Development in the general commercial, industrial markets are not allowed in the AG classifications.

In summary, legally the subject can be developed in the agricultural market, plus the subject has the potential of being permitted for development in the residential ranchette market, with an expected maximum of one residential unit. Legally the subject can also be assembled with adjacent ownerships to achieve a larger development which in the subject's case, assemblage with the two adjacent ownerships will expand the site area of the adjacent residential improved properties but may not improve the use / functional utility of the adjacent properties.

Economically Feasible and Maximally Productive Use

Economically the ideal improvement to the site is an improvement that is financially feasible or returns a positive cash flow to the investor, along with being a maximally productive use that returns one of the highest values to the land.

To summarize, as a vacant tract of land, physically the subject can support a use in the agricultural markets or the subject can be developed within the residential ranchette market or the subject can be assembled with adjacent ownerships.

Legally, the subject can be developed in the agricultural market and/or in the residential ranchette market, or the subject can be assembled with adjacent properties.

Because the subject is a modest size property an agricultural use is going to be limited to a specialty i.e. an equestrian, a plant nursery, etc. The subject can be improved with one residential unit, or the subject can be improved with a commercial/industrial use associated with the agricultural industry, i.e. an equipment repair facility, a chemical distribution facility. Most any use will be modest size as the site is modest size of 5.81 gross acres and an estimate 4.75 useable acres.

Some of the mentioned potential improvements for the subject, such as equestrian, will be very limited because of the property's modest size with assemblage with adjacent ownership improving functional utility of the property in some of the mentions markets.

While the subject can be developed with a residential improvement, as upon a first look the location to SR 70 should not be ideal for a residential use, but over the past ten years' other owners have constructed residential improvements on similar sites adjacent to SR 70, thus it appears the market accepts residential properties adjacent to SR 70.

HIGHEST AND BEST USE (continued)

Finally, the subject can support a commercial/industrial improvement but while the subject enjoys some exposure to SR 70, exposure is limited and the subject does not have direct ingress/egress to SR 70, thus the site is not suited for a commercial use, i.e. a retail farm supply store, in my opinion.

The site is suited for an industrial use such as farm equipment repair facility or development with an agricultural storage facility with the lowest intensity use the most likely neighborhood accepted use, in my opinion.

The financial feasibility of any of the mentioned improvements to the subject are expected to be tied to the financial feasibility of an owner's business. Based on research in the neighborhood rental market, developing the subject with a rental property, in my opinion, is unlikely to be financially feasible.

Therefore, it is my opinion, as a vacant site, a financially feasible and maximally productive use will be owner occupied, but a specific use is uncertain because as discussed, the financially feasible and maximally productive use will be tied to an owner's business vs. the financial feasibility of the real estate and the use may even be assemblage with an adjacent owner for say equestrian improvements, equipment storage, a plant nursery, any use associated with an adjacent owner's long term goals.

Conclusion of Highest and Best Use – “as a vacant site”

In summary, the subject can physically support modest size improvements. Legally the subject can operate in the agricultural market and/or the single family market.

In my opinion, a financially feasible and maximally productive use “as a vacant site” will be an owner occupied use in the agricultural market.

Therefore, as of the date of appraisal, it is my opinion the highest and best use of the subject property “as a vacant site”, is an owner occupied use in the agricultural market.

Highest and Best Use analysis “as improved” -

Physically Possible Use

The subject is improved with a modest quality warehouse/repair/storage building and site improvements.

The subject improvements are located in the approximately front 1/3 of the site, thus there is undeveloped surplus land at the back of the site.

The improvements can adequately operate in the warehouse/repair/storage market, but the property is underutilized with undeveloped surplus land. An equipment repair service

HIGHEST AND BEST USE (continued)

or a distribution occupant may utilize more land area for parking, but any expansion into the surplus land is expected to require, at minimum, mitigation for clearing mature trees, fill and stabilization of drive/parking areas, and engineered on-site drainage retention.

Thus, “as is” the subject can support a variety of uses in the commercial/industrial market but a residential use is unlikely, unless permitted for a watchman’s residence. The use, however, in my opinion, is most likely an owner user market segment vs. an investment in the subject to achieve rental income.

Legally Permissible Use

Zoning and Land Use: the subject “as improved” appears to meet zoning / land use regulations, in the residential and associated agricultural industry.

Economically Feasible and Maximally Productive Use

To summarize, “as is” the subject can physically operate in the previously mentioned markets, plus there is potential to expand into the surplus land area.

Legally, “as improved” the subject can operate in the previously mentioned markets, and again there is potential to expand into the surplus land area.

The financially feasible and maximally productive use is, in my opinion, owner occupancy within an industrial market such as equipment repair or storage/warehouse use, with development into the surplus land as expansion is financially supported

Conclusion of Highest and Best Use – “as improved”

In summary, “as improved” the improvements can operate “as is” and there is potential for expansion into the undeveloped surplus land area.

The subject “as improved” can legally operate with a variety of uses as long as a use has an agricultural component.

In my opinion, a financially feasible and maximally productive use “as improved” will be owner occupy of the existing improvements with a business associated with the agricultural community, most likely in a storage / warehouse or repair service market as the improvements continue to provide value to the property, with potential expansion into the surplus land area.

Therefore, as of the date of appraisal, it is my opinion the highest and best use of the subject “as improved”, is owner occupancy with a business associated with the agricultural community, most likely a storage / warehouse or repair service market with potential expansion into the surplus land area.

THE APPRAISAL PROCESS

There are three basic approaches available to appraisers in the estimation of Market Value of real estate. The three widely recognized approaches provide data from the market from three different sources when all are available. The three approaches are the Cost Approach, the Sales Comparison Approach (often called the "Market Approach"), and the Income Capitalization Approach.

The Cost Approach has as its premise the valuation of the subject 4.91-acres tract of land by comparisons to the subject of similar tracts of land that have sold or properties listed for sale, and the estimated cost to reproduce or replace the improvements, less any loss of value (depreciation/obsolescence), is added to the opinion of the value of the land.

Because the subject is 57-years old and suffers value loss from physical depreciation and external obsolescence, market participants typically do not consider replacement cost to measure market value, thus for the purposes of this appraisal the Cost Approach is not an applicable methods of analysis and is not performed.

In the Sales Comparison Approach properties which have sold in the recent past or listed for sale and are of similar location, design, utility and highest and best use are compared to the subject for an indication of market value. Because the subject predominately operates in the owner occupant market, the Sales Comparison Approach is considered the primary approach in the appraisal of the subject.

The Income Capitalization Approach has as its premise the translating of net annual income from the leasing of real estate into an estimate of the market value of the real estate by the use of one of several capitalization techniques. For investment type properties this is typically the most important and useful approach to estimate market value.

The subject is not a high demand property within the speculative investor market, but on the occasion similar properties are leased, thus the approach is performed.

Valuation begins in the following section with the Sales Comparison Approach followed by analysis via the Income Capitalization Approach.

SALES COMPARISON APPROACH

In the Sales Comparison Approach (often called the "Market Approach") the subject is compared to recent sales of properties, physically similar to the subject, and with a similar highest and best use.

The Sales Comparison Approach is a form of comparison shopping. But, in most instances sales and/or listed properties are not identical to the subject of the appraisal, thus the appraiser may adjust sales or listing prices to the subject to account for transaction conditions and/or physical differences between the sale property and the subject.

Comparable Selection

The subject consists of a 5.81± acre property with approximately 4.75 acres of useable area, improved with a steel frame/metal panel covered storage/repair, etc. building of 3,226 square feet in enclosed area, plus the subject's location is rural and the subject's zoning restricts a use related to agricultural, i.e. farm equipment repair, agricultural product sales, etc.

There are very few properties with similar improvements that are not a part of larger holdings thus research produced only two closed sales, and one listing of properties located within the subject's neighborhood, and one of the closed sales was from a lender, selling a post-mortgage foreclosure property. Because of the lack of sales and listings within the subject's neighborhood two additional sales of properties with similar improvements are analyzed, but these sales are located at the edge of the Fort Pierce suburban neighborhoods. These sales are primarily analyzed for further support of the neighborhood data.

Details of sales analyzed are found in the Sales Data Addendum of this report. A sales and comparability summary comprises the following Exhibit, followed by a reconciliation of the data forming my opinion of the subject's value.

Unit of Comparison

Investors predominately use price per square foot of finished building area as the unit of comparison which is the unit of comparison utilized in my analysis process.

The sales are identified and analysis first by location followed by declining chronological order

Adjustment Process

Since substitute properties are generally not identical to the subject, adjustments are often required to sale prices to account for different economic and/or physical

SALES COMPARISON APPROACH (continued)

characteristics. The adjustment process begins with an analysis of the characteristics of a transaction which may have an effect on a property's sales price.

Traditional transaction characteristics consist of financing, conditions of sale, and market conditions, plus adjustments may be applicable for physical differences.

The first adjustment considered is for financing, followed by conditions of sale and market conditions (time).

Financing

The sales analyzed were cash transactions or cash equivalent financing, thus adjustments are not required for financing.

Condition of Sale

A condition of sale adjustment could be required for a sale that sold under unusual circumstances, and/or for some reason if the sale was not an arm's-length transaction, or if a feature that added value exists.

Each sale was an arm's length transaction. Sale 1 closed without Realtor fees which may have provided the buyer some savings, although not stated by the buyer. Sale 2 was a lender sale of a post-mortgage foreclosure property, but because not all details could be verified it is unknown if the lender as a seller negatively affected the sales price. Thus adjustments are not applied to sales 1 or 2, but the conditions of the transactions are recognized when weighing each sale as an indication of the subject's value.

Market Conditions (Time of Sale)

The sales analyzed closed in December 2015, August 2015, August 2014, May 2014 and January 2013, plus a current listing is also analyzed. The sales closed within 29 months of the date of appraisal, and conditions in the subject's market segment remain stable thus in my opinion adjustments for changing market conditions are not applicable.

Adjustments for Physical Differences

Because properties are not identical, when the data is available adjustments can be made to sale prices to account for the market's perceived value of the physical differences between a sale property and the subject. While it is ideal to abstract the market perceived differences from the sales analyzed, the data is not adequately comparable to accurately extract market perceived values for physical features. Therefore, a qualitative analysis is performed, bracketing a value indication applicable to the subject.

SALES COMPARISON APPROACH (continued)

Details of each sale are found in the Sales Data Addendum of this report with the sales summarized including a summary of the overall comparability of each property to the subject, followed Reconciliation of the data leading to forming my opinion of value via the Sales Comparison Approach.

DATA SUMMARY

DESCRIPTION	Neighborhood Properties			Suburban Properties		
	SUBJECT	Sale 1	Sale 2	Listing 1	Sale 3	Sale 4
ADDRESS:	SW corner SR 70 & Ideal Holding Rd. St. Lucie Co.	12496 Okeechobee Rd. St. Lucie Co.	201 Campbell Rd St. Lucie Co.	15838 Orange Ave. St. Lucie Co.	610 N. 39th St. Fort Pierce (SLC)	3100 N. Kings Hwy. St. Lucie Co.
GRANTOR	Owner - SFWMD	Steiner, Geraldine	Treasure Coast Holdings, Inc.	Agricultural Ser Inter., Inc.	Etheridge-Fort Pierce, LLC	Davis Stucco, Inc.
GRANTEE	n/a	Okeechobee Rd. Holdings, LLC	Environmental Land Dev., Inc.	n/a	601 N 39th Street, LLC	D.V.T. Hurricane Shutters, Inc.
DATE OF SALE	APPRaised 6/16/2016	8/15	5/14	Current	12/15	1/13
RECORDED OR BK/PG	n/a	3781/1318	3638/1340	Listing	3823/1483	3481/1311
MONTHS SINCE SALE	n/a	10	25	0	6	29
SALES CONDITIONS:	Assumed arm's length transaction	Arm's length transaction (Expired listing, buyer contacted owner negotiated purchase)	Arm's length (Lender sale of REO)	Assumed Arm's length Transaction	Arm's length transaction	Arm's length
PROPERTY RIGHTS:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
FINANCING TERMS:	Assumed Cash Equivalent	Conv. Lender - cash equivalent	Conventional loan cash equivalent 80% mgt. to SP	Assumed Cash Equivalent	Cash	Conventional loan cash equivalent but 104% mgt. to SP
LEGAL DESCRIPTION (abridged):	Pt. of Sec 10, Twp. 36 S., Rng. 38 E., SLC	Pt. of Lot 24, unnamed S/D, PB 3, Pg 23 Public Rec., SLC	Pt. Sec. 9, Twp. 35 S., Rng. 39 E., SLC	Lot 1, Blk. A, Unit One, Carboy Ind. Pk.	Pt. of Lot 121, Garden City Farms, PB 2, Pg. 5, Public Rec., SLC	Pt. Sec. 25, Twp. 34 S., Rng. 39 E., SLC
ZONING:	AG-5, Agricultural 1 / 5	CN, Neighborhood Commercial	AG-5, Agricultural 1 / 5	IL, Light Industrial	IL, Light Industrial	CG, General Commercial
LAND USE:	AG-5, Agricultural 1 / 5	AG-5, Agricultural 1 / 5	RE, Residential Estate	MXD, Mixed Use Development	IL, Light Industrial	MXD, Mixed Use Development
PREVIOUS SALES	No recent previous sales	No recent previous sales	4/03 - \$308,800 = -19% price decline	8/01 - \$153,000	No recent previous sales	4/03 - \$308,800 = -19% price decline
VERIFICATION	Inspection	Buyer Thomas Fitzsimmons (772) 467- 1125 to D. Fuller 6/24/16	Public records & previous Realtor data	List Realtor J. Cusson - (772) 332-9070 to Dan Fuller 6/23/16	List/sell agent M. O'Shaughnessy - (407) 539-4844 to D. Fuller 6/10/16	List Realtor - Vincent Bajis (772) -708-6317 to Dan Fuller 6/13
	SUBJECT	Sale 1	Sale 2	Listing 1	Sale 3	Sale 4
PHYSICAL DATA						
SITE AREA / ACRES	5.81- gross (4.75 effective)	2.51	5.36	0.77	0.65	1.63
SITE AREA / SQ. FT.	253,084 - gross (206,910 effective)	109,336	233,482	33,541	28,314	71,003
BUILDING TO LAND RATIO	1.3% - gross (1.6% effective)	3.0%	3.2%	17.9%	12.7%	5.1%
IMPROVEMENT SIZE (S.F. FOOTPRINT)	3,226	3,280	7,556	6,000	3,600	3,600
YEAR BUILT	1,959	1,964	1974, 2000, 2002	1989	1957	1994
FINISHED OFFICE AREA TO FOOTPRINT:	10%	None	25%	16%	Nominal Office	67%
MEZZANINE	n/a	n/a	Canopy 1,530sf	Nominal above office	n/a	(2,412sf 1st flr. Office) + (75% (2,700sf) 2nd
TOTAL USEABLE AREA - SF	3,226	3,280	9,086	6,000	3,600	6,300
COMMENTS:						
Construction	Avg. older steel frame w/ metal exterior	Avg. older steel frame w/ metal exterior	Steel frame, metal skin bld.	Steel frame, metal skin bld.	Avg. older steel frame w/ metal exterior	Steel frame, metal skin bld.
Finished - A/C area	0%	None	25%	16%	Minimal	67%
Floor level	Grade - 78% / Dock height 21%	100% dock height	Grade level floors	Grade level floors	Grade level floors	Grade level floors
Wall Heights - feet	12	12	22 ft wall hgt. - 6,000sf bld.	16 ft wall hgt.	12	20 ft wall hgt.
Electric capacity	Estimated - 3 phase	3 phase	Estimated 3 phase	3 phase	Unknown	Unknown
Fire Sprinklers	No	No	No	No	No	No
Functional Utility	Average for market segment	Fair for market	Above avg. market segment (3 blds. - 6,000sf metal, 756 sf CB w/ 1,530sf attached canopy & 800sf modular office.	Avg. for market segment Adequate site area for parking	Average for market	Above avg. market segment Adequate site area for parking
QUALITY:	Average for market segment	Below average for market	Average	Average	Average for market segment	Average
CONDITION:	Average to below avg.	Fair condition	Average	Good	"Rough condition" - per Realtor	Average
OCCUPANCY AT SALE:	Vacant - prev. owner occupied	Vacant	Vacant at sale	1989	Considered vacant - lease expired	Owner occupancy
PURCHASER OCCUPANCY:	N/A	Owner occupancy	Owner occupancy	1989	Owner occupancy	Owner occupancy
	SUBJECT	Sale 1	Sale 2	Listing 1	Sale 3	Sale 4
SALE ANALYSIS						
SALES PRICE	n/a	\$102,500	\$275,000	\$325,000	\$95,000	\$250,000
GROSS SALES PRICE/SQ. FT. - USEABLE		\$31	\$36	\$54	\$26	\$69 (per footprint)
FINANCING ADJUSTMENT		\$0	\$0	\$0	\$0	\$0
CONDITIONS OF SALE ADJUSTMENT		\$0	\$0	\$0	\$0	\$0
MARKET CONDITION ADJUSTMENT - ADJUSTED GROSS SALES PRICE	0.0%	(No adj. but no Realtor fees) 0.0%	0.0%	0.0%	0.0%	0.0%
ADJUSTED GROSS SALES PRICE		\$102,500	\$275,000	\$325,000	\$95,000	\$250,000
ADJUSTED SALES PRICE / FOOTPRINT		\$31	\$36	\$54	\$26	\$69
ADJUSTED SALES PRICE / USEABLE SF		\$31	\$30 (includes 1,530sf canopy)	\$54	\$26	\$40 (includes 2nd flr.)
PHYSICAL DIFFERENCES						
Location	Rural w/ SR 70 influence	Similar	Superior - closer to suburban neigh.	Somewhat superior loc. platted ind. Pk.	Suburban - informal older light industrial neighborhood - equal inferior site area	Superior - closer to suburban neigh.
Building to Land Ratio	1.3% - gross (1.6% effective)	Similar 3%, but inferior shape	Inferior site area	Inferior, less land area	Inferior site area	Similar 5.1
Exposure	Above average	Superior - Good on SR 70	Superior	Superior	Similar - Avg.+ neighborhood	Superior
Access	Adequate	Similar	Superior 2 street	Similar	Similar	Similar
Zoning / Land Use:	Ag-5 / AG-5	Superior CN zoning	Similar zoning / inferior land use	Superior zoning/land use	Superior - zoning/land use	Superior zoning/land use
Improvement Size - square feet	3,226	Similar	Inferior - enclosed bld. 2.3 times larger	Footprint similar, but 1.8 times larger area than subject.	Similar	Footprint similar w/ total all building areas - 1.96 times larger than subj.
Office	10%	Inferior	Superior 25% office area	Superior office area	Similar - nominal	Superior office area
Quality	Average older const. metal bld	Inferior - metal bld.	Superior	Superior	Similar	Superior finished area inc. 2nd flr.
Age/Condition	57 years / Below average condition	Inferior condition - 54 years	Superior 6,000sf metal bld - 12 yrs.	Good	Inferior - 59 years	Superior
OVERALL COMPARABILITY	Subject	Similar, but overall inferior, except zoning is superior, but subject's value is higher.	Superior property, but lender sale likely had downward influence on sales price.	Less land area but superior building improvement & listing price analyzed weakening value indication indicating subject's value is lower than \$54/sf.	Superior zoning but overall inferior - subject's value is higher.	Superior location & superior bld. Interior finish, but less land area. Subject's value lower than \$69/sf.

 SALES COMPARISON APPROACH (continued)

Summary and Conclusion of Value

Property	Site Area Acres	Bld. Area - SF	Sales Price / SF Bld. Area	Comparability
Subject	5.81 (total 4.75 (effective))	3,226	n/a	Subject
Sale 1	2.51	3,280	\$31	Inferior – subject's value is higher
Sale 2	5.36	7,556	\$36	Inferior land area, superior bld. imp. – lender sale, subject's value is likely higher
Listing 1	0.77	6,000	\$54	Less land, superior bld., asking price analyzed – subject's value is lower
Sale 3	0.65	3,600	\$26	Superior zoning, but overall inferior property – subject's value is higher
Sale 4	1.63	3,600	\$69	Superior location & superior bld. – subject's value is lower

The subject contains a 3,226 square foot building with a gross 5.81-acre site area, and approximate useable area of 4.75 acres including surplus underutilized site area.

There are many differences between each property analyzed and the subject thus no sale is fully or more heavily weighted, except the listed property is unlikely to sell at the asking price thus less than average weight is placed on the analyzed listing. Also, because sale 2 was a lender sale, and after reviewing the property, it appears the sales price may have been favorable so again less than average weight is placed on sale 2.

Of the remaining transactions, sale 1 is similar but the site and building improve are inferior indicating subject's value is higher than \$31 per square foot. In the case of sale 3, the building is most comparable in age and size, but the building is in poor condition compared to the subject, yet the location is suburban and may be somewhat offsetting, but it is noted the property provided an extreme low end of the price per square foot range. However, sale 4 is a superior property, superior in location and while the build's footprint is similar to the subject's size, the building included a significant finished 2nd floor area, all features increasing the sales price per square foot, thus indicating the subject's value is certainly lower than \$69 per square foot.

Finally, when forming my opinion of the subject's value on a price per square foot, an estimated contributory value of the subject's surplus land is considered which can be a positive, but also considered are the limits on the types of occupancies allowed within the AG-5 zoning classification.

SALES COMPARISON APPROACH (continued)

Thus with sales 1, 3 and 4 given the most weight as an indication of the subject's value and sale 2 and listing 1 given less than average weight, it is my opinion the subject's most probable value is say within the range of \$40.00 per square foot of enclosed building area. A value conclusion of \$40.00 per square foot x subject's footprint building area of 3,226 square feet calculates to a total value of \$129,040, rounded \$130,000.

Conclusion of Value via Sales Comparison Approach

Based on the available data and my analysis of the data, it is my opinion the market value of the fee simple interest in the subject of this appraisal, "as is", as developed via the Sales Comparison Approach, as of June 16, 2016, is:

ONE HUNDRED THIRTY THOUSAND DOLLARS - \$130,000-

INCOME CAPITALIZATION APPROACH

An income producing investment property is normally valued in proportion to its ability to provide income. Therefore, the Income Capitalization Approach involves an analysis of the property in terms of its ability to generate a net income in dollars.

The net annual income is derived from the computation of the gross annual income that the property can anticipate generating, less expenses of ownership and management attributable to the real estate (other than debt service and income tax) which the property should expect to incur. The estimated net annual income is then capitalized at a rate commensurate with the risk inherent in ownership of the property, relative to the rate of return offered by other and/or comparable investments.

Subject Lease

The subject is owner occupied thus the subject is not encumbered with a lease.

Rental Comparable Selection

Leased properties in the subject's neighborhood are few, with a majority of the similar properties owner occupied, thus comparable rental data is thin and when available, the data is erratic.

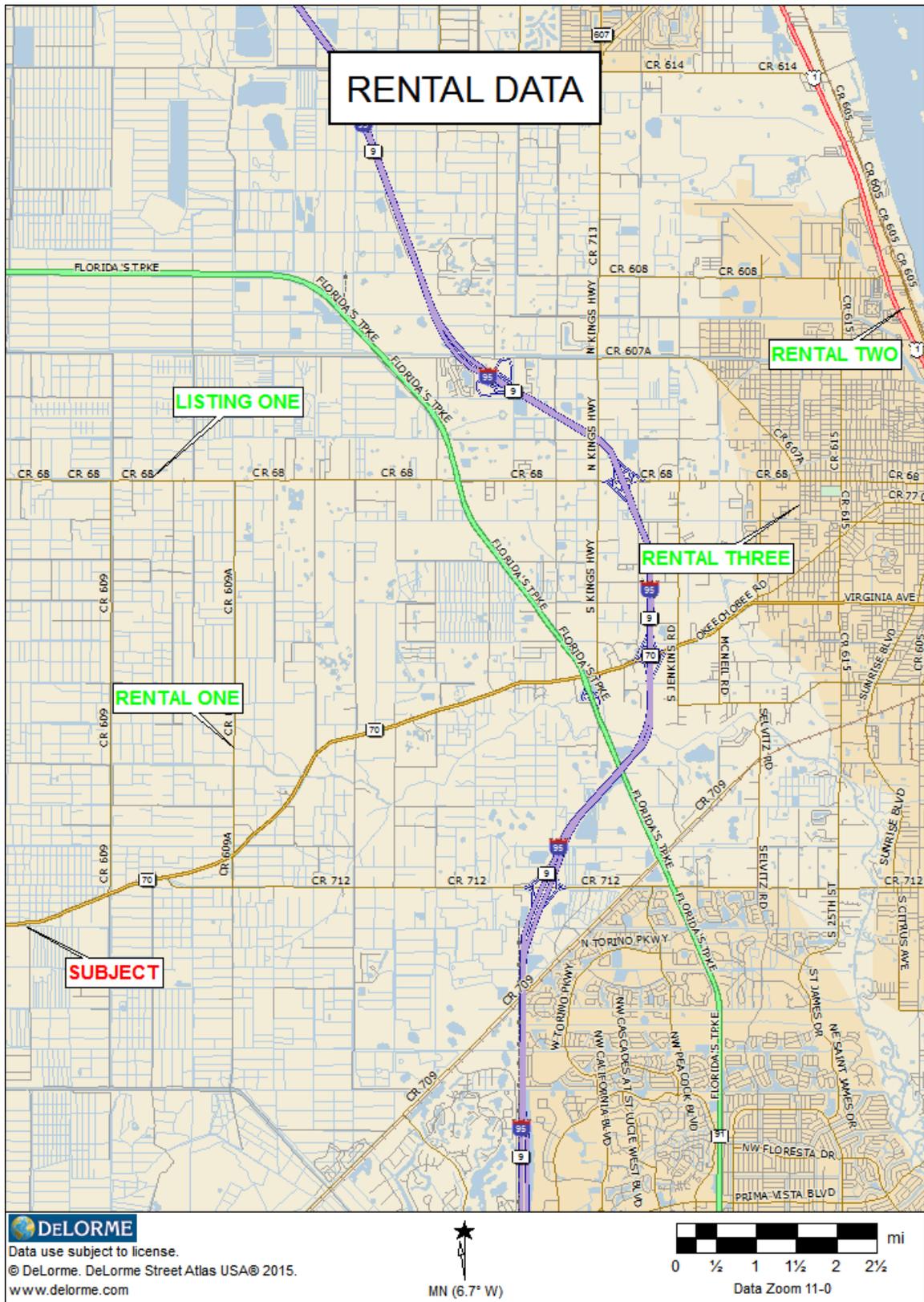
The subject can operate in a quasi-light industrial market as long as a use has an agricultural component but considering the lack of data within the neighborhood, any reasonably similar leased property has been analyzed, including properties located in marginally suburban neighborhoods.

Research found that most lease income is gross to the owner with the owner responsible for real estate taxes, insurance, major maintenance and reserve items, management and miscellaneous operating expenses, additionally market participants tends to quote rates on a monthly basis vs. per square foot rates. Additionally, often leases are based on month to month terms.

A summary of rental data and a map locating the properties analyzed comprise the following exhibits, followed by reconciliation of the data and my conclusion of the subject's market rental rate.

RENTAL DATA SUMMARY

<u>ADDRESS</u>	<u>SUBJECT</u>	<u>Rental 1</u>	<u>Listing 1</u>	<u>Rental 2</u>	<u>Rental 3</u>
	SW corner SR 70 & Ideal Holding Rd. St. Lucie Co.	4823 Shinn Rd. St. Lucie Co.	15838 Orange Ave. St. Lucie Co.	176 Naco Rd. FT. Pierce	504 S. 33rd St. Ft. Pierce
BUILDING AREA - SF (FOOTPRINT)	3,226	3,200	6,000	6,000	5,000
LEASED AREA - FOOTPRINT	3,226	3,200	6,000	4,000	5,000
FINISHED AREA	10.0%	Nominal	16.0%	2 Blds.- 1-2,000 sf & 1 - 4,000 sf leased	20%
MEZZANINE - SQUARE FEET	n/a	n/a	n/a	Nominal office No mezzanine	n/a
SITE SIZE (ACRES)	5.81- gross (4.75 effective)	Est. - 3.0 ac	0.77	0.87	0.79
BUILDING TO LAND RATIO	1.3% - gross (1.6% effective)	3%	18%	16%	15%
DESIGN	Single Occupant	Single Occupant	Single Occupant	Single Occupant	Single Occupant
BLD. WALL HEIGHT - FEET	12	12	16	12	12
PREDOMINATE OCCUPANCY	Storage/repair	Storage/repair	Storage/industrial	Storage/industrial	Storage/industrial
YEAR BUILT	1,959	2006	1989	1,974	1,974
CONDITION	Average to below avg.	Average	Above average	Above average	Average
COMMENTS	Older design avg. qual. Bld. Grade - 78% / Dock height 21% Estimated 3 phase electric	2 blds. 2,400 sf metal 800sf restroom bld.	1,000 sf office Ground flrs. & load dock	Nominal office Ground flrs.	1,000 sf office% Ground flrs.
DATA VERIFICATION WITH / BY	Inspection	Tenant, Mark Hardzel (772) 216-6813 to D. Fuller 6/24/16	List Realtor J. Cusson - (772) 332-9070 to Dan Fuller 6/23/16	Walter Knight - (772) 2343 to Dan Fuller	Realtor Raz Anghel (561) 310-3131 to D. Fuller 6/15/16
<u>EXPENSES</u>					
UTILITIES - SEWER/WATER	n/a	OWNER	TENANT	Owner	Tenant
UTILITIES - ELECTRIC	n/a	TENANT	TENANT	Owner	Tenant
GENERAL MAINTENANCE	n/a	SHARED	TENANT	Tenant	Tenant
PROPERTY TAXES	n/a	OWNER	TENANT	Owner	Owner
BUILDING INSURANCE	n/a	OWNER	TENANT	Owner	Owner
MANAGEMENT/LEASING	n/a	OWNER	OWNER	Owner	Owner
RESERVES	n/a	OWNER	OWNER	Owner	Owner
MISCELLANEOUS	n/a	OWNER	OWNER	Owner	Owner
		Average quality, avg. condition. Ground level floors Month to month Maintenance is shared.	Average qual. newer steel/metal bld. Ground level floors & dock ht. loader	Average quality steel frame, metal exterior. - Lease month to month	Avg. qual. steel frame w/ metal ext. Leased month to month Includes 9,000# auto lift
		(Gross Rate)	(Property is superior to subject.) (Asking Gross Rate)	(Property is superior to subject.) (Mo to Mo - Gross Lease, 4,000sf)	(Property is superior to subject.) (Month to Month - Gross Lease)
MONTHLY BASE RATE	n/a	\$1,500	\$3,500	\$2,000	\$2,000
ANNUAL BASE RENT (SF)		\$5.62	\$7.00	\$6.00	\$4.80
CAM CHARGE		\$0.00	\$1.50	\$0.00	\$0.00
TOTAL ESTIMATED ANNUAL GROSS RENT (SF)		\$5.62	\$8.50	\$6.00	\$4.80



FULLER-ARMFIELD-WAGNER

INCOME CAPITALIZATION APPROACH (continued)

Conclusion - Market Rent

The comparable rentals indicate the following range of rents.

<u>Rental</u>	<u>Bld. Size-SF</u>	<u>Site Size-Ac.</u>	<u>Monthly Rate</u>	<u>Rate / SF</u>
Subject	3,226			
1	3,200	2.51	\$1,500	\$5.62
Listing 1	6,000	0.77	\$3,500	\$8.50
2	4,000	0.87	\$2,000	\$6.00
3	5,000	0.79	\$2,000	\$4.80

Comparability and Conclusion of Market Rental Rate

Rental 1 and listing 1 are located in the subject's rural neighborhood.

Rental 1 includes a basic metal building of 2,400 square feet plus an 800 square feet building with restrooms and storage. Quality is basic with average condition. The tenant is on a sub-lease, month to month term. The lease rate is gross to the underlying land tenant with the tenant responsible for electric service (water/sewer service is via on-site well and septic tank) and minor maintenance. The tenant operates an equipment repair facility.

