Exhibit B

APPRAISAL REPORT
Park Road Site
1600 South Park Road
Hollywood, Broward County, FL 33021
Order: PFY-2005103

PREPARED FOR
Mr. Shiv Newaldass
Director of Development Services & Chief Development Officer
City of Hollywood
2600 Hollywood Boulevard
Suite 419
Hollywood, FL 33020

PREPARED BY
Joseph J. Blake and Associates, Inc.
5201 Blue Lagoon Drive
Suite 270
Miami, FL 33126

JOSEPH J. BLAKE AND ASSOCIATES, INC.
REAL ESTATE VALUATION AND CONSULTING

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April 28, 2020

Mr. Shiv Newaldass
Director of Development Services & Chief Development Officer
City of Hollywood
2600 Hollywood Boulevard
Suite 419
Hollywood, FL 33020

Re: Park Road Site
1600 South Park Road
Hollywood, FL 33021

Dear Mr. Newaldass:

As requested, we have prepared an appraisal of the property referenced above presented in the attached Appraisal Report. The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject as of April 12, 2020.

Briefly described, the subject consists of approximately 30.72 acres of land. There are various buildings on the site used by the City of Hollywood Public Works department. Combined, the structures contain 42,995 SF and were constructed between 1950 and 1968, according to Broward County records. Most of the North and Middle Parcels were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled.

The subject is slated for redevelopment. Therefore, the existing site improvements would not likely be re-used. The City of Hollywood has received proposals to redevelop the site. The highest ranked proposal is for the construction of 315 residential apartments to be located on approximately 13.4 acres and the balance of the site improved with a mix of retail and municipal service buildings. Those commercial and quasi-industrial buildings would be located on approximately 17.32 acres.

The site's current zoning is Government Use, which is very flexible. However, anything pertaining to land use changes or platting will need approval by Broward County and all projects must go through the site plan (development review process) at the City of Hollywood. None of that has occurred to date. According to an engineering study provided by the City of Hollywood, there is environmental contamination on the site. That study states the cost of site remediation is estimated to cost between $7.9 to $10.7 million. The subject's site consists of approximately 1,338,163 SF or approximately 30.72 acres of land. The site is irregular in shape and is level to slightly rolling.

The appraisal and the attached Appraisal Report have been prepared in conformity with and are subject to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP). In preparing this appraisal, we considered the use of the three most widely recognized approaches to value: the Cost, Income Capitalization and Sales Comparison Approaches. The appraisal is subject to the attached Assumptions and Limiting Conditions and Definition of Market Value.

Financial and real estate markets are in a state of uncertainty associated with the novel coronavirus/COVID-19. The outbreak of COVID-19 is a rapidly evolving situation and the effects on real estate markets are currently unclear. As such, it is impossible to predict the effects both on a near-term and a long-term basis. The opinions and conclusions in this report are based on our interpretation of market conditions as well as their effect on the subject's value and marketing time as of the date of value. However, the impact on value of rapidly changing market conditions can not be fully quantified at this time. The intended users of this report should be aware of the uncertainty regarding market conditions and its potential impact on the subject's market value as of the effective date of appraisal.

After an inspection of the subject, and analysis of pertinent physical and economic factors that affect value, we are of the opinion that the 'as is' market value of the fee simple estate of the subject, as of April 12, 2020, is:

$3,500,000
THREE MILLION FIVE HUNDRED THOUSAND DOLLARS

We were provided with an environmental study completed by Langan Engineering & Environmental Services. We have relied on the data contained in that report, which includes a cost estimate for environmental remediation, and make the extraordinary assumption the information contained in that report is accurate. The subject is currently zoned GU, Governmental Use. According to Hollywood officials, the zoning and underlying land use would require changes, before mixed-use development can occur. This appraisal makes the extraordinary assumption that the required zoning changes can be completed to allow for redevelopment. This appraisal makes the extraordinary assumption that no significant, off-site development requirements exist that would effect the potential development or re-use of the site. This appraisal is not based on any other extraordinary assumptions. The use of the aforementioned Extraordinary Assumptions might have affected the assignment results.

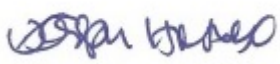
This appraisal is not based on any hypothetical conditions.

The opinion(s) of value are based on exposure times of 6 to 12 months, assuming the property was properly priced and actively marketed.

The attached Appraisal Report summarizes the documentation and analysis in support of our conclusions. If you have any questions, please contact the undersigned. We thank you for retaining the services of our firm.

Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Joseph Hatzell, MAI
Partner
Florida-State-Certified General Real Estate Appraiser
No. RZ1302
Expires: November 30, 2020
jhatzell@josephjblake.com

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PROPERTY SUMMARY	
PROPERTY APPRAISED	Park Road Site
PROPERTY ADDRESS	1600 South Park Road Hollywood, FL 33021
PARCEL/TAX ID	514220000040, -140, -150, -170 and 514220040010;
PROPERTY LOCATION	The subject site is located on the west side of South Park Road, between Pembroke Road and Hillcrest Drive.
PURPOSE OF THE APPRAISAL	The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject as of April 12, 2020.
PERTINENT DATES	
DATE OF INSPECTION	April 12, 2020
DATE OF REPORT	April 28, 2020
DATE OF "AS IS" VALUE	April 12, 2020
HIGHEST AND BEST USE	
AS IMPROVED	The redevelopment of the existing improvements with a more intensive use
AS IF VACANT	Hold for mixed use development
PROPERTY DATA	
IMPROVEMENT DATA	Briefly described, the subject consists of approximately 30.72 acres of land. There are various buildings on the site used by the City of Hollywood Public Works department. Combined, the structures contain 42,995 SF and were constructed between 1950 and 1968, according to Broward County records. Most of the North and Middle Parcels were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled. The subject is slated for redevelopment. Therefore, the existing site improvements would not likely be re-used. The City of Hollywood has received proposals to redevelop the site. The highest ranked proposal is for the construction of 315 residential apartments to be located on approximately 13.4 acres and the balance of the site improved with a mix of retail and municipal service buildings. Those commercial and quasi-industrial buildings would be located on approximately 17.32 acres.

	The site's current zoning is Government Use, which is very flexible. However, anything pertaining to land use changes or platting will need approval by Broward County and all projects must go through the site plan (development review process) at the City of Hollywood. None of that has occurred to date. According to an engineering study provided by the City of Hollywood, there is environmental contamination on the site. That study states the cost of site remediation is estimated to cost between $7.9 to $10.7 million.
SITE DESCRIPTION	The subject's site contains 1,338,163 SF or 30.72 acres of land.
CURRENT USE	As of the date of the value opinion(s), the subject was being used as vacant land and municipal facility. For the purposes of this report, the subject is valued as vacant land suitable for mixed use development with multifamily residential and commercial use.
ZONING	"GU," Government Use under the jurisdiction of the City of Hollywood.
CENSUS TRACT	12-011-0916.00

VALUE SUMMARY

"As Is" Value (4/12/2020)	
Discounted Land Value	$3,500,000
Final Value Opinion	**$3,500,000**

Looking South on South Park Road

Looking North on South Park Road

Entrance from South Park Road

Interior of Site

Interior of Site

Entrance Gate at South Park Road

Subject Site

Looking West on Hillcrest Drive

Looking East on Hillcrest Drive

Subject's Northern Portion

Subject's Northern Portion

Pembroke Road Looking East Adjacent to Subject

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 analyses, 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.
- I have performed no 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 the agreement to perform this assignment.
- We have no bias with respect to the property that is the subject of this 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.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Joseph Hatzell, MAI, has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certificate.
- As of the date of this report, Joseph Hatzell, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- The Appraisal Report is not based on a requested minimum valuation, a specific valuation, or the approval of a loan. In addition, our engagement was not contingent upon the appraisal producing a specific value and neither engagement, nor employment, nor compensation, is based upon approval of any related loan application.
- 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 and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- We are professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and/or appropriate research and education regarding the specific property type being appraised.

JOSEPH J. BLAKE AND ASSOCIATES, INC.

Joseph Hatzell, MAI
Partner
Florida-State-Certified General Real Estate Appraiser
No. RZ1302
Expires: November 30, 2020
jhatzell@josephjblake.com

This Appraisal Report is subject to underlying assumptions and limiting conditions qualifying the information contained in the Report as follows:

The valuation opinion(s) apply only to the property specifically identified and described in the ensuing Report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked by us, is accepted as satisfactory evidence upon which rests the final opinion(s) of property value.

We have made no legal survey, nor have we commissioned one to be prepared, and therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and/or the property contact and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens or other encumbrances affecting the use of the property, unless otherwise noted in this report.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reasonableness is assumed for matters of a legal nature, whether existing or pending.

We, by reason of this appraisal, shall not be required to give testimony as expert witness in any legal hearing or before any Court of Law unless justly and fairly compensated for such services.

By reason of the Purpose of the Appraisal and the Intended User and Use of the Report herein set forth, the value opinion(s) reported are only applicable to the Property Rights Appraised, and the Appraisal Report should not be used for any other purpose.

Disclosure of the contents of this Appraisal Report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any opinions as to value, our identity, or the firm with which we are connected, or any reference to the Appraisal Institute or to the MAI Designation) shall be reproduced for dissemination to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior consent and written approval.

We have not been furnished with soil or subsoil tests, unless otherwise noted in this report. In the absence of soil boring tests, it is assumed that there are no unusual subsoil conditions or, if any do exist, they can be or have been corrected at a reasonable cost through the use of modern construction techniques.

This appraisal is based on the conditions of local and national economies, purchasing power of money, and financing rates prevailing at the effective date(s) of value.

We are not engineers and any references to physical property characteristics in terms of quality, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.

Unless otherwise stated in this report, we did not observe the existence of hazardous materials, which may or may not be present on or in the property. 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 opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value or extend their marketing time. No responsibility is assumed for any such conditions, or for the expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Toxic and hazardous substances, if present within a facility, can introduce an actual or potential liability that may adversely affect marketability and value. Such effects may be in the form of immediate clean-up expense or future liability of clean-up costs (stigma). In the development of our opinion(s) of value, no consideration was given to such liabilities or their impact on value. The client and all intended users release Joseph J. Blake and Associates, Inc., from any and all liability related in any way to environmental matters.

Possession of this report or a copy thereof does not imply right of publication, nor use for any purpose by any other than the client to whom it is addressed, without our written consent.

Cash flow projections are forecasts of estimated future operating characteristics and are based on the information and assumptions contained within the Appraisal Report. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may well vary from the projections contained herein. We do not warrant that these forecasts will occur. Projections may be affected by circumstances beyond our current realm of knowledge or control.

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 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 for 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. Unless otherwise stated in this report, we have no direct evidence relating to this issue and we did not consider possible non-compliance with the requirements of the ADA in forming the opinion of the value of the property.

