REQUEST FOR PROPOSAL
FOR THE PURCHASE & DEVELOPMENT
OF INDUSTRIAL TRADITIONAL
CITY-OWNED REAL PROPERTY
LOCATED AT
600 – 26th STREET SOUTH
ST. PETERSBURG, FLORIDA, 33712

Issue Date
January 20, 2017

Due Date
February 21, 2017
1:00 P.M. EDT
REQUEST FOR PROPOSAL ("RFP")
FOR PURCHASE & DEVELOPMENT
OF CITY-OWNED REAL PROPERTY

The City of St. Petersburg ("City") is inviting proposals from private redevelopers or any persons interested (collectively "Responder") in undertaking the purchase and development of city-owned property, zoned Industrial Traditional ("Proposal"), located approximately at 600 26th Street South, St. Petersburg, FL 33712 ("Property"), as illustrated in Exhibit "A" of this RFP.

SECTION 1. PROPERTY DESCRIPTION

The Property is a "L" shaped parcel, with a portion being across 26th Street South, that contains ±31,471 SF (±0.72 acres) ("Site-A"), per the appraisal included as Exhibit "B" to this RFP ("Appraisal"). The small portion across 26th Street South ("Site-B"), contains ±6,000 SF per the Appraisal.

The Property was a former bulk fuel distribution facility operated by the Atherton Oil Company, who abandoned the site in 1989. The Property was escheated to the City by Pinellas County in 2000. After being conveyed ownership, the City performed a Phase II Site Assessment that disclosed the presence of contamination, which was then reported to the Florida Department of Environmental Protection ("FDEP"). The City subsequently entered into a Brownfield Site Rehabilitation Agreement with the FDEP that called for the assessment and subsequent remediation of soil and groundwater impacts, a contamination/risk assessment, feasibility study, and remedial action plan which were implemented ("Remediation Plan").

Monitoring wells were installed as part of the Remediation Plan. Based on the absence or minimal levels of contaminants in groundwater found in the monitoring wells after remediation efforts took place, and an analysis of the costs and time frames involved to further reduce the minimal concentration of applicable contaminants, FDEP made a "No Further Action" determination, attached as Exhibit "A-1" of this RFP. A determination of No Further Action means that use restrictions related to groundwater activities and other forms of passive remediation of contaminated groundwater are sufficient and will be accomplished through a Restrictive Covenant ("RC").

The restrictions contained in the RC apply to a 60' x 40' portion of Site-B, as illustrated in Exhibit "A-2" of this RFP, and include, but are not limited to: no use of groundwater, no drilling for water, no installation of wells, other than monitoring or other wells pre-approved in writing by FDEP's Division of Waste Management ("DWM"), in addition to any authorizations required by the Division of Water Resource Management and the Water Management Districts, any dewatering activities must have a plan approved by DWM, and no stormwater swales, stormwater detention or retention facilities, or ditches are allowed.

Site-B is also currently under a parking license agreement that will require termination prior to closing.
SECTION 2. ZONING

The current zoning of the Property is IT (Industrial Traditional) ("Zoning"). Additional zoning and development regulation information can be found on the City’s website by following this link: http://www.stpete.org/planning_zoning/index.php and is also attached as Exhibit "C" to this RFP.

SECTION 3. LOCAL AREA

The Property is located within the South St. Petersburg Community Redevelopment Area ("CRA") on 22nd Street South in the heart of the City’s Midtown community. A map of the CRA is attached as Exhibit "D" to this RFP. The 7.4 square mile CRA includes Midtown, a 5.5 square mile area of central and south St. Petersburg between 2nd Avenue North and 30th Avenue South and between 4th Street South to the east and 34th Street South to the west, as well as the Greater Childs Park Strategic Planning Area, more than twenty neighborhood and business associations, and two Florida Main Street Districts. The CRA is also home to an estimated 33,620 people, or 14 percent of St. Petersburg’s total population.

The CRA is governed by the South St. Petersburg Community Redevelopment Plan ("Plan"), which centers on reinvigorating the housing market through rehabilitation and new construction; expanding opportunities for entrepreneurs, minority, women and disadvantaged business enterprises and small businesses; revitalizing commercial corridors to grow existing businesses and attract new ones; growing the manufacturing "belt" that bisects the CRA from east to west to create new jobs for residents; and improving the work readiness skills of residents.

A major component of Plan was the creation of a tax increment financing ("TIF") district that will be in effect until 2045 and will generate more than $67 million in revenue over the life of the Plan. The innovative approach of the Plan is to use most of its revenues to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, TIF abatements or other vehicles that help businesses leverage capital from diverse sources. In FY2016, City Administration allocated approximately $468,000 in TIF revenues for workforce development, business development and corridor revitalization and housing. Over $400,000 in grants were awarded to thirty businesses in the CRA, including several along the 22nd Street corridor near the Manhattan Casino, such as the St. Petersburg Clay Company, Arts Xchange, the (pended to next year) Florida Brake and Tire, and Advantage Insurance Solutions. This funding source will continue to grow over the life of the Plan providing invaluable access to capital for South St. Petersburg businesses and property owners. FY2017 TIF revenue is expected to exceed $1.2 million. Additional information can be found on the City’s website: http://www.stpete.org/city_departments/southside_cra.php

SECTION 4. INTENT

The City is in receipt of multiple offers to purchase and develop the Property. Notice is hereby given that the City is inviting proposals from private redevelopers or any persons interested in undertaking the purchase and development of the Property consistent with the City’s development goals and Zoning ("Intent").
SECTION 5. UTILITIES

Water and sewer service are available in the right-of-way adjacent to the Property.

SECTION 6. PROPOSAL REQUIREMENTS

Proposals **MUST** contain the following:

6.1. A purchase price no less than the value indicated in the attached Appraisal of One Hundred Fifty Thousand ($150,000) Dollars.

6.2. A detailed description of the use and development plans of the Property, along with a conceptual site plan or illustration that meets the intent of the neighborhood design criteria and demonstrates substantial compliance with existing City code that is set forth in the Zoning.

6.3. Resume’ of Responder's previous experience identifying not less than five (5) years of experience directly related to the proposed use.

6.4. A complete description of the Responder’s entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal.

6.5. A financial statement, at delivery of Proposal supporting the Responder’s capability of undertaking this project including company operating revenues and expenses, history of debt repayments, and letters of credit.

6.6. A list of any previous or current City-project that the Responder or any member of the Responder's team was involved with, whether directly or indirectly.

6.7. A complete description of the development team including names, addresses, individual resumes’ of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved.

6.8. Time periods for commencing and completing construction, and opening for business.


6.10. Include the estimated number and type of permanent jobs that will be created by this development.

6.11. An affirmative statement that the City will not be required to offer financial assistance or pay any closing costs, inspection fees, or professional fees.

6.12. A primary contact name and numbers including phone, fax, and email.

6.13. A signed Proposal Form, attached as Exhibit “E” to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred fifty ($250) dollars. Payment should be made in the form of a check, payable to the City of St. Petersburg.

SECTION 7. PREFERRED PROPOSAL

The preferred proposal should:

7.1. Create and/or retain positions of employment that will be located on the Property, preferably from adjacent businesses in the area.
7.2. Construct facilities at which employment will be retained or created.

7.3. Develop a commercial, or industrial use that complies with the Zoning and requirements set forth by the FDEP.

7.4. Serve the local community and promote equitable development by reducing disparities in available jobs, job training, commercial or human services.

7.5. Evidence willingness to work with the programs available from the City and its partners to attain the goals of job creation and training.

SECTION 8. PROPOSAL PACKAGE

Please submit, in a sealed envelope, three (3) originals of the Proposal and one (1) electronic copy of the Proposal, on a USB drive, in PDF format. A copy of the signed Proposal Form, attached as Exhibit "E" to this RFP, and the non-refundable payment of two hundred fifty ($250) dollars in the form of a check, payable to the City of St. Petersburg, should be clipped to the front of the envelope.