The listed property is described in detail as listing 1 in the sales comparison approach. The site is smaller than the subject's site but the building is newer construction with superior finish and conditions is superior compared to the subject.

The asking rate is based on a triple net rate and the listing Realtor reports a previous tenant rate was slightly lower, but apparently the asking rate is felt to be achievable. However, the listing Realtor reports no interest in the property for lease or for sale, thus the asking rate is likely above market and perhaps the property will eventually lease based on \$3,500 per month, gross vs. NNN.

Rentals 3 and 4 are located in the edge of suburban Fort Pierce. Rental 3 located north of Ft. Pierce and rental 4 is located in west Fort Pierce.

Rental 3 is a very basic quality metal building, but only a few years old. The site is smaller than the subject's size. The owner will lease only on month to month terms, and a gross rate.

Rental 4 is an average quality, average condition metal building also located on a nominal size site compared to the subject site. Again the lease term is month to month.

INCOME CAPITALIZATION APPROACH (continued)

The monthly rates for rentals 3 and 4 the same with size difference affecting the month rates, but rentals 3 and 4 enjoy a more suburban location where demand is somewhat stronger for rental properties than the subject's neighborhood.

In my opinion, the data indicates the market rental rate for the subject is within the \$1,500 to \$2,000 per month. The listing 1 asking rate, is possible for the property but uncertain until a rental contract is in-place.

Conclusion of Market Rent

The properties are not ideally comparable but they are the best available with the primary differences between the properties and the subject, locations, age/condition and site area, and with the differences considered, it is my opinion the market monthly rental rate for the subject is within the range of say \$2,000. A monthly rental rate of \$2,000 calculates to \$7.44 per square foot annually which is at the top end of the range of the annual per square foot rates for the properties analyzed, but none of the properties analyzed but considered reasonable to account for the subject's surplus land area.

Potential Gross Income

In summary, utilizing \$2,000 per month the subject's Potential Gross Income (PGI), income expected at 100% occupancy, calculates to \$24,000 annually.

Vacancy and Credit Loss

From the Gross Income, it is necessary to deduct for vacancy and credit loss. As discussed, a majority of similar properties within the subject's neighborhood are owner occupied thus there is almost no indication of occupancy trends within the subject's neighborhood. Similar properties located at the end of the Fort Pierce suburban neighborhoods are in somewhat higher demand but these properties experience from 5% to 10% vacancy and collection loss during typical holding periods.

Since apparently demand for rental properties is modest in the subject's neighborhood, otherwise there would be a greater inventory of properties available for lease, in my opinion during a typical holding period the subject can expected to experience vacancy and credit loss, say within the range of 7.5% of PGI.

Effective Gross Income

Effective gross income (EGI) (income collected) equates to Potential Gross Income (PGI) less annual Vacancy and Collection Loss is calculated as follows:

PGI = \$24,000, less 7.5% annual V & C = \$22,200 EGI.

INCOME CAPITALIZATION APPROACH (continued)

Ancillary "Other" Income

No "other" income is expected from the subject.

Operating Expenses

The next step in the Income Approach is the deduction of expected operating expenses; consisting of the following categories: fixed expenses – real estate taxes, and property insurance, plus, variable expenses consisting of – management/lease-up expenses, maintenance, utilities, reserves, and miscellaneous expenses.

Fixed Expenses

Real Estate Taxes

The subject is tax exempt, but a reasonable estimate of taxes can be calculated using my opinion of the subject's value via the Sales comparison approach - \$130,000 x typical assessment ratio of 75% for an estimated taxable value of \$97,500 and an approximate millage rate of 421 per thousand dollars of assessed value = taxes of \$2,057, including nominal NSLRWMD non-ad valorem taxes. With the 4% early payment discount, the annual tax bill can be expected in the range of say \$2,000

Insurance

The current insurance expense is unknown, but premiums for similar properties have been found in the range of \$0.75 per square foot of building area which is used as the stabilized premium, or say \$2,400 annually.

Variable Expenses

Management

In the subject's market owner's tend to lease and manage their properties, but the time spent to obtain a tenant and perform even minimal management requires some owner time. Professional leasing and management can cost as high as 6% annually, but for in my opinion an owner can provide competent leasing and management say at an annual stabilized rate of 3% of EGI.

Maintenance and Reserves for Replacements

Building maintenance covers the cost of building repairs, plus reserves for replacements.

In the subject's market tenants are expected to complete general maintenance including landscape maintenance, and other general exterior and interior maintenance items, but larger items are often the owner's responsibility, i.e. air conditioning system maintenance, but in the subject's building annual maintenance is expected to be

INCOME CAPITALIZATION APPROACH (continued)

relatively nominal as there are few mechanical systems, etc. However, the annual reserve allowance can be higher than annual maintenance as reserve items can require metal skin replacement, painting, asphalt drive repair etc.

It is my estimate an annual maintenance expense, say in the range of \$1,500 can be expected with an annual average deduction for reserves say also in the range of \$1,500 annually.

Utilities

Utilities are expected to be the responsibility of the tenant but when vacancy occurs the owner can expect a period of utilities expense using say an average \$500 annual payment, included as an operating expense.

Miscellaneous

Miscellaneous expenses include professional fees such as accounting and legal, advertising, office supplies, and telephone.

In my opinion, miscellaneous costs can be expected to total say \$2,500 annually.

A summary of income and expenses and calculation of Net Operating Income (NOI) is presented in the following Exhibit.

Expense Ratio

Projected annual operating expenses calculate to \$3.43 per square foot or 50% of effective gross income. Expenses in the \$3.43± per square foot range are typical for similar properties when management and reserves are included in operating expenses.

Net Operating Income

Net operating Income is calculated as follows:

Effective Gross Income; \$22,200, less expenses of \$11,066 = NOI \$11,134 or \$3.45 per square foot.

Summary of Income and Expenses

A summary of income and expenses and calculation of Net Operating Income (NOI) is presented in the following "Summary of Income Approach" Exhibit.

INCOME CAPITALIZATION APPROACH (continued)

Capitalization

Capitalization is the process of converting net income into value. The factor used for this conversion process is called the Overall Rate. The Overall Rate is the total of the required Return Of and Return On the investment by investors in the marketplace.

Sales Indications

The sales analyzed were either owner occupied or vacant at the time of sale, thus capitalization rates could not be extracted.

Lacking local market data, other methods of estimating an OAR are employed, i.e. the Band of Investment method and a Debt Coverage Ratio method are used. The subject is not a property typically reflective of nation publications such as RealtyRates.com thus national published rates were not addressed.

Band of Investment Analysis

In the Band of Investment Method, the overall rate is recognized as the ratio between the cash income generated by the property and the property value. The net income is available to satisfy the cash return requirements of the two typical investment positions of equity and mortgage. Accordingly, the capitalization rate as estimated by the Band of Investment is the weighted average of the cash return requirements for these two investment positions.

In the case of the subject's market segment, financing for properties through conventional lenders finds mortgage rates in the range of 5.5%, with 20-years amortization and five-years rate renegotiation. Also, often in the current market sellers hold mortgages, but rates and terms are generally very similar to conventional lender rates and terms.

On the equity side, the equity cash return rate is represented by the equity dividend rate (EDR): the amount of cash flow left after debt service divided by equity investment. The return required by investors is based on the amount of risk associated with property ownership. The greater the risk of ownership, the greater the return required.

Sales history shows that in most markets EDRs in the 0% to 10% range have been acceptable and sometimes in the past ERDs have been observed to be negative. However, in the current market an owner is expected to require some level of annual return as there is uncertainty in future rate increases and it is obvious many of the leases are written at fixed rates for at least initial lease terms.

INCOME CAPITALIZATION APPROACH (continued)

Because it appears local market participants are accepting lower rates, an EDR of say 7.5% is considered applicable.

Band of Investment calculations are presented on the "Summary of Income Approach" exhibit, with a conclusion of 7.5%.

Debt Coverage Ratio Analysis

As mortgage financing is critical to the success of this type of investment, a check on the overall rate can be made using a debt coverage ratio (DCR). The debt coverage ratio is the number expressing the relationship between net operating income and the annual debt service. A DCR of 1.0 means that the net operating income must be at least equal to the annual debt service. The selection of a DCR requirement is primarily a function of the risk involved and in the current market at minimum a DCR of 1.3 is considered reasonable.

DCR calculations are presented on the "Summary of Income Approach" page, with a conclusion of 8.05%.

This approach, however, is less reflective of market participants' investment goals, and for this reason the OAR derived via the DCR analysis is given nominal weight as an indication of a market OAR.

Overall Rate Conclusion

The Band of Investment calculations indicate an OAR of 8.07% with the DCR indicating 8.05%, and in my opinion considering subject's local market, overall analysis tends to indicate an appropriate OAR is in the range of say 8.0%.

Market Value Indication "at stabilized occupancy" via Income Approach Analysis

In summary, based on the previous analysis of the available market data, it is my opinion, the Market Value of the Fee Simple Interest in the subject at stabilized occupancy is (rounded) **-\$139,175-**

Lease-up

The time required to lease the subject is uncertain in the current market, but in my opinion an investor can expect in the subject's case at minimum a six-months period to lease the subject at my estimated market rental rate.

Lease-up costs include out of pocket operating costs which the property is vacant, plus lost net income. Leasing commissions have been previously deducted in the previous stabilized annual operating expense.

INCOME CAPITALIZATION APPROACH (continued)

Expected out of pocket operating expenses include real estate taxes, insurance, utilities, maintenance and miscellaneous or approximately \$4,200 during a six-months lease-up.

Net Income loss for a six-months period calculates to approximately \$11,100.

Out of pocket costs total \$15,300, discounted over the six-months period by say 6% equates to present value of say \$15,000.

Market Value Indication "as is" via Income Approach Analysis

In summary, it is my opinion the Market Value of the Fee Simple Interest in the subject "as is", derived via the Income Capitalization Approach, as of June 16, 2016, is (rounded): **-\$115,000-**

INCOME SUMMARY

<u>INCOME and EXPENSES</u>	<u>CAPITALIZATION RATE ANALYSIS</u>																																																																																																																																																												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">POTENTIAL GROSS INCOME</td> <td style="width: 20%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="padding-left: 20px;">\$2,000 /MONTH</td> <td style="padding-left: 20px;">3,226 SF =</td> <td></td> <td></td> <td style="text-align: right;">\$24,000</td> </tr> <tr> <td style="padding-left: 20px;">LESS: VACANCY/CREDIT LOSS</td> <td style="padding-left: 20px;">7.50%</td> <td></td> <td style="text-align: right;">(\$1,800)</td> <td></td> </tr> <tr> <td colspan="4">EFFECTIVE GROSS INCOME FROM RENTS</td> <td style="text-align: right;">\$22,200</td> </tr> <tr> <td colspan="5">LESS: EXPENSES</td> </tr> <tr> <td style="padding-left: 40px;">TAXES (w/ 4% disc. 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RECONCILIATION

My investigation into the applicable approaches to value provides the following indications of Market Value:

Sales Comparison Approach ("as is")	\$130,000
Income Capitalization Approach ("as is")	\$115,000

In the case of a predominately owner occupied market such as the subject's market, the Sales Comparison Approach will usually provide the best indication of value when there is adequate data for analysis. The properties analyzed consist of relatively recent sales, relatively similar to the subject, and although the sales are not ideally comparable, because the market is predominately owner occupied, the value indication via the Sales Comparison Approach is given full weight as an indication of the subject's market value.

The Income Approach method of analysis proves demand in the lease market is weaker than demand in the owner occupied market and the data is not as comparable as the data analyzed in the Sales Comparison Approach, and because the subject is a predominately owner occupied property, the Income Capitalization is weighted only for its support of the value indication via the Sales Comparison approach.

Therefore, with the value indications via the Sales Comparison given full weight supported by the value indication via the Income Approach, it is my opinion the Market Value of the Fee Simple interest in the real property appraised, "as is", as of June 16, 2016, is:

ONE HUNDRED THIRTY THOUSAND DOLLARS - \$130,000-

EXPOSURE

Exposure time:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).

The sales analyzed closed with a wide range of exposure periods, primarily caused by initial above market pricing. Properties such as sales 3 and 4 where pricing reflected market conditions and contracted under six-months exposure periods. Thus it is my opinion that based a listing of the subject at or near my opinion of value, the exposure time required to consummate a sale of the subject as of the date of appraisal would have been within the range of six-months.

QUALIFICATIONS OF THE APPRAISER

DANIEL D. FULLER, MAI

Education

Indian River Community College, Graduated 1967, A/S Degree

Professional Memberships

Member Appraisal Institute (MAI)#7876 - Appraisal Institute
 Senior Real Property Appraiser (SRPA) - Appraisal Institute
 Senior Residential Appraiser (SRA) - Appraisal Institute
 Florida - State Certified General Real Estate Appraiser RZ567
 Registered Florida Real Estate Broker

Work Experience

1992 - Pres. President, Fuller-Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
 1987 - 1992 Vice President & Partner, Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL
 1983 - 1987 Staff Appraiser, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, FL
 1981 - 1983 Salesman/Appraiser, Florida Licensed Realtor-Associate, Procino Realty, Ft Pierce, FL
 1979 - 1983 Staff Appraiser, Harbor Federal Savings and Loan Association, Fort Pierce, FL
 1974 - 1979 Staff Appraiser, St. Lucie County Property Appraiser's Office, Fort Pierce, FL

Real Estate Appraisals made for the following:

Accountants	PNC Bank
Attorneys	Port St. Lucie, City of
Dept. of Natural Resources	Regions Bank
Federal Deposit Ins. Corp.	Resolution Trust Corporation
Federal Home Loan Bank Board	Seacoast Bank
Federal National Mortgage Corp.	St. Lucie County
Florida Community Bank	South Florida Water Management District
Fort Pierce, City of	SunTrust Banks
Gulfstream Business Bank	TD Bank
Harbor Community Bank	TITF
IBERIA Bank	Vero Beach, City of
Indian River County	Wells Fargo
Martin County	

Types of Appraisals Completed

Airplane Hangars	Offices
Automobile Dealerships	Packing Houses
Car Washes	Ranches
Commercial	Recreational Vehicle Parks
Groves	Residential
Industrial	Restaurants
Insurable Value	Retail Shopping Centers
Land Locked Parcels	Service Stations
Mini-Warehouses	Subdivision
Motels	Warehouses
Multi-Family	Wetlands
	Vacant Lands

Qualified as Expert Witness

Circuit Court -
 St. Lucie County
 Martin County
 Indian River County
 Okeechobee County
 Palm Beach County
 U.S. Bankruptcy Court -
 West Palm Beach District

Accomplishments

Past President - Society of Real Estate Appraisers - Indian River Chapter 211 (1989 - 1990)
 Past Instructor - Indian River Community College - Appraising Income Producing Real Estate
 Past Board Member - East Florida Chapter of Appraisal Institute

ADDENDUM – ST. LUCIE COUNTY AREA DATA

St. Lucie County is located on the east coast of Florida some 120 miles north of the City of Miami and 220 miles south of the City of Jacksonville. St. Lucie County lies in the center of the region known as the Treasure Coast, with Indian River County to the north, Martin County to the south, Okeechobee County to the west, and the Atlantic Ocean to the east. St. Lucie County encompasses a land area of approximately 581 square miles.

St. Lucie County ranks 21st in the state in population. St. Lucie County, combined with Martin County is an U.S. Census Bureau Metropolitan Statistical Area (MSA).

With nearly 88% of the state's population within a 150 mile radius of St. Lucie County, Fort Pierce maintains a position as the transportation hub of the area with its easy accessibility to I-95, Florida's Turnpike, U.S. 1 and the St. Lucie County International Airport. Distance from Fort Pierce to other Florida cities are as follows:

Distance to Florida Cities

NORTH		SOUTH	
Vero Beach	15 miles	Port St. Lucie	6 miles
Melbourne	50 miles	Stuart	17 miles
Orlando	120 miles	West Palm Beach	55 miles
Daytona Beach	140 miles	Miami	123 miles
Jacksonville	220 miles	Key West	250 miles

St. Lucie County enjoys a central Florida east coast location which can be a long term positive for regional development as Martin County to the south has limited westward expansion as Lake Okeechobee forms the county's west boundary, and to the north, Indian River County's westerly expansion is blocked by the headwaters of the St. John's River. St. Lucie County, however, has the ability of almost unrestricted physical expansion to the west to Okeechobee County in Central Florida.

Fort Pierce, the oldest city in the county, is located on the eastern edge of the county adjacent to the Indian River - Intercoastal Waterway and the Atlantic Ocean. In addition to Fort Pierce there are two other incorporated communities within St. Lucie County; Port St. Lucie and St. Lucie Village. In addition to the cities, the county government oversees a large portion of unincorporated area, also providing support to the cities in the area court systems, criminal detention facilities, fire protection, etc., and along with the Treasure Coast Regional Planning Council, providing input on large scale growth / planning issues.

Population statistic is as follows:

County and City Populations

	1970*	1980*	1990*	2000	2010*
St. Lucie County **	50,836	87,182	150,171	190,677	277,789
Fort Pierce	29,721	33,802	36,830	38,683	41,590
Port St. Lucie	330	14,690	55,866	85,751	164,603
St. Lucie Village		593	584	638	527

* U.S. Census Bureau, 2010 census

**Total including all unincorporated areas.

ST. LUCIE COUNTY AREA DATA (continued)

The greatest population growth from 2000 census to 2010 estimates is in the City of Port St. Lucie with an average annual increase of some 15%. The City of Fort Pierce experienced little increase, an average annual increase of 0.7%, during the same period. The total average annual percentage population growth for the County for the same period was 4.5%. Per the U.S. Census Bureau the state's average annual growth for the same period was approximately 1.8%. Thus the County's overall growth has been well ahead of the state average.

A majority of the growth experienced between 2000 and 2010 occurred between 2003 and 2007. In 2008 growth slowed which is expected with softening demand in the real estate markets and a soft national economy.

However, the University of Florida Statistical Abstract for 2009 reports by 2015 St. Lucie County will have a population range from a low of 277,100 to a high of 352,700.

Long term growth is expected to follow past patterns with a majority of the County's growth occurring in the City of Port St. Lucie with the City of Fort Pierce and St. Lucie County overall achieving a lesser but steady growth. Limited growth can be predicted for the beachfront areas caused primarily by stringent development regulations imposed by county, state, and federal governments, plus environmental and concurrency regulations combining to create a general negative affect on development.

Population Age Groupings*

0-19	24.8%
20-34	16.0%
35-54	26.6%
55-64	12.7%
65 PLUS	20.0%

* U.S. Census Bureau, 2010 census

Population age distribution is about equal in all age groupings with a slightly higher level in the mid-year group. It is expected that these levels will remain relatively the same with a stronger increase in the over 65 group as people continue to move to the Sunbelt at retirement.

Along with the substantial population growth, St. Lucie County has experienced a rapid expansion in the number of households with a slight decline in the size of the households. The following summary indicates past trends.

Household Growth and Household Size*

YEAR	NUMBER OF HOUSEHOLDS	HOUSEHOLD SIZE
1980	32,506	2.65
1990	58,174	2.54
2000	76,933	2.47
2010	137,029	2.55

* U.S. Census Bureau, 2010 census

City of Fort Pierce

Fort Pierce, incorporated in 1901, is the oldest city in the County and covers approximately 19 square miles. Because the city is approximately 80%+ developed, new growth is expected to be minimal unless annexation and/or gentrification occurs. The City Commission is on an annexation track to bring developments adjacent to the city limits and serviced by city utilities into the city for an expanded tax base. Also, because of the age of the city, the City's Redevelopment Agency has been in a redevelopment phase including infrastructure and community service facilities such as restoration of

ST. LUCIE COUNTY AREA DATA (continued)

the historic Sunrise Theatre. However, recent 2008 budget constraints have curbed projects, but plans are proceeding for further redevelopment from the governmental sector. In the mid 2000 period private investment in refurbishing properties as well as developing new structures was very evident, but in the 2008 economic environment private investment has all but ceased. The effect of the government's rebuilding of infrastructure in the near term uncertain, but over the long term the rebuilt infrastructure should result in attracting new private investment.

Additionally, during the building boom of the mid 2000's several residential projects were proposed, permitted, and/or started development on tracts lying immediately west of the Ft. Pierce city limits. When complete, these projects will be annexed in to the City. However, with the slowdown in demand in the real estate markets in most instances project planning and development has ceased, thus annexation has not occurred. If in the future these projects are annexed the project's should improve average housing prices along with adding a more affluent population which should be a positive to the entire city.

Although the City of Ft. Pierce is the oldest community in the County, the City has many advantages such as one of the best Florida east coast inlets to the Atlantic Ocean providing access to some of the best boating waters along Florida's east coast.

The City of Fort Pierce also reigns as the area's commercial center with its transportation network including central access to Interstate 95, the Florida Turnpike, State Road 70, and the St. Lucie County International Airport and the Port of Fort Pierce.

However, because the city is older, the City of Ft. Pierce also has a large inventory of older residential and commercial properties and a lower income base, thus attracting name brand retailers, chain restaurants, etc. has proven unsuccessful. But as discussed, if the new residential and commercial projects located adjacent to the city are developed and annexed, then in the future the city's economy should improve, potentially attracting the name brand retailers, etc. not now represented.

City of Port St. Lucie

The City of Port St. Lucie, located at the southern end of St. Lucie County six miles south of Fort Pierce, has in the last several years surpassed Fort Pierce in population and is now the largest city in the county.

Port St. Lucie was incorporated in 1960, originally developed by Mackell Brothers and continued by General Development Corporation (now Atlantic Gulf Communities). Port St. Lucie encompasses approximately 114 square miles with development predominately in single family residences of moderate price ranges with areas of high priced homes concentrated around the community's golf courses and the North Fork of the St. Lucie River.

Within the original General Development plats of Port St. Lucie approximately 50% of the lots remain to be improved.

Although housing in the cities of Fort Pierce and Port St. Lucie, as well as St. Lucie County overall is generally considered to be very affordable compared to neighboring counties to the north and south, the south county area has attracted large upscale developments such as St. Lucie West, Tradition (Core Communities developer) and the Reserve (Kolter Homes).

The St. Lucie West development is a mixed-use community opening for sales in 1988 with another developer creating and permitting the overall plan. The St. Lucie West development lies west of the Florida State Turnpike, east of Interstate 95, and north and south of the original city limits of Port St. Lucie. The location, because of the major road boundaries, provides defined boundaries that maintain the integrity of the project.

ST. LUCIE COUNTY AREA DATA (continued)

The project is an approved Development of Regional Impact (DRI). Current development projections indicate at buildout, the community will include a residential population of 25,000 with a permanent job base of 35,000 workers. The community was proposed to include 500 acres of industrial development, 426 acres of commercial/retail/office development, along with 90 acres of college campuses and over 100 acres of public parks and recreational facilities including the Digital Domain Park (fka Tradition Stadium), the spring training facilities for the New York Mets. The development, however, has absorbed a majority of its DRI allotted retail space, but owners/developers have updated the DRI to achieve an increase in retail space.

Within the St. Lucie West development is a Jim Fazio-designed championship 18-hole golf course. The golf course was purchased in 1995 by the Professional Golfers Association (PGA).

West of Interstate 95 is a smaller luxury residential community, The Reserve. The Reserve is an upper price range; golf course oriented community on 2,700 acres of land approved for 4,100 residences. The central amenity of the development was originally a private 18-hole George Fazio designed championship golf course.

The PGA of America owns two Tom Fazio designed 18-hole PGA golf courses and a nine hole course designed by Pete Dye within the Reserve. The PGA courses are supported by a 12,000 square foot clubhouse with pro-shop, etc. Also a PGA complex includes a "Learning Center". The PGA's winter headquarters is presently in Palm Beach County, but in the future the Reserve facility may become the PGA's winter home.

In addition to the existing Reserve PUD, the Reserve developers completed permitting for a DRI covering a 3,000 acre tract of land lying immediately south of the existing Reserve. The DRI is permitted for 6,000 residential units, plus 50K square feet of specialty retail and a total of three golf courses to be developed by PGA, 100K square feet of golf course maintenance, etc. facilities, and 250K square feet of non-residential space associated with the golf courses, i.e. clubhouse. Also, located on the north parcel in the area of its southeast corner, the DRI will be permitted for 200K square feet of commercial use, plus a 350 room hotel.

Core Communities also developed another community lying west of Interstate 95, at the I-95 / Gatlin Boulevard interchange, Tradition. Tradition is a community created under a DRI process with plan approval in September 2003. Tradition covers some 3,000 acres, projected to be developed in four phases with a total 7,245 residential units with a projected build-out date of 2022.

Completed commercial development within Tradition includes the Town Square consisting of some 125,000 square feet of commercial space anchored by a Publix grocery store. Additional commercial space is located in the Landings at Tradition; a 500,000 square foot retail center anchored by a Target store, and including out parcel development, the center could total 600,000 square feet. At the Tradition Center for Innovation Research Park, the headquarters of the Torrey Pines Institute of Molecular Studies was completed in early 2009; this facility was the first of several similar research bio-medical facilities. At present there is also the Vaccine and Gene Therapy Institute of Florida (VGTI) research facility completed in 2012 plus the Mann Research Center, master planned for 410,000 SF mixed use project to contain research space, office, and retail areas. The first 44,000 SF building was completed in 2013 and is fully leased as primarily medical office.

In addition to Tradition, there are four other DRIs proposed to be located west of the subject's neighborhood, thus on a long term basis the area west of I-95 is poised for dramatic development over the next couple of decades. The proposed DRIs compass thousands of acres – Tradition is only the beginning of the growth. One of these, Verano DRI, has commenced by Kolter Homes, but is located further north and is somewhat outside of the subject neighborhood's influence.

ST LUCIE COUNTY AREA DATA (continued)

Long term, the eventual impact of St. Lucie West / Tradition and The Reserve on Port St. Lucie and St. Lucie County is expected to be substantial. The St. Lucie West / Tradition and The Reserve developments also spawned several smaller developments within the City of Port St. Lucie. These new

PUD's either feature golf course amenities or nature preserve amenities. New or proposed developments include River Place on the St. Lucie, St. James Golf Club, Waterville Golf and Country Club, and Sawgrass Lakes.

Within southeastern Port St. Lucie the Ginn Company purchased a 1,200± acre tract of land developed under the Tesoro PUD. Tesoro is an upscale golf course community home to a grand Italianate Clubhouse, and Arnold Palmer and Tom Watson signature golf courses for Tesoro owners. Tesoro initially experienced strong demand, even at its price levels, but since about 2005 demand significantly retracted following general real estate trends and in 2009 the project mortgage was foreclosed with assets purchased by a Palm Beach County developer, with future plans unknown.

Also, southeast of Tesoro another large tract of land is in the early planning stages with total project statistics unknown at this time but a development order exists allowing some 3,800 residential units plus support commercial development.

There are also several other properties located within the county with DRI approvals and or Planned Unit Developments (PUD) development orders in place, but in most instances as of 2008 development has been halted until economic conditions improve.

In recent years the Port St. Lucie City Commission recognized the need for industrial/commercial growth to prop up its tax base, thus the Commission is attempting to attract new corporate or industrial development. One of the first countywide successes was the location of home shopping giant QVC, locating in the St. Lucie West development of Port St. Lucie. While all of the governmental agencies within the county, along with private business leaders, shared in the success of locating QVC to St. Lucie County, the City of Port St. Lucie received the most benefit with QVC constructing their facility in St. Lucie West. The very recent success of recruiting Torrey Pines Institute for Molecular Studies to locate its headquarters in Port St. Lucie indicates that as the City continues its growth, it can be expected other similar corporate / industrial companies will locate in the City of Port St. Lucie, as well as throughout St. Lucie County.

St. Lucie Village

Adjacent to the northerly city limits of Fort Pierce is St. Lucie Village, the third incorporated community within St. Lucie County. St. Lucie Village has city officials with a mayor, etc., but maintains a steady population base in the range of 600 people and imposes only a minimal tax, offering minimal services to its residences. St. Lucie Village is primarily a residential community with residents having deep St. Lucie County roots, and the population does not desire further expansion of its community, thus St. Lucie Village is not expected to change, at least for the near term years.

St. Lucie County

St. Lucie County ranks in the mid to upper range of Florida counties in the State of Florida Office of Planning and Budgeting 2008 Florida Price Level Index. The local index is at 98.14 with the state average at 100. This index is computed from the price of an identical market basket of goods and services across the state. Most counties with higher indexes (higher costs of goods) are heavily populated metro areas.

The areas economic base has, in the past, been dominated by agriculture, primarily citrus and cattle production. While the agri-business still is the largest in terms of dollar business, the construction industry has gained as a steady economic mainstay.

ST LUCIE COUNTY AREA DATA (continued)

Tourism is also considered in the top three as a very important part of the local economy. Trends indicate that winter residents occupying long term rental or retirement homes eventually become full-time residents. This trend helps build a strong economic base, indicating that tourism is no longer only a transient, seasonal business.

A number of small to mid-size manufacturing businesses have been attracted to the area in the last ten years, ranging from boat builders to glass and mirror manufacturers, plastic water pipe production, metal parts production, and a Tropicana juice plant, etc. Additionally, in recent years the county has developed more aggressive recruitment methods in not only attracting the life sciences companies but all industries, in order to provide more stable employment for all county residents.

The County Commission also succeeded in receiving approval of the Central Florida Foreign-Trade Zone (CFFTZ) which exempts duties on some manufacturer's imports/exports, if the industry is located with the CFFTZ.

Fort Pierce/St. Lucie County has one of the few deep-water inlets on the east coast of Florida. The County Commission to some degree controls development of the port. The County Commission has made several attempts to purchase the lands which comprise the port, but at this point they have successfully purchased only 20 acres, approximately 67 acres of the prime deep water property remains in private ownership.

Also, the County Commission, in conjunction with the FAA, has been on track to expand the airport with visions the airport will be a regional facility of some significance. The first expansion was in the form of an extended runway, plus additional leasing of land within the airport to a variety of small fixed base operators. The longest runway is now 6,500 feet; however, there remains limitations on aircraft size as the runway surface does not have the capacity to carry the weight of large commercial carriers. In late 2008 a second runway is expected to be complete to support flight school and training traffic. The airport offers full time customs service, thus has international status. The customs service is heavily used by small planes traveling to the Caribbean region. Several commuter services have attempted operations from the airport but none have been financially successful because of being somewhat ahead of the demand curve. Expansion plans, however, have been controversial and as Commissioners change expansion plans also change, thus airport's ultimate development is uncertain at this time.

Service and professional fields also compose a large part of the area's economic base. Among the professional fields, real estate has played an important part in the area's growth with some 240 brokers in the county and over 900 MLS members.

Although the local economy is extensively supported by agriculture, construction, and tourism, other employment centers include manufacturing, retail trade, finance, insurance, real estate, services and governmental jobs. Total percentages listed below are based on the total non-agricultural labor force*.

Other Employment - Non-agricultural*

CONSTRUCTION	8.3%
MANUFACTURING	3.7%
TRADE, TRANSPORTATION AND PUBLIC UTILITIES	23.7%
FINANCE, REAL ESTATE AND INSURANCE	14.2%
SERVICES	23.5%
GOVERNMENT JOBS	19.4%

*Estimated by the Enterprise Florida/Florida County Profile (2011)

ST. LUCIE COUNTY AREA DATA (continued)

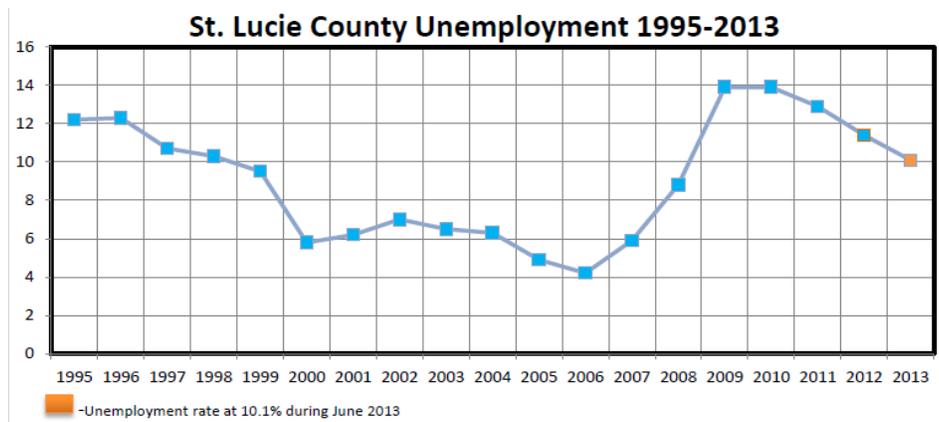
Largest Employers

LIBERTY MEDICAL	1,852
WAL-MART RETAIL STORES	1,720
INDIAN RIVER STATE COLLEGE	1,547
LAWNWOOD REGIONAL MEDICAL CENTER	1,082
PUBLIX SUPERMARKETS	1,163
QVC	1,137
WAL-MART DISTRIBUTION CENTER	1,070
ST. LUCIE COUNTY MEDICAL CENTER	747

*Estimated by the Enterprise Florida/Florida County Profile (2011)

Unemployment is generally higher in St. Lucie County than in neighboring counties and although St. Lucie County continues to rank in the top counties within the state for unemployment. Historically the main contributor to high employment was the large number of seasonal workers in agriculture, and seasonally oriented tourist businesses.