EXTRAORDINARY ASSUMPTIONS

We were provided with an environmental study completed by Langan Engineering & Environmental Services. We have relied on the data contained in that report, which includes a cost estimate for environmental remediation, and make the extraordinary assumption the information contained in that report is accurate. The subject is currently zoned GU, Governmental Use. According to Hollywood officials, the zoning and underlying land use would require changes, before mixed-use development can occur. This appraisal makes the extraordinary assumption that the required zoning changes can be completed to allow for redevelopment. This appraisal makes the extraordinary assumption that no significant, off-site development requirements exist that would effect the potential development or re-use of the site. This appraisal is not based on any other extraordinary assumptions. The use of the aforementioned Extraordinary Assumptions might have affected the assignment results.

HYPOTHETICAL CONDITIONS

This appraisal is not based on any hypothetical conditions.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject as of April 12, 2020.

INTENDED USER AND USE OF THE APPRAISAL

The intended user of this appraisal is the client, City of Hollywood. We assume any affiliates, successors and assigns noted herein have the same intended use, knowledge and understanding as the original named client. The intended use of this appraisal is to assist the client with internal decision making purposes. This appraisal is not intended to be used by any other parties, for any other reasons, other than those which are stated here. Non-identified parties are not intended users of this report.

PERTINENT DATES OF INSPECTION, APPRAISAL VALUE AND REPORT

This Appraisal Report, with its analyses, conclusions and final opinions of market value, is specifically applicable to the following pertinent dates:

DATE OF INSPECTION	April 12, 2020
DATE OF REPORT	April 28, 2020
DATE OF "AS IS" VALUE	April 12, 2020

DEFINITION OF MARKET VALUE

Market value means 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 seller each acting prudently and 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 acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. 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.'

Source: 12 C.F.R. § 34.42, 225.62, 323.2, 564.2, 722.2

EXPOSURE TIME

To form an opinion of exposure time, we considered the exposure times of properties similar to the subject in the same or similar sub-markets that have recently sold and/or conversations with local market participants. Based on our research, we are of the opinion that 12 months is a reasonable exposure time, assuming the property was reasonably priced and actively marketed.

The current market conditions pertaining to the coronavirus make future marketing and exposure times uncertain. However, as of the date of appraisal, most market watchers are making decisions based on the assumption that the situation will be resolved within the next 12 months. The long term trends suggest that migration to South Florida will continue, which would suggest that there will remain a market for land that has the potential for future development.

PROPERTY RIGHTS APPRAISED

The subject is appraised on the basis of a fee simple estate.

SCOPE OF THE APPRAISAL

The scope of an appraisal assignment is relative to the intended use of the appraisal. The following outlines the extent of property inspection, market data collection, verification and analysis performed for this assignment.

Inspection

Joseph Hatzell, MAI, has made a personal inspection of the property that is the subject of this report. This inspection consisted of a visual inspection of the site from the periphery. We note that much of the site is covered with vegetation and was not visible. The inspection also included the surrounding neighborhood and the exterior of some of the buildings on the site. The inspection was visual in nature, to assess the economic condition of the property, in order to effectively compare it to other properties in the market. We are not engineers, and we did not assess the property from the standpoint of its structural integrity, or to determine whether any latent defects (water leaks, plumbing or electrical problems, environmental issues etc.) were present.

Subject Physical and Economic Characteristics

The types of information obtained and the sources providing such information are detailed in the following table.

Information Sources		
Information Type	**Received?**	**Source**
Property Record Cards	Yes	Owner
Legal Description	Yes	County
Zoning Information	Yes	Owner
Environmental Report	Yes	County
Flood Map	Yes	FEMA
Demographic Data	Yes	Site to do Business
Appraisal Engagement Contract	Yes	Joseph J. Blake & Associates, Inc.

Type of Analysis Applied

The Sales Comparison Approach was applied in this valuation analysis.

Extent of Data Research

General economic data and market data were reviewed. Comparable sales were compiled from published sources including various reliable publications. Market data compiled for this report include a variety of land sales and general market data. These data are a result of research specific to the market and pertinent to the subject. The data were verified by buyers, sellers, brokers, managers, government officials or other sources regarded as knowledgeable and reliable. We were provided with an environmental study completed by Langan Engineering & Environmental Services. We have relied on the data contained in that report, which includes a cost estimate for environmental remediation, and make the extraordinary assumption the information contained in that report is accurate.

Information specific to the subject was provided by the client, owner, and/or representatives of the owner, and is assumed to be correct. Other information, such as zoning and tax records, was obtained from governmental sources. Specific estimates concerning market rent, expenses, vacancy, etc., reflect our judgment based on interpretation of the market data. The reasoning behind such estimates is illustrated throughout each of the approaches to value.

IDENTIFICATION OF THE PROPERTY

The property is commonly known as:

Park Road Site
1600 South Park Road
Hollywood, FL 33021

The property is also identified by the Broward County Tax Assessor's Office as tax parcel numbers 514220000040, -140, -150, -170 and 514220040010; .

The legal description of the property is assumed to be correct. We have not commissioned a survey, nor have we had one verified by legal counsel. Therefore, we suggest a title company, legal counsel, or other qualified expert verify this legal description before it is used for any purpose.

CURRENT USE OF THE SUBJECT

As of the date of the value opinion(s), the subject was being used as vacant land and municipal facility. For the purposes of this report, the subject is valued as multifamily residential.

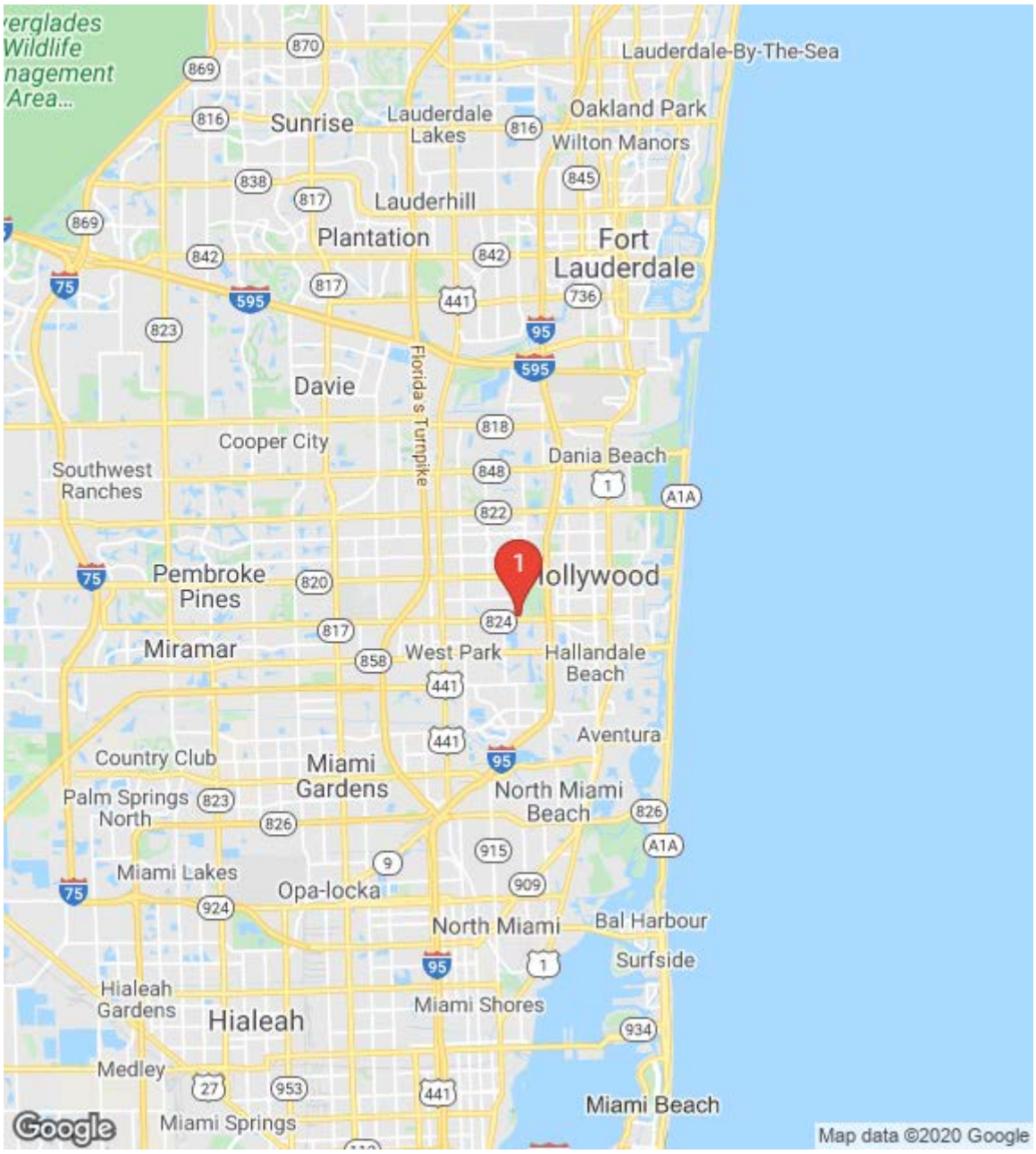
HISTORY OF THE SUBJECT

The subject is currently owned by City of Hollywood who has owned the site for more than the last 10 years.

The city issued a request for proposals to develop the site last year. City commissioners ranked Park Road Development's proposal first among four proposals to develop the site. The commissioners approved a resolution directing the city manager to negotiate a purchase agreement and a development agreement with Park Road Development. We are not aware of the results of that negotiation process.

We are not aware of any listings, real property transactions, or ownership transfers pertaining to the subject in the three years prior to the date of the "as is" value opinion, other than that which is reported here.

AREA MAP



INTRODUCTION

To evaluate the factors that influence a property's income potential over the projection term, we analyze economic indicators at the macro or citywide level and work down to the more specific micro or subject property level. The subject property is located in the City of Hollywood, within Broward County and the State of FL. Reference is made to the area map identifying the location of the subject property above. The following analysis includes an overview of the region, as well as historical and projected trends of income, population and employment for the subject's area.

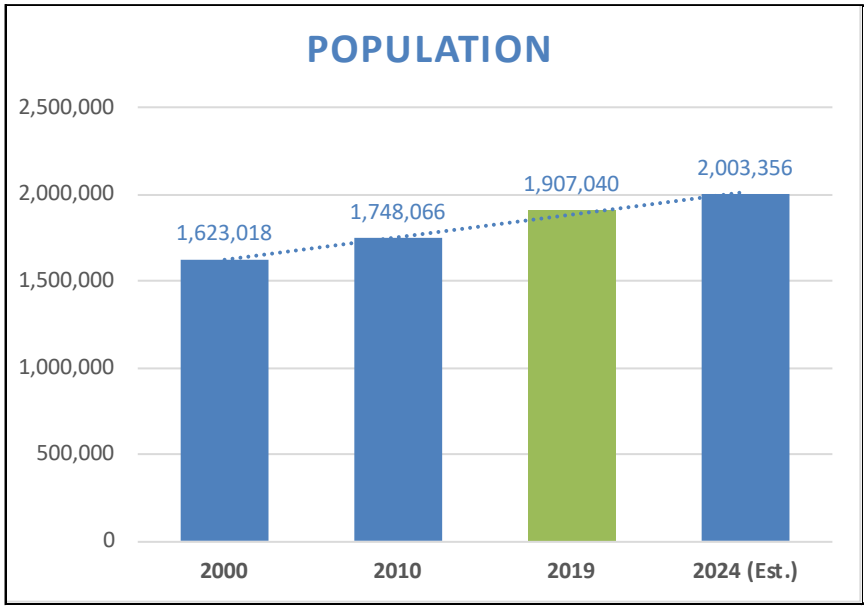
LOCATION

The subject is located in the Broward County, FL. Our regional, demographic, and economic analyses are based on data extracted from Site To Do Business, U.S. Department of Labor Bureau of Labor Statistics, U.S. Census Bureau and Office of Management and Budget. This data has been extrapolated from various databases and are the most current available.