SECTION 9. DELIVERY

Proposals should be marked "Proposal For 600 – 26th Street South" and delivered:

9.1. By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Real Estate & Property Management, One Fourth Street North, St. Petersburg, Florida; or

9.2. By United States Postal Service ("USPS") mail to City of St. Petersburg, Real Estate & Property Management, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

SECTION 10. DEADLINE FEBRUARY 21, 2017 AT 1:00 P.M. EDT

Proposals received after the above specified time and date will not be considered. The City will not be responsible for failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

SECTION 11. SCHEDULE

Issue RFP ........................................................................................................... January 20, 2017
Advertise RFP .................................................................................................... January 22, 2017
Last day for questions ......................................................................................... February 6, 2017
Proposals due by 1:00 P.M. EDT................................................................. FEBRUARY 21, 2017

SECTION 12. SELECTION

All qualified proposals that are determined to be in the public interest for uses in accordance with the Intent of this RFP, will be presented to the Mayor for his consideration and for recommendation to the City Council of the City of St. Petersburg for approval.
SECTION 13. AWARD WITHOUT DISCUSSION

The City may accept a proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

SECTION 14. AGREEMENT

Subsequent to the selection, a finalized agreement ("Agreement") between the City and the selected Responder must be approved by the City Council of the City of St. Petersburg. The Agreement will be subject to certain provisions, including but not limited to the RC and FDEP requirements, along with development timetables.

SECTION 15. INQUIRIES AND QUESTIONS

All inquiries, questions, requests for interpretation, correction, or clarification must be submitted in writing, either by e-mail or by facsimile to the City Contact, and shall arrive not later than 1:00 P.M. EDT, FEBRUARY 6, 2017. All responses from the City shall be in writing, either by email, or facsimile. Following the closing date for questions, all submitted questions, along with City's responses thereto, will be available on the City's website: www.stpete.org/realestate

SECTION 16. CITY CONTACT

David Dickerson, Real Estate Coordinator
City of St. Petersburg, Real Estate & Property Management
Phone: 727-893-7500 / Toll Free: 800-874-9026 / Fax: 727-893-4134
Email: david.dickerson@stpete.org (Note: Email is subject to public records law)
Additional information/copies of this RFP may be downloaded from www.stpete.org/realestate

SECTION 17. CITY RESERVATIONS

The City reserves the right to:

17.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date schedule and proposal requirements;
17.2. Waive irregularities in the proposals;
17.3. Reject or refuse any or all proposals;
17.4. Cancel and withdraw this RFP at any time;
17.5. Negotiate with any or all Responders in order to obtain terms most beneficial to the City;
17.6. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION 18. DISCLOSURE

Information regarding the Property is believed to be reliable; however, interested parties should rely on their own experts for counsel.
SECTION 19. PUBLIC RECORDS

All proposals submitted to the City are subject to public disclosure pursuant to Chapter 119, Florida Statutes. An exception may be made for "trade secrets". Additional information regarding the "trade secrets" requirement are available upon written request.

SECTION 20. COLLUSION

More than one proposal from the same Responder under the same or different names will not be considered. Reasonable grounds for believing that a Responder is submitting more than one proposal will cause the rejection of all proposals in which the Responder is involved. Those proposals will be rejected if there is reason for believing that collusion exists among Responders, and no participant in such collusion will be considered in any future RFP's.

SECTION 21. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

SECTION 22. OUTSTANDING OBLIGATIONS TO THE CITY

City shall not accept a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

SECTION 23. LOBBYING

Responders are prohibited from lobbying City of St. Petersburg employees, advisory committees, or elected officials regarding requests for proposals, requests for qualifications, bids or contracts, or during the pendency of any bid protest, by the bidder/proposer/protestor or any member of the bidder/proposer/protestor staff, an agent or employee of the bidder/proposer/protestor, or any person employed by any legal entity affiliated with or representing an organization that is responding to the request for proposal, request for qualification, bid or contract, or has a pending bid protest is strictly prohibited until either an award is formal or any protest is formally resolved by the City; provided, however, nothing herein shall prohibit a prospective bidder/proposer from contacting the Real Estate or the Planning and Economic Departments to address situations such as clarification and/or questions related to the procurement process or about questions related to zoning or building code requirements. For purposes of this provision, lobbying activities shall include but not be limited to, influencing or attempting to influence action or non-action in connection with any request for proposal, request for qualification, bid or contract through direct or indirect oral or written communication or an attempt to obtain goodwill of person and/or entities specified in this provision. Such actions may cause any request for proposal, request for qualification, bid or contract to be rejected or disqualified from consideration.
EXHIBIT "A" – PREMISES

Parcel ID #: 23-31-16-17298-012-0010

Property Address: 600 26th Street South, St. Petersburg, Florida 33712

Legal Description: Colonial Annex Blk. L, Lots 1 thru 5 and Blk. K, Lot 5, as recorded in Pinellas County Plat Book 004, Page 065.
June 09, 2016

Mr. Carlos Frey
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731

RE: Site Rehabilitation Completion Report
Former Atherton Oil Site
600 26th Street South
St. Petersburg, Pinellas County, Florida
Brownfield No. BF52990 1002
FDEP Site No.COM_264894/Project No. 297799

Dear Mr. Frey:

The Florida Department of Environmental Protection (Department) has reviewed the Site Rehabilitation Completion Report dated May 18, 2016, prepared and submitted by GEL Services Inc. (GHD) on May 19, 2016 for the brownfield site referenced above.

The Department finds the proposal of a No Further Action acceptable. Please submit a draft restrictive covenant along with institutional controls supporting closure under Risk Management Options Level II (Rule 62-780.630(2), Florida Administrative Code). The Institutional Control Procedures Guidance can be found at the following link: ftp://ftp.dep.state.fl.us/pub/reports/wc/icpg.docx

Please use the Declaration of Restrictive Covenant Checklist (Attachment 5 of the ICPG document) to ensure that the Draft RC is complete.

Please submit the Draft RC within 90 days of receipt of this letter. Should you have any questions, please contact Serge Kiyali, E.I at (813) 470-5764 or by email at serge.kiyali@dep.state.fl.us for further clarification. In an effort to reduce costs and waste, the agency is requesting all future submittals be sent in electronic format. Please reference FDEP Site No. COM_264894/Project No. 297799.

Sincerely,

Mary E. Yeargan
Southwest District Director
Florida Department of Environmental Protection

cc: Gabrielle Enos, P.G., GHD, (via email: gabrielle.enos@gelid.com)
EXHIBIT "A-2" – RESTRICTED COVENANT AREA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION.

LEGEND:

(P) = COLONIAL ANNEX, PLAT BOOK 4, PAGE 65

LEGAL DESCRIPTION:

THE WEST 40.00 FEET OF LOT 5, BLOCK K, ACCORDING TO THE PLAT OF "COLONIAL ANNEX", AS RECORDED IN PLAT BOOK 4, PAGE 65, OF THE PUBLIC RECORDS OF PINELLS COUNTY, FLORIDA.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE LAND BOUNDARY SURVEY.

PREPARED FOR:

ATHERTON OIL - LOT 5, BLOCK K

SHEET DESCRIPTION:

LEGAL DESCRIPTION & SKETCH

SCALE: 1" = 30'

DATE: 7-22-2016

DRAWN: GMS

CALCUL: JTP

CHECKED: JTP

SEE SHEET 1 FOR LEGAL DESCRIPTION AND SKETCH

JOB No.: 2016-0051

EPN: 702

SECTION: 23

TOWNSHIP: 31 S

RANGE: 16 E

FLORIDA DESIGN CONSULTANTS, INC.

THINK IT. ACHIEVE IT.

2030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE (813) 847-8647 FAX: (727) 848-9400 WWW.FLDESIGN.COM L.R. NO. 07717

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APPRAISAL REPORT

Vacant Industrial Site
600 26th Street South
St. Petersburg, Florida 33712

Prepared For:
Mr. Bruce E. Grimes, Director
City of St. Petersburg,
PO Box 2842
St. Petersburg, Florida 33731-2842

AS OF:
September 27, 2016

Prepared by:
McCORMICK, BRAUN, & SEAMAN

Scott W. Seaman, SRA
State-Certified General
Real Estate Appraiser RZ1758
Licensed Real Estate Broker

MBS FILE# 16349
Mr. Bruce E. Grimes, Director  
Real Estate & Property Management  
City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, Florida 33731-2842

October 3, 2016

Dear Mr. Grimes:

In response to your request, we have prepared an **APPRAISAL REPORT** on a Vacant Industrial Site located at 600 26th Street South in St. Petersburg, Florida.

This appraisal report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP), Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA) and the appraisal requirements of City of St. Petersburg. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as an aid in asset decisions and as such, it summarizes the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions.

The scope of work in this appraisal included gathering sales data on vacant industrial properties in the subject market area. The sales were adjusted to the subject site on a Land Sales Adjustment Grid and the “As Is” value of the subject was estimated via The Sales Comparison Approach.