Below is a summary of unemployment rates for recent years.



In addition to the St. Lucie County International Airport and Port facilities, previously discussed, St. Lucie County is served by several other major forms of transportation.

St. Lucie County is served by Federal Highway U.S. 1, which is a four lane median divided highway that serves as a major inter and intra-county route. The area is also served by five primary state highways including the Florida Turnpike, plus Interstate 95. St. Lucie County has the distinction of being the only area where the Florida Turnpike and Interstate 95 have closely located interchanges, thus, the interchange neighborhood has been developing over the past ten year period.

Fort Pierce is also served by Florida East Coast Railway, (freight only) and is the terminal point for the railroad cut-off to the Lake Okeechobee area. Community delivery service is by Airborne Express, Federal Express, United Parcel Service, Greyhound, and several common carriers. There are several trucking terminals in St. Lucie County including AAA Cooper, Gator Freightways, and Yellow

Freight Systems. There are also several locally owned taxicab companies and Community Transit, a division of Council on Aging of St. Lucie, Inc., is the public transit provider for St. Lucie County through a contract with the Board of County Commissioners of St. Lucie County.

ST LUCIE COUNTY AREA DATA (continued)

St. Lucie County government operates as a five member commission with a professional county administrator as mandated by the state. The City of Fort Pierce operates as a five member commission and a city manager. Port St. Lucie operates as a five member commission presided over by a mayor/councilman. St. Lucie Village has a five member board of aldermen and a mayor, however, generally only limited city business is transacted by the group.

Each city provides its own law enforcement department along with a county Sheriff's Department for the unincorporated areas. Fire protection is provided by a county wide district.

The school system is operated under one county wide five member board. The system has twenty elementary schools (grades K-6), five elementary schools grades K-8, four middle schools, six high schools, and one exceptional student education center. Also, there are several private schools including the elementary St. Anastasia and John Carroll High Schools. Higher education facilities consist of Indian River State College, plus Barry University, and Florida State University, offer courses at the Indian River State College campus in Fort Pierce and St. Lucie West, plus Florida Atlantic University has a campus in St. Lucie West. The University of Florida Institute of Food and Agriculture Science offers bachelor's and master's degree programs at its UF Indian River Research and Education Center local campus.

There are two hospitals within the county. Lawnwood Regional Medical Center, located in Fort Pierce, and St. Lucie Medical Center located within the City of Port St. Lucie. Plus, Martin Memorial Heath system has developed a hospital adjacent to the Torrey Pines research center in the Tradition / Southern Grove development. Additionally, there are two in-patient psychiatric hospitals, Lawnwood Pavilion located in Fort Pierce, and Savannas Hospital located in Port St. Lucie, plus a regional publicly funded mental health facility, New Horizons of the Treasure Coast. There are also several privately operated walk-in medical clinics, plus assisted living facilities and nursing homes spread throughout the county.

Summary

In the short term the County's economic base is soft with the downturn in the real estate industry and overall soft national economic conditions negatively affecting the area. But, long term the overall economic outlook for St. Lucie County is good. Projections show the most rapid expansion will be in the City of Port St. Lucie. However, all of the incorporated or unincorporated areas should, by all forecasts, show a steady growth rate.

With governing and private forces vigorously working toward industrial expansions, unemployment should in the future decline. New stable industries should add a great deal to the overall employment picture. Along with new industrial employment, growth will create many new jobs in the service and professional fields again adding to the overall economic outlook for the area. Thus, the area should continue to be attractive to new residents as well as continuing to offer existing residents an attractive place in which to live and work.

Of course, much of the economic growth will depend upon national trends. As in the past, economic highs and lows brought about by national economic policies affect the local economy thus real estate values.

ADDENDUM – Sales Data

<u>DESCRIPTION</u>	<u>Sale 1</u>
ADDRESS:	12496 Okeechobee Rd. St. Lucie Co.
GRANTOR	Steiner, Geraldine
GRANTEE	Okeechobee Rd. Holdings, LLC
DATE OF SALE	8/15
RECORDED OR BK/PG	3781/1318
MONTHS SINCE SALE	10
SALES CONDITIONS:	Arm's length transaction (Expired listing, buyer contacted owner negotiated purchase)
PROPERTY RIGHTS:	Fee Simple
FINANCING TERMS:	Conv. Lender - cash equivalent
LEGAL DESCRIPTION (abridged):	Pt. of Lot 24, unnamed S/D, PB 3, Pg Public Rec., SLC
ZONING:	CN, Neighborhood Commercial
LAND USE:	AG-5, Agricultural 1 / 5
PREVIOUS SALES	No recent previous sales
VERIFICATION	Buyer Thomas Fitzsimmons (772) 467- 1125 to D. Fuller 6/24/16
<u>PHYSICAL DATA</u>	
SITE AREA / ACRES	2.51
SITE AREA / SQ. FT.	109,336
BUILDING TO LAND RATIO	3.0%
IMPROVEMENT SIZE (S.F.)	3,280
YEAR BUILT	1964
FINISHED OFFICE AREA TO MEZZANINE	None n/a
TOTAL USEABLE AREA - SF	3,280
<u>COMMENTS:</u>	
Construction	Avg. older steel frame w/ metal exterior
Finished - A/C area	None
Floor level	100% dock height
Wall Heights - feet	12
Electric capacity	3 phase
Fire Sprinklers	No
Functional Utility	Fair for market
QUALITY:	Below average for market
CONDITION:	Fair condition
OCCUPANCY AT SALE:	Vacant
PURCHASER OCCUPANCY:	Owner occupancy
<u>SALE ANALYSIS</u>	
SALES PRICE	\$102,500
GROSS SALES PRICE/SQ. FT. -	\$31
FINANCING ADJUSTMENT	\$0
CONDITIONS OF SALE ADJUSTMENT	\$0
	(No adj. but no Realtor fees)
MARKET CONDITION ADJUSTMENT -	0.0%
ADJUSTED GROSS SALES PRICE	\$102,500
ADJUSTED SALES PRICE /	\$31
ADJUSTED SALES PRICE / USEABLE	\$31

<u>DESCRIPTION</u>	<u>Sale 2</u>
ADDRESS:	201 Campbell Rd St. Lucie Co.
GRANTOR	Treasure Coast Holdings, Inc.
GRANTEE	Environmental Land Dev., Inc.
DATE OF SALE	5/14
RECORDED OR BK/PG	3638/1340
MONTHS SINCE SALE	25
SALES CONDITIONS:	Arm's length (Lender sale of REO)
PROPERTY RIGHTS:	Fee Simple
FINANCING TERMS:	Conventional loan cash equivalent 80% mgt. to SP
LEGAL DESCRIPTION (abridged):	Pt. Sec. 9, Twp. 35 S., Rng. 39 E., SLC
ZONING:	AG-5, Agricultural 1 / 5
LAND USE:	RE, Residential Estate
PREVIOUS SALES	4/03 - \$308,800 = -19% price decline
VERIFICATION	Public records & previous Realtor data
<u>PHYSICAL DATA</u>	
SITE AREA / ACRES	5.36
SITE AREA / SQ. FT.	233,482
BUILDING TO LAND RATIO	3.2%
IMPROVEMENT SIZE (S.F.)	7,556
YEAR BUILT	1974, 2000, 2002
FINISHED OFFICE AREA TO MEZZANINE	25%
TOTAL USEABLE AREA - SF	Canopy 1,530sf 9,086
<u>COMMENTS:</u>	
Construction	Steel frame, metal skin bld.
Finished - A/C area	25%
Floor level	Grade level floors
Wall Heights - feet	22 ft wall hgt. - 6,000sf bld.
Electric capacity	Estimated 3 phase
Fire Sprinklers	No
Functional Utility	Above avg. market segment (3 blds. - 6,000sf metal, 756 sf CB w/ 1,530sf attached canopy & 800sf modular office.
QUALITY:	Average
CONDITION:	Average
OCCUPANCY AT SALE:	Vacant at sale
PURCHASER OCCUPANCY:	Owner occupancy
<u>SALE ANALYSIS</u>	
SALES PRICE	\$275,000
GROSS SALES PRICE/SQ. FT. -	\$36
FINANCING ADJUSTMENT	\$0
CONDITIONS OF SALE ADJUSTMENT	\$0
MARKET CONDITION ADJUSTMENT -	0.0%
ADJUSTED GROSS SALES PRICE	\$275,000
ADJUSTED SALES PRICE /	\$36
ADJUSTED SALES PRICE / USEABLE	\$30
	(includes 1,530sf canopy)

<u>DESCRIPTION</u>	<u>Listing 1</u>
ADDRESS:	15838 Orange Ave. St. Lucie Co.
GRANTOR	Agricultural Ser Inter., Inc.
GRANTEE	n/a
DATE OF SALE	Current
RECORDED OR BK/PG	Listing
MONTHS SINCE SALE	0
SALES CONDITIONS:	Assumed Arm's length Transaction
PROPERTY RIGHTS:	Fee Simple
FINANCING TERMS:	Assumed Cash Equivalent
LEGAL DESCRIPTION (abridged):	Lot 1, Blk. A, Unit One, Carboy Ind. Pk.
ZONING:	IL, Light Industrial
LAND USE:	MXD, Mixed Use Development
PREVIOUS SALES	8/01 - \$153,000
VERIFICATION	List Realtor J. Cusson - (772) 332-9070 to Dan Fuller 6/23/16
<u>PHYSICAL DATA</u>	
SITE AREA / ACRES	0.77
SITE AREA / SQ. FT.	33,541
BUILDING TO LAND RATIO	17.9%
IMPROVEMENT SIZE (S.F.)	6,000
YEAR BUILT	1989
FINISHED OFFICE AREA TO MEZZANINE	16% Nominal above office
TOTAL USEABLE AREA - SF	6,000
<u>COMMENTS:</u>	
Construction	Steel frame, metal skin bld.
Finished - A/C area	16%
Floor level	Grade level floors
Wall Heights - feet	16 ft wall hgt.
Electric capacity	3 phase
Fire Sprinklers	No
Functional Utility	Avg. for market segment Adequate site area for parking
QUALITY:	Average
CONDITION:	Good
OCCUPANCY AT SALE:	1989
PURCHASER OCCUPANCY:	Vacant
	Offered for lease @ \$7.00/sf
<u>SALE ANALYSIS</u>	
SALES PRICE	\$325,000
GROSS SALES PRICE/SQ. FT. -	\$54
FINANCING ADJUSTMENT	\$0
CONDITIONS OF SALE ADJUSTMENT	\$0
MARKET CONDITION ADJUSTMENT -	0.0%
ADJUSTED GROSS SALES PRICE	\$325,000
ADJUSTED SALES PRICE /	\$54
ADJUSTED SALES PRICE / USEABLE	\$54

<u>DESCRIPTION</u>	<u>Sale 3</u>
ADDRESS:	610 N. 39th St. Fort Pierce (SLC)
GRANTOR	Etheridge-Fort Pierce, LLC
GRANTEE	601 N 39th Street, LLC
DATE OF SALE	12/15
RECORDED OR BK/PG	3823/1483
MONTHS SINCE SALE	6
SALES CONDITIONS:	Arm's length transaction
PROPERTY RIGHTS:	Fee Simple
FINANCING TERMS:	Cash
LEGAL DESCRIPTION (abridged):	Pt. of Lot 121, Garden City Farms, PB 2, Pg. 5, Public Rec., SLC
ZONING:	IL, Light Industrial
LAND USE:	IL, Light Industrial
PREVIOUS SALES	No recent previous sales
VERIFICATION	List./sell agent M. O'Shaughnessy - (407) 539-4844 to D. Fuller 6/10/16
<u>PHYSICAL DATA</u>	
SITE AREA / ACRES	0.65
SITE AREA / SQ. FT.	28,314
BUILDING TO LAND RATIO	12.7%
IMPROVEMENT SIZE (S.F.)	3,600
YEAR BUILT	1957
FINISHED OFFICE AREA TO MEZZANINE	Nominal Office n/a
TOTAL USEABLE AREA - SF	3,600
<u>COMMENTS:</u>	
Construction	Avg. older steel frame w/ metal exterior
Finished - A/C area	Minimal
Floor level	Grade level floors
Wall Heights - feet	12
Electric capacity	Unknown
Fire Sprinklers	No
Functional Utility	Average for market
QUALITY:	Average for market segment
CONDITION:	"Rough condition" - per Realtor
OCCUPANCY AT SALE:	Considered vacant - lease expired
PURCHASER OCCUPANCY:	Owner occupancy
<u>SALE ANALYSIS</u>	
SALES PRICE	\$95,000
GROSS SALES PRICE/SQ. FT. -	\$26
FINANCING ADJUSTMENT	\$0
CONDITIONS OF SALE ADJUSTMENT	\$0
MARKET CONDITION ADJUSTMENT -	0.0%
ADJUSTED GROSS SALES PRICE	\$95,000
ADJUSTED SALES PRICE /	\$26
ADJUSTED SALES PRICE / USEABLE	\$26

<u>DESCRIPTION</u>	<u>Sale 4</u>
ADDRESS:	3100 N. Kings Hwy. St. Lucie Co.
GRANTOR	Davis Stucco, Inc.
GRANTEE	D.V.T. Hurricane Shutters, Inc.
DATE OF SALE	1/13
RECORDED OR BK/PG	3481/1311
MONTHS SINCE SALE	29
SALES CONDITIONS:	Arm's length
PROPERTY RIGHTS:	Fee Simple
FINANCING TERMS:	Conventional loan cash equivalent but 104% mgt. to SP
LEGAL DESCRIPTION (abridged):	Pt. Sec. 25, Twp. 34 S., Rng. 39 E., SLC
ZONING:	CG, General Commercial
LAND USE:	MXD, Mixed Use Development
PREVIOUS SALES	4/03 - \$308,800 = -19% price decline
VERIFICATION	List Realtor - Vincent Bajis (772) -708-6317 to Dan Fuller 6/13
<u>PHYSICAL DATA</u>	
SITE AREA / ACRES	1.63
SITE AREA / SQ. FT.	71,003
BUILDING TO LAND RATIO	5.1%
IMPROVEMENT SIZE (S.F.)	3,600
YEAR BUILT	1994
FINISHED OFFICE AREA TO MEZZANINE	67% (2,412sf 1st flr. Office) + (75% (2,700sf)
TOTAL USEABLE AREA - SF	6,300
<u>COMMENTS:</u>	
Construction	Steel frame, metal skin bld.
Finished - A/C area	67%
Floor level	Grade level floors
Wall Heights - feet	20 ft wall hgt.
Electric capacity	Unknown
Fire Sprinklers	No
Functional Utility	Above avg. market segment Adequate site area for parking
QUALITY:	Average
CONDITION:	Average
OCCUPANCY AT SALE:	Owner occupancy
PURCHASER OCCUPANCY:	Owner occupancy
<u>SALE ANALYSIS</u>	
SALES PRICE	\$250,000
GROSS SALES PRICE/SQ. FT. -	\$69
	(per footprint)
FINANCING ADJUSTMENT	\$0
CONDITIONS OF SALE ADJUSTMENT	\$0
MARKET CONDITION ADJUSTMENT -	0.0%
ADJUSTED GROSS SALES PRICE	\$250,000
ADJUSTED SALES PRICE /	\$69
ADJUSTED SALES PRICE / USEABLE	\$40
	(includes 2nd flr.)

SALES PHOTOS



Sale One



Sale Two



Listing One



Sale Three



Sale Four

ADDENDUM – ENVIRONMENTAL REPORT MEMORANDUM

MEMORANDUM

TO: Ray Palmer, Section Leader,
Leasing and Real Estate Support Section

FROM: Robert Kukleski, Lead Environmental Scientist,
Environmental Science Unit,
Leasing and Real Estate Support Section

DATE: June 10, 2016

**SUBJECT: Pre-Disposition Environmental Due Diligence Activities
Building Inspection
Fort Pierce Field Station (Tract No. DO 100-004)
St. Lucie County**

Pursuant to the request of Robert Schaeffer and Yami Bertelsen, this memorandum is intended to summarize the results of the attached Pre-Disposition Environmental Due Diligence Activities and Building Inspection of the Fort Pierce Field Station (Tract No. DO 100-004). The attached report was completed by Tetra Tech, Inc.

The subject tract was previously acquired by the District in March 1972. The existing agricultural warehouse was converted to an administrative/storage building, and was utilized as the Fort Pierce Field Station. The continued ownership of Tract No. DO 100-004 (fee title) with the accompanying improvements does not support any District mission objective. The subject property has been determined to be surplus, and is proposed for disposition.

The objective of the Pre-Disposition Environmental Due Diligence Activities and Building Inspection is to provide sufficient information for a prospective purchaser to make an informed decision as to the environmental condition of the property (particularly if there has been a release of petroleum products associated with the underground storage tanks) and the general condition of the improvements. Please note that the intent of the limited sampling investigation is to determine if a release has occurred, as opposed to defining the extent of any impacts to soil and/or groundwater. The Scope of Work for the Tetra Tech, Inc. report was based upon the April 7, 2016 preliminary site inspection, which included representatives of the Environmental Science Unit, Infrastructure Management Section, Okeechobee Field Station, and Tetra Tech, Inc.

Location/Background

Tract No. DO 100-004 encompasses approximately 4.74 acres located within Section 10, Township 36 South, Range 38 East, St. Lucie County. The subject parcel is situated at the southwest corner of the intersection of SR 70 (Okeechobee Road) and Ideal Holding Road.

As previously noted, the subject tract was previously acquired by the District in March 1972 from Tide Tomato Growers, Inc. The existing improvements consisted of an agricultural warehouse and a hay shed, which were constructed in 1960. The agricultural warehouse was converted to an administrative/storage building. The hay shed was subsequently demolished.

According to the Florida Department of Environmental Protection (FDEP) Storage Tank Contamination Monitoring Database (STCM), two (2) Out-of-Service underground storage tanks

(USTs), one used to store unleaded gasoline (2000 gallon capacity), and one used to store diesel fuel (2500 gallon capacity) along with the accompanying fuel pumps and piping infrastructure were installed in 1987, and currently exist on-site. The existing USTs are constructed of double-walled fiberglass. The current tank system replaced the preceding steel USTs (with comparable unleaded gasoline and diesel capacities), which were originally installed in 1972. The existing tanks were designated as Out-of-Service in September 2011, pursuant to FDEP requirements (FAC, Chapter 62-761). The remaining product was evacuated, and the tanks were filled with water for stabilization purposes.

In addition to the USTs, current improvements include the 3,750 sq. ft. administrative /storage building (CBS/metal facility) which is equipped with the following:

- 2 – Offices (500 sq. ft. total) air conditioned
- 2 – Restrooms on one septic system
- 1 – Warehouse (3,250 sq. ft.), no air conditioning
- 1 – 25 KW generator with transfer switch (2004)
- 1 – Air conditioner, 1.5 ton Lennox (2007)
- 1 – Non-potable 2" shallow water well (1998)
- 2,000' of six foot chain link fence, with one 22' drive thru gate and one 3' pedestrian access gate.
- 1- Set hurricane shutters (2007)
- 4 – Security lights
- 1 – Radio tower (40')

The approximate eastern third of the subject tract consists of the improvements associated with the Fort Pierce Field Station. The approximate western two-thirds is tree-covered (slash pine, live oak, cabbage palm, and bald cypress) with an understory of mowed grasses and weeds.

Previous Assessments

As previously indicated, Tract No. DO 100-004 was acquired in March 1972. This timeframe preceded the current District (and industry) practice of conducting pre-acquisition environmental assessments.

According to documents reviewed on the FDEP OCULUS database, a Discharge Reporting Form (DRF) was submitted in January 1987 by the District for this facility based upon the results of temporary well point sampling. The DRF indicated that the type of product discharged was diesel fuel. This appears to coincide with the removal of the steel USTs (that were originally installed in 1972). As previously noted, the steel USTs with capacities of 2500 and 3000 gallons were removed in November 1987 and replaced with two (2) double walled fiberglass construction USTs. To address the DRF, a Contamination Assessment Report (CAR) was submitted to the FDEP on June 11, 1992 by IT Corporation (under contract to the District). The conclusions of the CAR indicated that the soil and groundwater impacts were minimal, and recommended No Further Action (NFA). The NFA was approved by the FDEP on September 3, 1992 for this discharge. The location encompassed by this previous assessment coincides with the existing USTs and the fuel dispenser area located on the southern side of the administrative/storage building.

Upon additional review of the FDEP OCULUS database, a second discharge associated with this facility was identified. Reportedly, the Fort Pierce Field Station also utilized a 40 gallon gasoline

UST as a fuel source for the backup generator in the event of power outages. This tank area was reportedly located on the western side of the administrative/storage building. Upon removal/upgrading of this existing 40 gallon UST and replacement with a new underground propane tank, petroleum impacted soils and groundwater were identified. A DRF was subsequently filed by the District in November 1992. IT Corporation was contracted by the District to conduct an Initial Remedial Action (IRA) and CAR. As part of the IRA/CAR activities, 5.5 tons of petroleum impacted soils were removed from the site and thermally treated. In addition, three (3) monitoring wells were installed and sampled as part of this investigation. The conclusions of the CAR indicated that the remaining soil and groundwater impacts were a non-issue, and requested a NFA for this location. The FDEP approved the request for NFA in October 1993.

An Ecological Assessment of Tract No. DO 100-004 was conducted by District staff in June 2011. The report concluded that the subject property does not contain any significant ecological features, wetlands, or surface waters, and does not provide significant wildlife support.

Pre-Disposition Environmental Due Diligence Activities

A total of two (2) soil borings and two (2) temporary monitoring wells were installed on the subject tract on May 18, 2016, by Tetra Tech, Inc. The soil borings and temporary wells were installed adjacent to the existing UST pad (on the northeastern and southwestern sides) to confirm the absence or presence of petroleum impacts in the vadose zone soils and groundwater. In addition, the on-site well (Well-1) was sampled by Tetra Tech, Inc. and submitted to the laboratory for analysis.

The laboratory analysis revealed low level concentrations of Polycyclic Aromatic Hydrocarbons (PAHs) in the soil sample collected at TWP-1 (located on the western side of the USTs) which exceeds the Residential/Commercial Industrial Soil Cleanup Target Level (SCTLs) and Leachability Based on Groundwater Criteria (LBOGC) defined in FAC, Chapter 62-777, Table II.

The laboratory analysis for the groundwater samples collected from TWP-1 and TWP-2 indicated that no analytes exceeded the Groundwater Cleanup Target Levels (GCTLs) defined in FAC, Chapter 62-777, Table I.

The laboratory analysis of the water sample obtained from the on-site well (Well-1) indicated the presence of several constituents above their respective Maximum Contaminant Levels (MCLs) defined in FAC, Chapter 62-550 (Chloride at 520 mg/L, Sulfate at 636 mg/L, Total Dissolved Solids at 1,850 mg/L, Iron at 0.747 mg/L and Sodium at 384 mg/L).

A limited non-destructive asbestos survey was performed. The only common visible item observed that may contain asbestos were the floor tiles in the office/bathroom space. On May 18, 2016, two (2) floor tiles were collected by Tetra Tech, Inc. for asbestos analysis. The samples consisted of a wood grained floor tile collected from Bathroom 2 and green/tan vinyl floor tile collected from Office 1. The laboratory report indicated that asbestos containing material was not detected in either of the samples.

A building inspection was completed by Tetra Tech, Inc. on May 18, 2016. The building inspection included a review of the condition and functionality of improvements present on the property.

Conclusions/Recommendations

As previously noted, two (2) USTs (unleaded gasoline and diesel) with the accompanying fuel pumps were installed in 1987, and remain in place. The tanks were designated as Out-of-Service in September 2011, pursuant to FDEP requirements (FAC, Chapter 62-761). The remaining product was evacuated, and the tanks were filled with water for stabilization purposes. The tanks may remain Out-of-Service for ten (10) years (September 2021).

Based upon the laboratory results associated with the soil and groundwater samples obtained from the two (2) temporary well points installed on either side of the existing USTs, it appears there is an isolated area with impacted soil exceedances in the vicinity of TWP-1 at 1.5 foot BLS. However, it should be noted that this impacted area was not defined and the corresponding groundwater sample collected from this location did not have any exceedances of GCTLs for these same constituents reported in the soil. In addition, the soil matrix was generally of a non-native condition (i.e., pea gravel) and the groundwater was encountered fairly shallow at 2.5 feet BLS at the time of the field work on May 18, 2016. The soil impacts appear to be relatively minimal, and would not preclude a prospective purchaser from utilizing the existing tank system. The soil and groundwater results do not require the District to implement immediate corrective actions.

Pursuant to FDEP requirements, a prospective purchaser may operate the tank system if the USTs are reactivated within ten (10) years from when the tanks were designated as Out-of-Service, which allows the tanks to may remain Out-of-Service until September 2021. Prior to September 2021, it will be necessary to restore the USTs to an operational capacity, or remove them in accordance with FDEP tank closure requirements. It is recommended that the soil impacts be addressed at the time of future tank closure, or if a prospective purchaser elects to install improvements required with restoring the tank infrastructure to an operational condition. In the scenario of tank closure, the cost estimate to remove these USTs and restore the site to pre-excavation conditions totals approximately \$35,000.00. This cost estimate assumes that a limited volume of petroleum impacted soils would require off-site disposal at a permitted facility.

The laboratory analysis of groundwater samples collected from the on-site well (Well-1) indicate the presence of several constituents above their respective MCL prescribed in FAC, Chapter 62-550. Based upon these laboratory results, the on-site well would not be suitable for use as a potable water source. This on-site well provides a source of water to the administrative/storage building, and may be continued to be utilized for non-potable uses.

In addition, the 4-inch 85-foot deep PVC monitoring well that was previously utilized by the District to monitor the surficial aquifer should be capped and properly abandoned by a licensed water well contractor unless an alternate use (irrigation) is identified and approved by the permitting authority. The cost estimate to properly abandon this well totals approximately \$1,500.00.

Based upon the visual survey and the limited sampling of the floor tiles, there were no asbestos containing materials identified within the administrative/storage building.

As defined by industry standards, the administrative/storage building is in good condition. The following is a summary of the notable findings:

- Warehouse Metal Doors and Walls: Minor paint loss, corrosion and punched holes, with majority of corrosion occurring along the bottom of the panels on the walls and sliding

doors. The ability for the metal sliding doors to open/close could not be tested as the keys were not provided for these doors.

- Air Conditioner: Would not turn on at the thermostat. Air fan was operational with good flow to both offices.
- Main Doors: Two (2) entrance doors in good condition. Interior Office 2 door has water damage at the bottom of the door and would not close.
- Wood Deck and Stairs: Wood deck in good condition. Wood stairs are broken/deteriorating and have been removed and set aside.
- Office/Bathroom Flooring: Vinyl tiling on floor is damaged, cracked, missing, and/or peeling.
- Bathrooms: Running water in both bathrooms, but not enough pressure to flush the toilet in Bathroom 1 and toilet tank missing in Bathroom 2.

Based upon the available information and the results of the Pre-Disposition Environmental Due Diligence Activities and Building Inspection, there is no evidence that the prior operation of the Fort Pierce Field Station has resulted in a degree of environmental impairment that would preclude the proposed disposition of the Tract No. DO 100-004. Required corrective actions by a prospective purchaser would appear to be limited to:

- **The removal of a limited volume of petroleum impacted soils in proximity to the existing USTs. The timing of the soil removal would coincide with the closure of the tank system or installation of improvements to upgrade the existing tank system to an operational condition.**
- **The proper abandonment of the 4-inch 85-foot deep PVC monitoring well that was previously utilized by the District to monitor the surficial aquifer if an alternate use is infeasible.**

The cumulative cost estimate associated with the closure of the tank system and abandonment of the monitoring well collectively totals approximately \$36,500.00.

The administrative/storage building continues to be utilized for staging of various equipment, materials, etc. There is also a rain gauging equipment on-site. It is also recommended that the remaining contents and usable accoutrements be removed by appropriate District staff prior to disposition of the subject tract.

As previously discussed with Robert Schaeffer, please note that the Pre-Disposition Environmental Due Diligence Activities and Building Inspection were intended to provide District management and the prospective purchaser of the subject tract determined to be surplus with a decision-making tool as to the presence of any Recognized Environmental Conditions that may require corrective actions. In accordance with the requirements of All Appropriate Inquiries and ASTM E 1527, the prospective purchaser would be responsible for any additional environmental due diligence activities.

Costs associated with the Pre-Disposition Environmental Due Diligence Activities and Building Inspection described in this memorandum total \$9,445.00. These expenditures were addressed via Work Order No. 14 (Contract 4600002400/Tetra Tech, Inc.)

If you have any questions or require additional information, please contact me at extension 3337.

RK/

Attachments (Figure and Tetra Tech, Inc. Report):

C: Richard Bassell
Rory Feeney
Steve Coughlin
Jim Schuette
Pam Dostal
Jim Laing
Marcy Zehnder
Dolores Arias
Robert Schaeffer
Yami Bertelsen
Linda Greer
Abe Cooper
Linda Schindeler
Andrea Schluter
Matt Morrison
Beth Kacvinsky
Tom DeBold
Lovis Williams
Bruce Chesser
Chris Edelstein
Garnett Ritchie
Andrzej Wegelewski
Jeff Smith

ENVIRONMENTAL INFORMATION



Mr. Bob Kukleski
South Florida Water Management District
23500 SW Kanner Highway
Canal Point, Florida 33438

June 9, 2016

ATTENTION: Mr. Bob Kukleski,

**SUBJECT: Pre-Disposition Environmental Due Diligence and Building Inspection
Ft. Pierce Field Station- Tract No D0100-004
Ideal Holding Road and Okeechobee Road
Ft. Pierce, St. Lucie County, Florida
Contract No. 4600002400 - WO-14**

Dear Mr. Kukleski:

Tetra Tech (Tt) has completed pre-disposition environmental due diligence and a building inspection in connection with the above referenced site. The scope of work involved limited soil/groundwater sampling in proximity to the existing underground storage tanks, an asbestos survey of the floor tiles in the office portion of the field station, and sampling of the existing on-site water well to determine if the water is potable and a building inspection attesting to the condition of the existing structure (including electrical, plumbing, water well, lighting, fixtures, etc.). This work was completed in accordance with South Florida Water Management District (SFWMD) Contract 4600002400- WO-14. Results of the study are presented herein.

PROJECT INFORMATION

Current improvements to the property include the 3,750 sq. ft. administrative /storage building (CBS/metal facility) which is equipped with the following:

- 2 – Offices (500 sq. ft. total) air conditioned
- 2 – Restrooms on one septic system
- 1 – Warehouse (3,250 sq. ft.), no air conditioning
- 1 – 25 KW generator with transfer switch (2004)
- 1 – Air conditioner, 1.5 ton Lennox (2007)
- 1 – Non-potable 2” shallow water well (1998)
- 2,000’ of six foot chain link fence, with one 22’ drive thru gate and one 3’ pedestrian access gate.
- 1- Set hurricane shutters (2007)
- 4 – Security lights
- 1 – Radio tower (40’)

The SFWMD Ft. Pierce Field Station (Tract No. DO 100-004) encompasses approximately 4.74 acres located within Section 10, Township 36 South, Range 38 East, St. Lucie County Florida. The subject parcel is situated at the southwest corner of the intersection of SR 70 (Okeechobee Road) and Ideal Holding Road. For your reference a Vicinity Map is included as **Figure 1** and a Target Parcel Map is included as **Figure 2**.