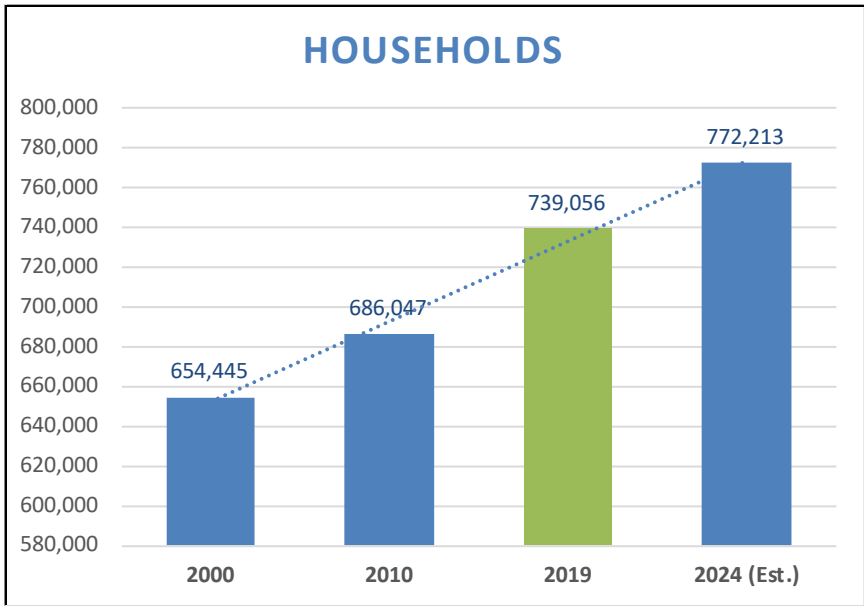
The combined databases include various economic and demographic variables for the subject's respective county and state. The Site To Do Business database includes drive time, zip code, and radius population estimates, household income, and related data. This data is based on 2019 populations with projections through 2024. The Department of Labor provided county unemployment trends and data specific to the subject's operation including number of facilities, number of employees, and average wage.

POPULATION

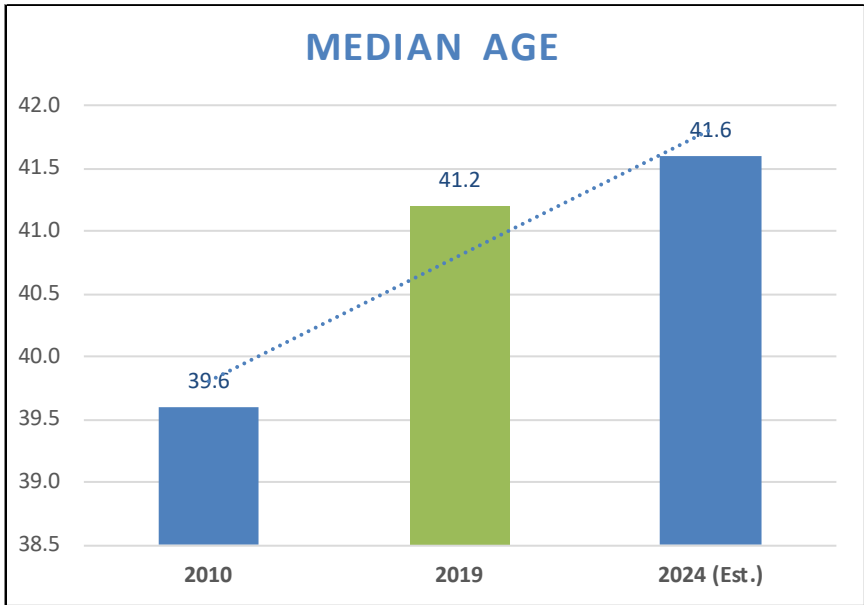
Population within the Broward County, FL is currently indicated at 1,907,040 and is expected to increase to 2,003,356 within five years, an increase of approximately 5.05% over the five-year period, or 1.01% per year. This is higher than the population indicated at the 2010 census, which was indicated at 1,748,066 within the Broward County, FL. Population at the previous census in 2000 was 1,623,018, indicating a long-term growth rate from 2000 to 2019 of 0.92% per year.

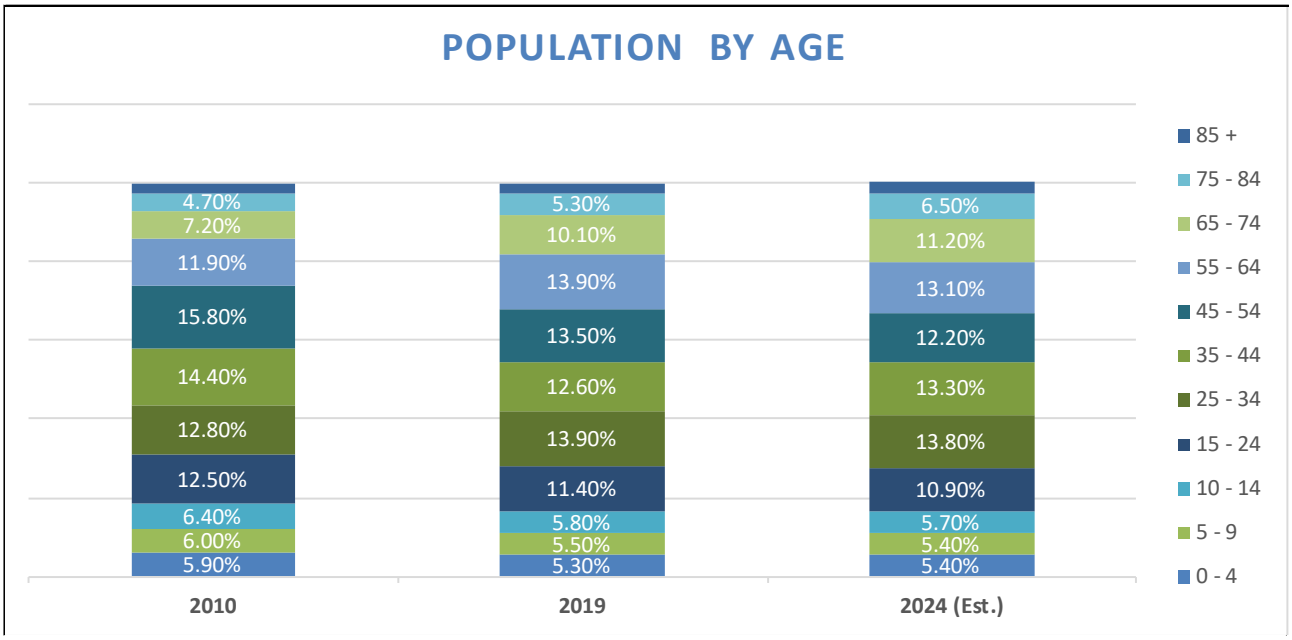


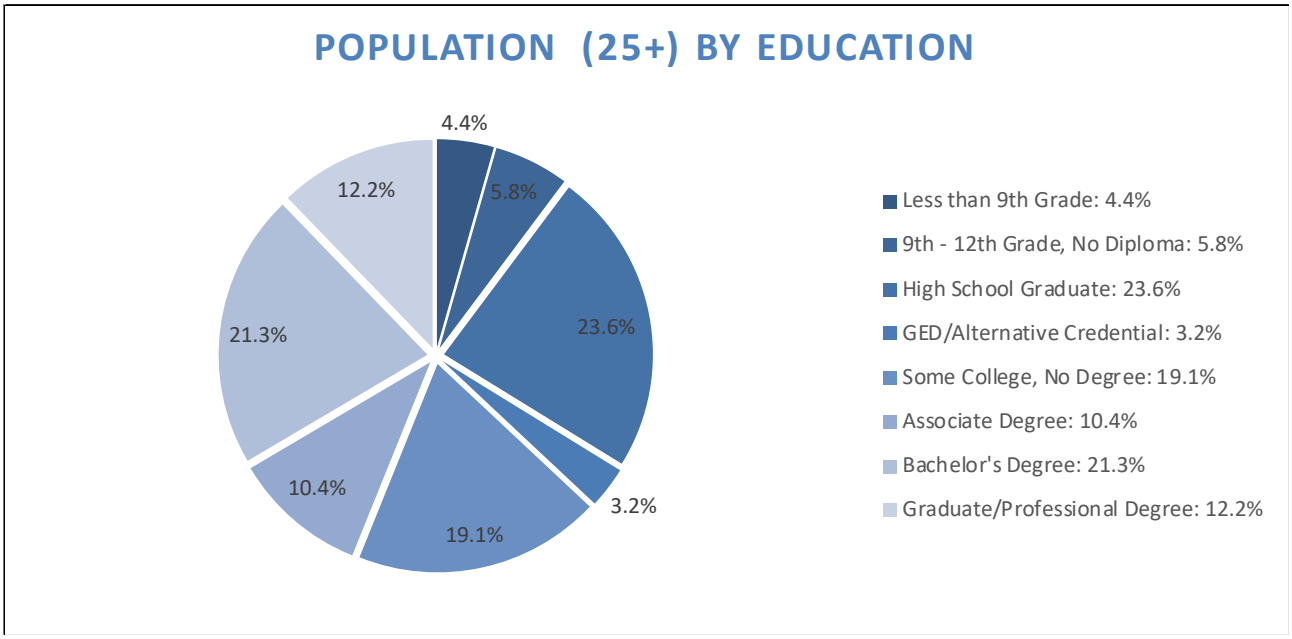
Households are expected to follow a similar trend, with total households within Broward County, FL increasing from 739,056 in 2019 to 772,213 in 2024, with a current 2.56 persons per household. There were 654,445 households in 2000 and 686,047 households in 2010, indicating a long-term growth rate of 0.68% from 2000 to 2019.



The median age in Broward County, FL is currently indicated at 41.2 years, up from 2010, when the median age was 39.6 years. The population is expected to increase in 2024, with the median age projected as 41.6 years.