The subject is vacant land, the Cost and Income Approaches are not applicable when valuing vacant land. This report should be read in its entirety, in order to fully understand the values being reported herein.
The subject is an “L” shaped parcel with a portion being across 26th Street South that contains 31,471 SF MOL or 0.7225 acres according to the Pinellas County tax records. The small portion across 26th Street South contains 6,000 SF.

Note: The subject is used for the storage of vehicles, equipment and materials that could cause environmental hazards. We are not experts in this field and have no way to determine the cost, if any, to cleanup any environmental contamination there might be. Therefore, our value estimates are based on the site having no environmental contamination.

Fee Simple Title It is our opinion, considering the various factors contained within this report, that the estimated Market Value of the subject site, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, Unencumbered, "As Is", In Fee Simple Title, as of September 27, 2016 was:

ONE HUNDRED FIFTY THOUSAND ($150,000) DOLLARS

Extraordinary Assumptions: In estimating the “As Is” values of the subject, we have not made any extraordinary assumptions.

Hypothetical Conditions: In estimating the “As Is” values of the subject, we have not assumed any hypothetical conditions.

Note: The values stated herein assume that the site is free of environmental contamination.

McCORMICK, BRAUN, & SEAMAN

Scott W. Scaman, SRA
State-Certified General
Real Estate Appraiser RZ1758
Licensed Real Estate Broker
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McCORMICK, BRAUN, & SEAMAN

CERTIFICATION

We Certify that, to the best of our knowledge and belief:

* The statements of fact contained in this report are true and correct.

* The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.

* We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

* We have no bias with respect to the property that is the subject of this appraisal report or to the parties involved with this assignment.

* Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

* Our 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 the client, 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.

* We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

* The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

* The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

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

* Scott W. Seaman, SRA made a personal inspection of the property that is the subject of this report.

* No one provided significant real property appraisal assistance to the person signing this certification.
CERTIFICATION (Continued):

* As of the date of this report, Scott W. Seaman, SRA has completed the continuing education program of the Appraisal Institute.

Scott W. Seaman, SRA
State-Certified General
Real Estate Appraiser RZ1758
Licensed Real Estate Broker
CONTINGENT AND LIMITING CONDITIONS AND SPECIAL ASSUMPTIONS:

Limiting Conditions:

This report is for no purpose other than a property valuation, and the appraiser(s) are neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in this report. Before making any decisions based on the information and analysis contained in this report, it is critically important to read this entire report.

This Report is not a survey:

*** It is assumed that the utilization of the land and improvements (if any) is within the boundaries of the property lines of the property described and that there is no encroachment unless so noted within the report.

*** No survey has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. A surveyor should be consulted, if there are any concerns on boundaries, set-backs, encroachments or other survey matters.

This Report is not a legal opinion:

*** No responsibility is assumed for matters of a legal nature that affect title to the property, nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances or encroachments.

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

*** It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless noncompliance/nonconformity is stated, defined, and considered in this report. Any significant question(s) should be addressed to local zoning and land use officials or an attorney.
This Report is not an engineering or property inspection report:

*** This report should not be considered a report on the physical items that are a part of this property. Although the report may contain information about the physical items being appraised, it should be clearly understood that this information is only to be used as a general guide for property valuation and is not a complete or detailed physical report. The appraiser(s) are not construction, engineering, environmental, or legal experts, and any statement given on these matters in the report should be considered preliminary in nature.

*** The observed conditions of the foundation, roof, exterior walls, interior walls, floors, heating systems, plumbing, insulation, electrical service and all mechanical and construction is based on a visual inspection only and no detailed inspection was made. The structures were not checked for building code violations, and it is assumed that all buildings meet the applicable building codes unless so stated in the report.

*** It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No engineering or sub-soil tests were provided. No responsibility is assumed for such conditions.

*** We do not have the expertise necessary to determine the existence of environmental hazards such as the presence of formaldehyde foam insulation, toxic wastes, toxic mold, asbestos or hazardous building materials or any other environmental hazard on the subject or surrounding properties. An expert in the field should be consulted if any interested party has questions on environmental factors.

*** No chemical or scientific tests were performed by the appraiser(s) on the subject property, and it is assumed that the property presents no physical or health hazard. This includes but is not limited to: toxic molds, radon gas, lead based paints, air-borne pollutants or any other environmental contaminants.

*** The age of any improvement on the subject property mentioned in this report should be considered a rough estimate. We are not sufficiently skilled in the construction trades to be able to reliably estimate the age of the improvement by observation. Parties interested in knowing the exact age of improvements on the property may wish to pursue additional investigation.

*** Because no detailed inspection was made, and such knowledge goes beyond the scope of this report, any observed condition or comments given in this report should not be taken as a guarantee that a problem does not exist specifically. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we suggest that a construction expert be hired for a detailed investigation.
**ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):**

*** The Americans with Disabilities Act went into effect on January 26, 1992. Among other goals, this legislation is intended to eradicate discrimination regarding access to public and commercial facilities. The requirements of the Act are extensive and complex and it is beyond the appraiser(s) expertise to evaluate the effects, if any, on the subject property. The value estimate is based upon the assumption that there is no significant effect on the value of the property by virtue of the American with Disabilities Act. The reader is urged to retain an expert in this field, if desired.

This Report is made under conditions of uncertainty with limited data:

*** Before relying on any statement made in the report, interested parties should contact us for the exact extent of our data collection in order to determine if the extent of our data gathering was adequate for their needs.

*** Information (including projections of income and expenses) provided by local sources is assumed to be true, correct, and reliable.

*** The comparable sales data relied upon in the report is believed to be from reliable sources, and our best efforts have been made to confirm the data used. A diligent effort was made to verify the comparables used in this report.

*** All values shown in the report are projections based on our analysis as of the date of the report. These values may not be valid in other time periods or as circumstances change. We take no responsibility for events, conditions, or circumstances that take place subsequent to the date of value of this report.

*** Since mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variations depending upon evolving events, we do not represent them as results that will actually be achieved.

Report limitations:

*** These reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all the information concerning the subject property or the real estate market. While no factor we believe to be significant to the client has been knowingly withheld, it is always possible that we have information of significance which may be important to others.
McCORMICK, BRAUN, & SEAMAN

ASSUMPTIONS, CONTINGENT, AND LIMITING CONDITIONS (Continued):

*** Reports made for lenders are technical documents specifically made to lender requirements. Casual readers are cautioned about their limitation and cautioned against possible misunderstanding of the information contained in these reports. The appraiser(s) should be contacted with any question before this report is relied on for decision making by other than the addressee.

*** This report was prepared at the request of and for the exclusive use of the client to whom the report is addressed. No third party shall have any right to use or rely upon this report for any purpose.

*** Value and conclusions for various components of the subject property as contained with this report are valid only when making a summation; they are not to be used independently for any purpose, and must be considered invalid if so used.

*** This report is made for the information and/or guidance of the client and possession of this report, or a copy thereof, does not carry with it a right of publication.

*** There is no requirement by reason of this report to give testimony or to appear in court with reference to the property, unless sufficient notice is given to allow preparation, and additional fees paid by the client.
SUMMARY

Appraisal Problem: Provide an estimate of the "As Is" market value of the subject property.

Definition of Market Value: Market Value is defined by the federal financial institutions as, "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated:
(2) Both parties are well informed or well advised, and each acting in what he considers his own best interest;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash and US dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." 1

Intended Use of Report: Asset decisions

Intended User of the Report: City of St. Petersburg

Interest Valued: Fee Simple

Effective Date of Value: September 27, 2016

Date of Inspection: September 27, 2016

Date of Report: October 3, 2016

Competency Provision: The appraisers have appraised numerous properties similar to the subject and are qualified in education and experience to perform this assignment.

---

SUMMARY (Continued):

Scope of Work: Inspected the subject site. Market research was gathered from numerous sources including but not limited to: Public Records of Pinellas County, Property Appraiser’s office of Pinellas County, the Planning & Zoning Departments of Pinellas County and the City of St. Petersburg, the Multiple Listing Service, LoopNet, Xceligent and the appraiser’s files and database.

The scope of work in this appraisal included gathering sales data on vacant properties in the subject market area of St. Petersburg. We expanded our search to include all of Pinellas County.

The subject is undeveloped land. Therefore, we have utilized the Sales Comparison Approach to value the subject. The Cost and Income Approaches are not applicable when valuing vacant land.