According to the Florida Department of Environmental Protection (FDEP) Storage Tank Contamination Monitoring Database (STCM), two (2) out of service underground storage tanks (USTs) one used to store unleaded gasoline (2000 gallons) and one used to store diesel fuel (2500 gallons) along with the accompanying fuel pumps and piping infrastructure were installed in 1987 and currently exist onsite. The STCM database also reported that (1) 2000 gallon former UST used to store unleaded gas and (1) 2500 gallon former UST used to store diesel fuel were removed from the site. These tanks were registered with FDEP Facility ID #56/8518570. According to documents reviewed on the FDEP oculus database, a Discharge Reporting Form (DRF) was submitted on January 1987 by the SFWMD based on the results of temporary well point sampling. The DRF indicated the type of product discharged to be diesel fuel. In November 1987, the existing steel USTs with capacities of 2500 and 3000 gallons were removed and replaced with two (2) double walled fiberglass construction USTs. To address the DRF, a Contamination Assessment Report (CAR) was submitted to the FDEP on June 11, 1992 by the IT Corporation under contract to the SFWMD. The CAR determined the soil and groundwater impacts to be minimal and recommended a No Further Action (NFA). The NFA was approved by the FDEP on September 3, 1992 for this discharge. This information is associated with the existing tank and fuel dispenser area located on the southern side of the maintenance building.

It should be noted when conducting a limited review of the FDEP files several other Facility ID numbers have also been associated with this site (i.e., 56/8734444, 56/8734082). Upon limited review of these files, a second discharge associated with this facility was identified. Reportedly, the Ft Pierce Field Station site contained a 40-gallon gasoline UST used by the backup generator for power outages. This tank area was reportedly located on the western side of the existing building just south of the existing pump house/shed. Upon removal/upgrading of this existing 40 gallon tank and replacement with a new underground propane tank, petroleum impacted soils and groundwater were discovered. A DRF was subsequently filed by the SFWMD on November 13, 1992. IT Corporation was contracted by the SFWMD to conduct an Initial Remedial Action (IRA) and CAR. As part of the IRA/CAR activities, 5.5 tons of petroleum impacted soils were removed from the site and thermally treated. In addition, three monitor wells were installed and sampled as part of this investigation. The CAR determined the soil and groundwater impacts to be a non-issue and requested a NFA for the site be established. The FDEP approved the request for NFA on October 25, 1993.

For reference these features are depicted on the attached **Figure 2**. In addition selected file review documents are included in **Appendix A**.

It is our understanding that the 4.74 acre subject property has been designated as surplus and is intended for disposition, the objective of the Scope of Work/Work Order is to provide sufficient information for a prospective purchaser to make an informed decision as to the environmental condition of the property (particularly, if there has been a release associated with the underground

storage tanks) and the general condition of the improvements. For reference these features are depicted on the attached **Figure 2** and shown and described the Building Inspection Report and Photo Log found in **Appendix D**.

SCOPE OF WORK

The scope of work included following major activities:

Task 1 – Preparation of a Health and Safety Plan for environmental field testing

Task 2 – Building Inspection by a Florida Professional Engineer

Task 3 – Field Testing for petroleum products in soils and groundwater adjacent to the two 2,500-gallon underground storage tanks, asbestos in the office floor tiles, and sampling of the on-site private water well for Non- Community Drinking Water Standards.

Task 4 – Building inspection and environmental screening data presented in a brief letter report

Soil Sampling

A total of two soil borings were installed on the subject site on May 18, 2016, by Tt. The soil borings were installed adjacent to the existing UST pad (on the northeastern and southwestern sides) to confirm the absence or presence of petroleum impacts in the vadose zone soils.

Each soil boring was accomplished by first using an electric core drill to core a 4 inch diameter hole in the concrete surface pad. Following concrete coring, each soil boring location was advanced using a nominal 3-inch diameter hand auger to a maximum depth of 5 feet BLS. A Site Plan which shows the location of the soil borings is included as **Figure 2**.

The soil borings indicated the UST area is mantled by about 8 inches of concrete followed by 3 to 4 feet of gray (10YR 8-1) pea gravel in a fine sand matrix. Pale brown (10 YR 6-3 relatively clean sands containing trace to slight amount amounts of silt persisted beyond this to the 5-foot depth. It should be noted that the presence of pea gravel combined with a shallow water table (i.e., 2.5 feet or less) impeded the advancement of the soil borings. The soil borings were originally placed at 3.5 feet from the edge of the UST area but advancement was not possible in this area due to the higher ratio of pea gravel and limited sand matrix. The borings were then stepped out to a location 7.5 feet from the UST area in which the advancement became somewhat successful. Additional information is provided on the soil boring / temporary well logs included in **Appendix A**.

Headspace screening was completed in the vadose zone soils using a Mini Rae 3000 Photo Ionization Detector (PID). Headspace analysis was conducted in accordance with current FDEP guidelines. The PID results indicated the vadose zone soils generally had a net measurement of non-detect or background. A summary of the OVA results is attached as **Table 1**, Soil Screening Summary.

Two (2) soil sample intervals were selected for laboratory analyses. Each soil sample was obtained using a stainless steel pre-cleaned hand-auger. Soil samples were collected from TWP-1 (1-2) and TWP-2 (1-2) at a depth of 1.5 feet below land surface (BLS). The collected soil was extracted directly into the laboratory supplied containers. The samples were subsequently stored in an ice-filled, insulated chest and were transported to Florida Spectrum Environmental Services Inc., (FSE, NELAP-86606) Ft. Lauderdale facility for analysis. Each sample was analyzed for: Volatile

Organic Compounds (VOCs) (Method 8260C), Semi-volatile Organic Compounds (SVOC) (Method 8270D), and the Eight RCRA Metals (Methods 6010B and 7471A).

Soil Analysis

The laboratory analysis revealed a concentration of 1.31 milligrams per kilogram (mg/kg) of Benzo(a)pyrene in the soil sample collected at TWP-1 (located on the western side of the USTs) which is above the Residential and Commercial Industrial Soil Cleanup Target Level (SCTL) of 0.1 and 0.7 mg/kg prescribed in Chapter 62-777, Table II Florida Administrative Code (F.A.C.). Additionally, the laboratory reported concentrations of 1.17 mg/kg of Benzo(a)anthracene and 2.66 mg/kg of Benzo(b)fluoranthene in the soil samples collected from TWP-1 which are above the Leachability Based on Groundwater Criteria (LBOGC) prescribed in Chapter 62-777, Table II F.A.C. The Benzo(a)pyrene equivalent was then calculated (using carcinogenic PAHs) to be 2.1 mg/kg for TWP-1 which is above the residential SCTL of 0.1 mg/kg and also above the Industrial SCTL of 0.7 mg/kg. The remaining analytes tested for in the two (2) soil samples collected on May 18, 2016 were reported below their respective laboratory method detection limits (MDL) or their respective cleanup target levels (CTL).

The soil laboratory results are summarized in tabular form on **Table 2**, Soil Analytical Summary. The complete laboratory soil analytical report is included in **Appendix C** of this report.

Temporary Well Installation

Two (2) temporary wells were installed within the subject site adjacent to the UST area on May 18, 2016 by Tt, using a 3 inch diameter hand auger. The temporary wells were installed on either side of the UST pad in the same locations as the soil borings. The temporary wells consisted of a 5-foot long, 1-inch diameter 0.010 slotted well screen coupled to a 2-foot long section of 1-inch diameter PVC riser pipe. The annular space around the well screen was filled with 20/30 filter sand to a depth of about 0.5 foot BLS. A Site Plan is included as **Figure 2** depicts the locations of these temporary wells.

Private Well Inspection

Upon arrival to the site on May 18, 2016, the onsite private well (Well-1) integrity and components were inspected. The location of Well-1 is depicted on the Site Plan included as **Figure 2**. Upon Inspection, the well casing, check valve, pump, pressure tank and associated plumbing appeared in working condition. The well casing appeared to be a 2" galvanized pipe coupled to PVC which was plumbed into the above ground centrifugal pump and associated pressure tank. The specific construction details of the well and its construction were unknown by the SFWMD staff at the time of the preliminary site visit conducted on April 7, 2016.

In addition 9 monitoring wells associated with the former assessment activities were observed to be plugged or abandoned in place at the time of the field work on May 18, 2016. A 4 inch diameter monitoring well was also observed in proximity to the private well. SFWMD personnel indicated that this well is constructed of PVC casing and screen and is a surficial aquifer monitoring well installed to a depth of 85 feet BLS. Reportedly, this well is inactive and monitoring at this station was discontinued in November 2012.

Photos of the private well, monitor wells and other site features are included in the Photo log associated with the Building Inspection Report located in **Appendix D**.

Groundwater Sampling

Tt collected groundwater samples, from the two temporary monitoring wells (TWP-1 and TWP-2), on May 18, 2016. In addition, the onsite private well (Well-1) was sampled by Tt and submitted to the laboratory for analysis.

A variable speed peristaltic pump was used to purge the temporary monitoring wells at a slow rate until the water level and several field parameters had stabilized in accordance with the FDEP Standard Operating Procedures (SOPs). The groundwater sample for the existing private well (Well-1) was accomplished using the existing plumbing and pump system to purge an estimated 3 well volumes. During the Well-1 purging the dedicated pump was observed to be cycling on about every 3 minutes during the duration of the purging.

The groundwater samples were transferred into laboratory supplied sample containers, placed in an iced cooler and transported to FSE (NELAP-86606) of Ft Lauderdale Florida for analysis. Temporary monitoring wells (TWP-1 and TWP-2) were analyzed by EPA Method 8260C for VOCs, 8270D for SVOCs, 8 RCRA for metals and using the FL-PRO method for TRPH. The private well (Well-1) was sampled for a Non-Community Drinking Water Profile, which consisted of analysis for Color, Ph, As, Cd, Cu, Pb, Hg, Se, Ag, Hex-Cr, TDS, Odor, Ba, Fe, Mn, Na, Zn, CN-, FL-, S04, MBAS, NO3, Turbidity, CL-, EPA 504, 508, 515, and 524.2

Field sampling logs of the water sampling event are provided as **Appendix B**.

Groundwater Analysis

The laboratory analysis revealed the analytes tested for in the groundwater samples collected from TWP-1 and TWP-2 were reported below the MDLs or below the prescribed GCTLs found in Chapter 62-777, Table I, F.A.C.

The laboratory analysis of groundwater samples collected from the onsite private well (Well-1) indicate the presence of several constituents above their respective MCLs prescribed in Chapter 62-550, F.A.C. (i.e. Chloride at 520 mg/L, Sulfate at 636 mg/L, Total Dissolved Solids at 1850 mg/L, Iron at 0.747 mg/L and Sodium at 384 mg/L). The laboratory analysis revealed the remaining analytes tested for in the groundwater sample collected from Well-1 on May 18, 2016 were reported below the laboratory MDL or below the prescribed GCTL or MCL found in Chapter 62-777 or 62-550, F.A.C.

The temporary well groundwater analytical results are summarized in **Table 3**, Groundwater Analytical Summary. The private well analytical results are included in **Table 4**, Private Well Analytical Summary. The complete laboratory groundwater analytical report is also included in **Appendix C**. Additionally a Site Plan which shows the well locations is included as **Figure 2**.

Limited Asbestos Survey

A limited nondestructive asbestos survey was performed. The only common visible item observed that may contain asbestos were the floor tiles in the office/bathroom space. On May 18, 2016, two

floor tiles were collected by Tt for asbestos analysis. The samples consisted of a wood grained floor tile collected from Bathroom 2 and green/ tan vinyl floor tile collected from Office 1. For reference, these locations are depicted on the attached **Figure 2**, Site Plan. Bulk samples were delivered to FSE. of Ft Lauderdale along with the soil and groundwater analytical samples. The asbestos samples were analyzed by Advanced Industrial Hygiene Services Inc. (a subcontract laboratory), located in Cooper City FL. (Advanced Industrial Hygiene Services, Inc. is accredited for asbestos fiber analysis through participation in the NIST National Voluntary Laboratory Accreditation Program (NVLAP) and meets the requirements of 40 CFR Part 763.87, Vol 52, No. 210 dated Friday October 30, 1987. Accreditation renewal date March 31, 2017). The laboratory report indicated that Asbestos was not detected in either of the samples retained for analysis. For reference a copy of the Advanced Industrial Hygiene Services analytical report is included with the laboratory analytical reports in **Appendix C**.

Building Inspection

Based on information supplied by the client, the SFWMD purchased the site in March 1972 from Tide Tomatoes Growers. A storage warehouse and a hay shed constructed in 1960 were on the site at the time of purchase. The hay shed was subsequently demolished and the warehouse was adapted as an administrative and storage building by the SFWMD. A building inspection was completed by Tt on May 18, 2016. The building inspection included a review of the condition and functionality of improvements present on the property. The Building Inspection Checklist and associated photo log is included as **Appendix D**.

SUMMARY OF FINDINGS

Two underground storage tanks (unleaded gasoline and diesel) with the accompanying fuel pumps were installed onsite in 1987. The tanks were designated as Out-of-Service in September 2011, pursuant to FDEP requirements (FAC, Chapter 62-761). The remaining product was evacuated, and the tanks were filled with water for stabilization purposes. The tanks may remain Out-of-Service for ten (10) years (September 2021). At that time, it will be necessary to restore the tanks to an operational capacity, or remove them in accordance with FDEP tank closure requirements.

The laboratory analysis revealed concentrations of SVOCs in the soil sample collected from TWP-1 above the Residential and Industrial/ Commercial SCTL for Benzo(a)pyrene. Additionally, the laboratory reported concentrations of Benzo(a)anthracene and Benzo(b)fluoranthene in the soil samples collected from TWP-1 above the LBOGC. The remaining analytes tested for in the soil samples collected on May 18, 2016 were reported below their respective laboratory MDLs or their respective CTL.

The analytes tested for in the groundwater samples collected from TWP-1 and TWP-2 on May 18, 2016, were reported below the MDLs or below the prescribed GCTL found in Chapter 62-777, Table I, F.A.C.

Based on the soil and groundwater laboratory results collected from the two (2) temporary well points installed on either side of the existing USTs, it appears there is an isolated area with soil SVOC exceedances in the vicinity of TWP-1 at 1.5 foot BLS. However, it should be noted that this area of impacts was not defined and the corresponding groundwater samples collected from this area did not have any exceedances of GCTLs for these same constituents reported in the soils.

In addition, the soil matrix was generally of a non-native condition (i.e., pea gravel) and the groundwater was encountered fairly shallow at 2.5 feet bls at the time of the field work on May 18, 2016.

Pursuant to FDEP requirements, a perspective purchaser may operate the tanks without effecting correction action if conducted within 10 years from when the tanks were designated as Out-of-Service (i.e., September 2011), which allows the tanks to may remain Out-of-Service until September 2021. On or before September 2021, it will be necessary to restore the tanks to an operational capacity, or remove them in accordance with FDEP tank closure requirements. It is our recommendation that the area of SVOC exceedances in soils be addressed at the time of future tank closure, or improvements required with restoring the tanks and infrastructure to operational condition. An estimate to remove these tanks and restore the site to pre-excavation conditions would be approximately \$35,000, this cost estimate assumes that a limited amount of petroleum impact soils would require off-site disposal at a permitted facility.

The laboratory analysis of groundwater samples collected from the onsite Private well (Well-1) indicate the presence of several constituents above their respective MCL prescribed in Chapter 62-550, F.A.C. Based on these laboratory results, the onsite private well does not appear to meet the requirements of Chapter 62-550 and would not be suitable for use as an onsite potable water source. In addition the 4-inch 85-foot deep PVC monitoring well that is no longer used by the SFWMD for monitoring should be capped and properly abandoned by a licensed water well contractor unless an alternate use is proposed to and approved by the permitting authority (i.e., irrigation).

On May 18, 2016, two floor tiles were collected for asbestos analysis. The samples consisted of collecting a wood grained vinyl composition floor tile from bathroom 2 and green/ tan vinyl composition floor tile from office 1). The laboratory report indicated that asbestos was not detected in either of the samples retained for analysis.

The +50 year metal warehouse building is in good condition. The following is a summary of the notable findings:

- Warehouse Metal Doors and Walls: Minor paint loss, corrosion and punched holes, with majority of corrosion occurring along the bottom of the panels on the walls and sliding doors. NOTE: The ability for the metal sliding doors to open/close could not be tested as the keys were not provided for these doors.
- Air Conditioner: Would not turn on at the thermostat. Air fan was operational with good flow to both offices.
- Man Doors: Two (2) entrance doors in good condition. Interior Office 2 door has water damage at the bottom of the door and would not close.
- Wood Deck and Stairs: Wood deck in good condition. Wood stairs are broken/deteriorating and have been removed and set aside.
- Office/Bathroom Flooring: Vinyl tiling on floor is damaged, cracked, missing &/or peeling.
- Bathrooms: Running water in both bathrooms, but not enough pressure to flush the toilet in Bathroom 1 and toilet tank missing in Bathroom 2.

The Building Inspection Checklist and Photo Log are included in Appendix D.

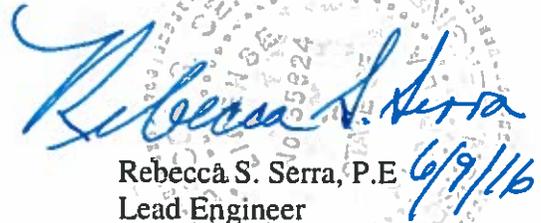
LIMITATIONS

It warrants that the findings and professional opinions presented in this report are based upon recognized practices in the discipline of engineering, geology and environmental geology. No other warranties are expressed or implied. It should be noted that this report is not a complete engineering and environmental assessment and is intended to identify only the absence or presence of engineering and/or environmental issues associated with the existing fuel tank, building and infrastructure.

Sincerely,



Shawn Ouellette, P.G.
Project Geologist



Rebecca S. Serra, P.E.
Lead Engineer

Attachments:

Tables

- Table 1 – Soil OVA Summary
- Table 2 – Soil Analytical Summary
- Table 3 – Groundwater Analytical Summary
- Table 4 – Private Well Analytical Summary

Figures

- Figure 1 – Site Vicinity Map
- Figure 2 – Target Property Map
- Figure 3 – Site Plan

Appendices

- Appendix A – File Review Information
- Appendix B – Field Sampling Logs
- Appendix C – Laboratory Analytical Reports
- Appendix D – Building Inspection and Photo Log

TABLES

TABLE 2: SOIL ANALYTICAL SUMMARY - VOAs, TRPHs and Metals

Facility ID#: 568518570

Facility Name: SFWMD Ft Pierce SubStation

See notes at end of table.

Boring / Well No.	Sample			OVA	Laboratory Analyses													Comments
	Date Collected	Depth to Water (ft)	Sample Interval (fbls)	Net OVA Reading (ppm)	Benzene (mg/kg)	Ethyl-benzene (mg/kg)	Toluene (mg/kg)	Total Xylenes (mg/kg)	MTBE (mg/kg)	Arsenic (mg/kg)	Barium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Selenium (mg/kg)	Silver (mg/kg)	
TWP-1	5/18/2016	2.4	1-2'	0	0.00574U	0.000804U	0.000574U	0.00172U	0.000804U	0.777	4.8	0.00474U	3.13	3.66	0.0285U	0.3771	0.00987U	
TWP-2	5/18/2016	2.2	1-2'	0	0.000362U	0.000506U	0.000362U	0.00108U	0.000506U	0.928	3.88	0.00464U	2.59	1.96	0.0278U	0.433	0.00967U	
Leachability Based on Groundwater Criteria (mg/kg)					0.007	0.6	0.5	0.2	0.09	*	1600	7.5	38	*	2.1	5.2	17	
Direct Exposure Residential (mg/kg)					1.2	1,500	7,500	130	4,400	2.1	120**	82	210	400	3	440	410	

Notes: NA = Not Available.

NS = Not Sampled.

* = Leachability value may be determined using TCLP.

I = The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.

U= Analyte was tested for but not detected.

Bold Value= laboratory detection

TABLE 2: SOIL ANALYTICAL SUMMARY - Non-Carcinogenic PAHs

Facility ID#: 568518570

Facility Name: SFWMD Ft. Pierce Substation

See notes at end of table.

Sample				OVA	Laboratory Analyses											Comments
Boring/Well No.	Date Collected	Depth to Water (ft)	Sample Interval (fbls)	Net OVA Reading (ppm)	Naphthalene (mg/kg)	1-Methylnaphthalene (mg/kg)	2-Methylnaphthalene (mg/kg)	Acenaphthene (mg/kg)	Acenaphthylene (mg/kg)	Anthracene (mg/kg)	Benzo (g,h,i) perylene (mg/kg)	Fluoranthene (mg/kg)	Fluorene (mg/kg)	Phenanthrene (mg/kg)	Pyrene (mg/kg)	
TWP-1	5/18/2016	2.4	1-2'	0.00	0.000394U	0.000368U	0.000458U	0.01	0.00598	0.0560	1.28	2.42	0.009570	0.35	1.85	
TWP-2	5/18/2016	2.2	1-2'	0.00	0.000385U	0.000359U	0.000448U	0.000331U	0.000217U	0.000127U	0.0201	0.0324	0.000439U	0.00958U	0.0256	
Leachability Based on Groundwater Criteria (mg/kg)					1.2	3.1	8.5	2.1	27	2,500	32,000	1,200	160	250	880	
Direct Exposure Residential (mg/kg)					55	200	210	2,400	1,800	21,000	2,500	3,200	2,600	2,200	2,400	

Notes: NA = Not Available.

NS = Not Sampled.

Bold Value= laboratory detection

If analyte is not detected, report the method detection limit [i.e., 0.01 U or ND(0.01); BDL or <0.01 are not acceptable].

TABLE 2: SOIL ANALYTICAL SUMMARY - Carcinogenic PAHs

Facility ID#: 568518570

Facility Name: SFWMD Ft. Pierce Substation

See notes at end of table.

Sample				OVA	Laboratory Analyses								Comments
Boring / Well No.	Date Collected	Depth to Water (ft)	Sample Interval (fbls)	Net OVA Reading (ppm)	Benzo (a) pyrene (mg/kg)	Benzo (a) anthracene (mg/kg)	Benzo (b) fluoranthene (mg/kg)	Benzo (k) fluoranthene (mg/kg)	Chrysene (mg/kg)	Dibenz (a,h) anthracene (mg/kg)	Indeno (1,2,3-cd) pyrene (mg/kg)	Benzo A Pyrene Equivalent (mg/kg)	
TWP-1	5/18/2016	2.4	1-2'	0	1.31J	1.17J	2.66J	0.634	1.02	0.344	0.965	2.1	
TWP-2	5/18/2016	2.2	1-2'	0	0.0216	0.017	0.0458	0.00487	0.0159	0.000261U	0.0163U	0.029836	
Leachability Based on Groundwater Criteria (mg/kg)					8	0.8	2.4	24	77	0.7	6.6	NA	
Direct Exposure Residential (mg/kg)					0.1	#	#	#	#	#	#	0.1	
Direct Exposure Industrial (mg/kg)					0.7	6.6	6.5	66	640	0.7	6.6		

Notes: NA = Not Available.

NS = Not Sampled.

** = Leachability value not applicable.

= Direct Exposure value not applicable except as part of the Benzo(a)pyrene equivalent.

J Indicates Laboratory data was flagged due to the matrix spike recovery exceeding the method acceptance limits.

Bold value Indicates a detection

Green shaded cell indicates that the level is above the BAP equivalent calculation for Residential and Industrial/Commercial Limits.

Yellow shaded cell indicates an exceedance of Leachability Based on Groundwater Criteria.

Blue shaded Cell indicates an exceedance of Residential and Commercial/Industrial limits.

TABLE 3: GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY - VOCs and Metals

Facility ID#: 568518570

Facility Name: SFWMD Ft. Pierce Substation

See notes at end of table.

Sample		Benzene	Toluene	Ethyl- benzene	Total Xylenes	EDB	MTBE	VOC EPA Method 8260	Total Arsenic	Total Barium	Total Cad- mium	Total Chro- mium	Total Lead	Mercury	Selenium	Silver
Location	Date	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
TWP-1	5/18/2016	0.0600U	0.0700U	0.168U	0.336U	0.142U	0.172U	ND	1.49U	79.4	0.130 U	2.09	1.40U	0.0630U	1.22U	0.180U
TWP-2	5/18/2016	0.0600U	0.0700U	0.168U	0.336U	0.142U	0.172U	ND	5.9	29.8	0.130U	4.31	2.16	0.0630U	1.22U	0.180U
GCTLs		1**	40**	30**	20**	NA	20		10**	200**	5**	100**	15**	2**	50**	100**
NADCs		100	400	300	200	NA	200		100	2000	50	1,000	150	200	500	1000

Notes: NA = Not Available.
NS = Not Sampled.

GCTLs = Groundwater Cleanup Target Levels specified in Table I of Chapter 62-777, F.A.C.

NADCs = Natural Attenuation Default Source Concentrations specified in Table V of Chapter 62-777, F.A.C.

** = As provided in Chapter 62-550, F.A.C.

VOC= Volatile organic compound.

Bold Value indicates Laboratory Detection

ND= Analytes tested for but were not reported above the laboratory method detection limits.

If an analyte is not detected the method detection limit is reported. In the case where multiple detection limits and analytes are reported a ND or non detect is indicated and the analytical report must be referenced for the exact detection limit.

TABLE 3: GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY - PAHs and TRPHs

Facility ID#: 568518570

Facility Name: Ft Pierce Substation

See notes at end of table.

Sample		TRPHs	Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benzo (g,h,i) perylene	Fluoranthene	Fluorene	Phenanthrene	Pyrene	Benzo (a) pyrene	Benzo (a) anthracene	Benzo (b) fluoranthene	Benzo (k) fluoranthene	Chrysene	Dibenz (a,h) anthracene	Indeno (1,2,3-cd) pyrene	
Location	Date	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	
TWP-1	5/18/2016	8U	0.009U	0.0150U	0.00900U	0.0120U	0.00600U	0.0100U	0.00700U	0.0100U	0.0150U	0.00800U	0.0110U	0.00900U	0.0130U	0.00700U	0.00900U	0.00700U	0.00700U	0.00700U	0.00400U
TWP-2	5/18/2016	8U	0.009U	0.0150U	0.00900U	0.0120U	0.00600U	0.0100U	0.00700U	0.0100U	0.0150U	0.00800U	0.0110U	0.00900U	0.0130U	0.00700U	0.00900U	0.00700U	0.00700U	0.00700U	0.00400U
GCTLs		5,000	14	28	28	20	210	2,100	210	280	280	210	210	0.2**	0.05 ^a	0.05 ^a	0.5	4.8	0.005 ^a	0.05 ^a	
NADCs		50,000	140	280	280	200	2,100	21,000	2,100	2,800	2,800	2,100	2,100	20	5	5	50	480	0.5	5	

Notes: NA = Not Available.
NS = Not Sampled.

Bold = Laboratory Detection

GCTLs = Groundwater Cleanup Target Levels specified in Table I of Chapter 62-777, F.A.C.

NADCs = Natural Attenuation Default Source Concentrations specified in Table V of Chapter 62-777, F.A.C.

** = As provided in Chapter 62-550, F.A.C.

^a = See the October 12, 2004 "Guidance for the Selection of Analytical Methods and for the Evaluation of Practical Quantitation Limits" to determine how to evaluate data when the CTL is lower than the PQL

If an analyte is not detected the method detection limit is reported. In the case where multiple detection limits and analytes are reported a ND or non detect is indicated and the analytical report must be referenced for the exact detection limit

TABLE 4: PRIVATE WELL ANALYTICAL SUMMARY

Facility ID#: 568518570

Facility Name: SFWMD Ft Pierce SubStation

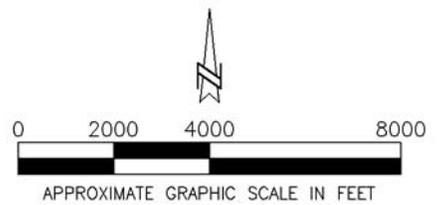
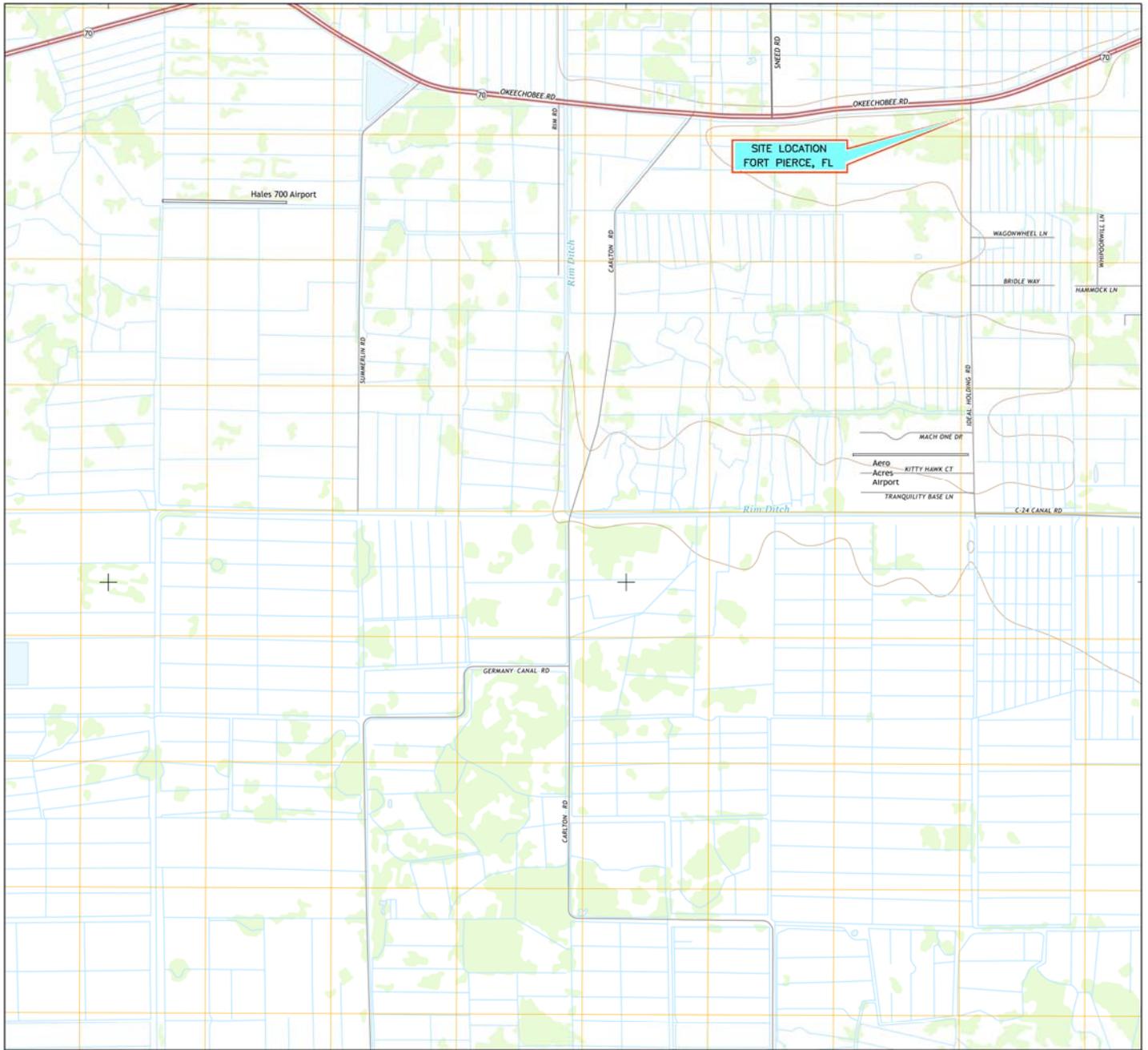
See notes at end of table.