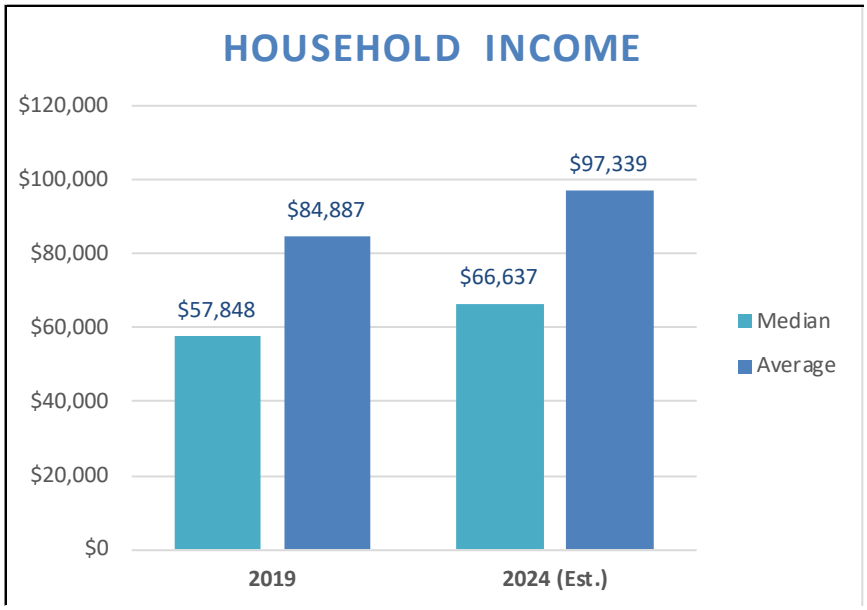


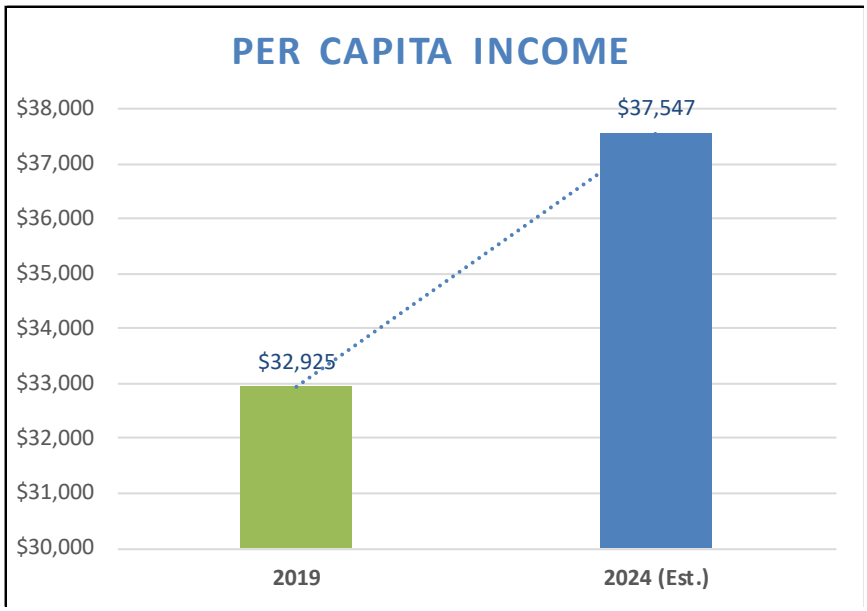


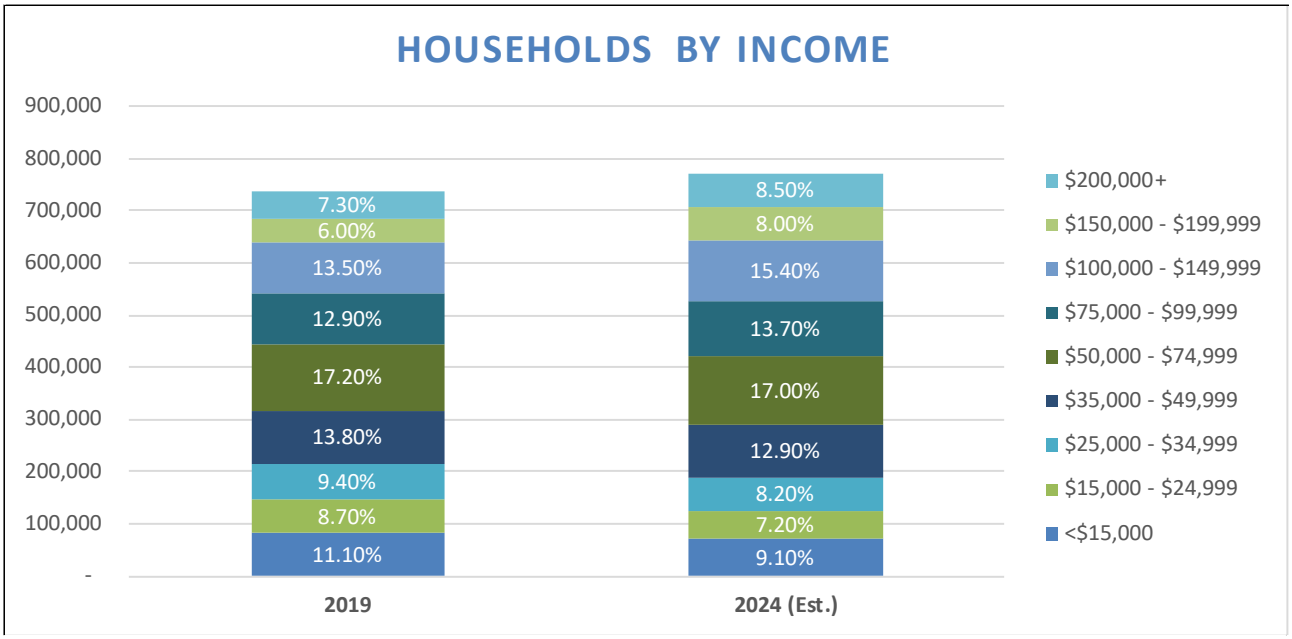


INCOME

Site To Do Business reports current median household income at $57,848, which is forecasted to increase to $66,637 by 2024, an increase of 15.19%. Similarly, per capita income is expected to increase from its current level of $32,925 to $37,547 by 2024, an increase of 14.04%.


HOUSEHOLD INCOME
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$0
$57,848
$84,887
$66,637
$97,339
2019
2024 (Est.)
Median
Average

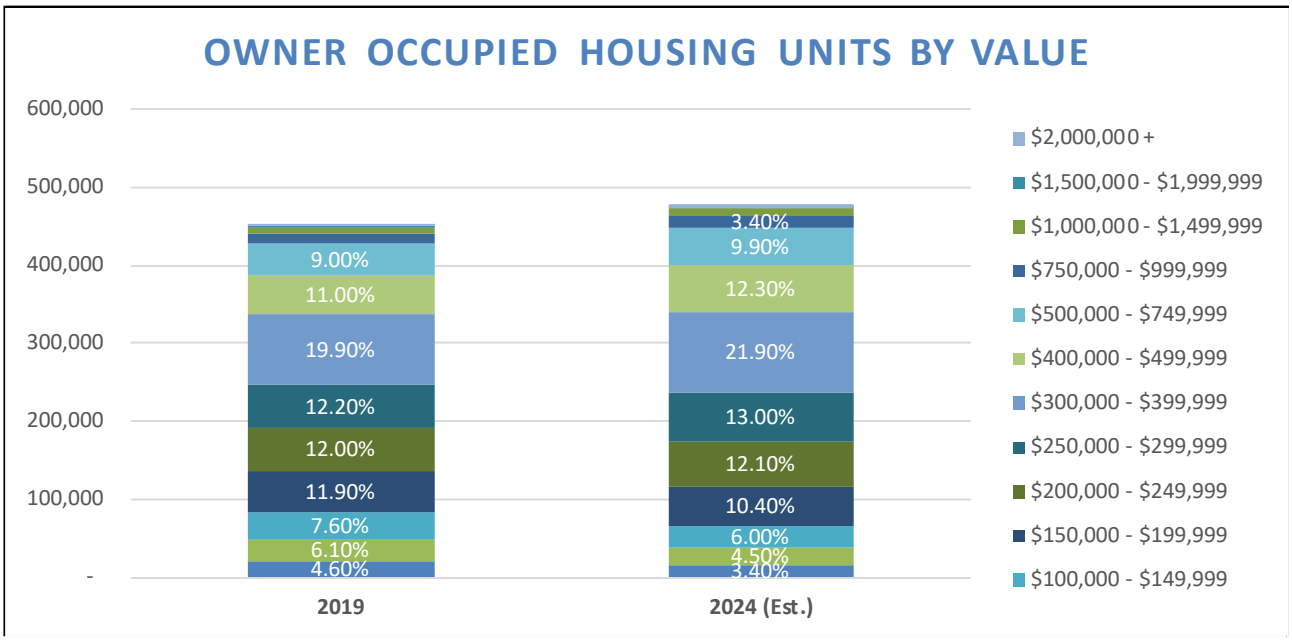

PER CAPITA INCOME
$38,000
$37,000
$36,000
$35,000
$34,000
$33,000
$32,000
$31,000
$30,000
$32,925
$37,547
2019
2024 (Est.)