Owner of Record: City of St. Petersburg

Property Address: 600 26th Street South
St. Petersburg, Florida 33712

Legal Description: Colonial Annex Blk. L, Lots 1 thru 5 and Blk. K, Lot 5, as recorded in Pinellas County Plat Book 004, Page 065.

Parcel Numbers 23-31-16-17298-012-0010

Census Tract: 218.00

Land Area: 31,471 SF MOL or 0.7225 acres, according to the Pinellas County tax plats.

Access: Access is available to the site from 26th Street South on the western elevation, 6th Avenue South on the Northern elevation and Terminal Drive South on the South elevation.

Flood Plain Map: According to the Pinellas County FEMA Flood Map #12103C0218G, Map Revised 9/3/2003 the subject is located in flood Zone “X” which is not a designated flood zone.

Tax Information: Assessed Value Tax
2016 $144,851 -0-

The City of St. Petersburg is exempt from taxes.
SUMMARY (Continued):

Market Area & Analysis: The subject is located on the east/west side of 26th Street South, north of Terminal Drive South in St. Petersburg, Florida. This area is bounded by 5th Avenue South to the North, I-275 to the south, 22nd Street South to the east and 34th Street South to the west. Improvements in the area are a mixture of similar industrial properties and single & multi-family residential uses.

According to the Multiple Listing Service, Xceligent and LoopNet, the online real estate listing and data services, there were 11 sales of industrial sites in southern Pinellas County in the past year. Sale prices ranged from $125,500 to $850,000 or $2 PSF to $8 PSF. There are currently 10 listings of similar properties. List prices range from $75,000 to $1,950,000 or $5 PSF to $10 PSF.

Listings: There are no competing listings in the St. Petersburg market. We considered two active listings in the south Pinellas County market that we felt were competitive to the subject. Additional details on these listings can be found in the addendum of this report:

1) 12501 Belcher Road, Largo: This is a 2.50 Acre site that is listed at $595,000 or $5.46 PSF. It has been on the market since April 2016 and was originally offered at $650,000 or $5.97 PSF.

2) 6785 114th Avenue North, Largo: This is a .90 Acre site that is listed at $275,000 or $5.38 PSF. It has been on the market since April 2016 with no price adjustments.

Zoning: “IT” – Industrial Traditional District
Land Use: Industrial General

There are no minimum lot area requirements. The zoning allows for a Floor Area Ratio (FAR) of up to 75%. As such, if all other development criteria are met, the subject site can be improved with up to a 23,603 SF MOL building. Allowable uses include; vehicle repair, outdoor storage, laboratories, manufacturing, printing, recycling facilities, self-storage and warehouses.

Five Year Sales History: According to the tax records there have been no transfers in the past 5 years.

Listing Data: The subject has been not been listed for sale.
SUMMARY (Continued):

Leases: The subject is vacant land with no leases in place except for the smaller lot. We have been asked to ignore it.

Comments: The subject is an “L” shaped lot that is currently vacant. The site appears to be used for storage of vehicles.

Note: Since the subject is used for the storage of vehicles this could cause environmental hazards. We are not experts in this field and have no way to determine the cost, if any, to cleanup any environmental contamination there might be. Therefore, our value estimates are based on the site having no environmental contamination.

Estimated Marketing Time: It is our opinion that the estimated marketing time for the subject would be nine to twelve months. This is based on the assumption that it is properly priced, advertised and marketed by a firm experienced in the sale of this type of property.

Reasonable Exposure Time: Based on an analysis of the subject property and its competitive market area, it has been estimated that a reasonable “exposure time” for the subject property, if it had been offered for sale prior to the date of valuation, would have been nine to twelve months. This is based on the assumption that it would have been marketed by a firm experienced in the sale of this type of property with their time and effort being adequate, sufficient and reasonable.

Highest & Best Use
As though Vacant: Based on the size, location and zoning of the subject site, we feel that the highest and best use of the site would be industrial development.
SUBJECT PLAT MAP

Parcel ID #: 23-31-16-17298-012-0010
0 26th Street South
St. Petersburg, Florida 33712
McCORMICK, BRAUN, & SEAMAN

PHOTOGRAPHS

VIEW OF SUBJECT LOOKING SOUTHEAST

VIEW OF SUBJECT LOOKING SOUTHWEST
PHOTOGRAPHS

VIEW OF SUBJECT LOOKING NORTHEAST

STREET SCENE LOOKING SOUTH ON 26TH STREET SOUTH
McCORMICK, BRAUN, & SEAMAN

PHOTOGRAPHS

STREET SCENE LOOKING EAST ON 6TH AVENUE SOUTH

STREET SCENE LOOKING EAST ON TERMINAL DRIVE SOUTH
McCORMICK, BRAUN, & SEAMAN

SALES COMPARISON APPROACH

According to The Appraisal of Real Estate, 14th Edition, the sales comparison approach is; “The process of deriving a value indication for the subject property by comparing similar properties that have sold recently with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale pricing (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.”

The Direct Sales Comparison Approach involves a number of logical steps.

1. The gathering of sales data and information from appropriate sources.
2. Analyzing and verifying data; or sorting out of valid value indications from incomparable and unusable data.
3. Then an adjustment process is applied. The adjustment process basically compares each comparable sale to the subject property in terms of physical characteristics as well as items such as financing.
4. A summation is made of all measurable differentials into a single adjusted indication of value for each comparable property.
5. A reconciliation of each indicated comparable value into a final estimate of value via the Direct Sales Comparison Approach.

In the reconciliation, all factors are reviewed in terms of their strengths and weaknesses in order to assess the overall quality and comparability of the data. In this way, the greatest weight is typically placed on those comparable sales which would be the best indications of value for the subject property.

This approach measures directly the actions and attitudes of buyers and sellers in the market through analysis of properties which have recently sold and have characteristics similar to the property being appraised. No two properties are exactly alike and thus are unique to themselves. Because of this fact the process of comparing properties to the subject involve making necessary adjustments for dissimilarities. Adjustments normally made consist of but are not limited to: time of sale, conditions of sale or financing terms, physical and income characteristics, location, and zoning.

In order to estimate the value of the subject land we researched the subject market area for recent sales of similar vacant sites. We expanded our search to all of southern Pinellas County and went back to June 2014. We selected five closed sales that we feel are comparable to the subject. A map and details on these comparables are on the following pages.

---

2The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL, 2013, Page 377
Date of Sale: June 2016
Location: 22nd Street South /3rd & 4th Ave South, St. Petersburg, FL 33712
Grantor: The City of St. Petersburg
Grantee: T2TheS, Inc.
Recording: 19232/2412
Sale Price: $340,000
Financing: None indicated
Cash equivalency: Cash to seller, no adjustment necessary
Land Size: 67,579 SF (1.551 acres MOL)
Price PSF: $5.03 PSF
Parcel Number: 23-31-16-78390-031-0070-0010 & 0140,
Zoning: "IT" Industrial Traditional District
Flood Zone: "X"
Verification: Xceligent, Public Records, our office appraised this property prior to the sale.

Comments: This is three parcels. Two are contiguous and the third is across an alley to the south. This property is in the Dome Industrial area of St. Petersburg,
Date of Sale: March 2016
Location: 415 20th Street South, St. Petersburg, FL 33712
Grantor: Johnston Properties, LLC
Grantee: Robert & Cheri Beaman
Recording: 19139/0715
Sale Price: $325,000
Financing: $650,000 mortgage by
Cash equivalency: Mortgage included other collateral, no adjustment necessary.
Land Size: 78,146 SF (1.794 acres MOL)
Price PSF: $4.16 PSF
Parcel Number: 24-31-16-0000-320-0800
Zoning: "IT" Industrial Traditional District
Flood Zone: "X"
Verification: Xceligent, Public Records, Warranty Deed, Mortgage