Sample		EPA 524.2 POC	EPA 515.3 CH	EPA 508 OP	Turbidity	Chloride	Flouride	T.O.N	PH	Sulfate	TDS	Arsenic	Barium	Cadmium	Copper
Location	Date	(µg/L)	(µg/L)	(µg/L)	(NTU)	(mg/L)	(mg/L)	T.O.N	PH Units	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)
Well-1	5/18/2016	ND ^y	ND	ND	11	520	1	1	8	636	1850	0.000164U	0.0131U	0.00007U	0.00126
MCL							4.0					0.01	2	0.005	
SMCL						250	2.0	3	6.5-8.5	250	500				1

Sample		Lead	Manganese	Selenium	Silver	Iron	Mercury	Sodium	Zinc						
Location	Date	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)						
Well-1	5/18/2016	0.000180	0.0308	0.000412 U	0.0000110U	0.747	0.0630 U	384	0.275						
MCL		0.015		0.05			0.002	160							
SMCL			0.05		0.1	0.3			5						

Notes: NA = Not Available.
 ND= No analytes were reported above detection limits by the laboratory.
 NS = Not Sampled.
 Bold Value = Laboratory Detection
 Blank = No data or not applicable.
 MCLs = Primary Maximum Contaminant Level reported in 62-550
 SMCL= Secondary Maximum Contaminant Level reported in 62-550
 Yellow shaded value indicates above MCL or SMCL reported in 62-550
 POC= Purgeable Organic Compounds
 CH= Chlorinated Herbicides
 OP= Organochlorine Pesticides
 y= The laboratory analysis was conducted using an unpreserved sample.
 NTU = Neophelometric Turbidity Unit
 T.O.N= Threshold Odor Number
 If an analyte is not detected the method detection limit is reported. In the case where multiple detection limits and analytes are reported a ND or non detect is indicated and the analytical report must be referenced for the exact detection limit.

FIGURES



**SOUTH FLORIDA WATER
MANAGEMENT DISTRICT**
 FORT PIERCE FIELD STATION
 FORT PIERCE, FL
 SITE VICINITY MAP

 TETRA TECH, INC.

SCALE: AS SHOWN	PREPARED: FM	CAD FILE NO. WMD_FFPS
DATE: 6/6/16	CHECKED: BS	
	APPROVED: BS	FIGURE No. 1

SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE: NORTH OF BLUEFIELD, FL 2015



LEGEND



APPROXIMATE PROPERTY/FENCE BOUNDARY

**SOUTH FLORIDA WATER
MANAGEMENT DISTRICT**
FORT PIERCE FIELD STATION
FORT PIERCE, FL
TARGET PROPERTY



TETRA TECH, INC.

SCALE: NTS
DATE: 6/6/16

PREPARED: FM
CHECKED: BS
APPROVED: BS

CAD FILE NO.
WMD_FPPS
FIGURE No.
2



NOTE: THE INTERIOR BUILDING LAYOUT SHOWN IS AN APPROXIMATE REPRESENTATION FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT INTENDED TO DEPICT THE TRUE CONDITIONS OF THE BUILDING INTERIOR.

ALL LOCATIONS DEPICTED ARE APPROXIMATE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

FORT PIERCE FIELD STATION
FORT PIERCE, FL

SITE LAYOUT



TETRA TECH, INC.

SCALE: NTS

PREPARED: FM

CAD FILE NO.
WMD_FFPS

DATE: 6/7/16

CHECKED: BS
APPROVED: BS

FIGURE No.
3

APPENDIX A
FILE REVIEW INFORMATION

Florida Department of Environmental Protection
Bureau of Petroleum Storage Systems
Storage Tank/Contaminated Facility
Name & Address Search

Facility ID#: 8518570

Name: South FI Water Mgmt Dist-Ft Pierce Substat
5404 Ideal Holding Rd & Hwy 70
Fort Pierce, FL 33451

Contact: Jeffrey Smith**Phone:** 772-468-3989**District:** SED**County:** 56 - St. Lucie**Type:** G-State Government**Status:** Open**Latitude:** 27:22:00.1713**Longitude:** 80:30:51.6795**LL Method:** DPHO-Autonomous GPS**Account Owner:** South FI Water Mgmt Dist

Tank #	Size	Content	Installed	Placement	Status	Construction	Piping	Monitoring
1R1	2500	Vehicular Diesel	11/01/1987	UNDER	Out of Service	E - Fiberglass I - Double Wall	C - Fiberglass F - Double Wall K - Dispenser Liners	1 - Continuous Electronic Sensing F - Monitor Dbl Wall Tank Space K - Monitor Dbl Wall Pipe Space
2R1	2000	Unleaded Gas	11/01/1987	UNDER	Out of Service	E - Fiberglass I - Double Wall	C - Fiberglass F - Double Wall K - Dispenser Liners	1 - Continuous Electronic Sensing F - Monitor Dbl Wall Tank Space K - Monitor Dbl Wall Pipe Space
1	2000	Unleaded Gas	10/01/1983	UNDER	Removed from Site			
2	3000	Vehicular Diesel	02/01/1972	UNDER	Removed from Site			

*****Note:**

Construction, Piping, and Monitoring Info not shown for CLOSED tanks (Status A: Closed in Place, B: Removed from the site).

Discharge Notification Form

Form 17-1.218(3)

RECEIVED
JAN 23 1987
62

Use this form to notify the Department of Environmental Regulation of:

- 1. Results of tank testing which reveal a discharge within 3 working days of testing.
- 2. Discharges exceeding 100 gallons on pervious surfaces as described in Section 17-61.05(4)(b) within 3 working days of discovery.
- 3. Positive response of a detection device, monitoring well test of sample or laboratory report within 3 working days of discovery.

Mail to the DER District Office in your district.

PLEASE PRINT OR TYPE
Put "X" where answer is unknown.

1. Facility Number: X 2. Tank Number: 2 3. Date: 1/20/87

4. Facility Name: Fort Pierce Field Station
 Facility Operator: South Florida Water Management District
 Facility Address: Rte 3, Box 1375, Ideal Holding Road, Ft. Pierce
 Telephone Number: (305) 686-8800, Ext 437 (Karen Clifford) County: St. Lucie
 Mailing Address: P.O. Box 24680, West Palm Beach, Florida 33416-4680

5. Date of test or discovery: 12/1/86 Water In Tank; 12/9/86 Sampling; 1/8/87 Sampling nth/day/year
 Results Rec'd.

6. Method of initial discovery. (circle one only)
 A. Automatic detector in ground, monitoring well, or containment.
 B. NFPA 329 test (underground tanks only).
 C. Manual test of monitoring well(s).
 D. Emptying and inspection.
 E. Inventory control.
 F. Odor or visible signs at facility or in vicinity.
 G. Other: Temporary Wellpoint Sampling (explain)

7. Estimated number of gallons lost: X

8. What part of the storage system is leaking? (circle all that apply) A. Dispenser B. Pipe C. Fitting D. Tank (E) Unknown

9. If a tank is leaking, circle the choices which describe the type.
 A. Aboveground
 B. Factory welded
 C. Field erected
 D. Underground
 E. Bare or asphalt-coated steel
 F. Fiberglass-clad steel
 G. Fiberglass
 H. Sacrificial anode type
 I. Impressed current type
 J. Double walled
 M. Other or Unknown _____ (explain)

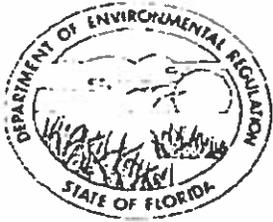
10. Type of pollutant discharged. (circle one)
 A. Leaded Gasoline.
 B. Unleaded gasoline.
 C. Gasohol or alcohol-enriched gasoline.
 F. Aviation fuel.
 Y. Other Diesel Fuel
 Z. Unknown _____ (explain)

11. Cause of leak. (circle all that apply)
(A) Unknown Piping
 B. Split
 C. Loose connection
 D. Other _____
Tank
 G. Split J. Installation failure
 H. Corrosion P. Other _____
 I. Puncture

12. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION SUBMITTED ON THIS FORM IS TRUE, ACCURATE, AND COMPLETE.

Thomas K. MacVicar, Dep Director, Res. Operations Thomas K. MacVicar
 Name of Owner, Operator or Authorized Representative Signature of Owner, Operator, or Authorized Representative

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.



Florida Department of Environmental Regulation

Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2400

Lawton Chiles, Governor

Carol M. Browner, Secretary

September 3, 1992

Mr. Raul E. Pellegrino
South Florida Water Management District
Post Office Box 24680
West Palm Beach, Florida 33416-4680

RE: South Florida Water Management District - Ft. Pierce
Ideal Holding Road and S.R. 70
Ft. Pierce, Florida
DER Facility #568518570

Dear Mr. Pellegrino:

The Bureau of Waste Cleanup has reviewed the Contamination Assessment Report (CAR) and No Further Action Proposal (NFAP), dated June 29, 1992 (received July 2, 1992), submitted for this site. Documentation submitted with the NFAP confirms that criteria set forth in Rule 17-770.630(3), Florida Administrative Code (F.A.C.), have been met. The NFAP is hereby incorporated by reference in this Order. Therefore, you are released from any further obligation to conduct site rehabilitation at the site, except as set forth below.

If a subsequent discharge of petroleum or petroleum product occurs at the site, the Department may require site rehabilitation in order to reduce contaminant concentrations to the levels approved through review of the NFAP or otherwise allowed by Chapter 17-770, F.A.C.

Additionally, you are required to properly abandon all monitoring wells except compliance wells required by Chapter 17-761, F.A.C., for release detection. The wells must be abandoned in accordance with the requirements of Rule 17-532.500(4), F.A.C.

Persons whose substantial interests are affected by this Site Rehabilitation Completion Order have the right to challenge the Department's decision. Such a challenge may include filing a petition for an administrative determination (hearing) as described in the following paragraphs. However, pursuant to Chapter 17-103, F.A.C., you may request an extension of time to file the Petition. All requests for extensions of time or petitions for administrative determinations must be filed directly with the Department's Office of General Counsel at the

Mr. Raul Pellegrino
September 3, 1992
Page Two

address given below within twenty-one (21) days of receipt of this notice (do not send them to the Bureau of Waste Cleanup).

Notwithstanding the above, a person whose substantial interests are affected by this Site Rehabilitation Completion Order may petition for an administrative proceeding (hearing) in accordance with Section 120.57, Florida Statutes (F.S.). The petition must contain the information set forth below and must be filed (received) in the Office of General Counsel of the Department at 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, within twenty-one (21) days of receipt of this notice. Failure to file a petition within this time period shall constitute a waiver of any right such person may have to request an administrative determination (hearing) under Section 120.57, F.S.

The Petition shall contain the following information:

- (a) The name, address, and telephone number of each petitioner, the Department file number (DER facility number), and the name and address of the facility;
- (b) A statement of how and when each petitioner received notice of the Department's action or proposed action;
- (c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action;
- (d) A statement of the material facts disputed by each petitioner, if any;
- (e) A statement of facts which each petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (f) A statement of which rules or statutes each petitioner contends require reversal or modification of the Department's action or proposed action; and
- (g) A statement of the relief sought by each petitioner, stating precisely the action each petitioner wants the Department to take with respect to the Department's action or proposed action.

This Site Rehabilitation Completion Order is final and effective on the date of receipt of this Order unless a petition (or time extension) is filed in accordance with the preceding paragraphs. Upon the timely filing of a petition, this Order will not be effective until further order of the Department.

When the Order is final, any party to the Order has the right to seek judicial review of the Order pursuant to Section 120.68, F.S., by filing of a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 2600 Blair Stone

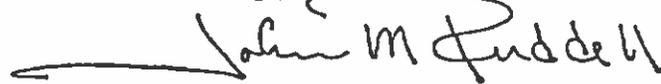
Mr. Raul Pellegrino
September 3, 1992
Page Three

Road, Tallahassee, Florida 32399-2400; and by filing a copy of the Notice of Appeal, accompanied by the applicable filing fees, with the appropriate District Court of Appeal. The Notice of Appeal must be filed within thirty (30) days from the date the Final Order is filed with the Clerk of the Department.

The DER Facility Number for this site is 568518570. Please use this identification on all future correspondence with the Department.

Any questions you may have on the technical aspects of this Site Rehabilitation Completion Order should be directed to Michael J. Bland at (904) 488-0190. Contact with the above named person does not constitute a petition for administrative determination.

Sincerely,

A handwritten signature in black ink that reads "John M. Ruddell". The signature is written in a cursive style with a long horizontal stroke extending to the left.

John M. Ruddell, Director
Division of Waste Management

JMR/mjb

cc: Maryse Speckner, IT - Winter Park
Paul Wierzbicki, DER Southeast District Office



Florida Department of Environmental Regulation
Twin Towers Office Bldg. • 2600 Blair Stone Road • Tallahassee, Florida 32399-2-111

DER Form 17-761.600(1)
Type the Discharge Reporting Form
Effective Date: October 10, 1992
DER Application No. _____

Discharge Reporting Form

Use this form to notify the Department of Environmental Regulation of:

- Results of tank tightness testing that exceed allowable tolerances within ten days of receipt of test result.
- Petroleum discharges exceeding 25 gallons on pervious surfaces as described in Section 17-761.460 F.A.C. within one working day of discovery.
- Hazardous substance (CERCLA regulated), discharges exceeding applicable reportable quantities established in 17-761.460(2) F.A.C., within one working day of the discovery.
- Within one working day of discovery of suspected releases confirmed by: (a) released regulated substances or pollutants discovered in the surrounding area, (b) unusual and unexplained storage system operating conditions, (c) monitoring results from a leak detection method or from a tank closure assessment that indicate a release may have occurred, or (d) manual tank gauging results for tanks of 550 gallons or less, exceeding ten gallons per weekly test or five gallons averaged over four consecutive weekly tests.

Mail to the DER District Office in your area listed on the reverse side of this form

PLEASE PRINT OR TYPE
Complete all applicable blanks

- DER Facility ID Number: 5687340R2 2. Tank Number: 1 3. Date: 11-13-92
- Facility Name: FT. PIERCE / OKEECHOBEE FIELD STATION
Facility Owner or Operator: SOUTH FL WATER MGMT DISTRICT
Facility Address: RTE 3 BOX 1375 IDEAL HOLDING RD FT. PIERCE
Telephone Number: (407) 790-0600 County: ST. LUCIE
Mailing Address: 3301 GOLF CLUB ROAD WEST PALM BEACH, FL 33402
- Date of receipt of test results or discovery: NOVEMBER 11-13-92 month/day
- Method of initial discovery. (circle one only)
A. Liquid detector (automatic or manual) D. Emptying and inspection. F. Vapor or visible signs of a discharge in the air
B. Vapor detector (automatic or manual) E. Inventory control. G. Closure: TANK REMOVAL (ex
C. Tightness test (underground tanks only). H. Other: _____
- Estimated number of gallons discharged: UNKNOWN
- What part of storage system has leaked? (circle all that apply) A. Dispenser B. Pipe C. Fitting D. Tank E. Unk
- Type of regulated substance discharged. (circle one)
A. leaded gasoline D. vehicular diesel L. used/waste oil V. hazardous substance includes pesticides, amrn
 B. unleaded gasoline F. aviation gas M. diesel chlorine and derivatives (write in name or Chemical Ab
C. gasohol G. jet fuel O. newlube oil Service CAS number) _____
Z. other (write in name) _____
- Cause of leak. (circle all that apply)
 A. Unknown C. Loose connection E. Puncture G. Spill _____ I. Other (specify) _____
B. Split D. Corrosion F. Installation failure H. Overfill _____
- Type of financial responsibility. (circle one)
A. Third party insurance provided by the state insurance contractor C. Not applicable
B. Self-insurance pursuant to Chapter 17-769.500 F.A.C. D. None
- To the best of my knowledge and belief all information submitted on this form is true, accurate, and complete.

W. M. ...
Printed Name of Owner, Operator or Authorized Representative

Signature of Owner, Operator or Authorized Representative

DATE 11-13-92
DER Facility # SL-8734082
Facility Name FT. PIERCE OKEECHOBEE FIELD STATION
Facility Address RTE 3 BOX 1375 IDEAL HOLDING ROAD
FT. PIERCE, FL
Contact Person/Telephone ROB BASKIN (407) 790-0600
Latitude 27:28:20 Longitude 80:33:40

For the items below that may indicate non-compliance or gross negligence, please explain in detail and provide supporting documentation.

- I. Compliance with Chapter 376.3072, Florida Statutes and Chapter 17-769, F.A.C.**
- | YES | NO | UNKNOWN | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Was any contamination discovered prior to January 1, 1989 in accordance with Chapter 17-769.400(4), F.A.C.? If yes, explain.

_____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Petroleum Liability Insurance Program Affidavit form completed in accordance with Chapter 17-769.400(1)(a), F.A.C.? If yes, give date notarized. _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is the site insured by the Florida Petroleum Liability Insurance Program Administrators, Inc. (FPLIPA) in accordance with Chapter 17-769.500(2), F.A.C.? If not, supply the carrier insured with, or other type of financial responsibility mechanism used. _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Restoration Coverage Notice of Eligibility issued in accordance with Chapter 17-769.600(1), F.A.C.? If yes, give effective date. _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Has site access ever been denied in accordance with Chapter 17-769.600(7)(c), F.A.C.? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Has a Storage Tank Program compliance inspection ever been performed for this facility in accordance with Chapter 17-61, F.A.C.? If yes, give the date of the most recent inspection and <u>supply a copy</u> . _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Has the suspected petroleum storage system component responsible for the discharge been removed from service within 3 days of discovery in accordance with Chapter 17-769.600(12), F.A.C.? If no, explain. <u>REMOVED 11-13-92</u>

_____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Have steps to obtain cleanup services been initiated within 3 days of the discharge discovery in accordance with Chapter 17-769.600(13), F.A.C.? If no, explain. <u>TANK REMOVED</u>

_____ |

II. Information Required for Site Scoring and Ranking

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Is there evidence of a contamination problem Chapter 376.3071, F.S.? If yes, explain in comment section. |
|-------------------------------------|--------------------------|---|

If yes to 9, check one:

Facility # _____
Date: _____

a. Two or more monitoring wells/boreholes show >2" free product.

b. Only 1 monitoring well shows >2" free product or monitoring wells show <2" free product or petroleum sheen.

c. Monitoring wells are contaminated but contain no free product (vapors only).

d. Soil contamination and/or recent product loss.

Check one:

10. Contamination Product Type (Chapter 17-771, FAC)

a. Light petroleum (kerosene, gasoline, aviation fuel, etc.)

b. Heavy petroleum (fuel oil, diesel or similar petroleum products)

c. Unknown or other _____

Check those that apply:

11. Potable water (Chapter 17-771, FAC)

a. Within 1/2 mile: Large wells >100,000 gpd

1. Indicate direction: _____
2. Estimate distance: _____

b. Within 1/4 mile: small wells <100,000 gpd

1. Indicate direction: S.E.
2. Estimate distance: 100 ft.

c. Surface water body used as a public water system.

12. Indicate below proximity to population centers: (restaurant, shopping center, house, etc.)

a. < 500 feet: Indicate distance: _____

b. > 500 feet: Estimate distance: _____

Please indicate how the site scoring and ranking information was determined. _____

Comments: _____

David J. Koerner DAVID J. KOERNER 11-13-92
Compliance Inspector Inspection Date

DER District: 4 (or) Local Program: HRS / ST. LUCIE CPHU



Florida Department of Environmental Protection

438734082

Lawton Chiles
Governor
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

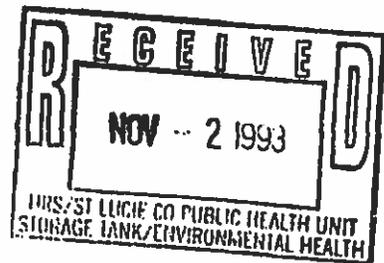
Southeast District
P.O. Box 15425
West Palm Beach, Florida 33416

FLA. DEPARTMENT OF
ENVIRONMENTAL REG.
WEST PALM BEACH

Virginia B. Wetherell
Secretary
RECEIVED
SEP 26 AM 8:30
NOV 25 1993

Mr. Raul E. Pellegrino
South Florida Water Management District
P.O. Box 24680
West Palm Beach, Florida 33416-4680

RE: South Florida Water Management District
Ft. Pierce Field Station
Route 3, Box 1375, Ideal Holding Road
Ft. Pierce, Florida
DEP Facility #568734082



Dear Mr. Pellegrino:

The Southeast District Office has reviewed the Contamination Assessment Report (CAR) and No Further Action Proposal (NFAP) dated 06-02-93 (received 06-24-93), submitted for this site. Documentation submitted with the NFAP confirms that criteria set forth in Rule 17-770.600(5), Florida Administrative Code (F.A.C.), have been met. The NFAP is hereby incorporated by reference in this Order. Therefore, you are released from any further obligation to conduct site rehabilitation at the site, except as set forth below.

If a subsequent discharge of petroleum or petroleum product occurs at the site, the Department may require site rehabilitation in order to reduce contaminant concentrations to the levels approved through review of the NFAP or otherwise allowed by Chapter 17-770, F.A.C.

Additionally, you are required to properly abandon all monitoring wells except compliance wells required by Chapter 17-761, F.A.C., for release detection. The wells must be abandoned in accordance with the requirements of Rule 17-532.500(4), F.A.C.

Persons whose substantial interests are affected by this Site Rehabilitation Completion Order have the right to challenge the Department's decision. Such a challenge may include filing a petition for an administrative determination (hearing) as described in the following paragraphs. However, pursuant to Chapter 17-103, F.A.C., you may request an extension of time to file the Petition. All requests for extensions of time or petitions for administrative determinations must be filed directly with the Department's Office of General Counsel at the address given below within twenty-one (21) days of receipt of this notice (do not send them to the Bureau of Waste Cleanup or the Southeast District Office).

OCT. 25 1993

Notwithstanding the above, a person whose substantial interests are affected by this Site Rehabilitation Completion Order may petition for an administrative proceeding (hearing) in accordance with Section 120.57, Florida Statutes (F.S.). The petition must contain the information set forth below and must be filed (received) in the Office of General Counsel of the Department at 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, within twenty-one (21) days of receipt of this notice. Failure to file a petition within this time period shall constitute a waiver of any right such person may have to request an administrative determination (hearing) under Section 120.57, F.S.

The Petition shall contain the following information:

- (a) The name, address, and telephone number of each petitioner, the Department file number (DEP facility number), and the name and address of the facility;
- (b) A statement of how and when each petitioner received notice of the Department's action or proposed action;
- (c) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action;
- (d) A statement of the material facts disputed by each petitioner, if any;
- (e) A statement of facts which each petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (f) A statement of which rules or statutes each petitioner contends require reversal or modification of the Department's action or proposed action; and
- (g) A statement of the relief sought by each petitioner, stating precisely the action each petitioner wants the Department to take with respect to the Department's action or proposed action.

This Site Rehabilitation Completion Order is final and effective on the date of receipt of this Order unless a petition (or time extension) is filed in accordance with the preceding paragraphs. Upon the timely filing of a petition, this Order will not be effective until further order of the Department.

When the Order is final, any party to the Order has the right to seek judicial review of the Order pursuant to Section 120.68, F.S., by filing of a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400; and by filing a copy of the Notice of Appeal, accompanied by the applicable filing fees, with the appropriate District Court of Appeal. The Notice of Appeal must be filed within thirty (30) days from the date the Final Order is filed with the Clerk of the Department.

The DEP Facility Number for this site is 568734082. Please use this identification on all future correspondence with the Department.

South Florida Water Management District
Ft. Pierce Field Station
(page 3 of 3)

Any questions you may have on the technical aspects of this Site Rehabilitation Completion Order should be directed to Morgan Leibrandt at (407) 433-2650. Contact with the above-named person(s) does not constitute a petition for administrative determination.

Please be advised, the Department has a new name and mailing address as shown in the letterhead. The P.O. Box number should be used in all future correspondence with the Southeast District FDEP Office.

Sincerely,



Mary E.S. Williams
Director of District Management

MESW/sfwfsnfa.doc/mrl

cc: Storage Tank Archboard
West Palm Beach DEP Files
~~St. Lucie County Public Health Unit~~
Michael J. Bland, Bureau of Waste Cleanup, DEP Tallahassee
Art Sengupta, IT Corporation

FILING AND ACKNOWLEDGEMENT

FILED, on this date, pursuant to S120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Deidra M. Miley
Clerk

OCT. 25 1993
Date

Bldg

DRAWN BY	6-7	CHECKED BY	RGC	DRAWING NUMBER	585445-2282-A-A2
BY	6-7	APPROVED BY	AT	DATE	6/14/93



MW-3 & SB-3



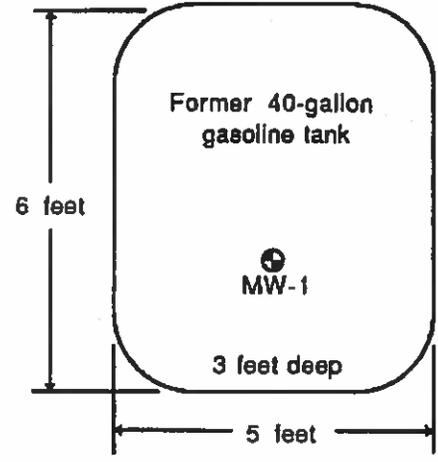
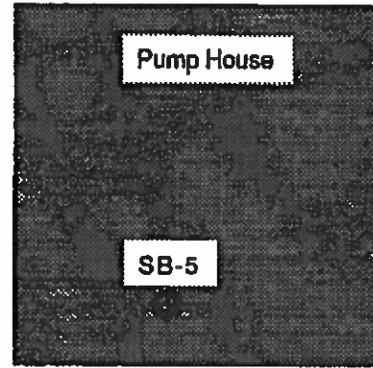
SB-4



MW-2



SB-2



SB-1

EXPLANATION

-  Monitor Well
-  Potable Well

Not To Scale

**FIGURE 2
SITE MAP
6/2/93**

Prepared For
SFWMD
FT. PIERCE FIELD STATION



REV	DESCRIPTION	DATE	APPROVED

APPENDIX B
FIELD SAMPLING LOGS

BORING LOG

Boring/Well Number: TWP-2		Permit Number:		FDEP Facility Identification Number:	
Site Name: SEWMD Ft Pierce Substation		Borehole Start Date: 05-18-16		Borehole Start Time: 1000 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	
		End Date: 05-18-16		End Time: 1100 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	
Environmental Contractor: Tetra Tech		Geologist's Name: SHAWN Ouellette P.G.		Environmental Technician's Name: FRANC MARTINEZ	
Drilling Company: T+		Pavement Thickness (inches): 8"		Borehole Diameter (inches): 4"	
				Borehole Depth (feet): 4'	
Drilling Method(s): HAND AUGER		Apparent Borehole DTW (in feet from soil moisture content): 2.5		Measured Well DTW (in feet after water recharges in well): 2.2	
				OVA (list model and check type): Mini PAC 3000 <input type="checkbox"/> FID <input checked="" type="checkbox"/> PID	
Disposition of Drill Cuttings [check method(s)]: <input type="checkbox"/> Drum <input type="checkbox"/> Spread <input checked="" type="checkbox"/> Backfill <input type="checkbox"/> Stockpile <input type="checkbox"/> Other					
<i>(describe if other or multiple items are checked):</i>					
Borehole Completion (check one): <input type="checkbox"/> Well <input type="checkbox"/> Grout <input type="checkbox"/> Bentonite <input type="checkbox"/> Backfill <input checked="" type="checkbox"/> Other (describe) Temporary well then removed and grouted					

Sample Type	Sample Depth Interval (feet)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
				0.0	0.1	0	1	0-8" concrete	-	D	(SS) TWP-2 1-2'
				0.1	0.1	0	2	8"-4" pea gravel 85% gravel 15% sand	-	M	
				0.2	0.2	0	3	10YR 8-1 Gray	-	W	
				0.1	0.1	0	4	(4-4.5) 10YR 6-3 Pale Brown Trace to slightly silty fine sand (SP, SA-SM)			
							5				
							6				
							7				
							8				
							9				
							10				
							11				
							12				

BORING LOG

Boring/Well Number: TWP-1		Permit Number:		FDEP Facility Identification Number:	
Site Name: Ft. Pierce Substation		Borehole Start Date: 05-18-16 End Date: 05-18-16		Borehole Start Time: 0845 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM End Time: 0935 <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	
Environmental Contractor: T+		Geologist's Name: SHAWN Ouellette P.G.		Environmental Technician's Name: FRANC MARTINEZ	
Drilling Company: T+		Pavement Thickness (inches): 8"	Borehole Diameter (inches): 4"		Borehole Depth (feet): 5'
Drilling Method(s): HAND AUGER	Apparent Borehole DTW (in feet from soil moisture content): 2.5	Measured Well DTW (in feet after water recharges in well): 2.65	OVA (list model and check type): MINIRAE 3000 <input type="checkbox"/> FID <input checked="" type="checkbox"/> PID		
Disposition of Drill Cuttings [check method(s)]: <input type="checkbox"/> Drum <input type="checkbox"/> Spread <input checked="" type="checkbox"/> Backfill <input type="checkbox"/> Stockpile <input type="checkbox"/> Other (describe if other or multiple items are checked):					
Borehole Completion (check one): <input type="checkbox"/> Well <input type="checkbox"/> Grout <input type="checkbox"/> Bentonite <input type="checkbox"/> Backfill <input checked="" type="checkbox"/> Other (describe) REMOVE AND GROUT TEMP WELL					

Sample Type	Sample Depth Interval (feet)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
				0.0	1	0	1	0-8" CONCRETE		D	TWP-1 (SS) 1-2'
				0.0	1	0	2	8"-1' PEA GRAVEL IN GRAY FINE SAND MATRIX 60% SAND 40% GRAVEL		M	
				0.0	1	0	3	1-4' PEA GRAVEL 85% GRAVEL 15% SAND 10YR 8-1 GRAY		W	
							4				
							5				
							6	4-5' 10YR 6-3 Pale BROWN Trace to Slightly Silty SAND SP-SM, SP			
							7				
							8				
							9				
							10				
							11				
							12				

APPENDIX C
LABORATORY ANALYTICAL REPORT



NELAP Certificate No. E86006



1460 West McNab Road
Fort Lauderdale, FL 33309
1-800-ANALYTE Phone
(954) 978-6400 Phone
(954) 978-2233 Fax

27 May 2016

Lab Work Order (COC): 16E0525

Jay McGovern
Tetra Tech Inc.
759 S. Federal Hwy. Suite 314
Stuart, FL 34994

RE: Ft. Pierce SS SFWMD

Project Location: Ft. Pierce, FL

Dear Jay McGovern:

This report details the analytical results of samples collected at the above-referenced project location. These samples were received by Florida Spectrum Environmental Services at **05/18/2016 15:30**.

All Analyses were performed according to the TNI/NELAP standard unless indicated by a "~" on the report.

Your samples will be retained by Florida Spectrum Environmental for a period of at least 30 days following sample receipt or until the longest of the preparation and/or analytical hold times expires, whichever is shorter. After that time, they will be properly disposed without further notice, unless there exists an explicit contractual agreement to the contrary. We reserve the right to return any unused samples, extracts, or related materials or solutions to you if we consider it necessary. Examples might include those samples identified as hazardous wastes, submissions where the sample sizes significantly exceed those required for analysis, samples containing controlled substances, etc.

We thank you for selecting Florida Spectrum Environmental to serve your analytical needs. Should you have any questions or require additional information regarding any of the information in this report, please feel free to contact us at any time. We appreciate the opportunity to be of service.

Florida Spectrum Environmental Inc.



Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

Page 2 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

DETECTED ANALYTE SUMMARY

Client Sample ID	Laboratory ID	Matrix	Analyte	Result	Units	Collection Date	Collection Time
TWP-1 GW	16E0525-01	Water	Chromium	2.09	ug/L	5/18/2016	12:00
TWP-1 GW	16E0525-01	Water	Barium	79.4	ug/L	5/18/2016	12:00
TWP-2 GW	16E0525-02	Water	Barium	29.8	ug/L	5/18/2016	12:40
TWP-2 GW	16E0525-02	Water	Chromium	4.31	ug/L	5/18/2016	12:40
TWP-2 GW	16E0525-02	Water	Lead	2.16	ug/L	5/18/2016	12:40
TWP-2 GW	16E0525-02	Water	Arsenic	5.90	ug/L	5/18/2016	12:40
Well-1 GW	16E0525-03	Water	Lead	0.000180	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Manganese	0.0308	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Copper	0.00126	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Barium	0.0131	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Turbidity	11	NTU	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	pH	8.13	pH Units	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Threshold Odor Number	1.00	T.O.N.	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Total Dissolved Solids	1850	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Zinc	27.5	ug/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Sodium	384000	ug/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Iron	747	ug/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Chloride	520	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Fluoride	0.880	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Sulfate	636	mg/L	5/18/2016	13:40
Well-1 GW	16E0525-03	Water	Color	30/8.13	Pt-Co	5/18/2016	13:40

Florida-Spectrum Environmental Services, Inc.
 1460 W. McNab Road, Fort Lauderdale, FL 33309

Pembroke Laboratory
 528 Gooch Rd.
 Fort Mead, FL 33841

Big Lake Laboratory
 610 Parrot Ave. N.
 Okeechobee, FL 34972

Spectrum Laboratories
 630 Indian St.
 Savannah, GA 31401



Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

Page 3 of 16
 Report Printed: 5/27/2016
 Work Order # 16E0525
 Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Lab ID: 16E0525-01
 Client Sample ID: TWP-1 GW
 Matrix: Water

Collection Date: 05/18/16 12:00
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
-----------	--------	----	-------	-----	-----	-----	--------	-----------	-------------	---------

Florida Petroleum Residual Organics

Total FL-PRO (C8-C40)	ND	U	mg/L	1	0.00800	0.0240	FLPRO	05/19 09:43	05/19 16:12	AC
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Total Recoverable Metals by EPA 200 Series Methods

Arsenic	ND	U	ug/L	1	1.49	4.47	EPA 200.7	05/19 08:00	05/19 15:45	IN
Barium	79.4		ug/L	1	0.140	0.420	EPA 200.7	05/19 08:00	05/19 15:45	IN
Cadmium	ND	U	ug/L	1	0.130	0.390	EPA 200.7	05/19 08:00	05/19 15:45	IN
Chromium	2.09	I	ug/L	1	0.840	2.52	EPA 200.7	05/19 08:00	05/19 15:45	IN
Lead	ND	U	ug/L	1	1.40	4.20	EPA 200.7	05/19 08:00	05/19 15:45	IN
Mercury	ND	U	ug/L	1	0.0630	0.190	EPA 245.1	05/19 09:00	05/20 13:27	EN
Selenium	ND	U	ug/L	1	1.22	3.66	EPA 200.7	05/19 08:00	05/19 15:45	IN
Silver	ND	U	ug/L	1	0.180	0.540	EPA 200.7	05/19 08:00	05/19 15:45	IN

PAH compounds by Semivolatile GCMS

1-Methylnaphthalene	ND	U	ug/L	1	0.0150	0.0450	EPA 8270	05/19 10:50	05/19 19:37	AC
2-Methylnaphthalene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 19:37	AC
Acenaphthene	ND	U	ug/L	1	0.0120	0.0360	EPA 8270	05/19 10:50	05/19 19:37	AC
Acenaphthylene	ND	U	ug/L	1	0.00600	0.0180	EPA 8270	05/19 10:50	05/19 19:37	AC
Anthracene	ND	U	ug/L	1	0.0100	0.0300	EPA 8270	05/19 10:50	05/19 19:37	AC
Benzo (a) anthracene	ND	U	ug/L	1	0.0130	0.0390	EPA 8270	05/19 10:50	05/19 19:37	AC
Benzo (a) pyrene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 19:37	AC
Benzo (b) fluoranthene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 19:37	AC
Benzo (g,h,i) perylene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 19:37	AC

Florida-Spectrum Environmental Services, Inc.
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Report To:
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Page 4 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-01
Client Sample ID: TWP-1 GW
Matrix: Water

Collection Date: 05/18/16 12:00
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
-----------	--------	----	-------	-----	-----	-----	--------	-----------	-------------	---------

PAH compounds by Semivolatile GCMS

Benzo (k) fluoranthene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 19:37	AC
Chrysene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 19:37	AC
Dibenz (a,h) anthracene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 19:37	AC
Fluoranthene	ND	U	ug/L	1	0.0100	0.0300	EPA 8270	05/19 10:50	05/19 19:37	AC
Fluorene	ND	U	ug/L	1	0.0150	0.0450	EPA 8270	05/19 10:50	05/19 19:37	AC
Indeno (1,2,3-cd) pyrene	ND	U	ug/L	1	0.00400	0.0120	EPA 8270	05/19 10:50	05/19 19:37	AC
Naphthalene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 19:37	AC
Phenanthrene	ND	U	ug/L	1	0.00800	0.0240	EPA 8270	05/19 10:50	05/19 19:37	AC
Pyrene	ND	U	ug/L	1	0.0110	0.0330	EPA 8270	05/19 10:50	05/19 19:37	AC

Volatile Organic Compounds by EPA Method 8260

1,1,1,2-Tetrachloroethane	ND	D-1, U	ug/L	2	0.168	0.474	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,1,1-Trichloroethane	ND	D-1, U	ug/L	2	0.0760	0.226	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,1,2,2-Tetrachloroethane	ND	D-1, U	ug/L	2	0.138	0.414	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,1,2-Trichloroethane	ND	D-1, U	ug/L	2	0.150	0.452	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,1-Dichloroethane	ND	D-1, U	ug/L	2	0.408	1.22	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,1-Dichloroethene	ND	D-1, U	ug/L	2	0.118	0.352	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,1-Dichloropropene	ND	D-1, U	ug/L	2	0.240	0.718	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2,3-Trichlorobenzene	ND	D-1, U	ug/L	2	0.500	1.50	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2,3-Trichloropropane	ND	D-1, U	ug/L	2	0.244	0.732	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2,4-Trichlorobenzene	ND	D-1, U	ug/L	2	0.496	1.49	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2,4-Trimethylbenzene	ND	D-1, U	ug/L	2	0.422	1.27	EPA 8260	05/20 09:34	05/20 14:38	BBL

Florida-Spectrum Environmental Services, Inc.
1460 W. McNab Road, Fort Lauderdale, FL 33309

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528 Gooch Rd.
Fort Mead, FL 33841

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630 Indian St.
Savannah, GA 31401



Report To:
Jay McGovern
Tetra Tech Inc.
759 S. Federal Hwy. Suite 314
Stuart FL, 34994

Page 5 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-01
Client Sample ID: TWP-1 GW
Matrix: Water

Collection Date: 05/18/16 12:00
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

1,2-Dibromo-3-chloropropane	ND	D-1, U	ug/L	2	0.472	1.42	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2-Dibromoethane (EDB)	ND	D-1, U	ug/L	2	0.142	0.426	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2-Dichlorobenzene	ND	D-1, U	ug/L	2	0.386	1.16	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2-Dichloroethane	ND	D-1, U	ug/L	2	0.0720	0.218	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,2-Dichloropropane	ND	D-1, U	ug/L	2	0.0900	0.272	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,3,5-Trimethylbenzene	ND	D-1, U	ug/L	2	0.270	0.810	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,3-Dichlorobenzene	ND	D-1, U	ug/L	2	0.390	1.17	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,3-Dichloropropane	ND	D-1, U	ug/L	2	0.146	0.440	EPA 8260	05/20 09:34	05/20 14:38	BBL
1,4-Dichlorobenzene	ND	D-1, U	ug/L	2	0.514	1.54	EPA 8260	05/20 09:34	05/20 14:38	BBL
2,2-Dichloropropane	ND	D-1, U	ug/L	2	0.802	2.40	EPA 8260	05/20 09:34	05/20 14:38	BBL
2-Butanone (Methyl Ethyl Ketone)	ND	D-1, U	ug/L	2	0.598	1.80	EPA 8260	05/20 09:34	05/20 14:38	BBL
2-Chloroethylvinyl ether	ND	D-1, U	ug/L	2	1.49	4.47	EPA 8260	05/20 09:34	05/20 14:38	BBL
2-Chlorotoluene	ND	D-1, U	ug/L	2	0.258	0.776	EPA 8260	05/20 09:34	05/20 14:38	BBL
2-Hexanone	ND	D-1, U	ug/L	2	0.890	2.67	EPA 8260	05/20 09:34	05/20 14:38	BBL
4-Chlorotoluene	ND	D-1, U	ug/L	2	0.280	0.840	EPA 8260	05/20 09:34	05/20 14:38	BBL
4-Methyl-2-pentanone	ND	D-1, U	ug/L	2	0.270	0.810	EPA 8260	05/20 09:34	05/20 14:38	BBL
Acetone	ND	D-1, U	ug/L	2	12.6	37.9	EPA 8260	05/20 09:34	05/20 14:38	BBL
Acrolein	ND	D-1, U	ug/L	2	0.606	1.82	EPA 8260	05/20 09:34	05/20 14:38	BBL
Acrylonitrile	ND	D-1, U	ug/L	2	0.320	0.958	EPA 8260	05/20 09:34	05/20 14:38	BBL
Benzene	ND	D-1, U	ug/L	2	0.0600	0.180	EPA 8260	05/20 09:34	05/20 14:38	BBL
Bromobenzene	ND	D-1, U	ug/L	2	0.226	0.680	EPA 8260	05/20 09:34	05/20 14:38	BBL

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Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

Page 6 of 16
 Report Printed: 5/27/2016
 Work Order # 16E0525
 Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Lab ID: 16E0525-01
 Client Sample ID: TWP-1 GW
 Matrix: Water

Collection Date: 05/18/16 12:00
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

Bromochloromethane	ND	D-1, U	ug/L	2	0.114	0.344	EPA 8260	05/20 09:34	05/20 14:38	BBL
Bromodichloromethane	ND	D-1, U	ug/L	2	0.172	0.516	EPA 8260	05/20 09:34	05/20 14:38	BBL
Bromoform	ND	D-1, U	ug/L	2	0.276	0.828	EPA 8260	05/20 09:34	05/20 14:38	BBL
Bromomethane	ND	D-1, U	ug/L	2	0.264	0.794	EPA 8260	05/20 09:34	05/20 14:38	BBL
Carbon Tetrachloride	ND	D-1, U	ug/L	2	0.104	0.312	EPA 8260	05/20 09:34	05/20 14:38	BBL
Chlorobenzene	ND	D-1, U	ug/L	2	0.158	0.474	EPA 8260	05/20 09:34	05/20 14:38	BBL
Chloroethane	ND	D-1, U	ug/L	2	0.616	1.85	EPA 8260	05/20 09:34	05/20 14:38	BBL
Chloroform	ND	D-1, U	ug/L	2	0.154	0.464	EPA 8260	05/20 09:34	05/20 14:38	BBL
Chloromethane	ND	D-1, U	ug/L	2	0.0960	0.288	EPA 8260	05/20 09:34	05/20 14:38	BBL
cis-1,2-Dichloroethene	ND	D-1, U	ug/L	2	0.426	1.28	EPA 8260	05/20 09:34	05/20 14:38	BBL
cis-1,3-Dichloropropene	ND	D-1, U	ug/L	2	0.100	0.302	EPA 8260	05/20 09:34	05/20 14:38	BBL
Dibromochloromethane	ND	D-1, U	ug/L	2	0.132	0.398	EPA 8260	05/20 09:34	05/20 14:38	BBL
Dibromomethane	ND	D-1, U	ug/L	2	0.114	0.342	EPA 8260	05/20 09:34	05/20 14:38	BBL
Dichlorodifluoromethane	ND	D-1, J-2, U	ug/L	2	0.188	0.566	EPA 8260	05/20 09:34	05/20 14:38	BBL
Ethyl Benzene	ND	D-1, U	ug/L	2	0.168	0.504	EPA 8260	05/20 09:34	05/20 14:38	BBL
Hexachlorobutadiene	ND	D-1, J-2, U	ug/L	2	0.282	0.848	EPA 8260	05/20 09:34	05/20 14:38	BBL
Isopropylbenzene	ND	D-1, U	ug/L	2	0.232	0.696	EPA 8260	05/20 09:34	05/20 14:38	BBL
m,p-Xylene	ND	D-1, U	ug/L	2	0.336	1.01	EPA 8260	05/20 09:34	05/20 14:38	BBL
Methylene Chloride	ND	D-1, U	ug/L	2	1.50	4.51	EPA 8260	05/20 09:34	05/20 14:38	BBL
Methyl-tert-butyl ether	ND	D-1, U	ug/L	2	0.172	0.514	EPA 8260	05/20 09:34	05/20 14:38	BBL
Naphthalene	ND	D-1, U	ug/L	2	1.16	3.48	EPA 8260	05/20 09:34	05/20 14:38	BBL

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Page 7 of 16
 Report Printed: 5/27/2016
 Work Order # 16E0525
 Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Lab ID: 16E0525-01
 Client Sample ID: TWP-1 GW
 Matrix: Water

Collection Date: 05/18/16 12:00
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
Volatile Organic Compounds by EPA Method 8260										
n-Butyl Benzene	ND	D-1, U	ug/L	2	0.532	1.60	EPA 8260	05/20 09:34	05/20 14:38	BBL
n-Propylbenzene	ND	D-1, U	ug/L	2	0.218	0.656	EPA 8260	05/20 09:34	05/20 14:38	BBL
o-Xylene	ND	D-1, U	ug/L	2	0.168	0.506	EPA 8260	05/20 09:34	05/20 14:38	BBL
Pentachloroethane	ND	D-1, U	ug/L	2	0.374	1.12	EPA 8260	05/20 09:34	05/20 14:38	BBL
p-Isopropyltoluene	ND	D-1, U	ug/L	2	0.394	1.18	EPA 8260	05/20 09:34	05/20 14:38	BBL
sec-Butyl Benzene	ND	D-1, U	ug/L	2	0.354	1.06	EPA 8260	05/20 09:34	05/20 14:38	BBL
Styrene	ND	D-1, U	ug/L	2	0.192	0.574	EPA 8260	05/20 09:34	05/20 14:38	BBL
tert-Butylbenzene	ND	D-1, U	ug/L	2	0.386	1.16	EPA 8260	05/20 09:34	05/20 14:38	BBL
Tetrachloroethene	ND	D-1, U	ug/L	2	0.168	0.506	EPA 8260	05/20 09:34	05/20 14:38	BBL
Toluene	ND	D-1, U	ug/L	2	0.0700	0.208	EPA 8260	05/20 09:34	05/20 14:38	BBL
trans-1,2-Dichloroethene	ND	D-1, U	ug/L	2	0.214	0.640	EPA 8260	05/20 09:34	05/20 14:38	BBL
trans-1,3-Dichloropropene	ND	D-1, U	ug/L	2	0.500	1.50	EPA 8260	05/20 09:34	05/20 14:38	BBL
Trichloroethene	ND	D-1, U	ug/L	2	0.100	0.302	EPA 8260	05/20 09:34	05/20 14:38	BBL
Trichlorofluoromethane	ND	J-2, U	ug/L	2	0.140	0.422	EPA 8260	05/20 09:34	05/20 14:38	BBL
Vinyl chloride	ND	D-1, U	ug/L	2	0.168	0.506	EPA 8260	05/20 09:34	05/20 14:38	BBL

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 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

Page 8 of 16
 Report Printed: 5/27/2016
 Work Order # 16E0525
 Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Lab ID: 16E0525-02
 Client Sample ID: TWP-2 GW
 Matrix: Water

Collection Date: 05/18/16 12:40
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Florida Petroleum Residual Organics

Total FL-PRO (C8-C40)	ND	U	mg/L	1	0.00800	0.0240	FLPRO	05/19 09:43	05/19 16:48	AC
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Total Recoverable Metals by EPA 200 Series Methods

Arsenic	5.90		ug/L	1	1.49	4.47	EPA 200.7	05/19 08:00	05/19 15:49	IN
Barium	29.8		ug/L	1	0.140	0.420	EPA 200.7	05/19 08:00	05/19 15:49	IN
Cadmium	ND	U	ug/L	1	0.130	0.390	EPA 200.7	05/19 08:00	05/19 15:49	IN
Chromium	4.31		ug/L	1	0.840	2.52	EPA 200.7	05/19 08:00	05/19 15:49	IN
Lead	2.16	I	ug/L	1	1.40	4.20	EPA 200.7	05/19 08:00	05/19 15:49	IN
Mercury	ND	U	ug/L	1	0.0630	0.190	EPA 245.1	05/19 09:00	05/20 13:29	EN
Selenium	ND	U	ug/L	1	1.22	3.66	EPA 200.7	05/19 08:00	05/19 15:49	IN
Silver	ND	U	ug/L	1	0.180	0.540	EPA 200.7	05/19 08:00	05/19 15:49	IN

PAH compounds by Semivolatile GCMS

1-Methylnaphthalene	ND	U	ug/L	1	0.0150	0.0450	EPA 8270	05/19 10:50	05/19 20:02	AC
2-Methylnaphthalene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 20:02	AC
Acenaphthene	ND	U	ug/L	1	0.0120	0.0360	EPA 8270	05/19 10:50	05/19 20:02	AC
Acenaphthylene	ND	U	ug/L	1	0.00600	0.0180	EPA 8270	05/19 10:50	05/19 20:02	AC
Anthracene	ND	U	ug/L	1	0.0100	0.0300	EPA 8270	05/19 10:50	05/19 20:02	AC
Benzo (a) anthracene	ND	U	ug/L	1	0.0130	0.0390	EPA 8270	05/19 10:50	05/19 20:02	AC
Benzo (a) pyrene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 20:02	AC
Benzo (b) fluoranthene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 20:02	AC
Benzo (g,h,i) perylene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 20:02	AC

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Page 9 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-02
Client Sample ID: TWP-2 GW
Matrix: Water

Collection Date: 05/18/16 12:40
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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PAH compounds by Semivolatile GCMS

Benzo (k) fluoranthene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 20:02	AC
Chrysene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 20:02	AC
Dibenz (a,h) anthracene	ND	U	ug/L	1	0.00700	0.0210	EPA 8270	05/19 10:50	05/19 20:02	AC
Fluoranthene	ND	U	ug/L	1	0.0100	0.0300	EPA 8270	05/19 10:50	05/19 20:02	AC
Fluorene	ND	U	ug/L	1	0.0150	0.0450	EPA 8270	05/19 10:50	05/19 20:02	AC
Indeno (1,2,3-cd) pyrene	ND	U	ug/L	1	0.00400	0.0120	EPA 8270	05/19 10:50	05/19 20:02	AC
Naphthalene	ND	U	ug/L	1	0.00900	0.0270	EPA 8270	05/19 10:50	05/19 20:02	AC
Phenanthrene	ND	U	ug/L	1	0.00800	0.0240	EPA 8270	05/19 10:50	05/19 20:02	AC
Pyrene	ND	U	ug/L	1	0.0110	0.0330	EPA 8270	05/19 10:50	05/19 20:02	AC

Volatile Organic Compounds by EPA Method 8260

1,1,1,2-Tetrachloroethane	ND	D-1, U	ug/L	2	0.168	0.474	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,1,1-Trichloroethane	ND	D-1, U	ug/L	2	0.0760	0.226	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,1,2,2-Tetrachloroethane	ND	D-1, U	ug/L	2	0.138	0.414	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,1,2-Trichloroethane	ND	D-1, U	ug/L	2	0.150	0.452	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,1-Dichloroethane	ND	D-1, U	ug/L	2	0.408	1.22	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,1-Dichloroethene	ND	D-1, U	ug/L	2	0.118	0.352	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,1-Dichloropropene	ND	D-1, U	ug/L	2	0.240	0.718	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2,3-Trichlorobenzene	ND	D-1, U	ug/L	2	0.500	1.50	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2,3-Trichloropropane	ND	D-1, U	ug/L	2	0.244	0.732	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2,4-Trichlorobenzene	ND	D-1, U	ug/L	2	0.496	1.49	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2,4-Trimethylbenzene	ND	D-1, U	ug/L	2	0.422	1.27	EPA 8260	05/20 09:34	05/20 15:05	BBL

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Page 10 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-02
Client Sample ID: TWP-2 GW
Matrix: Water

Collection Date: 05/18/16 12:40
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Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

1,2-Dibromo-3-chloropropane	ND	D-1, U	ug/L	2	0.472	1.42	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2-Dibromoethane (EDB)	ND	D-1, U	ug/L	2	0.142	0.426	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2-Dichlorobenzene	ND	D-1, U	ug/L	2	0.386	1.16	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2-Dichloroethane	ND	D-1, U	ug/L	2	0.0720	0.218	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,2-Dichloropropane	ND	D-1, U	ug/L	2	0.0900	0.272	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,3,5-Trimethylbenzene	ND	D-1, U	ug/L	2	0.270	0.810	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,3-Dichlorobenzene	ND	D-1, U	ug/L	2	0.390	1.17	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,3-Dichloropropane	ND	D-1, U	ug/L	2	0.146	0.440	EPA 8260	05/20 09:34	05/20 15:05	BBL
1,4-Dichlorobenzene	ND	D-1, U	ug/L	2	0.514	1.54	EPA 8260	05/20 09:34	05/20 15:05	BBL
2,2-Dichloropropane	ND	D-1, U	ug/L	2	0.802	2.40	EPA 8260	05/20 09:34	05/20 15:05	BBL
2-Butanone (Methyl Ethyl Ketone)	ND	D-1, U	ug/L	2	0.598	1.80	EPA 8260	05/20 09:34	05/20 15:05	BBL
2-Chloroethylvinyl ether	ND	D-1, U	ug/L	2	1.49	4.47	EPA 8260	05/20 09:34	05/20 15:05	BBL
2-Chlorotoluene	ND	D-1, U	ug/L	2	0.258	0.776	EPA 8260	05/20 09:34	05/20 15:05	BBL
2-Hexanone	ND	D-1, U	ug/L	2	0.890	2.67	EPA 8260	05/20 09:34	05/20 15:05	BBL
4-Chlorotoluene	ND	D-1, U	ug/L	2	0.280	0.840	EPA 8260	05/20 09:34	05/20 15:05	BBL
4-Methyl-2-pentanone	ND	D-1, U	ug/L	2	0.270	0.810	EPA 8260	05/20 09:34	05/20 15:05	BBL
Acetone	ND	D-1, U	ug/L	2	12.6	37.9	EPA 8260	05/20 09:34	05/20 15:05	BBL
Acrolein	ND	D-1, U	ug/L	2	0.606	1.82	EPA 8260	05/20 09:34	05/20 15:05	BBL
Acrylonitrile	ND	D-1, U	ug/L	2	0.320	0.958	EPA 8260	05/20 09:34	05/20 15:05	BBL
Benzene	ND	D-1, U	ug/L	2	0.0600	0.180	EPA 8260	05/20 09:34	05/20 15:05	BBL
Bromobenzene	ND	D-1, U	ug/L	2	0.226	0.680	EPA 8260	05/20 09:34	05/20 15:05	BBL

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Big Lake Laboratory
610 Parrot Ave. N.
Okeechobee, FL 34972

Spectrum Laboratories
630 Indian St.
Savannah, GA 31401



Report To:
Jay McGovern
Tetra Tech Inc.
759 S. Federal Hwy. Suite 314
Stuart FL, 34994

Page 11 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-02
Client Sample ID: TWP-2 GW
Matrix: Water

Collection Date: 05/18/16 12:40
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

Bromochloromethane	ND	D-1, U	ug/L	2	0.114	0.344	EPA 8260	05/20 09:34	05/20 15:05	BBL
Bromodichloromethane	ND	D-1, U	ug/L	2	0.172	0.516	EPA 8260	05/20 09:34	05/20 15:05	BBL
Bromoform	ND	D-1, U	ug/L	2	0.276	0.828	EPA 8260	05/20 09:34	05/20 15:05	BBL
Bromomethane	ND	D-1, U	ug/L	2	0.264	0.794	EPA 8260	05/20 09:34	05/20 15:05	BBL
Carbon Tetrachloride	ND	D-1, U	ug/L	2	0.104	0.312	EPA 8260	05/20 09:34	05/20 15:05	BBL
Chlorobenzene	ND	D-1, U	ug/L	2	0.158	0.474	EPA 8260	05/20 09:34	05/20 15:05	BBL
Chloroethane	ND	D-1, U	ug/L	2	0.616	1.85	EPA 8260	05/20 09:34	05/20 15:05	BBL
Chloroform	ND	D-1, U	ug/L	2	0.154	0.464	EPA 8260	05/20 09:34	05/20 15:05	BBL
Chloromethane	ND	D-1, U	ug/L	2	0.0960	0.288	EPA 8260	05/20 09:34	05/20 15:05	BBL
cis-1,2-Dichloroethene	ND	D-1, U	ug/L	2	0.426	1.28	EPA 8260	05/20 09:34	05/20 15:05	BBL
cis-1,3-Dichloropropene	ND	D-1, U	ug/L	2	0.100	0.302	EPA 8260	05/20 09:34	05/20 15:05	BBL
Dibromochloromethane	ND	D-1, U	ug/L	2	0.132	0.398	EPA 8260	05/20 09:34	05/20 15:05	BBL
Dibromomethane	ND	D-1, U	ug/L	2	0.114	0.342	EPA 8260	05/20 09:34	05/20 15:05	BBL
Dichlorodifluoromethane	ND	D-1, J-2, U	ug/L	2	0.188	0.566	EPA 8260	05/20 09:34	05/20 15:05	BBL
Ethyl Benzene	ND	D-1, U	ug/L	2	0.168	0.504	EPA 8260	05/20 09:34	05/20 15:05	BBL
Hexachlorobutadiene	ND	D-1, J-2, U	ug/L	2	0.282	0.848	EPA 8260	05/20 09:34	05/20 15:05	BBL
Isopropylbenzene	ND	D-1, U	ug/L	2	0.232	0.696	EPA 8260	05/20 09:34	05/20 15:05	BBL
m,p-Xylene	ND	D-1, U	ug/L	2	0.336	1.01	EPA 8260	05/20 09:34	05/20 15:05	BBL
Methylene Chloride	ND	D-1, U	ug/L	2	1.50	4.51	EPA 8260	05/20 09:34	05/20 15:05	BBL
Methyl-tert-butyl ether	ND	D-1, U	ug/L	2	0.172	0.514	EPA 8260	05/20 09:34	05/20 15:05	BBL
Naphthalene	ND	D-1, U	ug/L	2	1.16	3.48	EPA 8260	05/20 09:34	05/20 15:05	BBL

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Report To:
Jay McGovern
Tetra Tech Inc.
759 S. Federal Hwy. Suite 314
Stuart FL, 34994

Page 12 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-02
Client Sample ID: TWP-2 GW
Matrix: Water

Collection Date: 05/18/16 12:40
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

n-Butyl Benzene	ND	D-1, U	ug/L	2	0.532	1.60	EPA 8260	05/20 09:34	05/20 15:05	BBL
n-Propylbenzene	ND	D-1, U	ug/L	2	0.218	0.656	EPA 8260	05/20 09:34	05/20 15:05	BBL
o-Xylene	ND	D-1, U	ug/L	2	0.168	0.506	EPA 8260	05/20 09:34	05/20 15:05	BBL
Pentachloroethane	ND	D-1, U	ug/L	2	0.374	1.12	EPA 8260	05/20 09:34	05/20 15:05	BBL
p-Isopropyltoluene	ND	D-1, U	ug/L	2	0.394	1.18	EPA 8260	05/20 09:34	05/20 15:05	BBL
sec-Butyl Benzene	ND	D-1, U	ug/L	2	0.354	1.06	EPA 8260	05/20 09:34	05/20 15:05	BBL
Styrene	ND	D-1, U	ug/L	2	0.192	0.574	EPA 8260	05/20 09:34	05/20 15:05	BBL
tert-Butylbenzene	ND	D-1, U	ug/L	2	0.386	1.16	EPA 8260	05/20 09:34	05/20 15:05	BBL
Tetrachloroethene	ND	D-1, U	ug/L	2	0.168	0.506	EPA 8260	05/20 09:34	05/20 15:05	BBL
Toluene	ND	D-1, U	ug/L	2	0.0700	0.208	EPA 8260	05/20 09:34	05/20 15:05	BBL
trans-1,2-Dichloroethene	ND	D-1, U	ug/L	2	0.214	0.640	EPA 8260	05/20 09:34	05/20 15:05	BBL
trans-1,3-Dichloropropene	ND	D-1, U	ug/L	2	0.500	1.50	EPA 8260	05/20 09:34	05/20 15:05	BBL
Trichloroethene	ND	D-1, U	ug/L	2	0.100	0.302	EPA 8260	05/20 09:34	05/20 15:05	BBL
Trichlorofluoromethane	ND	J-2, U	ug/L	2	0.140	0.422	EPA 8260	05/20 09:34	05/20 15:05	BBL
Vinyl chloride	ND	D-1, U	ug/L	2	0.168	0.506	EPA 8260	05/20 09:34	05/20 15:05	BBL

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Report To:
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 Report Printed: 5/27/2016
 Work Order # 16E0525
 Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Lab ID: 16E0525-03
 Client Sample ID: Well-1 GW
 Matrix: Water

Collection Date: 05/18/16 13:40
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Chlorinated Herbicides by EPA 515.3

2,4,5-TP (Silvex)	ND	U	ug/L	1	0.0410	0.123	EPA 515.3	05/23 14:14	05/24 01:09	AC
2,4-D	ND	U	ug/L	1	0.0830	0.249	EPA 515.3	05/23 14:14	05/24 01:09	AC
Pentachlorophenol	ND	U	ug/L	1	0.0220	0.0660	EPA 515.3	05/23 14:14	05/24 01:09	AC

Classical Chemistry Parameters

Turbidity	11		NTU	1	0.050	0.15	EPA 180.1	05/20 10:00	05/20 10:00	NL
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Wet Chemistry

Chloride	520		mg/L	10	6.08	18.2	EPA 300.0	05/18 18:21	05/18 18:21	DGK
Hexavalent Chromium	ND	U	mg/L	1	0.00880	0.0270	SM 3500-CRB	05/26 18:00	05/27 08:40	NL
Color	30/8.13		Pt-Co	1	1.00	3.00	SM 2120B	05/20 09:30	05/20 09:30	NL
Cyanide (total)	ND	U	mg/L	1	0.00230	0.00690	SM4500CN-E	05/24 11:25	05/24 12:25	SA
Fluoride	0.880		mg/L	10	0.210	0.630	EPA 300.0	05/18 18:21	05/18 18:21	DGK
MBAS as LAS, mol wt. 340	ND	U	mg/L	1	0.0603	0.181	SM5540C	05/19 17:00	05/19 17:00	SA
Nitrate as N	ND	U	mg/L	10	0.870	2.60	EPA 300.0	05/18 18:21	05/18 18:21	DGK
Threshold Odor Number	1.00	I	T.O.N.	1	1.00	3.00	SM 2150B	05/18 18:00	05/18 18:00	NL
pH	8.13	Q	pH Units	1	0.100	0.300	SM4500-H+-B	05/19 12:00	05/19 12:00	NL
Sulfate	636		mg/L	10	3.35	10.0	EPA 300.0	05/18 18:21	05/18 18:21	DGK
Total Dissolved Solids	1850		mg/L	1	10.0	30.0	TDS SM 2540C	05/23 18:07	05/25 11:38	DL

EDB and DBCP by EPA Method 504.1

1,2-Dibromoethane	ND	U	ug/L	1	0.00990	0.0300	EPA 504.1	05/23 14:23	05/24 07:30	AC
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Report To:
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Stuart FL, 34994

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Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
Ft. Pierce, FL

Lab ID: 16E0525-03
Client Sample ID: Well-1 GW
Matrix: Water

Collection Date: 05/18/16 13:40
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Metals (Drinking Water) by EPA 200 Series Methods

Arsenic	ND	U	mg/L	1	0.000164	0.000492	EPA 200.8	05/23 09:00	05/23 12:03	IN
Barium	0.0131		mg/L	1	0.0000550	0.000165	EPA 200.8	05/23 09:00	05/23 12:03	IN
Cadmium	ND	U	mg/L	1	0.0000700	0.000210	EPA 200.8	05/23 09:00	05/23 12:03	IN
Copper	0.00126		mg/L	1	0.000166	0.000498	EPA 200.8	05/23 09:00	05/23 12:03	IN
Lead	0.000180		mg/L	1	0.0000590	0.000177	EPA 200.8	05/23 09:00	05/23 12:03	IN
Manganese	0.0308		mg/L	1	0.000134	0.000402	EPA 200.8	05/23 09:00	05/23 12:03	IN
Selenium	ND	U	mg/L	1	0.000412	0.00124	EPA 200.8	05/23 09:00	05/23 12:03	IN
Silver	ND	U	mg/L	1	0.0000110	0.0000330	EPA 200.8	05/23 09:00	05/23 12:03	IN

Total Recoverable Metals by EPA 200 Series Methods

Iron	747		ug/L	1	2.00	6.00	EPA 200.7	05/19 08:00	05/19 15:53	IN
Mercury	ND	U	ug/L	1	0.0630	0.190	EPA 245.1	05/19 09:00	05/20 13:22	EN
Sodium	384000		ug/L	1	0.960	2.88	EPA 200.7	05/19 08:00	05/19 15:53	IN
Zinc	27.5		ug/L	1	0.720	2.16	EPA 200.7	05/19 08:00	05/19 15:53	IN

Organochlorine Pesticides & PCBs by EPA 508

Dieldrin	ND	U	ug/L	1.03	0.0119	0.0358	EPA 508	05/20 09:44	05/20 23:47	AC
Endrin	ND	U	ug/L	1.03	0.0110	0.0329	EPA 508	05/20 09:44	05/20 23:47	AC
gamma-BHC (Lindane)	ND	U	ug/L	1.03	0.0129	0.0387	EPA 508	05/20 09:44	05/20 23:47	AC
Methoxychlor	ND	U	ug/L	1.03	0.0143	0.0429	EPA 508	05/20 09:44	05/20 23:47	AC
Toxaphene	ND	U	ug/L	1.03	0.228	0.683	EPA 508	05/20 09:44	05/20 23:47	AC

Purgeable Organic Compounds by EPA Method 524.2

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Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

Page 15 of 16
 Report Printed: 5/27/2016
 Work Order # 16E0525
 Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Lab ID: 16E0525-03
 Client Sample ID: Well-1 GW
 Matrix: Water

Collection Date: 05/18/16 13:40
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Purgeable Organic Compounds by EPA Method 524.2

1,1,1-Trichloroethane	ND	Y, U	ug/L	1	0.0689	0.207	EPA 524.2	05/18 16:20	05/19 08:11	BBL
1,1-Dichloroethylene	ND	Y, U	ug/L	1	0.0513	0.154	EPA 524.2	05/18 16:20	05/19 08:11	BBL
1,2-Dichlorobenzene	ND	Y, U	ug/L	1	0.0566	0.170	EPA 524.2	05/18 16:20	05/19 08:11	BBL
1,2-Dichloroethane	ND	Y, U	ug/L	1	0.0968	0.290	EPA 524.2	05/18 16:20	05/19 08:11	BBL
Benzene	ND	Y, U	ug/L	1	0.0748	0.224	EPA 524.2	05/18 16:20	05/19 08:11	BBL
Carbon Tetrachloride	ND	Y, U	ug/L	1	0.0586	0.176	EPA 524.2	05/18 16:20	05/19 08:11	BBL
Tetrachloroethene	ND	Y, U	ug/L	1	0.0950	0.285	EPA 524.2	05/18 16:20	05/19 08:11	BBL
Trichloroethene	ND	Y, U	ug/L	1	0.111	0.333	EPA 524.2	05/18 16:20	05/19 08:11	BBL
Vinyl chloride	ND	Y, U	ug/L	1	0.0800	0.240	EPA 524.2	05/18 16:20	05/19 08:11	BBL

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 Stuart FL, 34994

Page 16 of 16
Report Printed: 5/27/2016
Work Order # 16E0525
Project: Ft. Pierce SS SFWMD
 Ft. Pierce, FL

Notes and Definitions

- Y The laboratory analysis was from an unpreserved or improperly preserved sample. The data may not be accurate.
- U Indicated that the compound was analyzed for but not detected. This shall be used to indicate that the specific component was not detected. The value associated with the qualifier shall be the laboratory method detection limit.
- Q Sample held beyond accepted holding time.
- J-3 The matrix spike recovery exceeded method acceptance limits indicating matrix interference.
- J-2 The laboratory control sample recovery exceeded method acceptance limits.
- D-1 Dilution needed due to matrix interference or foamy matrix
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the detection limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference
- V Indicated that the analyte was detected in both the sample and the associated method blank.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- Z Too many colonies were present for accurate counting.