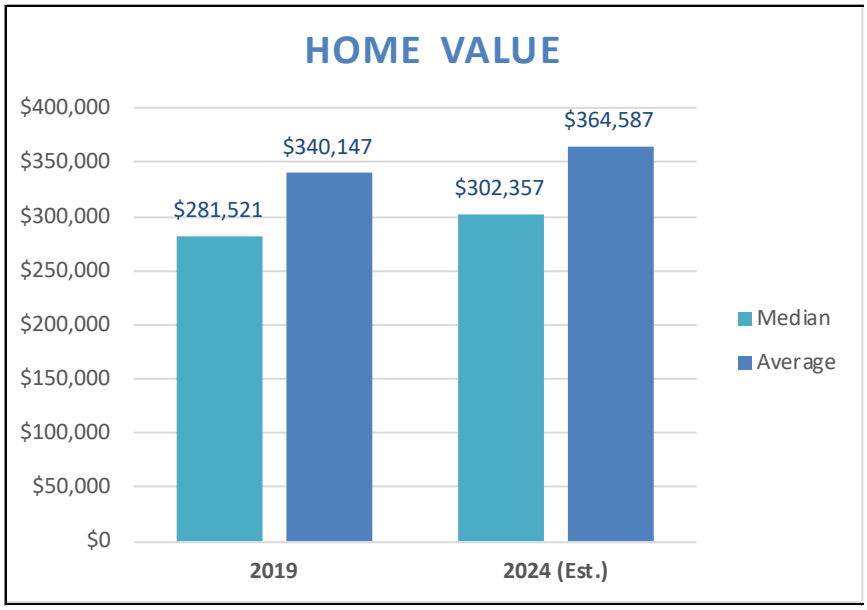
HOUSING

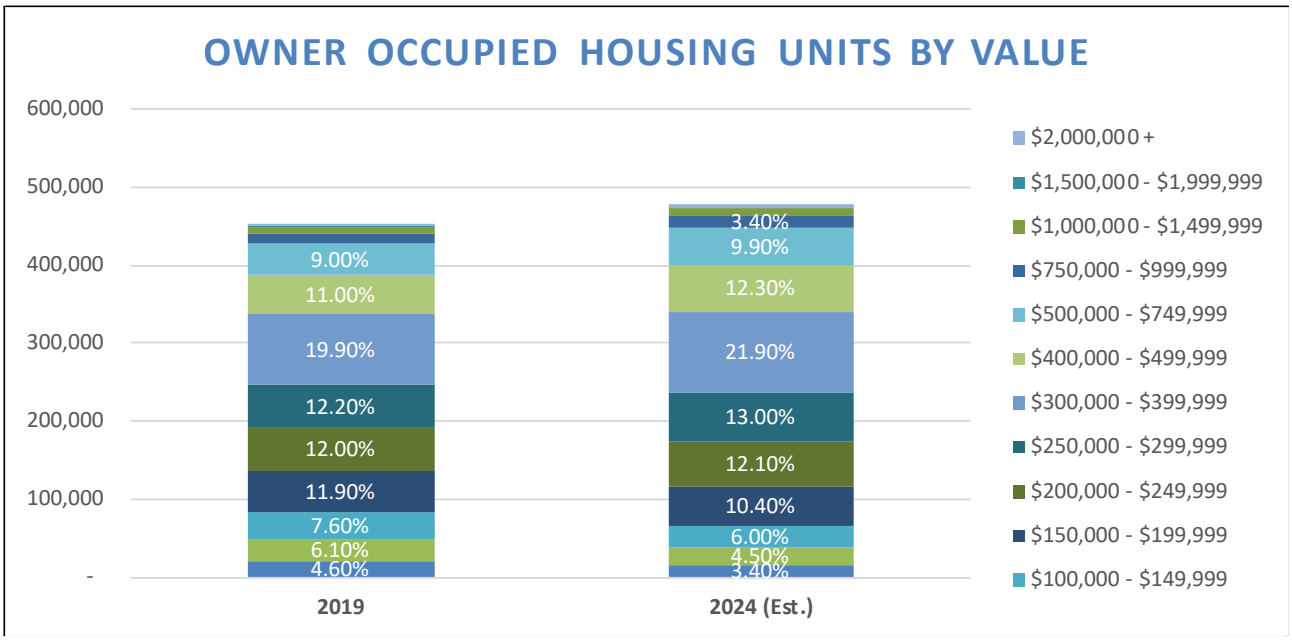
According to Site To Do Business, there were approximately 741,043 housing units in Broward County, FL as of the 2000 census. That figure increased to 810,388 housing units as of the 2010 census. Current estimates indicate 850,431 housing units, an increase of 4.94% from the 2010 census. Housing units are forecasted to grow to 881,065 units in 2024, indicating a growth rate of 3.60% over the five-year period.

Renter-occupied units comprise the majority of the housing stock in the area. Current estimates indicate that approximately 53.3% of total housing units are owner-occupied, with 33.6% of units occupied by renters. The balance of the units is vacant. In 2024, the mix is expected to shift to 54.3% owner-occupied units and 33.3%renter-occupied units.



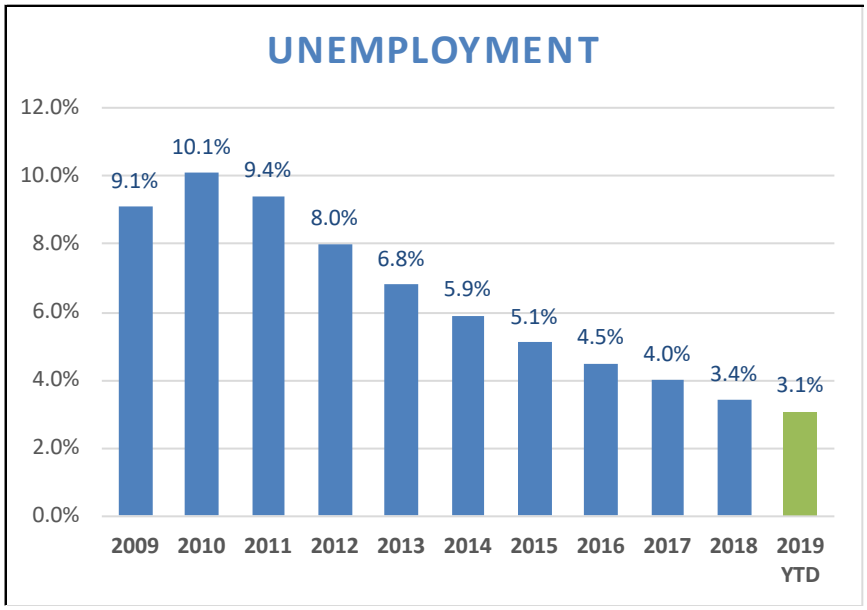
The median home value is currently estimated at $281,521 as of 2019 by Site To Do Business. It is expected to increase to $302,357 by 2024, indicating an annual home appreciation rate of 1.48%.

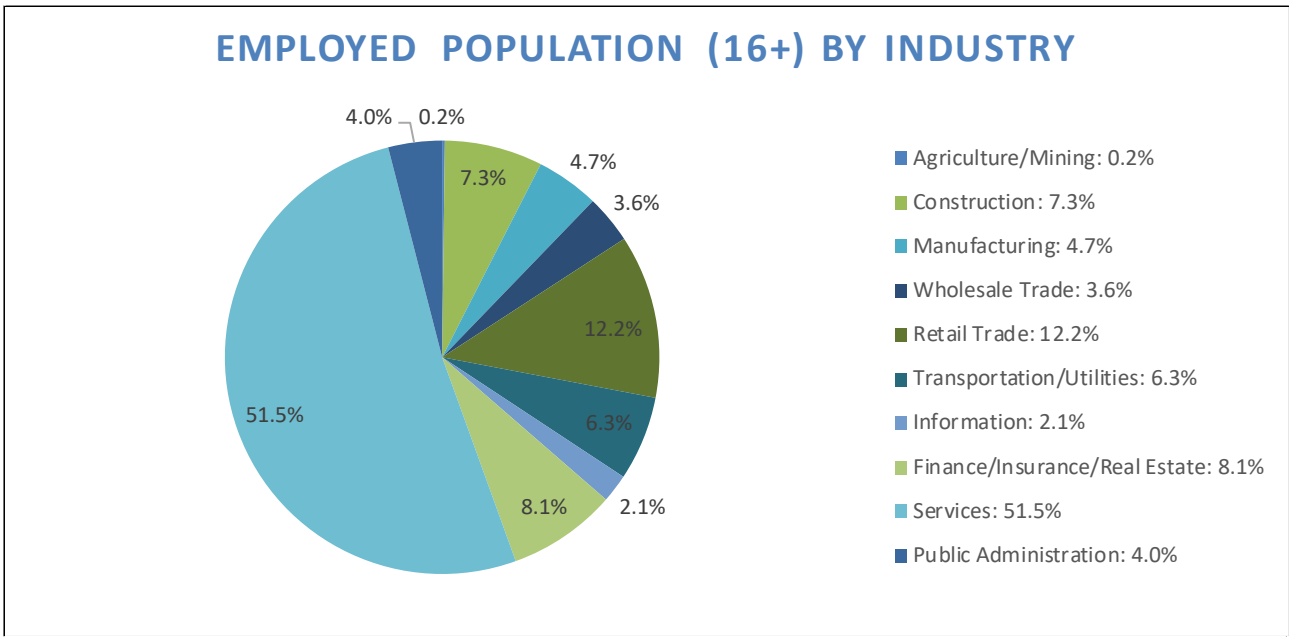


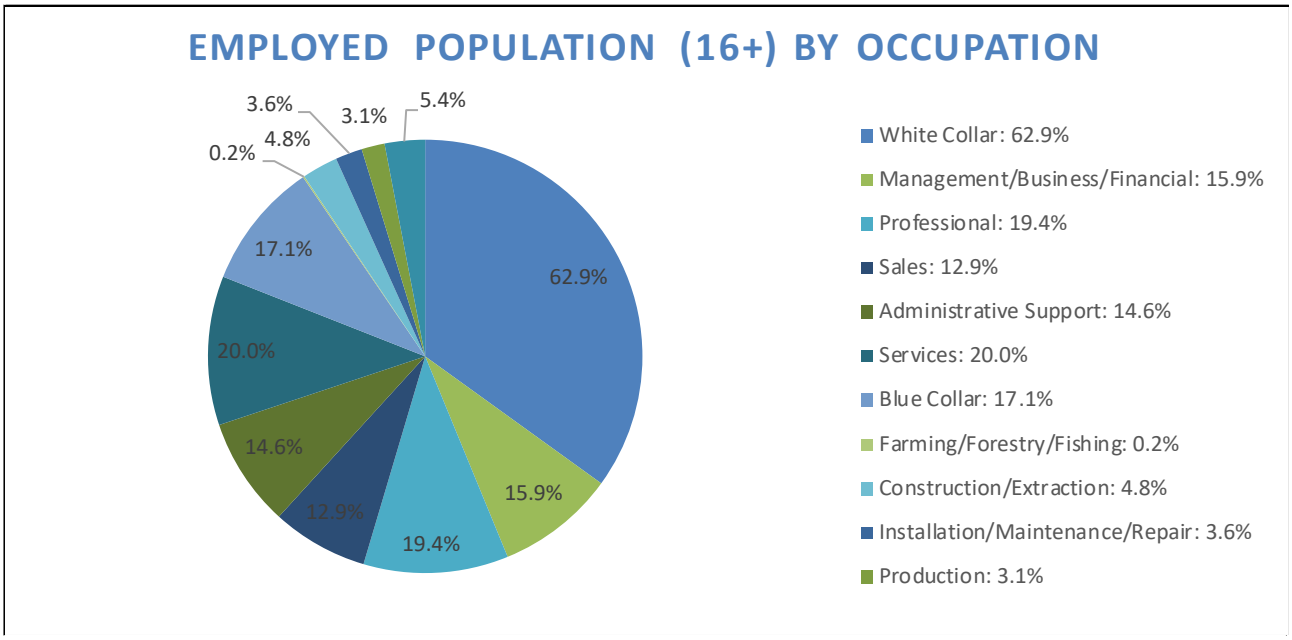


EMPLOYMENT

The Broward County, FL currently employs 877,331 workers according to Site To Do Business. The Bureau of Labor Statistics currently reports unemployment at 2.5%, as of December 2019, which is lower than the long-term average of 6.3% since January 2009. Unemployment peaked in January 2010 at 10.5%. Year to date, unemployment has averaged 3.1%, down from last year's 3.4% average.