Comments: This triangular shaped parcel is in the Dome Industrial area of St. Petersburg and has frontage on Pinellas Trail.
Date of Sale: January 2015
Location: 4195 62nd Avenue, Pinellas Park, FL 33781
Grantor: St. Petersburg, FL Lodge No. 1145, Loyal Order of Moose, Inc.
Grantee: Sandy Holdings, LLC
Recording: 18661/0934
Sale Price: $250,000
Financing: $632,000 Regions Bank
Cash equivalency: Mortgage included funds for construction of a 6,000 SF industrial building. No adjustment required.
Land Size: 43,402 SF (0.996 acres MOL)
Price PSF: $5.76 PSF
Parcel Number: 34-30-16-82260-000-0010 & 0030
Zoning: "M-1"
Flood Zone: "X"
Verification: Chris Witherington, Buyer & Warranty Deed
Comments: This was the sale of a contiguous, two-parcel site. It is “L” shaped and level at road grade with utilities available. Access is adequate.
Date of Sale: February 2015
Location: SWC of 28th Street South & Pinellas Trail, St. Petersburg, FL 33713
Grantor: RRSA-2, LLC
Grantee: Richard B. Alexander
Recording: 18677/1095
Sale Price: $151,400
Financing: None Indicated
Cash equivalency: No adjustment required
Land Size: 26,116 SF (0.600 acres MOL)
Price PSF: $5.80 PSF
Parcel Number: 23-31-16-24138-013-0010
Zoning: "IT" Industrial Traditional District
Flood Zone: "X"
Verification: Warranty Deed

Comments: This was the sale of contiguous parcels at the SWC of 28th Street South and the Pinellas Trail. It is rectangular in shape and level at road grade with utilities available. Access is adequate.
Date of Sale: June 2014
Location: 13285 62nd Street North, Clearwater, FL 33760
Grantor: Haines Testing Lab, Inc.
Grantee: Badaro Group Corp.
Recording: 18445/0256
Sale Price: $275,000
Financing: None Indicated
Cash equivalency: The buyer reports paying a premium price for this location which
is adjacent to a site already held by the purchaser.
Land Size: 45,736 SF (1.050 acres MOL)
Price PSF: $6.01 PSF
Parcel Number: 08 30 16 70974 100 0606 & a portion of 0605
Zoning: "C-2" & "M-1"
Flood Zone: "X"
Verification: Our office appraised this property for the sale.

Comments: This is two parcels adjacent to the buyer's industrial site and improvements. It is "L" shaped piece that is level at road grade with utilities available. There were two old metal shed buildings that contributed no value to the property and were demolished. These properties have been incorporated into the owner's existing site to the east under the Parcel # 08-30-16-70974-100-0602.
**Vacant Industrial Site**  
600 26th Street South  
St. Petersburg, Florida

<table>
<thead>
<tr>
<th><strong>SALE NUMBER</strong></th>
<th><strong>SUBJECT</strong></th>
<th>1</th>
<th>2</th>
<th>2</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DATE OF SALE</strong></td>
<td>N/A</td>
<td>Jun-16</td>
<td>Mar-16</td>
<td>Jan-15</td>
<td>Feb-15</td>
<td>Jun-14</td>
</tr>
<tr>
<td><strong>SALE PRICE</strong></td>
<td>N/A</td>
<td>$340,000</td>
<td>$325,000</td>
<td>$250,000</td>
<td>$151,400</td>
<td>$275,000</td>
</tr>
<tr>
<td><strong>SIZE (SF)</strong></td>
<td>31,471</td>
<td>67,579</td>
<td>78,146</td>
<td>43,402</td>
<td>26,116</td>
<td>45,736</td>
</tr>
<tr>
<td><strong>SALE PRICE PSF</strong></td>
<td>N/A</td>
<td>$5.03</td>
<td>$4.16</td>
<td>$5.76</td>
<td>$5.80</td>
<td>$6.01</td>
</tr>
</tbody>
</table>

**ELEMENTS REQUIRING ADJUSTMENT**

| **FINANCING/ CONDITIONS OF SALE** | 0% | 0% | 0% | 0% | -10% |
| **FINANCE ADJUSTMENTS PSF**      | N/A | $0.00 | $0.00 | $0.00 | $0.00 | ($0.60) |
| **ADJUSTED SALE PRICE PSF**      | N/A | $5.03 | $4.16 | $5.76 | $5.80 | $5.41 |

**MARKET CONDITIONS**

| **NUMBER OF MONTHS** | 3  | 6  | 20 | 19 | 29 |
| **DATE OF VALUE**    | Aug-16 | $0.00 | $0.00 | $0.23 | $0.23 | $0.32 |
| **ADJUSTED SALE PRICE PSF** | N/A | $5.03 | $4.16 | $5.99 | $6.03 | $5.74 |

**PHYSICAL ELEMENTS OF ADJUSTMENT**

| **LOCATION** | Average | 0% | 0% | 0% | 0% | -5% |
| **ACCESS**   | Average | 0% | 0% | 0% | 0% | 0% |
| **SIZE (SF)** | 31,471 | 5% | 10% | 0% | 0% | 0% |
| **SHAPE**    | "L" Shaped/Split | 0% | 0% | 0% | 0% | 0% |
| **TOPOGRAPHY** | Basically Level | 0% | 0% | 0% | 0% | 0% |
| **UTILITIES** | Available | 0% | 0% | 0% | 0% | 0% |
| **FLOOD ZONE** | "X" | 0% | 0% | 0% | 0% | 0% |
| **LAND USE/ZONING** | "IT" | 0% | 0% | 0% | 0% | 0% |
| **NET ADJUSTMENTS (PSF)** | N/A | $0.25 | $0.42 | $0.00 | $0.00 | ($0.29) |
| **ADJUSTED PRICE PSF** | N/A | $5.28 | $4.57 | $5.99 | $6.03 | $5.45 |
SALES COMPARISON APPROACH (Continued):

LAND SALES ADJUSTMENT GRID DISCUSSION

The comparables were adjusted to the subject site as necessary to make them similar to the subject site. If the comparable is superior to the subject property, a negative adjustment is made to make the comparable sale similar to the subject. If the comparable sale is inferior, a positive adjustment is made.

The five comparables were compared to the subject and adjusted on the "Land Sales Adjustment Grid" shown on page 24. Prior to making any adjustments, the prices ran from a low of $4.16 PSF to a high of $6.01 PSF.

FINANCING AND CONDITION OF SALE: We are not aware of any financing or conditions of sale that affected Sales #1, #2, #3 and #4 and no adjustments were made. The buyers of Sale #5 report paying a premium for an adjacent site. Sale #5 was adjusted downward 10%.

MARKET CONDITIONS: The market has been stable over the past 6 months and no adjustment was made to Sales #1 & #2. The market has improved over the past 29 Months. Sales #3 & #4 were adjusted upward 4% each and Sale #5 was adjusted upward 6% to reflect a moderate increase in values.

PHYSICAL UNIT COMPARISONS

Each of the comparables were then analyzed and adjusted to the subject site based on several elements of physical comparison and these elements have been detailed on the following page:

Location: The subject is located on 26th Street South and 6th Avenue South in St. Petersburg, Florida. Sale #1 is on 22nd Street South in St. Petersburg, Sale #2 is on 20th Street South in St. Petersburg, Sale #3 is on 62nd Avenue North in Pinellas Park and Sale #4 is on 28th Street South in St. Petersburg. We feel that these locations are similar to the subject and Sales #1, #2, #3 and #4 were not adjusted. Sale #5 is on 62nd Street North, off of U.S. Highway 19 North and south of Ulmerton Road in Clearwater. This is a superior location and Sale #5 was downward 5%.

Access: The subject has average access as do all five Sales, with no adjustments necessary.

Size: The subject contains 31,471 SF MOL. Sales #3, #4 & #5 are close to the size of the subject and were not adjusted. Sales #1 & #2 are larger than the subject and were adjusted upward 5% and 10%.

Shape: The subject is an “L” shaped parcel with a 6,000 SF parcel across 26th Street South. The more irregular in shape a parcel is the more costly it is to develop. Shape can also limit the placement of improvements. Sales #1 & #4 are irregular parcels that are bisected by alleys. Sales #1 & #4 were not adjusted. Sale #2 is a triangular shaped parcel and was not adjusted. Sales #3 & #5 are “L” shaped like the subject and were not adjusted.
McCORMICK, BRAUN, & SEAMAN

SALES COMPARISON APPROACH (Continued):

Topography: The subject is level as are the comparables with no adjustments required.

Utilities: The subject has utilities available as do the comparables, with no adjustments necessary.

Flood Zone: The subject is in a Flood Zone “X”, which is not a designated flood zone. All five Sales are also in “X” zones and were not adjusted.

Land Use/Zoning: The subject has an “IT” Industrial traditional zoning. All five sales have similar zonings and were not adjusted.