QC=Qualifier Codes as defined by DEP 62-160
 Unless indicated, soil results are reported on actual (wet) weight basis.
 Work performed by outside (subcontracted) labs denoted by SUB in Analyst Field.

Results relate only to this sample.

Suresh (Bobby) Supan - CSM

Authorized CSM Signature (954) 978-6400
 Florida-Spectrum Environmental Services, Inc.
 Certification# E86006

All NELAP certified analysis are performed in accordance with Chapter 64E-1 Florida Administrative code, which has been determined to be equivalent to NELAC standards. Analysis certified by programs other than NELAP are designated with a "~".

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NELAP Certificate No. E86006



1460 West McNab Road
Fort Lauderdale, FL 33309
1-800-ANALYTE Phone
(954) 978-6400 Phone
(954) 978-2233 Fax

26 May 2016

Lab Work Order (COC): 16E0526

Jay McGovern
Tetra Tech Inc.
759 S. Federal Hwy. Suite 314
Stuart, FL 34994

RE: SFWMD Ft. Pierce Substation

Project Location: Ft. Pierce, FL

Dear Jay McGovern:

This report details the analytical results of samples collected at the above-referenced project location. These samples were received by Florida Spectrum Environmental Services at **05/18/2016 15:30**.

All Analyses were performed according to the TNI/NELAP standard unless indicated by a "~" on the report.

Your samples will be retained by Florida Spectrum Environmental for a period of at least 30 days following sample receipt or until the longest of the preparation and/or analytical hold times expires, whichever is shorter. After that time, they will be properly disposed without further notice, unless there exists an explicit contractual agreement to the contrary. We reserve the right to return any unused samples, extracts, or related materials or solutions to you if we consider it necessary. Examples might include those samples identified as hazardous wastes, submissions where the sample sizes significantly exceed those required for analysis, samples containing controlled substances, etc.

We thank you for selecting Florida Spectrum Environmental to serve your analytical needs. Should you have any questions or require additional information regarding any of the information in this report, please feel free to contact us at any time. We appreciate the opportunity to be of service.

Florida Spectrum Environmental Inc.



Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

Page 2 of 14
 Report Printed: 5/26/2016
 Work Order # 16E0526
 Project: SFWMD Ft. Pierce Substation
 Ft. Pierce, FL

DETECTED ANALYTE SUMMARY

Client Sample ID	Laboratory ID	Matrix	Analyte	Result	Units	Collection Date	Collection Time
TWP-1 1-2'	16E0526-01	Solid	Arsenic	0.777	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Benzo (a) pyrene	1.31	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Pyrene	1.85	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Indeno (1,2,3-cd) pyrene	0.965	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Fluoranthene	2.42	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Dibenz (a,h) anthracene	0.344	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Chrysene	1.02	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Benzo (k) fluoranthene	0.634	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Benzo (b) fluoranthene	2.66	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Acenaphthylene	0.00598	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Benzo (a) anthracene	1.17	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Selenium	0.377	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Lead	3.66	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Chromium	3.13	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Barium	4.80	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Benzo (g,h,i) perylene	1.28	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Acetone	0.0119	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Acenaphthene	0.0110	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Phenanthrene	0.354	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Fluorene	0.00957	mg/kg dry	5/18/2016	9:25
TWP-1 1-2'	16E0526-01	Solid	Anthracene	0.0560	mg/kg dry	5/18/2016	9:25
TWP-2 1-2'	16E0526-02	Solid	Benzo (a) anthracene	0.0170	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Benzo (b) fluoranthene	0.0458	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Anthracene	0.00127	mg/kg dry	5/18/2016	11:00

Florida-Spectrum Environmental Services, Inc.
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 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
 Ft. Pierce, FL

DETECTED ANALYTE SUMMARY

Client Sample ID	Laboratory ID	Matrix	Analyte	Result	Units	Collection Date	Collection Time
TWP-2 1-2'	16E0526-02	Solid	Benzo (a) pyrene	0.0216	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Benzo (g,h,i) perylene	0.0201	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Benzo (k) fluoranthene	0.00487	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Chrysene	0.0159	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Arsenic	0.928	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Barium	3.88	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Chromium	2.59	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Lead	1.96	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Fluoranthene	0.0324	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Selenium	0.433	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Indeno (1,2,3-cd) pyrene	0.0163	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Phenanthrene	0.00958	mg/kg dry	5/18/2016	11:00
TWP-2 1-2'	16E0526-02	Solid	Pyrene	0.0256	mg/kg dry	5/18/2016	11:00

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 1460 W. McNab Road, Fort Lauderdale, FL 33309

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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-01
Client Sample ID: TWP-1 1-2'
Matrix: Solid

Collection Date: 05/18/16 09:25
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Wet Chemistry

% Solids	94.9		% by Weight	1	0.100	0.300	SM2540G	05/23 08:58	05/23 08:58	SA
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Metals by EPA 6000/7000 Series Methods

Arsenic	0.777		mg/kg dry	1	0.0766	0.395	EPA 6010	05/23 09:00	05/23 14:19	IN
Barium	4.80		mg/kg dry	1	0.00316	0.0197	EPA 6010	05/23 09:00	05/23 14:19	IN
Cadmium	ND	U	mg/kg dry	1	0.00474	0.0395	EPA 6010	05/23 09:00	05/23 14:19	IN
Chromium	3.13		mg/kg dry	1	0.0347	0.197	EPA 6010	05/23 09:00	05/23 14:19	IN
Lead	3.66		mg/kg dry	1	0.0561	0.395	EPA 6010	05/23 09:00	05/23 14:19	IN
Mercury	ND	U	mg/kg dry	1	0.0285	0.0854	EPA 7471	05/19 11:00	05/19 13:58	EN
Selenium	0.377	I	mg/kg dry	1	0.113	0.395	EPA 6010	05/23 09:00	05/23 14:19	IN
Silver	ND	U	mg/kg dry	1	0.00987	0.0395	EPA 6010	05/23 09:00	05/23 14:19	IN

PAH compounds by Semivolatile GCMS

1-Methylnaphthalene	ND	U	mg/kg dry	1	0.000368	0.00110	EPA 8270	05/23 14:07	05/23 20:02	AC
2-Methylnaphthalene	ND	U	mg/kg dry	1	0.000458	0.00137	EPA 8270	05/23 14:07	05/23 20:02	AC
Acenaphthene	0.0110		mg/kg dry	1	0.000338	0.00102	EPA 8270	05/23 14:07	05/23 20:02	AC
Acenaphthylene	0.00598		mg/kg dry	1	0.000222	0.000668	EPA 8270	05/23 14:07	05/23 20:02	AC
Anthracene	0.0560		mg/kg dry	1	0.000374	0.00112	EPA 8270	05/23 14:07	05/23 20:02	AC
Benzo (a) anthracene	1.17	J-3	mg/kg dry	20	0.00743	0.0223	EPA 8270	05/23 14:07	05/23 12:14	AC
Benzo (a) pyrene	1.31	J-3	mg/kg dry	20	0.00505	0.0152	EPA 8270	05/23 14:07	05/23 12:14	AC
Benzo (b) fluoranthene	2.66	J-3	mg/kg dry	20	0.00912	0.0274	EPA 8270	05/23 14:07	05/23 12:14	AC
Benzo (g,h,i) perylene	1.28	J-3	mg/kg dry	20	0.00560	0.0168	EPA 8270	05/23 14:07	05/23 12:14	AC

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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-01
Client Sample ID: TWP-1 1-2'
Matrix: Solid

Collection Date: 05/18/16 09:25
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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PAH compounds by Semivolatile GCMS

Benzo (k) fluoranthene	0.634	J-3	mg/kg dry	20	0.00659	0.0198	EPA 8270	05/23 14:07	05/23 12:14	AC
Chrysene	1.02	J-3	mg/kg dry	20	0.00312	0.00935	EPA 8270	05/23 14:07	05/23 12:14	AC
Dibenz (a,h) anthracene	0.344	J-3	mg/kg dry	20	0.00533	0.0160	EPA 8270	05/23 14:07	05/23 12:14	AC
Fluoranthene	2.42	J-3	mg/kg dry	20	0.00674	0.0202	EPA 8270	05/23 14:07	05/23 12:14	AC
Fluorene	0.00957		mg/kg dry	1	0.000449	0.00135	EPA 8270	05/23 14:07	05/23 20:02	AC
Indeno (1,2,3-cd) pyrene	0.965	J-3	mg/kg dry	20	0.00310	0.00931	EPA 8270	05/23 14:07	05/23 12:14	AC
Naphthalene	ND	U	mg/kg dry	1	0.000394	0.00118	EPA 8270	05/23 14:07	05/23 20:02	AC
Phenanthrene	0.354	J-3	mg/kg dry	1	0.000299	0.000898	EPA 8270	05/23 14:07	05/23 20:02	AC
Pyrene	1.85	J-3	mg/kg dry	20	0.00453	0.0136	EPA 8270	05/23 14:07	05/23 12:14	AC

Volatile Organic Compounds by EPA Method 8260

1,1,1,2-Tetrachloroethane	ND	U	mg/kg dry	1	0.00110	0.00331	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,1,1-Trichloroethane	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,1,2,2-Tetrachloroethane	ND	U	mg/kg dry	1	0.00172	0.00517	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,1,2-Trichloroethane	ND	U	mg/kg dry	1	0.00115	0.00344	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,1-Dichloroethane	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,1-Dichloroethene	ND	J-2, U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,1-Dichloropropene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2,3-Trichlorobenzene	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2,3-Trichloropropane	ND	U	mg/kg dry	1	0.00115	0.00344	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2,4-Trichlorobenzene	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2,4-Trimethylbenzene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL

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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-01
Client Sample ID: TWP-1 1-2'
Matrix: Solid

Collection Date: 05/18/16 09:25
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
Volatile Organic Compounds by EPA Method 8260										
1,2-Dibromo-3-chloropropane	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2-Dibromoethane (EDB)	ND	U	mg/kg dry	1	0.00101	0.00303	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2-Dichlorobenzene	ND	U	mg/kg dry	1	0.00161	0.00482	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2-Dichloroethane	ND	U	mg/kg dry	1	0.000849	0.00255	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,2-Dichloropropane	ND	U	mg/kg dry	1	0.000999	0.00300	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,3,5-Trimethylbenzene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,3-Dichlorobenzene	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,3-Dichloropropane	ND	U	mg/kg dry	1	0.00103	0.00310	EPA 8260	05/19 10:21	05/19 17:31	BBL
1,4-Dichlorobenzene	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
2,2-Dichloropropane	ND	U	mg/kg dry	1	0.000964	0.00289	EPA 8260	05/19 10:21	05/19 17:31	BBL
2-Butanone (Methyl Ethyl Ketone)	ND	U	mg/kg dry	1	0.00482	0.0145	EPA 8260	05/19 10:21	05/19 17:31	BBL
2-Chloroethylvinyl ether~	ND	U	mg/kg dry	1	0.00173	0.00519	EPA 8260	05/19 10:21	05/19 17:31	BBL
2-Chlorotoluene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
2-Hexanone	ND	U	mg/kg dry	1	0.00172	0.00517	EPA 8260	05/19 10:21	05/19 17:31	BBL
4-Chlorotoluene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
4-Methyl-2-pentanone	ND	U	mg/kg dry	1	0.00133	0.00399	EPA 8260	05/19 10:21	05/19 17:31	BBL
Acetone	0.0119	I	mg/kg dry	1	0.0118	0.0354	EPA 8260	05/19 10:21	05/19 17:31	BBL
Acrolein	ND	J-2, U	mg/kg dry	1	0.00528	0.0158	EPA 8260	05/19 10:21	05/19 17:31	BBL
Acrylonitrile	ND	U	mg/kg dry	1	0.00195	0.00585	EPA 8260	05/19 10:21	05/19 17:31	BBL
Benzene	ND	U	mg/kg dry	1	0.000574	0.00172	EPA 8260	05/19 10:21	05/19 17:31	BBL
Bromobenzene	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL

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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-01
Client Sample ID: TWP-1 1-2'
Matrix: Solid

Collection Date: 05/18/16 09:25
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
Volatile Organic Compounds by EPA Method 8260										
Bromochloromethane	ND	U	mg/kg dry	1	0.00109	0.00327	EPA 8260	05/19 10:21	05/19 17:31	BBL
Bromodichloromethane	ND	U	mg/kg dry	1	0.000999	0.00300	EPA 8260	05/19 10:21	05/19 17:31	BBL
Bromoform	ND	U	mg/kg dry	1	0.00104	0.00313	EPA 8260	05/19 10:21	05/19 17:31	BBL
Bromomethane	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
Carbon Tetrachloride	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
Chlorobenzene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
Chloroethane	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL
Chloroform	ND	U	mg/kg dry	1	0.00218	0.00654	EPA 8260	05/19 10:21	05/19 17:31	BBL
Chloromethane	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
cis-1,2-Dichloroethene	ND	J-2, U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
cis-1,3-Dichloropropene	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
Dibromochloromethane	ND	U	mg/kg dry	1	0.00109	0.00327	EPA 8260	05/19 10:21	05/19 17:31	BBL
Dibromomethane	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
Dichlorodifluoromethane	ND	U	mg/kg dry	1	0.00102	0.00306	EPA 8260	05/19 10:21	05/19 17:31	BBL
Ethyl Benzene	ND	U	mg/kg dry	1	0.000804	0.00241	EPA 8260	05/19 10:21	05/19 17:31	BBL
Hexachlorobutadiene	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL
Isopropylbenzene	ND	U	mg/kg dry	1	0.00130	0.00390	EPA 8260	05/19 10:21	05/19 17:31	BBL
m,p-Xylene	ND	U	mg/kg dry	1	0.00172	0.00517	EPA 8260	05/19 10:21	05/19 17:31	BBL
Methyl tert-Butyl Ether	ND	U	mg/kg dry	1	0.000804	0.00241	EPA 8260	05/19 10:21	05/19 17:31	BBL
Methylene Chloride	ND	U	mg/kg dry	1	0.0111	0.0334	EPA 8260	05/19 10:21	05/19 17:31	BBL
Naphthalene	ND	U	mg/kg dry	1	0.00172	0.00517	EPA 8260	05/19 10:21	05/19 17:31	BBL

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Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-01
Client Sample ID: TWP-1 1-2'
Matrix: Solid

Collection Date: 05/18/16 09:25
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

n-Butyl Benzene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
n-Propyl Benzene	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL
o-Xylene	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL
Pentachloroethane	ND	U	mg/kg dry	1	0.000677	0.00202	EPA 8260	05/19 10:21	05/19 17:31	BBL
p-Isopropyltoluene	ND	U	mg/kg dry	1	0.00161	0.00482	EPA 8260	05/19 10:21	05/19 17:31	BBL
sec-Butyl Benzene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
Styrene	ND	U	mg/kg dry	1	0.00115	0.00344	EPA 8260	05/19 10:21	05/19 17:31	BBL
tert-Butylbenzene	ND	U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
Tetrachloroethene	ND	J-2, U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
Toluene	ND	U	mg/kg dry	1	0.000574	0.00172	EPA 8260	05/19 10:21	05/19 17:31	BBL
trans-1,2-Dichloroethene	ND	U	mg/kg dry	1	0.00138	0.00413	EPA 8260	05/19 10:21	05/19 17:31	BBL
trans-1,3-Dichloropropene	ND	U	mg/kg dry	1	0.00103	0.00310	EPA 8260	05/19 10:21	05/19 17:31	BBL
Trichloroethene	ND	U	mg/kg dry	1	0.00149	0.00448	EPA 8260	05/19 10:21	05/19 17:31	BBL
Trichlorofluoromethane	ND	J-2, U	mg/kg dry	1	0.00126	0.00379	EPA 8260	05/19 10:21	05/19 17:31	BBL
Vinyl chloride	ND	U	mg/kg dry	1	0.00115	0.00344	EPA 8260	05/19 10:21	05/19 17:31	BBL

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 Report Printed: 5/26/2016
 Work Order # 16E0526
 Project: SFWMD Ft. Pierce Substation
 Ft. Pierce, FL

Lab ID: 16E0526-02
 Client Sample ID: TWP-2 1-2'
 Matrix: Solid

Collection Date: 05/18/16 11:00
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Wet Chemistry

% Solids	97.1		% by Weight	1	0.100	0.300	SM2540G	05/23 08:58	05/23 08:58	SA
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Metals by EPA 6000/7000 Series Methods

Arsenic	0.928		mg/kg dry	1	0.0750	0.387	EPA 6010	05/23 09:00	05/23 14:15	IN
Barium	3.88		mg/kg dry	1	0.00309	0.0193	EPA 6010	05/23 09:00	05/23 14:15	IN
Cadmium	ND	U	mg/kg dry	1	0.00464	0.0387	EPA 6010	05/23 09:00	05/23 14:15	IN
Chromium	2.59		mg/kg dry	1	0.0340	0.193	EPA 6010	05/23 09:00	05/23 14:15	IN
Lead	1.96		mg/kg dry	1	0.0549	0.387	EPA 6010	05/23 09:00	05/23 14:15	IN
Mercury	ND	U	mg/kg dry	1	0.0278	0.0834	EPA 7471	05/19 11:00	05/20 14:00	EN
Selenium	0.433		mg/kg dry	1	0.111	0.387	EPA 6010	05/23 09:00	05/23 14:15	IN
Silver	ND	U	mg/kg dry	1	0.00967	0.0387	EPA 6010	05/23 09:00	05/23 14:15	IN

PAH compounds by Semivolatile GCMS

1-Methylnaphthalene	ND	U	mg/kg dry	1	0.000359	0.00108	EPA 8270	05/23 14:07	05/23 20:28	AC
2-Methylnaphthalene	ND	U	mg/kg dry	1	0.000448	0.00134	EPA 8270	05/23 14:07	05/23 20:28	AC
Acenaphthene	ND	U	mg/kg dry	1	0.000331	0.000993	EPA 8270	05/23 14:07	05/23 20:28	AC
Acenaphthylene	ND	U	mg/kg dry	1	0.000217	0.000653	EPA 8270	05/23 14:07	05/23 20:28	AC
Anthracene	0.00127		mg/kg dry	1	0.000366	0.00110	EPA 8270	05/23 14:07	05/23 20:28	AC
Benzo (a) anthracene	0.0170		mg/kg dry	1	0.000364	0.00109	EPA 8270	05/23 14:07	05/23 20:28	AC
Benzo (a) pyrene	0.0216		mg/kg dry	1	0.000247	0.000742	EPA 8270	05/23 14:07	05/23 20:28	AC
Benzo (b) fluoranthene	0.0458		mg/kg dry	1	0.000446	0.00134	EPA 8270	05/23 14:07	05/23 20:28	AC
Benzo (g,h,i) perylene	0.0201		mg/kg dry	1	0.000274	0.000823	EPA 8270	05/23 14:07	05/23 20:28	AC

Florida-Spectrum Environmental Services, Inc.
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Report To:
Jay McGovern
Tetra Tech Inc.
759 S. Federal Hwy. Suite 314
Stuart FL, 34994

Page 10 of 14
Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-02
Client Sample ID: TWP-2 1-2'
Matrix: Solid

Collection Date: 05/18/16 11:00
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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PAH compounds by Semivolatile GCMS

Benzo (k) fluoranthene	0.00487		mg/kg dry	1	0.000322	0.000968	EPA 8270	05/23 14:07	05/23 20:28	AC
Chrysene	0.0159		mg/kg dry	1	0.000152	0.000457	EPA 8270	05/23 14:07	05/23 20:28	AC
Dibenz (a,h) anthracene	ND	U	mg/kg dry	1	0.000261	0.000782	EPA 8270	05/23 14:07	05/23 20:28	AC
Fluoranthene	0.0324		mg/kg dry	1	0.000330	0.000990	EPA 8270	05/23 14:07	05/23 20:28	AC
Fluorene	ND	U	mg/kg dry	1	0.000439	0.00132	EPA 8270	05/23 14:07	05/23 20:28	AC
Indeno (1,2,3-cd) pyrene	0.0163		mg/kg dry	1	0.000151	0.000455	EPA 8270	05/23 14:07	05/23 20:28	AC
Naphthalene	ND	U	mg/kg dry	1	0.000385	0.00116	EPA 8270	05/23 14:07	05/23 20:28	AC
Phenanthrene	0.00958		mg/kg dry	1	0.000292	0.000878	EPA 8270	05/23 14:07	05/23 20:28	AC
Pyrene	0.0256		mg/kg dry	1	0.000221	0.000663	EPA 8270	05/23 14:07	05/23 20:28	AC

Volatile Organic Compounds by EPA Method 8260

1,1,1,2-Tetrachloroethane	ND	U	mg/kg dry	1	0.000694	0.00208	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,1,1-Trichloroethane	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,1,2,2-Tetrachloroethane	ND	U	mg/kg dry	1	0.00108	0.00325	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,1,2-Trichloroethane	ND	U	mg/kg dry	1	0.000723	0.00217	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,1-Dichloroethane	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,1-Dichloroethene	ND	J-2, U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,1-Dichloropropene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2,3-Trichlorobenzene	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2,3-Trichloropropane	ND	U	mg/kg dry	1	0.000723	0.00217	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2,4-Trichlorobenzene	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2,4-Trimethylbenzene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL

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Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
 Stuart FL, 34994

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 Report Printed: 5/26/2016
 Work Order # 16E0526
 Project: SFWMD Ft. Pierce Substation
 Ft. Pierce, FL

Lab ID: 16E0526-02
 Client Sample ID: TWP-2 1-2'
 Matrix: Solid

Collection Date: 05/18/16 11:00
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

1,2-Dibromo-3-chloropropane	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2-Dibromoethane (EDB)	ND	U	mg/kg dry	1	0.000636	0.00191	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2-Dichlorobenzene	ND	U	mg/kg dry	1	0.00101	0.00304	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2-Dichloroethane	ND	U	mg/kg dry	1	0.000535	0.00161	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,2-Dichloropropane	ND	U	mg/kg dry	1	0.000629	0.00189	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,3,5-Trimethylbenzene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,3-Dichlorobenzene	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,3-Dichloropropane	ND	U	mg/kg dry	1	0.000651	0.00195	EPA 8260	05/19 10:21	05/19 18:02	BBL
1,4-Dichlorobenzene	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
2,2-Dichloropropane	ND	U	mg/kg dry	1	0.000608	0.00182	EPA 8260	05/19 10:21	05/19 18:02	BBL
2-Butanone (Methyl Ethyl Ketone)	ND	U	mg/kg dry	1	0.00304	0.00911	EPA 8260	05/19 10:21	05/19 18:02	BBL
2-Chloroethylvinyl ether~	ND	U	mg/kg dry	1	0.00109	0.00327	EPA 8260	05/19 10:21	05/19 18:02	BBL
2-Chlorotoluene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
2-Hexanone	ND	U	mg/kg dry	1	0.00108	0.00325	EPA 8260	05/19 10:21	05/19 18:02	BBL
4-Chlorotoluene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
4-Methyl-2-pentanone	ND	U	mg/kg dry	1	0.000839	0.00252	EPA 8260	05/19 10:21	05/19 18:02	BBL
Acetone	ND	U	mg/kg dry	1	0.00745	0.0223	EPA 8260	05/19 10:21	05/19 18:02	BBL
Acrolein	ND	J-2, U	mg/kg dry	1	0.00333	0.00998	EPA 8260	05/19 10:21	05/19 18:02	BBL
Acrylonitrile	ND	U	mg/kg dry	1	0.00123	0.00369	EPA 8260	05/19 10:21	05/19 18:02	BBL
Benzene	ND	U	mg/kg dry	1	0.000362	0.00108	EPA 8260	05/19 10:21	05/19 18:02	BBL
Bromobenzene	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL

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Report To:
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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
Ft. Pierce, FL

Lab ID: 16E0526-02
Client Sample ID: TWP-2 1-2'
Matrix: Solid

Collection Date: 05/18/16 11:00
Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Volatile Organic Compounds by EPA Method 8260

Bromochloromethane	ND	U	mg/kg dry	1	0.000687	0.00206	EPA 8260	05/19 10:21	05/19 18:02	BBL
Bromodichloromethane	ND	U	mg/kg dry	1	0.000629	0.00189	EPA 8260	05/19 10:21	05/19 18:02	BBL
Bromoform	ND	U	mg/kg dry	1	0.000658	0.00197	EPA 8260	05/19 10:21	05/19 18:02	BBL
Bromomethane	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
Carbon Tetrachloride	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
Chlorobenzene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
Chloroethane	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL
Chloroform	ND	U	mg/kg dry	1	0.00137	0.00412	EPA 8260	05/19 10:21	05/19 18:02	BBL
Chloromethane	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
cis-1,2-Dichloroethene	ND	J-2, U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
cis-1,3-Dichloropropene	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
Dibromochloromethane	ND	U	mg/kg dry	1	0.000687	0.00206	EPA 8260	05/19 10:21	05/19 18:02	BBL
Dibromomethane	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
Dichlorodifluoromethane	ND	U	mg/kg dry	1	0.000644	0.00193	EPA 8260	05/19 10:21	05/19 18:02	BBL
Ethyl Benzene	ND	U	mg/kg dry	1	0.000506	0.00152	EPA 8260	05/19 10:21	05/19 18:02	BBL
Hexachlorobutadiene	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL
Isopropylbenzene	ND	U	mg/kg dry	1	0.000818	0.00245	EPA 8260	05/19 10:21	05/19 18:02	BBL
m,p-Xylene	ND	U	mg/kg dry	1	0.00108	0.00325	EPA 8260	05/19 10:21	05/19 18:02	BBL
Methyl tert-Butyl Ether	ND	U	mg/kg dry	1	0.000506	0.00152	EPA 8260	05/19 10:21	05/19 18:02	BBL
Methylene Chloride	ND	U	mg/kg dry	1	0.00702	0.0210	EPA 8260	05/19 10:21	05/19 18:02	BBL
Naphthalene	ND	U	mg/kg dry	1	0.00108	0.00325	EPA 8260	05/19 10:21	05/19 18:02	BBL

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Report To:
 Jay McGovern
 Tetra Tech Inc.
 759 S. Federal Hwy. Suite 314
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 Report Printed: 5/26/2016
 Work Order # 16E0526
 Project: SFWMD Ft. Pierce Substation
 Ft. Pierce, FL

Lab ID: 16E0526-02
 Client Sample ID: TWP-2 1-2'
 Matrix: Solid

Collection Date: 05/18/16 11:00
 Received Date: 05/18/16 15:30
 Collected By: Shawn Ouellette

Laboratory Analysis Report

Parameter	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
Volatile Organic Compounds by EPA Method 8260										
n-Butyl Benzene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
n-Propyl Benzene	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL
o-Xylene	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL
Pentachloroethane	ND	U	mg/kg dry	1	0.000427	0.00127	EPA 8260	05/19 10:21	05/19 18:02	BBL
p-Isopropyltoluene	ND	U	mg/kg dry	1	0.00101	0.00304	EPA 8260	05/19 10:21	05/19 18:02	BBL
sec-Butyl Benzene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
Styrene	ND	U	mg/kg dry	1	0.000723	0.00217	EPA 8260	05/19 10:21	05/19 18:02	BBL
tert-Butylbenzene	ND	U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
Tetrachloroethene	ND	J-2, U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
Toluene	ND	U	mg/kg dry	1	0.000362	0.00108	EPA 8260	05/19 10:21	05/19 18:02	BBL
trans-1,2-Dichloroethene	ND	U	mg/kg dry	1	0.000868	0.00260	EPA 8260	05/19 10:21	05/19 18:02	BBL
trans-1,3-Dichloropropene	ND	U	mg/kg dry	1	0.000651	0.00195	EPA 8260	05/19 10:21	05/19 18:02	BBL
Trichloroethene	ND	U	mg/kg dry	1	0.000940	0.00282	EPA 8260	05/19 10:21	05/19 18:02	BBL
Trichlorofluoromethane	ND	J-2, U	mg/kg dry	1	0.000796	0.00239	EPA 8260	05/19 10:21	05/19 18:02	BBL
Vinyl chloride	ND	U	mg/kg dry	1	0.000723	0.00217	EPA 8260	05/19 10:21	05/19 18:02	BBL

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Report Printed: 5/26/2016
Work Order # 16E0526
Project: SFWMD Ft. Pierce Substation
 Ft. Pierce, FL

Notes and Definitions

- U Indicated that the compound was analyzed for but not detected. This shall be used to indicate that the specific component was not detected. The value associated with the qualifier shall be the laboratory method detection limit.
- J-3 The matrix spike recovery exceeded method acceptance limits indicating matrix interference.
- J-2 The laboratory control sample recovery exceeded method acceptance limits.
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the detection limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference
- V Indicated that the analyte was detected in both the sample and the associated method blank.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- Z Too many colonies were present for accurate counting.