UNEMPLOYMENT
12.0%
10.0%
8.0%
6.0%
4.0%
2.0%
0.0%
9.1%
10.1%
9.4%
8.0%
6.8%
5.9%
5.1%
4.5%
4.0%
3.4%
3.1%
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019 YTD

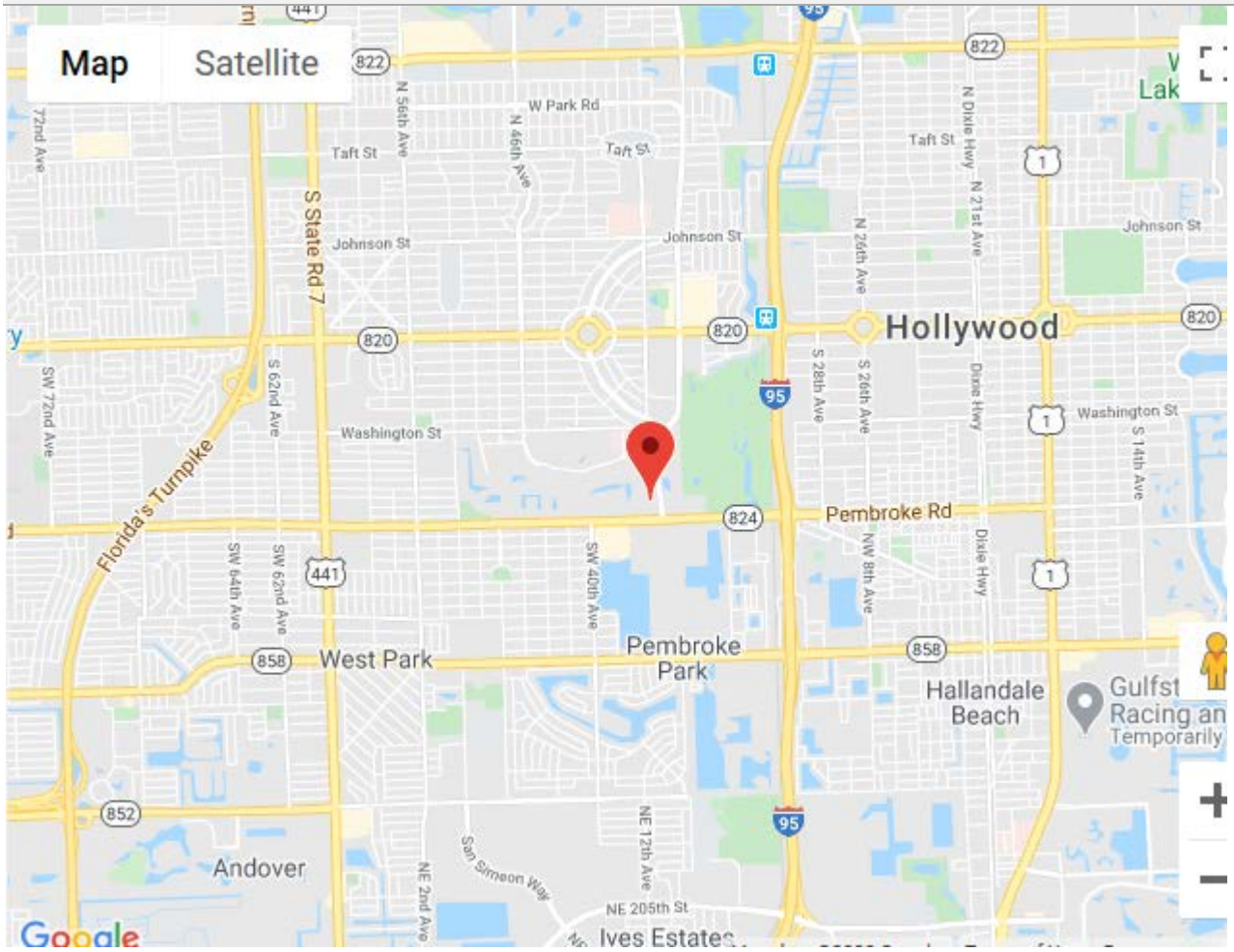

EMPLOYED POPULATION (16+) BY INDUSTRY
4.0%
0.2%
7.3%
4.7%
3.6%
12.2%
6.3%
2.1%
8.1%
51.5%
Agriculture/Mining: 0.2%
Construction: 7.3%
Manufacturing: 4.7%
Wholesale Trade: 3.6%
Retail Trade: 12.2%
Transportation/Utilities: 6.3%
Information: 2.1%
Finance/Insurance/Real Estate: 8.1%
Services: 51.5%
Public Administration: 4.0%



CONCLUSION

An analysis of South Florida and more specifically, Broward County, demonstrates that the area has historically been on a path of growth. Many of the factors that led to Miami-Dade County's historical success remain in place. Therefore, the county will likely continue to grow.

NEIGHBORHOOD MAP



INTRODUCTION

A property is an integral part of its surroundings and must not be treated as an entity separate and apart from its surroundings. The value of a property is not found exclusively in its physical characteristics; physical, economic, political and sociological forces in the area interact to give value to a property. In order to determine the degree of influence extended by these forces on a property, their past and probable future trends are analyzed. Therefore, in order to form an opinion of the value of a property, an analysis is made of the area in which the property under study is found. This area is referred to as a neighborhood.

A neighborhood can be a portion of a city, a community or an entire town. It is usually an area which exhibits a fairly high degree of homogeneity as to use, tenancy and certain other characteristics. Homogeneity is a state of uniform structure or composition throughout. Therefore, in real estate terminology, a homogeneous neighborhood is one in which the property types and uses are similar. A neighborhood is more or less a unified area with somewhat definite boundaries. As a neighborhood's boundaries serve to limit the physical area that exerts germane influences on a property's value, the boundaries may indeed run concurrent with variations in prevailing land uses or physical characteristics.

LOCATION

The subject site is located on the west side of South Park Road, between Pembroke Road and Hillcrest Drive. The boundaries of the subject's neighborhood are considered to be Hollywood Boulevard to the north, Interstate 95 to the east, Pembroke Road to the south and State Road 7 to the west. The subject sits within the southeast quadrant of the neighborhood. Specifically, the subject sits within the area known as Hillcrest.

ACCESSIBILITY

Access is provided by Pembroke Road, South Park Drive as well as well as Hillcrest Drive. South Park Road travels north/south from Pembroke Road to Hollywood Boulevard and contains two lanes in each direction with a landscaped median. Hillcrest Drive travels east/west from South Park Drive past the subject. Pembroke Road travels east/west, with an interchange at Interstate 95. The roadway contains three lanes in each direction with dedicated, center turning lanes. Therefore, the subject is easily accessed from other parts of South Florida, due to the proximity to Interstate 95. The subject is also located approximately one mile distant from the Hollywood Tri Rail station. Tri Rail provides a rail link from Miami to West Palm Beach with stops at Miami International Airport, Fort Lauderdale/Hollywood International Airport and West Palm Beach International Airport. Therefore the subject site also has good accessibility via public transportation to job centers in other parts of South Florida.

DEVELOPMENT

The neighborhood immediately surrounding the subject is known as Hillcrest. Hillcrest was originally built in the early 1960s by developer Ben Tobin and was one of the first golf course/condominium developments in Broward County. The existing residential portion consists of four and five-story buildings and 10- to 12-story high-rises. The former golf course sold in June of 2016 to Pulte Home Corporation. The city commission approved plans for the conversion of the golf course in May of 2016. The site received approval to build homes (340 townhomes, 305 single family homes). A planned 60-acre park is to be used by existing and future homeowners. The homes area priced in the range of $250,000 to $450,000.

Some of the sites that face Pembroke Road are more industrial in nature. Most of the North and Middle portions of the site were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled. Therefore, there are some older industrially in the neighborhood.

The historical use of these parcels as an uncontrolled landfill and for public works operations has caused the soil and groundwater to be affected by various contaminants and the Florida Department of Environmental Protection and the City of Hollywood has designated the project site to be a Brownfield. The filling of these parcels was not controlled and unstable subsurface conditions are present, which could affect future construction.

Other land uses in the neighborhood include the Orangebrook Golf and Country Club, which is located on the west side of Interstate 95, between Hollywood Boulevard and Pembroke Road, east of South Park Road. There are also garden style apartment complexes on the east and west sides of South Park Road both north and south of Washington Street; one of the apartment communities has buildings that face the golf course.

The general trend for development has been away from more industrial uses, and more toward residential uses, with commercial development on prominent corners to serve the needs of the area's residents.

DEMOGRAPHICS

The Site To Do Business is a service that provides demographic data, including historical, current and forecasted population estimates for a specified region. Patterns of development, density and migration are reflected in the population estimates. A survey of the subject area's population and growth rate is summarized in the following charts, followed by a map of the surveyed area.

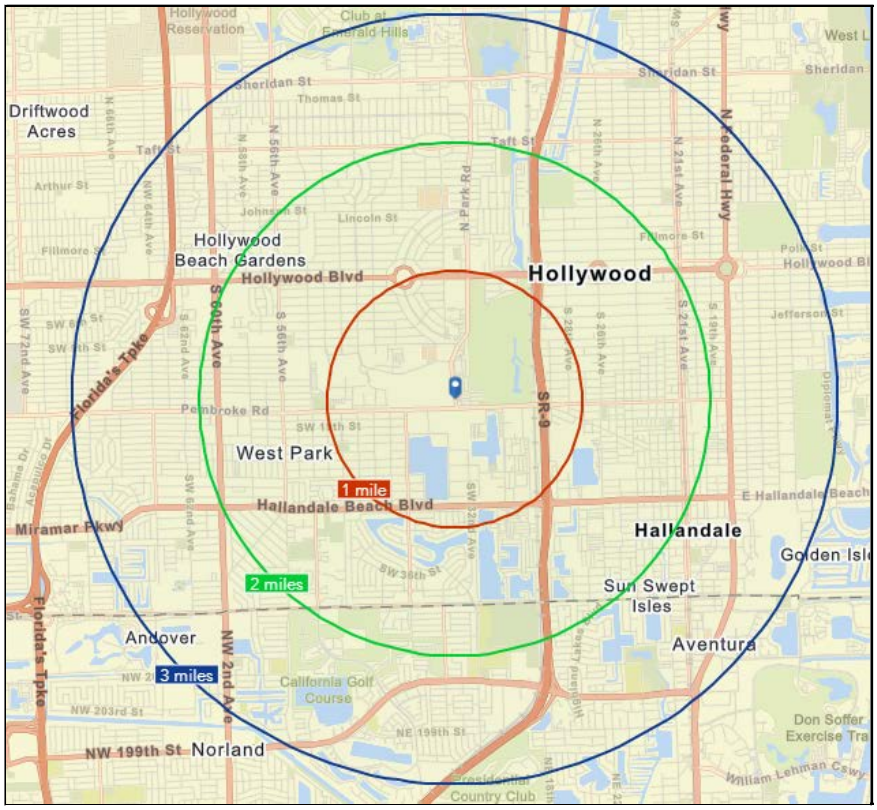
Demographics						
	2019			2024		
Summary	**1 mile**	**2 mile**	**3 mile**	**1 mile**	**2 mile**	**3 mile**
Population	17,737	78,261	189,831	18,703	81,768	198,527
Households	7,624	30,097	73,741	7,999	31,256	76,644
Families	4,082	18,660	45,132	4,263	19,346	46,826
Average Household Size	2.29	2.58	2.56	2.30	2.60	2.58
Owner Occupied Housing Units	4,057	15,619	38,552	4,423	16,635	40,894
Renter Occupied Housing Units	3,567	14,478	35,189	3,576	14,621	35,750
Median Age	41.3	39.3	40.2	42.4	39.6	40.4
Population by Age	**1 mile**	**2 mile**	**3 mile**	**1 mile**	**2 mile**	**3 mile**
0 - 4	5.6%	6.0%	5.7%	5.5%	6.1%	5.8%
5 - 9	5.5%	6.1%	5.7%	5.2%	5.8%	5.5%
10 - 14	5.2%	6.1%	5.9%	5.1%	6.0%	5.7%
15 - 19	4.6%	5.5%	5.5%	5.0%	5.8%	5.6%
20 - 24	5.6%	6.5%	6.2%	5.7%	6.2%	6.0%
25 - 34	14.6%	14.2%	14.2%	13.7%	14.0%	14.0%
35 - 44	13.4%	12.6%	12.7%	13.0%	12.8%	13.2%
45 - 54	12.0%	12.8%	13.3%	11.7%	12.0%	12.2%
55 - 64	12.4%	13.0%	13.6%	11.8%	12.4%	12.8%
65 - 74	10.7%	9.7%	10.0%	11.0%	10.5%	10.8%
75 - 84	6.6%	5.1%	5.0%	8.2%	6.0%	5.9%
85+	3.8%	2.3%	2.3%	3.9%	2.3%	2.3%
Households by Income	**1 mile**	**2 mile**	**3 mile**	**1 mile**	**2 mile**	**3 mile**
<$15,000	14.90%	15.20%	14.80%	12.00%	12.40%	12.00%
$15,000 - $24,999	11.60%	11.30%	11.20%	9.80%	9.50%	9.50%
$25,000 - $34,999	14.30%	13.00%	11.60%	12.70%	11.50%	10.20%
$35,000 - $49,999	15.80%	15.90%	15.90%	15.40%	15.60%	15.30%
$50,000 - $74,999	19.80%	18.40%	18.40%	20.80%	19.30%	19.00%
$75,000 - $99,999	13.30%	12.20%	11.80%	15.60%	14.00%	13.20%
$100,000 - $149,999	7.60%	9.10%	9.90%	9.60%	11.00%	12.10%
$150,000 - $199,999	2.10%	2.90%	3.30%	3.20%	4.30%	4.70%
$200,000+	0.70%	2.00%	3.20%	0.90%	2.50%	3.90%
Median Household Income	$42,623	$43,700	$45,910	$50,080	$50,846	$52,669
Average Household Income	$54,048	$58,864	$63,766	$62,506	$68,389	$74,144
Per Capita Income	$23,299	$22,632	$24,768	$26,810	$26,130	$28,644