Conclusion: After adjusting the comparable sales to the subject site, the values per square foot ran from a low of $4.57 PSF to a high of $6.03 PSF. Based on the information derived from the comparables it is our opinion that the value indication for the subject underlying land is $5.00 PSF:

\[
31,471 \text{ SF MOL} \times 5.00 \text{ PSF} = 157,355 \\
\text{Rounded to: } 160,000
\]

RECONCILIATION: The estimated “As Is” value of the subject site via the Sales Comparison Approach was $160,000. As discussed, the Cost and Income Approach were not considered applicable.

Note: The subject is used for the storage of vehicles, equipment and materials that could cause environmental hazards. We are not experts in this field and have no way to determine the cost, if any, to cleanup any environmental contamination there might be. Therefore, our value estimates are based on the site having no environmental contamination.

Fee Simple Title It is our opinion, considering the various factors contained within this report, that the estimated Market Value of the subject site, subject to the Limiting Conditions as noted on pages 3 - 6 of this report, Unencumbered, "As Is", In Fee Simple Title, as of September 27, 2016 was:

\[\text{ONE HUNDRED SIXTY THOUSAND ($160,000) DOLLARS}\]

Extraordinary Assumptions: In estimating the “As Is” values of the subject, we have not made any extraordinary assumptions.

Hypothetical Conditions: In estimating the “As Is” values of the subject, we have not assumed any hypothetical conditions.

Note: The values stated herein assume that the site is free of environmental contamination.
EXHIBIT “A”

APPRAISER QUALIFICATIONS
APPRAISER QUALIFICATIONS

SCOTT W. SEAMAN

EDUCATION:
Bachelor of Science, 1981
Florida State University, Tallahassee, Florida

APPRAISAL COURSES:
Business Practices and Ethics 2015
Supervisory Appraiser/Trainee Appraiser Course 2015
Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases 2014
Methodology & Application of Sales Comparison 2014
Appraisal Review of Residential Properties 2014
Florida Law Update for Real Estate Appraisers/2014
National USPAP/2014
Front of House/Back of House/2013
Critical Issues/2012
Commercial Appraisal Productivity Seminar/2012
Loss Prevention/2011
Discounted Cash Flow Model/2011
Business Practices & Ethics/2011
Advanced Internet Search Strategies/2011
Supervisor Trainee Roles & Rules/2010
Property Tax Assessments/2009
Subdivision Valuation/2009
REO Appraisal: Appraisal of Residential Property Foreclosure
Maintaining Control: Dealing w/Client Pressure/2008
Developing & Growing an Appraisal Practice/2008

TYPES OF PROPERTIES APPRAISED:
Office, Retail, Industrial, Multi-Family, ALF, Motel/Hotel, Special Purpose & Subdivisions

PROFESSIONAL MEMBERSHIPS:
SRA Member Appraisal Institute, West Coast, FL Chapter
Ethics and Counseling Regional Panel Member since 1993
MAI Candidate West Coast, FL Chapter #M932499

Pinellas Realtor Organization

FLORIDA REGISTRATION:
State-Certified General Real Estate Appraiser RZ1758
Licensed Real Estate Broker 0366435

EMPLOYMENT:
McCormick, Braun & Seaman
January 1996 to Present

Glenn E. McCormick Company, Inc.
Vice President/May 1985 - December 1995
Appraisal and Consulting Firm, St. Petersburg, Florida

City of St. Petersburg
Acquisition Agent/January 1983 - April 1985
Real Estate Department, St. Petersburg, Florida

L.J. Parham, MAI
Staff Appraiser/November 1983 - May 1984
St. Petersburg, Florida
| LICENSE NUMBER | RZ1758 |

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

SEAMAN, SCOTT WARNER
1262 DR MARTIN LUTHER KING JR ST N
ST. PETERSBURG FL 33705

ISSUED: 11/04/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411040002916
EXHIBIT “B”

ZONING
PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

Sections:

16.20.100.1. Composition of industrial traditional.
16.20.100.2. Purpose and intent.
16.20.100.3. Permitted uses.
16.20.100.4. Development potential.
16.20.100.5. Building envelope: Maximum height and building setbacks.
16.20.100.6. Buffer requirements.
16.20.100.7. Building design.

16.20.100.1. Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

16.20.100.2. Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

(1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
(2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and
(3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment. Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

16.20.100.3. Permitted uses.

A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.

(Code 1992, § 16.20.100.3)

16.20.100.4. Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

<table>
<thead>
<tr>
<th>Minimum Lot Size, Maximum Density and Maximum Intensity</th>
<th>IT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area (sq. ft.)</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Maximum nonresidential intensity (floor area ratio)</td>
<td>0.75</td>
</tr>
<tr>
<td>Maximum impervious surface (surface area ratio)</td>
<td>0.95</td>
</tr>
</tbody>
</table>

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.

(Code 1992, § 16.20.100.4)

16.20.100.5. Building envelope: Maximum height and building setbacks.

Maximum Building Height
SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

<table>
<thead>
<tr>
<th>Maximum Height</th>
<th>Lot abutting a nonindustrial zoned property or abutting a major street</th>
<th>Lot abutting industrial zoned property only and not abutting a major street</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buildings</td>
<td>35 ft.</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Outdoor storage yard</td>
<td>Within all required yards adjacent to streets</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Within building envelope</td>
<td>6 ft.</td>
<td>50 ft.</td>
</tr>
</tbody>
</table>

Refer to technical standards regarding measurement of building height and height encroachments.

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>IT</th>
<th>Lot abutting a non-industrial zoned property or abutting a major street</th>
<th>Lot abutting an industrial zoned property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yard adjacent to street</td>
<td>10</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Interior yards</td>
<td>20</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

Additional criteria may affect setback requirements including design standards and building or fire codes. 
Refer to technical standards for yard types and setback encroachment.

PART II - ST. PETERSBURG CITY CODE
Chapter 16 - LAND DEVELOPMENT REGULATIONS

SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

16.20.100.6. Buffer requirements.

As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

Buffer Requirements

<table>
<thead>
<tr>
<th>Type of Fence</th>
<th>Buffer Width Required</th>
<th>Landscaping Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinyl-coated, chain link fence</td>
<td>20 ft.</td>
<td>Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching</td>
</tr>
<tr>
<td>Solid wood or solid vinyl fence</td>
<td>15 ft.</td>
<td>Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching</td>
</tr>
<tr>
<td>Masonry wall</td>
<td>10 ft.</td>
<td>Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)</td>
</tr>
<tr>
<td>No fence; landscaping only</td>
<td>10 ft.</td>
<td>Trees: One shade tree per 40 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and Shrubs: Shall measure a minimum 24 in. tall with branches touching</td>
</tr>
</tbody>
</table>
16.20.100.7. Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

Building and architectural design standards. All buildings should present an inviting, human scale facade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable...
SECTION 16.20.100. INDUSTRIAL TRADITIONAL DISTRICT ("IT")

architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building materials. Building material standards protect neighboring properties by holding the building's value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

Accessory structures and equipment. Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.

2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.

3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.

4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-6-2011)
<table>
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<tr>
<th>Zoning District</th>
<th>Max. Density/Intensity Permitted by Right, per acre</th>
<th>Compatible Land Use Category</th>
<th>Maximum FLUP Density, per acre</th>
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<tr>
<td>NT-1</td>
<td>15/.50 FAR</td>
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<td>15/.50 FAR (2)</td>
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<tr>
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<td>NT-3</td>
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<td>Residential Urban (RU)</td>
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<td>NT-4</td>
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<td>24/1.25 FAR (2)</td>
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<tr>
<td>NSE</td>
<td>2/.20 FAR</td>
<td>Residential Low (RL)</td>
<td>5/.40 FAR</td>
</tr>
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<td>NS-1</td>
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<td>24/1.0 FAR</td>
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<td>Per Redevelopment Plan</td>
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<tr>
<td>PRES</td>
<td>0.10 FAR</td>
<td>Preservation</td>
<td>0.10 FAR</td>
</tr>
</tbody>
</table>

1. Residential density pertains only to the property formerly known as the Sod Farm.
3. Per Areawide Development of Regional Impact (ADRI) and Redevelopment Plan.
4. TDR, E shall equal 1.0 unit per acre,.05 FAR.
5. Federal, State and local government buildings and grounds, and cemeteries, hospitals, houses of worship and schools in any zoning district are also compatible with the Institutional (I) land use category.

This Matrix is a reference only. In any conflict between this and another regulation, the other regulation shall control.