QC=Qualifier Codes as defined by DEP 62-160
 Unless indicated, soil results are reported on actual (wet) weight basis.
 Work performed by outside (subcontracted) labs denoted by SUB in Analyst Field.

Results relate only to this sample.

Suresh (Bobby) Supan - CSM

Authorized CSM Signature (954) 978-6400
 Florida-Spectrum Environmental Services, Inc.
 Certification# E86006

All NELAP certified analysis are performed in accordance with Chapter 64E-1 Florida Administrative code, which has been determined to be equivalent to NELAC standards. Analysis certified by programs other than NELAP are designated with a "~".

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Page 1 of 2
Report Printed: 5/24/2016
Work Order # 16E0554
Project: Ft. Pierce SFWMD

Lab ID: 16E0554
Matrix: Solid
Analysis: **See Attached** Report from Advanced Ind. Hygiene Svc.

Received Date: 05/18/16 15:30
Collected By: Shawn Ouellette

Laboratory Analysis Report

Sample ID	Collect:Date/Time	Result	QC	Units	Dil	MDL	PQL	Method	Date Ext.	Date Analy.	Analyst
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Subcontracted Analyses

Sample 1	05/18/16 12:05	See Attach	1	.	1		1	See Attached	05/24 00:00	05/24 00:00	SUB
Sample 2	05/18/16 12:15	See Attach	1	.	1		1	See Attached	05/24 00:00	05/24 00:00	SUB

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Page 2 of 2
Report Printed: 5/24/2016
Work Order # 16E0554
Project: Ft. Pierce SFWMD

Notes and Definitions

- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the detection limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference
- V Indicated that the analyte was detected in both the sample and the associated method blank.
- I The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- Z Too many colonies were present for accurate counting.

QC=Qualifier Codes as defined by DEP 62-160
 Unless indicated, soil results are reported on actual (wet) weight basis.
 Work performed by outside (subcontracted) labs denoted by SUB in Analyst Field.

Results relate only to this sample.

All NELAP certified analysis are performed in accordance with Chapter 64E-1 Florida Administrative code, which has been determined to be equivalent to NELAC standards. Analysis certified by programs other than NELAP are designated with a "~".

Suresh (Bobby) Supan - CSM

Authorized CSM Signature (954) 978-6400
 Florida-Spectrum Environmental Services, Inc.
 Certification# E86006

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Advanced Industrial Hygiene Services, Inc.

All Facets of Industrial Hygiene Service

Account # 2151
Project # 033
Florida Environmental Laboratories
1460 W. McNab Road
Fort Lauderdale, Florida 33309

Date: 24/MAY/16
Page 1 of 2 pages
Sample Log # 17961
NVLAP Lab Code 101006-0

Attn: Enrique Ochoa
Sample Received: 20/MAY/16

Collected by: Customer Rep.
Sample Analyzed: 24/MAY/16

Sample Designation: Bulk Sample Submitted for Analysis;
Project # 16EO554

Analytical Results: ASBESTOS CONTENT

AIHS Sample # 2151-17961-1: Customer Sample ID 16E0554-01 A

- | | |
|----------------------------------|---|
| 1. Sample Appearance: | Thin tan vinyl composition tile with a tan wood-grain patterned vinyl outer layer |
| 2. Was Asbestos Detected? | No |
| 3. Is Sample Homogeneous? | No |
| 4. Non-Asbestos Fibers Present: | None detected |
| 5. Non-Fibrous Material Present: | 60% vinyl/mineral binders
40% mineral granules |

Lab workstation temperature: 25 °C

This analysis report is valid for sample # 2151-17961-1 only.

Advanced Industrial Hygiene Services, Inc is accredited for asbestos fiber analysis through participation in the NIST National Voluntary Laboratory Accreditation Program (NVLAP) and meets the requirements of 40 CFR Part 763.87, Vol. 52, No. 210 Dated Friday, October 30, 1987. Accreditation renewal date: March 31, 2017

Analytical Method: EPA-600/M4-82-020 "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" & EPA/600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials" (NVLAP Lab Code 101006-0).

Analyzed by: Bruce Marchette, CIH

Laboratory: Advanced Industrial Hygiene Services, Inc., 3611 NW 97th Avenue, Cooper City, Florida 33024 Telephone: (954) 431-9005

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Respectfully Submitted,

Bruce Marchette, CIH
Authorized Signatory
AIHS, Inc.

3611 NW 97th Avenue ♦ Cooper City, FL 33024 ♦ Tel (954) 431-9005 ♦ FAX (954) 431-9202
www.aihsinc.com



Account # 2151
Project # 033
Florida Environmental Laboratories
1460 W. McNab Road
Fort Lauderdale, Florida 33309

Date: 24/MAY/16
Page 2 of 2 pages
Sample Log # 17961
NVLAP Lab Code 101006-0

Attn: Enrique Ochoa
Sample Received: 20/MAY/16

Collected by: Customer Rep.
Sample Analyzed: 24/MAY/16

Sample Designation: Bulk Sample Submitted for Analysis;
Project # 16EO554

Analytical Results: **ASBESTOS CONTENT**

AIHS Sample # 2151-17961-2: Customer Sample ID 16E0554-02 A

1. Sample Appearance:	Thin green/tan vinyl composition tile with a gray vinyl outer layer
2. Was Asbestos Detected?	No
3. Is Sample Homogeneous?	No
4. Non-Asbestos Fibers Present:	None detected
5. Non-Fibrous Material Present:	60% vinyl/mineral binders 40% mineral granules

Lab workstation temperature: 25 °C

This analysis report is valid for sample # 2151-17961-2 only.

Advanced Industrial Hygiene Services, Inc is accredited for asbestos fiber analysis through participation in the NIST National Voluntary Laboratory Accreditation Program (NVLAP) and meets the requirements of 40 CFR Part 763.87, Vol. 52, No. 210 Dated Friday, October 30, 1987. Accreditation renewal date: March 31, 2017.

Analytical Method: EPA-600/M4-82-020 "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" & EPA/600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials" (NVLAP Lab Code 101006-0).

Analyzed by: Bruce Marchette, CIH

Laboratory: Advanced Industrial Hygiene Services, Inc., 3611 NW 97th Avenue, Cooper City, Florida 33024 Telephone: (954) 431-9005

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Respectfully Submitted,

Bruce Marchette, CIH
Authorized Signatory
AIHS, Inc.

APPENDIX D
BUILDING INSPECTION CHECKLIST AND PHOTOLOG

Tetra Tech Building Inspection Checklist
SFWMD Fort Pierce Field Station
Fort Pierce, St. Lucie County, Florida 33451
May 18, 2016



Finding	Inspection Item	Comments
General		
1	Structure – General Concrete Condition	The concrete elements in the structure included the raised equipment platform in the warehouse and the warehouse floor. The concrete was in good condition, however there was some minor cracking along the floor, and a spalled concrete block with exposed rebar in the raised equipment platform.
2	Structure – General Metal Condition	Metal components included the majority of the building exterior, including wall, doors, and roof. Metal walls and doors were showing rusting/corrosion mostly along the edges, with some instances of rust staining and peeled paint/coating. There were also various punched holes on the walls and warehouse doors, ranging from roughly 1/2" to 3" in diameter.
3	Structure – General Timber Condition (Exterior wood deck)	The exterior wood deck was in good condition, with no signs of splitting wood. The steps leading up to the deck had signs of damage and deterioration and had been removed and set aside. Access onto the deck is possible from inside the building.
4	Structural Joints (e.g., Bolts, Welds)	No damage to structural joints was observed, with only slight rust staining noticed on some connections.
5	Expansion Joints/Construction Joints	No issues were observed with construction joints.
6	Pavement Structural Integrity	The pavement along the front (East) portion of the property was in good condition. The pavement along the back (West) portion of the property had large areas of cracking and breaking, with exposed dirt and gravel.
7	Settlement/Sinkholes	No settlements or sinkholes were observed in or around the building.
8	Antenna	No issues were observed in the antenna on the North side of the building.
10	Exterior Fence	The perimeter fence appeared to be in good condition. One area on the South fence had the top bar and wire bent down, but the barbed wire was still in place. Along the West portion of fence some plants/trees were starting to grow over the fence.
11	Parking Lot	The parking lot by the front of the building is in good condition.
12	Outside Locks	The two exterior locks on the doors of the building were in good condition.

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Building Exterior		
13	Windows	All windows appeared in good condition. The window from Office 2 had a metal sheet panel keeping it closed.
14	Doors	Exterior doors were in working condition (front entrance and back entrance through wood deck). The front door does seem to wedge into the frame, making it difficult to open and close.
15	Warehouse Doors	The metal warehouse doors showed some signs of rusting/corrosion along the bottom edges. There was also occasional rust staining, peeled paint, and punched holes which need to be patched. The doors could not be operated as the keys for the door locks were not provided.
16	Walls	The exterior metal walls showed some signs of rusting/corrosion along the bottom edges, and there was some rust staining, peeled paint, and small holes.
17	Vents	No issues were observed in the exterior vents, however the large vent from the warehouse on the West side of the building did appear to have rusting/corrosion along the joint between the vent and the metal door where it was installed.
Building Interior		
18	Windows	All windows appeared in good condition. The window from Office 2 had a metal sheet panel keeping it closed, however it was loose on the inside.
19	Doors	The door to Office 2 had severe water damage along the bottom, which did not allow the door to close. All other doors were in working order.
20	Warehouse Doors	The metal warehouse doors showed some signs of rusting/corrosion along the bottom edges. There was also occasional rust staining, peeled paint, and punched holes which need to be patched. The doors could not be operated as the keys for the door locks were not provided.
21	Walls	The interior walls were in good condition, with some staining on the walls closer to the floor. In Office 1 various cables were protruding from the wall. The warehouse walls showed signs of having some holes which had been patched previously. Part of the concrete wall for the elevated platform had spalling of the concrete block, with exposed reinforcement.

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22	Vents	No issues were observed with interior vents.
23	Floor	The office and bathroom floors had damaged and P tiles. The concrete warehouse floor appeared to be in good condition, with only minor cracking throughout.
24	Ceiling	No issues were observed with interior ceilings.
25	Bathrooms	Both bathrooms were not well maintained. Both bathrooms had running water to the fixtures. Bathroom 1, accessible from Office 1, had a functioning toilet, but there was not enough pressure to make it flush correctly. In Bathroom 2, accessible from the warehouse, the tank was missing from the toilet.
26	Air Conditioner	The air conditioner unit could not be tested as it would not turn on, possibly due to a non-responsive thermostat. The fan setting for the air handling unit was operational, and airflow to both offices was confirmed.
27	Electrical	Electricity was confirmed to work throughout the building, including all lights and power sockets.
28	Water	Running water was confirmed to work throughout the building, including to bathrooms and exterior hose bibs.
29	Lighting Adequate	No issues were observed with the amount of light provided for each part of the building. Some slightly darker areas were observed along the raised platform in the warehouse.
30	Upper Levels	The interior area above the offices only housed the air handling unit, and appeared to be in good condition.
Raised Platform		
31	Stairs	The stairs leading up to the raised concrete platform were in good condition.
32	Equipment Platform	One area of the raised concrete platform had a broken concrete block with exposed reinforcement.
33	Safety Railings and Anchorage	The safety railing was in good working order, although some of the anchor holes did not have bolts/hardware installed.
Fire		
34	Fire Extinguishers	No fire extinguishers were found inside or outside of the building.
35	Fire Extinguisher Signs	Various signs for fire extinguishers were observed throughout the building, however it seems most equipment had already been removed from the building.

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Additional Items and Comments:

Because keys to the locks on the warehouse doors were not provided, they could not be tested to confirm whether they opened and closed properly.
Due to the inability to operate the air conditioner unit, it could not be confirmed whether it was in good working order. The thermostat should be checked to see if that will allow the air conditioner system to work (all breaker switches were checked and turned on to ensure this was not the issue).

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LEGEND

 APPROXIMATE PROPERTY/FENCE BOUNDARY

IMAGE SOURCE: GOOGLE EARTH PRO, 2014

 TETRA TECH, INC. TARGET PROPERTY		SOUTH FLORIDA WATER MANAGEMENT DISTRICT FORT PIERCE FIELD STATION FORT PIERCE, FL	
SCALE: NTS	PREPARED: FM	CAD FILE NO.	
DATE: 6/6/16	CHECKED: BS	MAN/DRAWN	
	APPROVED: BS	FIGURE NO.	2

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NOTE: THE INTERIOR BUILDING LAYOUT SHOWN IS AN APPROXIMATE REPRESENTATION FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT INTENDED TO DEPICT THE TRUE CONDITIONS OF THE BUILDING INTERIOR.
 ALL LOCATIONS DEPICTED ARE APPROXIMATE

**SOUTH FLORIDA WATER
 MANAGEMENT DISTRICT**
 FORT PIERCE FIELD STATION
 FORT PIERCE, FL
 SITE LAYOUT

TETRA TECH, INC.

SCALE: NTS	PREPARED: FM	CAD FILE NO. WMD_FPFS
DATE: 6/7/16	CHECKED: BS	FIGURE No. 3
	APPROVED: BS	

IMAGE SOURCE: GOOGLE EARTH PRO, 2016

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Photo: 1

Description:

General view of the building front, from the East side. Roof appears to be in good condition. The pavement along the front parking area is in good condition.



Photo: 2

Description:

General view of the back of the building, from the West side. Roof appears to be in good condition. The pavement along the back is cracked, with exposed dirt and gravel areas.



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Photo: 3

Description:

View of first sliding warehouse door at the Southeast corner of the building. Typical paint peeling from some of the metal warehouse doors. There are also some small punched holes occasionally seen throughout the metal sheets and doors.



Photo: 4

Description:

View of warehouse door on East side of the building. Typical peeled paint and rusting along the bottom of various warehouse doors.



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Photo: 5

Description:

View of building wall next to front entrance on East side of building. The metal sheeting outside of the office area has various spots of peeled paint and rust staining and rusting/corrosion along the bottom.



Photo: 6

Description:

The support beams under the roof overhang by the front door are showing signs of rusting/corrosion along the edges, with some support beams showing rust/corrosion throughout.



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Photo: 7

Description:

The roof overhang by the front door with corrosion along the edges of the supporting angle beams.



Photo: 8

Description:

View under second window from front door on East side of building. The hurricane shutter bolts around the windows are rusting/corroding.



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Photo: 9

Description:

Exterior metal sheeting and coating are rusting/corroding along the bottom on the North side of the building. Water is available/running at the hose bib on this side of the building.



Photo: 10

Description:

Two large punched holes exist on the warehouse doors on the West side of the building. There is loss of coating and rust/corrosion developing along one of the holes, with some rust staining on the edges of the doors.



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Photo: 11

Description:

A vent was installed through one of the warehouse doors on the West side of the building – the doors do not appear to open/close here. The joint between the vent and metal door is rusting/corroding.



Photo: 12

Description:

View of warehouse door on West side of building. Plastic flashing along the edges of the warehouse doors is worn and breaking.



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Photo: 13

Description:

View of the metal sheeting on the South side of the building. Various patched holes were seen along this wall.



Photo: 14

Description:

Typical rust staining along the top warehouse door tracks. (NOTE: The ability for doors to open/close could not be tested as the keys were not provided for these doors)



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Photo: 15

Description:

View of the wood deck/platform on the Northwest side of the building. The wood deck is in good condition. The steps that used to lead up to the deck are deteriorating and/or broken and have been moved aside.



Photo: 16

Description:

View of the door from the exterior wood deck. The overall condition of the wood planks and the wood overhang are in good condition. The operational status of an emergency shower/eyewash station on this platform could not be determined.



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Photo: 17

Description:

View of wood panels next to the back door on the exterior wood deck. The wood panels next to the door leading out to the wood deck are peeling/deteriorating from water damage along the bottom.



Photo: 18

Description:

Well pump and associated pressure tank filter and plumbing located at the West side of the building. The pump is in good condition supplying water throughout the building.



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Photo: 19

Description:

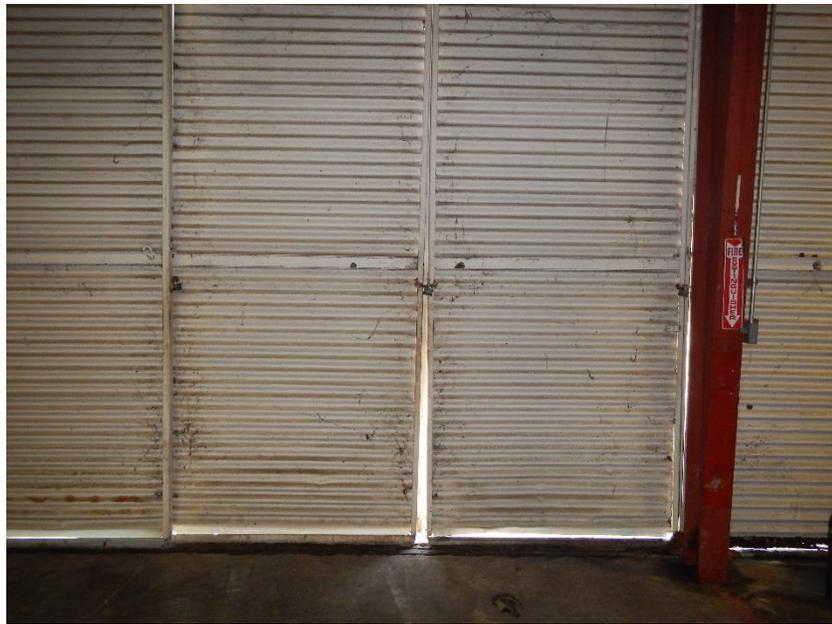
View of the warehouse portion of the building interior, facing South. The side walls consist of numerous sliding metal doors (NOTE: The ability for doors to open/close could not be tested as the keys were not provided for these doors). All electrical sockets were in working condition.



Photo: 20

Description:

View of warehouse doors on West side of building. Where warehouse doors meet, the doors are slightly misaligned, possibly allowing rain to enter the warehouse.



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Photo: 21

Description:

View of the warehouse portion of the building interior, facing North. There is an elevated concrete platform (left), and access to the offices (right). Bathroom 2 is accessible from here, and circuit breakers are located along the wall (right). There is also equipment still in the warehouse.



Photo: 22

Description:

View of warehouse doors on West side of building. Typical signs of rusting/corrosion along the bottom edge of the warehouse sliding doors.



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Photo: 23

Description:

View of warehouse floor by the elevated concrete platform. The concrete floor along the warehouse is in good condition, with some typical concrete cracking throughout.



Photo: 24

Description:

One concrete block on the elevated platform is damaged, exposing reinforcement.



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Photo: 25

Description:

On the elevated concrete platform there is access to the exterior wood deck. Door is in good working condition.



Photo: 26

Description:

There is a small storage closet located on the elevated platform, with door and interior in good condition. Behind/next to the storage closet is access to the air handling unit for the office air conditioning.



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Photo: 27

Description:

The air handling unit and ducts/ventilation appear in good condition above the office spaces.



Photo: 28

Description:

View of Office 1 from the front entrance. The ceiling is in good condition, but the floor tiling is lifted and breaking in various places. All lighting and electrical sockets are in working condition throughout all offices.



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Photo: 29

Description:

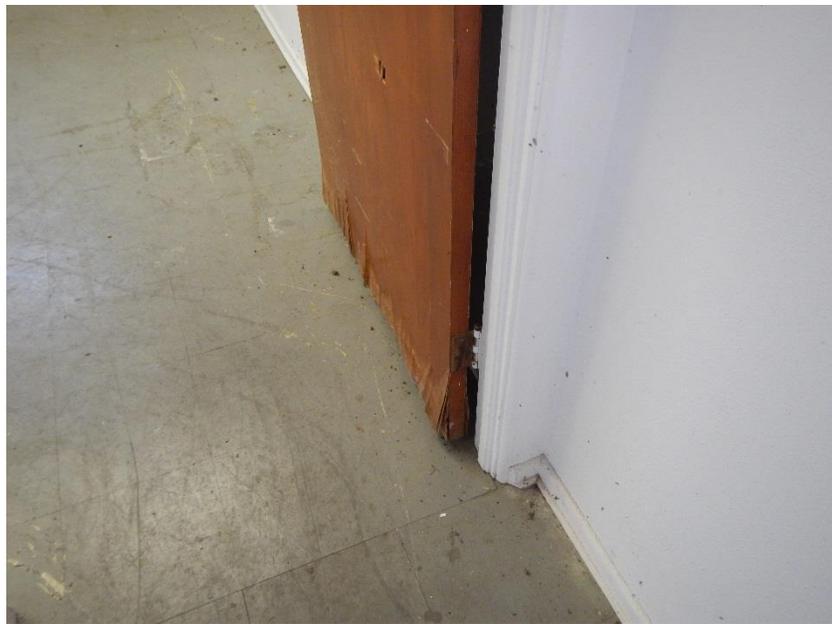
General view in Office 1. Various cables are protruding from the wall. The thermostat is accessible on the wall here. The fan setting on the thermostat was operating, and there was no issue with air traveling to both offices, however the cooling/heating aspects could not be tested, possibly due to an unresponsive thermostat.



Photo: 30

Description:

The door to Office 2 has severe water damage along the bottom. The door will no longer close.



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Photo: 31

Description:

General view of Office 2. The floor tiling is not in good condition, and there is staining on the floor and along the walls.



Photo: 32

Description:

General view of Office 2. The ceiling is in good condition, and one of the windows has a metal sheet panel on the inside and outside along the North wall.



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Photo: 33

Description:

The window panel in Office 2 is loose on the inside. The exterior panel appeared in good condition.



Photo: 34

Description:

The exterior air conditioner unit would not operate when turned on, reason unknown, although the thermostat may not have been working correctly.



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Photo: 35

Description:

The antenna on the North side of the building appears to be in good condition, with no loose or missing hardware connections observed.



Photo: 36

Description:

Bathroom 1, accessible from Office 1. There is water running to the bathroom fixtures, however the toilet did not seem to have enough pressure to flush.



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Photo: 37

Description:

Bathroom 2, accessible from the warehouse. Water is running to the sink, however the toilet does not have a water tank. The floor tiles are also coming off.

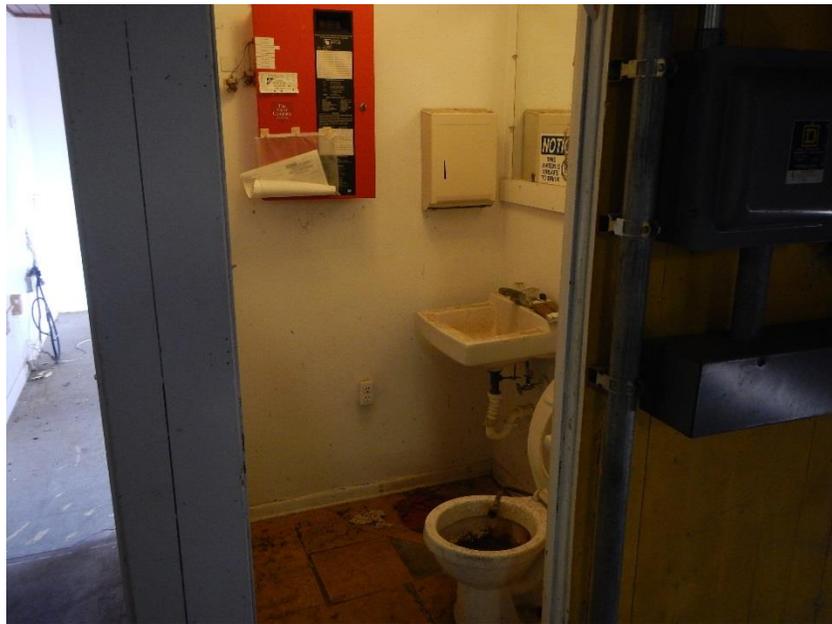


Photo: 38

Description:

The overall condition of the perimeter fence is good. One problem area was found along the South portion of the fence where the top bar was bent down along with the bottom piece of barbed wire.



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Photo: 39

Description:

Along the West portion of the fence plants are starting to grow over the fence, but the fence and barbed wire itself are in good condition.



Photo: 40

Description:

The only barbed wire that is rusting is the barbed wire located over the entrance gate.



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Photo: 41

Description:

There is standing water throughout most of the grass area around the property (it had rained the day and possibly the night before the inspection).



Photo: 42

Description:

The pavement behind the building on the West side is cracked and broken with dirt and gravel exposed.



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Photo: 43

Description:

View facing Westward from onsite, West of the building. Photo depicts well casing and check valve.



Photo: 44

Description:

View of Southeast corner of building with fuel dispensers. Photo depicts UST area and associated fill ports.



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Photo: 45

Description:

View of South side of building with fuel dispensers. Photo depicts inactive dispenser island.



Photo: 46

Description:

View facing North Northwestward from onsite, West of the building. Photo depicts inactive 4" surficial aquifer monitoring well.



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Photo: 47

Description:

Photo depicts typical inactive abandoned/plugged monitoring wells.



ECOLOGICAL ASSESSMENT INFORMATION

**South Florida Water Management District
June 8, 2011
Ecological Assessment of Tract D0100-002**

INTRODUCTION

This report is the result of a brief ecological assessment of Tract D0100-003, the District's Fort Pierce Field Sub-Station. The subject property is being considered for surplus and disposition by the Governing Board of the South Florida Water Management District. Prior to a disposition of the property, the Governing Board will use this assessment as a factual foundation and aid in making a determination with respect to whether this tract of property is no longer needed.

BACKGROUND

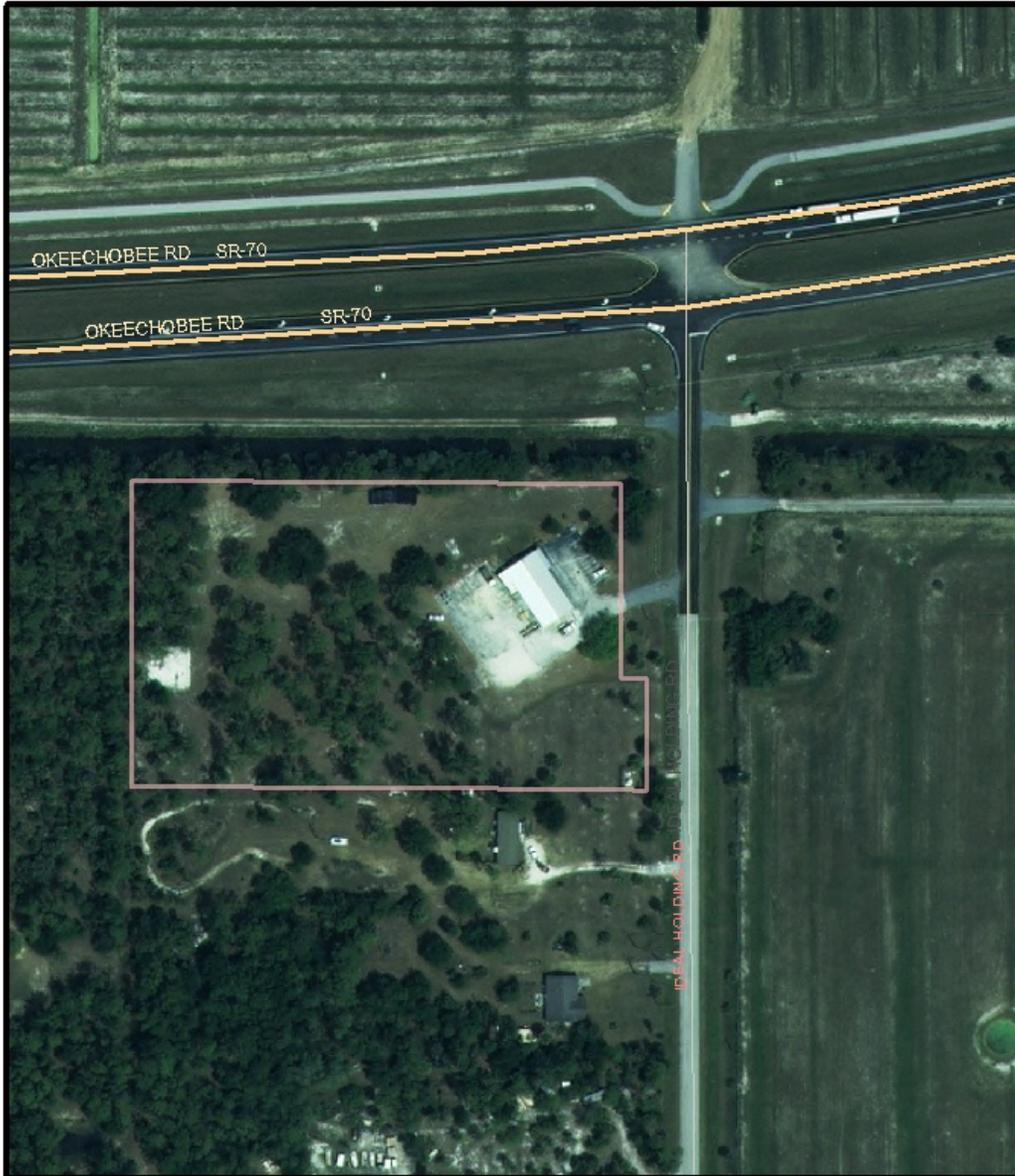
Tract D0100-003, the District's Fort Pierce Field Sub-Station was previously used as a field station. The property contains a building, parking lot, fuel facility and outdoor materials storage. The property is located at the southwest corner of Ideal Holding Road and State Road 70, west of Fort Pierce in St. Lucie County. The property is rectangular and is bordered on two sides by agricultural/ low-density residential properties. An aerial photograph of the property is included on page 2.

METHODOLOGY

District biologists first conducted a desktop analysis of aerial photography, SFWMD geographic information (REGgss), and soil surveys to obtain initial information about Tract D0100-003 and potential habitats. Then a meandering- transect survey of the parcel was performed on June 2, 2011 to assess current ecological conditions and the relative ecological importance of the property. The property was analyzed for potential jurisdictional wetlands and surface waters, dominant vegetation communities, wildlife (including state or federally-listed species), and overall land conservation significance. All observations of dominant plant species and vegetation community types (FNAI 2010), reptiles, amphibians, birds, and mammals or their sign (e.g. tracks, nests, burrows, etc.) were recorded. Estimates of sizes of each community type were obtained through aerial interpretation using GIS.

RESULTS

The eastern third of the 4.74- acre property generally consists of the developed field station. The western two-thirds is a tree-covered area (slash pine, live oak, cabbage palm and bald cypress), with an understory of mowed grasses and weeds. The property does not contain any significant ecological features, wetlands or surface waters. Wildlife observed included common species such as brown anole, and songbirds (blue jay, mocking bird, and Northern cardinal). Based on the information reviewed and the site inspection, the property does not provide significant wildlife support.



Tract D0100-003