Source: Site To Do Business

Trends: 2019 - 2024 Annual Rate			
1 mile Radius	**Area**	**State**	**National**
Population	1.07%	1.37%	0.77%
Households	0.96%	1.31%	0.75%
Families	0.87%	1.26%	0.68%
Owner HHs	1.74%	1.60%	0.92%
Median Household Income	3.28%	2.37%	2.70%
2 mile Radius	**Area**	**State**	**National**
Population	0.88%	1.37%	0.77%
Households	0.76%	1.31%	0.75%
Families	0.72%	1.26%	0.68%
Owner HHs	1.27%	1.60%	0.92%
Median Household Income	3.08%	2.37%	2.70%
3 mile Radius	**Area**	**State**	**National**
Population	0.90%	1.37%	0.77%
Households	0.78%	1.31%	0.75%
Families	0.74%	1.26%	0.68%
Owner HHs	1.19%	1.60%	0.92%
Median Household Income	2.78%	2.37%	2.70%

Source: Site To Do Business

NEIGHBORHOOD/AREA COMPARISON				
Category	**1 mile**	**2 mile**	**3 mile**	**Area**
Median Household Income	$42,623	$43,700	$45,910	$57,848
Average Household Income	$54,048	$58,864	$63,766	$84,887
Per Capita Income	$23,299	$22,632	$24,768	$32,925
Average Household Size	2.29	2.58	2.56	2.56
Median Age	41.3	39.3	40.2	41.2



Source: Site To Do Business

LIFE CYCLE

A neighborhood's life cycle usually consists of four stages:

- Growth - a period during which the neighborhood gains public favor and acceptance
- Stability - a period of equilibrium without marked gains or losses
- Decline - a period of diminishing demand
- Revitalization - a period of renewal, redevelopment, modernization, and increasing demand

Source: The Appraisal of Real Estate, 14th Edition

From a general examination, it appears that the neighborhood is in the stability stage of the life cycle, with existing and prior uses slowly being replaced with newer uses. The subject's neighborhood is tending toward more residential uses, with the former Hillcrest golf course being converted into a residential subdivision.

The neighborhood is expected to remain in its current state, with potential for increased property values as sites that were previously used for industrial purposes are repurposed for residential and in some instances, commercial uses.

NEIGHBORHOOD ANALYSIS CONCLUSION

In conclusion, the neighborhood is considered to be a stable area that is similar to other neighborhoods that were the focus of the first wave of suburban development in Broward County. Many similar neighborhoods are undergoing slow but steady transformations that gradually change from lower density to slightly higher density areas. Access to transportation, including Interstate 95 and Tri Rail, make the area well suited for redevelopment in the future.

SITE DETAILS	
ADDRESS	1600 South Park Road, Hollywood, Broward County, FL 33021
PARCEL NUMBER	514220000040, -140, -150, -170 and 514220040010
LEGAL DESCRIPTION	Contained in Addenda
LOCATION	The subject site is located on the west side of South Park Road, between Pembroke Road and Hillcrest Drive.
LOCATION TYPE	Suburban
MAP LATITUDE/LONGITUDE	25.997107/-80.1780251
CENSUS TRACT	12-011-0916.00
SIZE	1,338,163 SF or 30.72 acres
ZONING	The parcel is zoned "GU," under the jurisdiction of the City of Hollywood.
PRIMARY FRONTAGE STREET	South Park Road
PRIMARY FRONTAGE STREET LENGTH	Approximately 1900'
PRIMARY FRONTAGE COMMENTS	South Park Road travels north/south from Pembroke Road to Hollywood Boulevard and contains two lanes in each direction with a landscaped median
SECONDARY FRONTAGE STREET	Hillcrest Drive
SECONDARY FRONTAGE STREET LENGTH	Approximately 900'
SECONDARY FRONTAGE COMMENTS	Hillcrest Drive travels east/west from South Park Drive past the subject.
ADJACENT PROPERTIES - NORTH	The Nautilus Luxury Apartments
ADJACENT PROPERTIES - SOUTH	Pembroke Road and industrial development
ADJACENT PROPERTIES - WEST	Industrial and residential development
ADJACENT PROPERTIES - EAST	Residential housing
TRAFFIC COUNT	47,542 (on Pembroke Road)
TRAFFIC COUNT YEAR	2018
PROPOSED USE	Mixed use development
NUMBER OF PROPOSED UNITS	315
VIEW	Average
ACCESS	Access is provided by Pembroke Road, South Park Drive as well as well as Hillcrest Drive.
INGRESS/EGRESS	Ingress and egress are currently from South Park Drive, and Pembroke Road.
SITE VISIBILITY	The site is clearly visible to motorists passing on Pembroke Road, South Park Drive and Hillcrest Drive.
STREET LIGHTING	Adjacent roadways are lined with pole-mounted, electric street lights.
STREET CONDITION	Adjacent roadways are paved with asphalt and are in good condition.
SIDEWALKS	Adjacent roadways are lined with concrete pedestrian sidewalks.
CURBS AND GUTTERS	The adjacent roadways are partially lined with curbs and gutters, other areas are lined with grass swales.
LANDSCAPING	The subject's landscaping is minimal.
TOPOGRAPHY	The subject's topography is level to slightly rolling.
SHAPE	The subject site is irregular in shape.
REQUIRED SITE WORK	Demolition and site remediation

SOIL CONDITIONS AND DRAINAGE	According to the property condition report provided by the client, the subject has significant environmental damage, and requires remediation. Additional information pertaining to the conclusions pertaining to the subject's environmental integrity is contained in the Addenda to this report.
FLOOD ZONE	A portion of the site lies within Zone AE. This information was obtained from the National Flood Insurance Rate Map Number 12011C0731H dated August 18, 2014.
FLOOD ZONE DEFINITION	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to this zone.
OTHER HAZARDS	None noted during inspection; however we note the subject site requires environmental remediation. Additional information pertaining to this topic is included in the Addenda.
ENCUMBRANCES AND EASEMENTS	The subject has two entrance/exits from South Park Road.
ENVIRONMENTAL HAZARDS	There are no known adverse environmental conditions on the subject's site. Please reference Limiting Conditions and Assumptions.
WETLANDS AND WATERSHEDS	No wetlands were observed during our site inspection.
ADEQUACY OF UTILITIES	The subject's utilities are typical and adequate for the market area.
PUBLIC ELECTRICITY	Florida Power and Light
WATER SUPPLY TYPE	Municipal
SEWER TYPE	Municipal
POLICE AND FIRE PROTECTION	City of Hollywood
RAIL SPUR/ACCESS	No
SITE IMPROVEMENTS	Site improvements include fencing, gates, lighting and minimal landscaping.
CONCLUSION	The subject is slated for redevelopment. Therefore, the existing site improvements would not likely be re-used. The City of Hollywood has received proposals to redevelop the site. The highest ranked proposal is for the construction of 315 residential apartments to be located on approximately 13.4 acres and the balance of the site improved with a mix of retail and municipal service buildings. Those commercial buildings would be located on approximately 17.32 acres.

AERIAL PHOTOGRAPH

GENERAL DETAILS

DESCRIPTION

Briefly described, the subject consists of approximately 30.72 acres of land. There are various buildings on the site used by the City of Hollywood Public Works department. Combined, the structures contain 42,995 SF and were constructed between 1950 and 1968, according to Broward County records. Most of the North and Middle Parcels were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled.

The subject is slated for redevelopment. Therefore, the existing site improvements would not likely be re-used. The City of Hollywood has received proposals to redevelop the site. The highest ranked proposal is for the construction of 315 residential apartments to be located on approximately 13.4 acres and the balance of the site improved with a mix of retail and municipal service buildings. Those commercial and quasi-industrial buildings would be located on approximately 17.32 acres.

The site's current zoning is Government Use, which is very flexible. However, anything pertaining to land use changes or platting will need approval by Broward County and all projects must go through the site plan (development review process) at the City of Hollywood. None of that has occurred to date. According to an engineering study provided by the City of Hollywood, there is environmental contamination on the site. That study states the cost of site remediation is estimated to cost between $7.9 to $10.7 million.

The subject is zoned "GU," Government Use, under the jurisdiction of the City of Hollywood.

ZONE DETAILS	
ZONING CODE	GU
ZONING DESCRIPTION	Government Use
PERMITTED USES	Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law.
COMMENTS	The district purpose is: Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. § 166.041, Art. 5 of the Zoning and Land Development Regulations, and this section. To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning; except for land in Port Everglades.

Within the subject's area, and within the City of Hollywood, there has been a trend for parcels that were previously used as golf courses or for municipal purposes, to apply for zoning changes to allow for other types of development. Typically, this results in a portion of the site approved for housing and mixed-use development, with a portion of the site conveyed as open space. Therefore, the typical buyer would have a reasonable expectation of a future rezoning to allow all or part of the site to be redeveloped with mixed use and residential uses.