Revised 07.23.2010
EXHIBIT “C”

CLIENT FURNISHED DATA
APPRAISAL AGREEMENT

THIS APPRAISAL AGREEMENT, ("Agreement"), made and entered into by and between the CITY OF ST. PETERSBURG, a municipal corporation of the State of Florida, ("City") and MCCORMICK, BRAUN & SEAMAN ("Appraiser"), (collectively, "Parties"): WITNESSETH

WHEREAS, the City desires to obtain an appraisal substantially in compliance with the appraisal instructions set forth in Exhibit "A", attached hereto, for the real property described in Exhibit "B" ("Property"), attached hereto and made a part hereof; and

WHEREAS, the Appraiser represents that the Appraiser is authorized and qualified to make such appraisal in accordance with recognized appraisal practices and standards and is a currently certified by the State of Florida as a Certified Appraiser.

NOW THEREFORE, in consideration of the promises and covenants contained herein the Parties hereto agree as follows:

1. RECITALS. The above recitals are true and accurate and are incorporated herein.

2. EFFECTIVE DATE; FACSIMILE. The effective date of this Agreement shall be the latest of the dates that the Appraiser and the appropriate City signatories have approved and signed this Agreement ("Effective Date"). A facsimile copy of this Agreement and any signatures thereon shall be considered for all purposes as originals.

3. APPRAISAL COMPLETION DATE; DELIVERY.
   A. Completion Date. The Appraiser, in conformance with recognized appraisal practices, shall perform the appraisal of the Property and prepare three (3) copies, one unbound and two bound, of the appraisal report ("Appraisal Report") on or before September 30, 2016 ("Completion Date"). Unless otherwise specified herein, the Appraisal Report shall include the market value of any and all interests and rights held by anyone, including but not limited, to leasehold interests and any market rent.
   B. Delivery. Appraiser Shall not deliver the Appraisal Report to the City until notifying City of its completion.

4. INSPECTION BY SUPERVISING APPRAISER. The undersigned appraiser, as supervising appraiser or as any status requiring the co-signing of the appraisal report, does hereby affirm the undersigned appraiser has physically and personally inspected the subject property and the individual properties used as comparable sales.

5. LATE COMPLETION. The Appraiser agrees that, in the event the Appraiser fails to complete said Appraisal Report by the Completion Date, the City may assess liquidated damages in the amount of one quarter of one percent (0.25%) of the Appraisal Fee, as set forth below, up to a maximum liquidated damages of $300.00 per day, for each day or part of a day beyond which said reports remain uncompleted. Said assessment shall be deducted from the amount to be paid to the Appraiser by the City. The Completion Date may be extended without assessment of liquidated damages only with the written approval of the City.
6. APPRAISAL FEE. In consideration for the performance of said appraisal services and furnishing of said Appraisal Report, the City shall pay the Appraiser the sum of Twelve hundred dollars ($1,200.00) within thirty (30) days following the receipt by the City of an invoice for the amount. The Appraiser agrees to update the Appraisal Report at no cost within one (1) year.

7. APPRAISER'S TESTIMONY. In the event the testimony of the Appraiser is required in any legal proceeding in connection with the City's use of the Appraisal Report, the Appraiser agrees to appear as a witness on behalf of the City and to accept as compensation from the City the sum of Three hundred, fifty dollars ($350.00) for each half day or less required attendance in court and for preparation in connection with such appearance.

8. TERMINATION. If through any cause, the Appraiser shall fail to fulfill in a timely and proper manner the Appraiser's obligation under this Agreement, the City shall have the right to terminate this Agreement upon the giving of five (5) working days written notice to the Appraiser of said termination and the City shall be relieved of all other obligations hereunder.

9. ENTIRE AGREEMENT. The drafting, execution and delivery of this Agreement by the Parties have not been induced by representations, statements, warranties or agreements other than those expressed herein. This Agreement embodies the entire understanding of the Parties, and there are no further or other agreements or understandings, written or oral, in effect between the Parties relating to the subject matter hereof, unless expressly referred to herein.

10. NO MODIFICATIONS. This Agreement may not be modified unless such modification is in writing and signed by both Parties hereto.

11. NO DISCRIMINATION. The Appraiser shall not discriminate against anyone in the performance of duties under this Agreement because of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information or other protected category.

12. INDEMNIFICATION. The Appraiser agrees to pay, indemnify, save and hold the City harmless from any and all claims, demands, damages, loss or liability, actions and suits occurring by reason of any act, error or omission in professional services rendered or that should have been rendered by the Appraiser, its officers, agents, consultants, employees or subcontractors or by any other person or whose acts, errors or omissions the Appraiser is responsible and arising out of the Appraiser's conduct as a real estate appraiser or occurring by reason of any injury to any person or property occasioned by an act or omission, neglect or wrong doing of the Appraiser or any of Appraiser's agents, consultants, employees or subcontractors or by any other person for whom the Appraiser is responsible and the Appraiser shall, at Appraiser's own cost and expense, defend and protect the City against any and all such claims or demands which may be claimed to have arisen as a result of or in connection with the services rendered by the Appraiser.

13. DEFAULT. If any claim, demand, liability, damage, loss, action or suit of any nature whatsoever arises due to the breach of, out of, or because of this agreement by the Appraiser, its agents, consultants, employees or subcontractors or due to any action or occurrence of omission or commission of the Appraiser, its agents, consultants, employees or subcontractors the City may, in its discretion, immediately and permanently suspend the Appraiser from its appraiser rotation list without penalty to the City.

14. APPLICABLE LAWS. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida.
IN WITNESS WHEREOF, the Parties hereto have caused this document to be signed on the date(s) as expressed hereinafter.

WITNESSES AS TO APPRAISER:

Sign: ___________________
Print: McCormick, Braun & Seaman.

By: ___________________

Saman, SRA

9/9/16

Date

AS TO CITY:

ATTEST:

Chan Srinivasa, City Clerk

CITY OF ST. PETERSBURG

By: ___________________
Bruce Grimes, Director
Real Estate and Property Management
as Mayor's Designee

Date

APPROVED AS TO CONTENT:

City Attorney (Designee)

By: ___________________

Date

APPROVED AS TO FORM:

City Attorney (Designee)

By: ___________________

Assistant City Attorney
EXHIBIT "A"

APPRaisal INSTRUCTIONS

Appraise the market value of subject property (land only - excluding consideration of parking lease on lot 5, block K, Colonial Annex).
EXHIBIT "B"

Property Address:  600 - 26th Street South

Parcel ID No. 23/31/16/17298/012/0010

Legal Description: Lots 1-5, Block L and Lot 5, Block K, Colonial Annex.
June 09, 2016

Mr. Carlos Frey
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731

VIA EMAIL ONLY: carlos.frey@stpete.org

RE: Site Rehabilitation Completion Report
Former Atherton Oil Site
600 26th Street South
St. Petersburg, Pinellas County, Florida
Brownfield No. BF529901002
FDEP Site No.COM_264894/ Project No. 297799

Dear Mr. Frey:

The Florida Department of Environmental Protection (Department) has reviewed the Site Rehabilitation Completion Report dated May 18, 2016, prepared and submitted by GHD Services Inc. (GHD) on May 19, 2016 for the brownfield site referenced above.

The Department finds the proposal of a No Further Action acceptable. Please submit a draft restrictive covenant along with institutional controls supporting closure under Risk Management Options Level II (Rule 62-780.680(2), Florida Administrative Code). The Institutional Control Procedures Guidance can be found at the following link: http://fl.dep.state.fl.us/pub/reports/wc/icpg.docx

Please use the Declaration of Restrictive Covenant Checklist (Attachment 5 of the ICPG document) to ensure that the Draft RC is complete.

Please submit the Draft RC within 90 days of receipt of this letter. Should you have any questions, please contact Serge Kiyali, E.I at (813) 470-5764 or by email at serge.kiyali@dep.state.fl.us for further clarification. In an effort to reduce costs and waste, the agency is requesting all future submittals be sent in electronic format. Please reference FDEP Site No. COM_264894/ Project No. 297799.

Sincerely,

Mary E. Yeagley
Southwest District Director
Florida Department of Environmental Protection

cc: Gabrielle Enos, P.G., GHD, (via email: gabrielle.enos@ghd.com)
EXHIBIT “D”

LISTINGS
Properties for Sale

1  12501 Belcher Road, Largo, FL 33773

<table>
<thead>
<tr>
<th>Property Details</th>
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<tbody>
<tr>
<td>Price</td>
</tr>
<tr>
<td>Lot Size</td>
</tr>
<tr>
<td>Total Lot Size</td>
</tr>
<tr>
<td>Price/AC</td>
</tr>
<tr>
<td>Property Type</td>
</tr>
<tr>
<td>Property Sub-type</td>
</tr>
<tr>
<td>Additional Sub-types</td>
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<td></td>
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<tr>
<td>Status</td>
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Lots

<table>
<thead>
<tr>
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<th>Size</th>
<th>Price/Size</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>$595,000</td>
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<td>$238,000 /AC</td>
<td>Site Plan 1 - 45,500 SF Manufacturing</td>
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<td>3</td>
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Property Description
2.5 acres (163' x 639') of vacant land along Belcher Road, just north of Bryan Dairy Road. The property is centrally located within Pinellas County, with easy access to I-275 and US-19.

Location Description
Located in the middle of a densely populated industrial market, this site provides a rare opportunity to build custom warehouse space for light manufacturing, distribution, showroom, self-storage, etc. while still having room for outdoor storage or sales. With two curb cuts and excellent visibility, the land could also be developed for a number of other retail and commercial uses. Please see the attached site plans for possible sizes, layouts, and building types. Site plans have not been approved by governing bodies and are intended only for feasibility.
Property Details

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Property Notes

Lots

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<td>0.90 AC</td>
<td>$305,555.56 /AC</td>
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Property Description

.9 acre MOL industrial site with water and sewer. There is also a 3,400 square foot MOL metal building/structure located on the site that needs upgrading but could be utilized by certain industries such as building products companies, landscaper's or contractors. DO NOT CONTACT THE TENANT OR THEIR EMPLOYEES.

Location Description

North side of 114th Avenue North, just west of 66th Street North.
Bentley Business Center is an 8.3 acre 12 lot development. Water, sewer, reclaimed water, and natural gas is available in the right of way in front of the remaining lots. You may use your own builder or the developer will build your building for you.

Location Description
Mid Pinellas County. Bentley Business Center is located in Pinellas Park on the South side of 90 Avenue North between 66th Street North and Belcher Road.
SECTION 16.20.100. - INDUSTRIAL TRADITIONAL DISTRICT ("IT")

Industrial Traditional

Sections:

16.20.100.1. - Composition of industrial traditional.

Many of the City's older industrial areas were developed along the two railroad lines which brought goods and services into the City. These industrial lands create a string of industrial property that runs throughout the City instead of being concentrated within a defined industrial park. Businesses in these industrial areas provided needed goods and services and this district is the only opportunity for certain uses to locate. These industrial uses and surrounding residential areas have grown towards one another, in some cases creating tension between uses and limiting the ability for industrial redevelopment.

(Code 1992, § 16.20.100.1)

16.20.100.2. - Purpose and intent.

The purpose of the IT district regulations is to permit rehabilitation, improvement and redevelopment in a manner that is consistent with the character of the neighborhood and respects adjacent residential uses. Traditional industrial areas consist of external areas which border residential or other uses, where buffering may be an issue, and internal areas which border only other industrial uses. Necessary buffering and transition differs between these two. This section:

(1) Creates buffers and transitional zones between industrial corridors and abutting neighborhoods;
(2) Provides standards and incentives for design including site planning, architectural design, signage and lighting; and
(3) Establishes guidelines to shield storage areas, walls and fences to provide a better visual environment.

Flexibility is provided to encourage high quality economic development.

(Code 1992, § 16.20.100.2)

16.20.100.3. - Permitted uses.

A. Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

B. The size of an accessory use which is related to the principal use is subject to any size limits set forth in the plan.
16.20.100.4. - Development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable size, and development standards, such as minimum lot size, parking requirements, height restrictions and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

<table>
<thead>
<tr>
<th>Minimum lot area (sq. ft.)</th>
<th>IT</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum lot width</th>
<th>60 ft.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Maximum nonresidential intensity (floor area ratio)</th>
<th>0.75</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Maximum impervious surface (surface area ratio)</th>
<th>0.95</th>
</tr>
</thead>
</table>

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.

A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.


16.20.100.5. - Building envelope: Maximum height and building setbacks.

Maximum Building Height

<table>
<thead>
<tr>
<th>Maximum Height</th>
<th>IT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot abutting a nonindustrial zoned property or abutting a major street</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Lot abutting industrial zoned property only and not abutting a major street</td>
<td>50 ft.</td>
</tr>
</tbody>
</table>

All buildings
Within all required yards adjacent to streets | 6 ft. | 6 ft. |
--- | --- | --- |
Within building envelope | 6 ft. | 50 ft. |

Refer to technical standards regarding measurement of building height and height encroachments.

### Minimum Building Setbacks

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>IT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot abutting a non-industrial zoned property or abutting a major street</td>
<td>Lot abutting an industrial zoned property</td>
</tr>
<tr>
<td>Yard adjacent to street</td>
<td>10</td>
</tr>
<tr>
<td>Interior yards</td>
<td>20</td>
</tr>
</tbody>
</table>

Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachment.

(Code 1992, § 16.20.100.5; Ord. No. 876-G, § 10, 2-21-2008)

16.20.100.6. - Buffer requirements.

As development and redevelopment occurs within the district, industrial land uses shall be shielded from view from non-industrial zoned property or major streets through the utilization of buffers. The buffer width required is determined by the type of fence or wall installed and maintained on the industrial-zoned property. Flexibility is provided based upon the type of fence utilized to create the required buffer. Such buffers shall be landscaped and not used for off-street parking or off-street loading or unloading of trucks. The required landscaping shall be provided and maintained on the exterior side of any fence or wall used to create the required buffer.

Buffer Requirements
<table>
<thead>
<tr>
<th>Type of Fence</th>
<th>Buffer Width Required</th>
<th>Landscaping Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinyl-coated, chain link fence</td>
<td>20 ft.</td>
<td>Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching</td>
</tr>
<tr>
<td>Solid wood or solid vinyl fence</td>
<td>15 ft.</td>
<td>Trees: One shade tree per 50 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); and Shrubs: Shall measure a minimum 24 in. tall with branches touching</td>
</tr>
<tr>
<td>Masonry wall</td>
<td>10 ft.</td>
<td>Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct)</td>
</tr>
<tr>
<td>No fence; landscaping only</td>
<td>10 ft.</td>
<td>Trees: One shade tree per 40 linear ft. measuring a minimum 10 ft. tall and 2.0 in. diameter at breast height (dbh); Palms: One palm tree per 20 linear ft. measuring a minimum 10 ft. tall clear trunk (ct); and Shrubs: Shall measure a minimum 24 in. tall with branches touching</td>
</tr>
</tbody>
</table>
16.20.100.7. - Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian. For a more complete introduction, see section 16.10.010.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principle structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principle structure.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

1. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
**Building materials.** Building material standards protect neighboring properties by holding the building’s value longer thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

**Accessory structures and equipment.** Accessory structures should reinforce the pedestrian character of the City. Above-ground utility and service features shall be located and designed to reduce their visual impact upon the streetscape.

1. Outdoor storage shall not be visible from any non-industrially zoned property or major street. This can be accomplished through the construction of walls, fences or landscaping in accordance with the Code.

2. Solid waste containers shall not be located within the public rights-of-way. Solid waste containers shall be fully enclosed within a solid, opaque fence or wall that is architecturally compatible with the principal structure and includes shielding gates. Chain link fencing with inserted slats is prohibited.

3. Solid waste container enclosures located within the front yard shall be landscaped in accordance with the Code.

4. Mechanical equipment that is visible from the right-of-way, an adjacent neighborhood zoning district or adjacent residential use shall be screened with material compatible with the architecture of the principal structure.

(Code 1992, § 16.20.100.7; Ord. No. 1029-G, § 23, 9-8-2011)
EXHIBIT "D" – SOUTH ST. PETERSBURG CRA MAP
EXHIBIT "E" – PROPOSAL FORM

REQUEST FOR PROPOSAL
FOR THE PURCHASE & DEVELOPMENT
OF INDUSTRIAL TRADITIONAL
CITY-OWNED REAL PROPERTY
LOCATED AT
600 – 26th STREET SOUTH
ST. PETERSBURG, FLORIDA, 33712

Issue Date
January 20, 2017

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on January 20, 2017.

_________________________________________  __________________________________________
Name of Company/Organization                Proposal Contact Person

_________________________________________  __________________________________________
Signature of individual submitting proposal    Contact Person E-mail address
for above Company/Organization

_________________________________________  __________________________________________
Printed name of individual                    Contact Person Phone

_________________________________________  __________________________________________
Date                                           Contact Person Fax