An example is the former Hillcrest County Club, located in Hollywood immediately west of the subject site. That parcel sold in June of 2016 to Pulte Home Corporation. The city commission approved plans for the conversion of the golf course in May of 2016. The site received approval to build homes (340 townhomes, 305 single family homes). A planned 60-acre park is to be used by existing and future homeowners. The homes were to be priced in the range of $250,000 to $450,000. Hillcrest was originally built in the early 1960s by developer Ben Tobin and was one of the first golf course/condominium developments in Broward County. The existing residential portion consists of four and five-story buildings and 10- to 12-story high-rises.

Another example in Broward County is the Century Golf Course in Deerfield Beach. Toll Brothers bought 22.8 acres of an 83-acre golf course at 450 Century Boulevard for about $9,400,000. Toll Brothers purchased the property from Fairway Investors. Toll Brothers won approval from Deerfield Beach to build 201 townhomes on the property in 2017. The other 60 acres would become a park at the Century Village retirement community.

Another example is Lennar Corp. who broke ground in November of 2019 on its Veleiros at Crystal Lake, the first new master-planned community in Deerfield Beach in more than 25 years. The site was also previously a golf course. Therefore based on the data presented we conclude if offered to the market, a buyer would purchase with the intention to eventually apply for a zoning change to allow for some type of mixed-use or residential development.

Based on a review of the subject in relation to the GU zoning district, it appears the subject is a legal and conforming use of the site. We suggest interested parties obtain a letter of zoning compliance from the City of Hollywood to determine if the subject is zoning compliant.

The subject is assessed by the Broward County property appraiser's office, and is taxed by Broward County, City of Hollywood, Broward County Public Schools.

Assessments in the county are done by the any Florida County Property Appraiser's offices. The tax bills are sent in October, and paid by March of the following year. A 4% discount is given to bills paid in November, 3% to those paid in December, 2% if paid in January, and 1% if paid in February. Taxes paid after March are considered delinquent. Since assessments are completed annually, trends in assessed values have generally been increasing, as property values have increased.

School taxes are based on "market value." Non-school taxes are based on "assessed value." These values may be equal or may be different amounts, depending on the property.

The "market value" used to calculate school taxes can be increased with no cap, and is intended to be synonymous with the property's actual market value if it were to sell in the open market.

The "assessed value" used to calculate non-school taxes can be adjusted upward, but has a maximum cap. According to Florida law:

> "Constitutional Amendment 1, approved by voters on January 29, 2008, was a provision to limit increases in the annual assessment of Non-Homestead properties to ten percent (10%). The base-year for implementing this change was 2008 and assessments were capped beginning in 2009.
>
> - There is no application for the Non Homestead Cap as it applies automatically.
> - Changes in ownership and use resets the Non Homestead Cap base year following the change. For example, filing a homestead exemption application removes the Non Homestead Cap.
> - The Non-Homestead Cap limits increases in the assessed value to 10%, excluding School Board assessments."

Therefore, in times of increasing values, the "assessed value" (used to calculate non-school taxes) can fall below the "market value" (used to calculate school taxes).

The "market value" is multiplied by the millage rate(s) associated with the school district. The "assessed value" is multiplied by the millage rate associated with any non-school taxes. The two amounts are added together to arrive at the total ad valorem taxes. Any non-ad valorem taxes are then added to that amount to arrive at the total tax liability.

According to Florida law, if a property sells, then the "assessed value" will increase to the "market value." As we will demonstrate, the "market value" for tax purposes often falls below the actual sales price, and is not to be equated with our concluded opinion of market value.

The following table summarizes the subject's assessment and taxes:

Parcel ID	514220000040	514220000140	514220000150	514220000170	514220040010	Totals
Assessment Year	2019	2019	2019	2019	2019	2019
Total Market Value	$1,155,370	$1,133,100	$2,038,310	$1,907,120	$12,420	$6,246,320
Total Assessed Value	$1,132,230	$1,086,480	$2,038,310	$1,907,120	$12,420	$6,176,560
School Board Millage Rate	$6.7393	$6.7393	$6.7393	$6.7393	$6.7393	$6.7393
Non-School Millage Rate	$14.5173	$14.5173	$14.5173	$14.5173	$14.5173	$14.5173
School Board Millage Rate Taxes	$7,786	$7,636	$13,737	$12,853	$84	$42,096
Non-School Millage Rate Taxes	$16,437	$15,773	$29,591	$27,686	$180	$89,667
Total Tax Rate	$21.2566	$21.2566	$21.2566	$21.2566	$21.2566	$21.2566
Tax Rate Per	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
Taxes	$24,223	$23,409	$43,328	$40,539	$264	$131,763
Special Assessments	$0	$0	$0	$0	$0	$0
Taxes with Special Assessments	$24,223	$23,409	$43,328	$40,539	$264	$131,763
Early Payment Discount Percentage	4%	4%	4%	4%	4%	4%
Total Taxes	$23,254	$22,473	$41,594	$38,917	$253	$126,492

According to public records, it appears there are no unpaid taxes as of the date of this report. Since the subject is owned by a governmental agency, it is exempt from paying taxes.

In determining the highest and best use of the property, consideration was given to the economic, legal, and social factors that motivate investors to develop, own, buy and sell, manage, and lease real estate.

In forming an opinion of the highest and best use of a vacant parcel of land, there are essentially four stages of analysis:

- **Physically Possible Use**: What uses of the site in question are physically possible?
- **Legally Permissible Use**: What uses are permitted by zoning and deed restrictions on the site in question?
- **Financially Feasible Use**: Which possible and permissible uses will produce a gross return to the owner of the site?
- **Maximally Productive**: Among the feasible uses, which will produce the highest return or highest present worth of the site in question?

The following tests must be met in estimating the highest and best use of a vacant parcel: the potential use must be physically possible and legally permissible, there must be a profitable demand for such a use, and it must return to the land the highest net return for the longest period of time. These tests have been applied to the subject's site and are discussed as follows:

PHYSICALLY POSSIBLE

The site is on South Park Road, in Hollywood, FL. The underlying site consists of 1,338,163 SF or 30.72 acres. The subject's topography is level to slightly rolling. The subject's neighborhood is improved with a mix of uses, including industrial buildings, residential buildings, single family homes, a golf course, retail buildings, and office buildings.

Most of the North and Middle Parcels were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled.

The historical use of these parcels as an uncontrolled landfill and for public works operations has caused the soil and groundwater to be affected by various contaminants and the Florida Department of Environmental Protection and the City of Hollywood has designated the project site to be a Brownfield. The historical filling of the parcels was not controlled and unstable subsurface conditions are reported to be present. As a result, the cost of construction on the sites may be more expensive than other sites that are not brownfields.

Upon analysis of all physical aspects, space, size, shape, terrain, location and others the most supportable highest and best uses of the site, as it relates to physical properties, are office, industrial, retail, residential or mixed-use development. However all construction would only occur after all necessary environmental remediation has been completed.

LEGALLY PERMISSIBLE

The subject's site is zoned "GU," Government Use, under the jurisdiction of the City of Hollywood, FL. Reference is made to the Zoning section of this report. Permitted uses include Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law.

The subject is the focus of a redevelopment effort, which would likely require rezoning and possibly changes to the underlying comprehensive land use plan. However, based on the successful re-use of other municipal sites in the City of Hollywood as well as Broward County, we conclude the typical investor would have a reasonable expectation of rezoning to allow for redevelopment. Upon analysis of the permitted uses, the most supportable highest and best uses of the site, as it relates to what is legally permissible, are many types of development which could include municipal uses, many types of industrial uses, and mixed-use retail and residential uses.

FINANCIALLY FEASIBLE

Analysis for financially feasible uses for the site, as if vacant, involves consideration of several criteria. Unlike the physically possible and legally permissible aspects of the highest and best use analysis, many external economic factors serve to prove or disprove financial feasibility. The cost of acquisition, sources of capital, forecast of potential revenue/expenses, reversionary price forecast, property tax implications and measures of risk and yield are all determinant to this analysis. The above financial measures serve to eliminate the uses that would not provide a reasonable return to the land based on an investor's expectations.

The cost of land and its development limits the highest and best use of the site, generally to only those uses that are financially feasible. There have been many instances of redevelopment of parcels of land that are located in previously developed areas.

An example is the former Hillcrest County Club, located in Hollywood. That parcel sold in June of 2016 to Pulte Home Corporation. The city commission approved plans for the conversion of the golf course in May of 2016. The site received approval to build homes (340 townhomes, 305 single family homes). A planned 60-acre park is to be used by existing and future homeowners. The homes were to be priced in the range of $250,000 to $450,000. Hillcrest was originally built in the early 1960s by developer Ben Tobin and was one of the first golf course/condominium developments in Broward County.

The City of Hollywood offered the site to developers for redevelopment. Four qualified offers were submitted. The first included two warehouse buildings containing 364,500 SF, and public works buildings. The second included 180,000 SF of commercial space, an entertainment component plus 600 residential units and public works buildings. The third includes 315 multifamily residential units, plus 71,000 SF of neighborhood/community retail space and 50,000 SF of municipal services buildings. The final proposal was for the construction of two warehouse buildings, containing 325,254 SF, plus public works buildings. Therefore, based on the submitted offers, it appears that market participants are of the opinion that the redevelopment of the site with a variety of uses would be financially feasible. Currently there is strong demand for residential housing priced for middle income families. There is also demand for walkable retail uses that would serve the needs of the growing residential population.

We conclude that financially feasible uses of the site that are physically possible and legally permissible are to hold for the eventual mixed-use residential and retail development.

MAXIMALLY PRODUCTIVE

We considered those uses, as aforementioned, to meet the physically possible, legally permissible and financially feasible tests of the highest and best use definition. The final criteria for full compliance within the highest and best use of the subject, as vacant, is that of a maximally productive use. We conclude the maximally productive use of the site is hold for the eventual mixed-use residential and retail development.

HIGHEST AND BEST USE, AS IF VACANT

A final reconciliation of the analysis leads to the conclusion that the highest and best use of the site, as if vacant, is hold for the eventual mixed-use residential and retail development.

HIGHEST AND BEST USE, AS IMPROVED

We must also determine the highest and best use of the subject, as improved, by analyzing occupancy levels of various surrounding improvements, as well as the general needs within the area. Based on the current conditions of the subject's market, the highest and best use of the subject, as improved, is the redevelopment of the existing improvements with a more intensive use.

IDENTIFICATION OF A LIKELY BUYER

The most likely buyer of a property such as the subject would be a large regional or national investor who would recognize the long-term economic potential of the property as market conditions improve. These factors will be considered in the valuation of the subject.

VALUATION METHODOLOGIES

In appraising a property, there are three traditional valuation methodologies that can be applied: the Cost, Income Capitalization and Sales Comparison Approaches. Selection of one or more of the approaches in the appraisal of a property rests primarily upon the property type and its physical characteristics, as well as the quality and quantity of available market data.

The Cost Approach is based on the premise that an informed purchaser will not pay more for a property than it would cost him or her to construct a property of similar utility. This approach is most applicable when the subject is of new or nearly new construction and the improvements represent the highest and best use of the site. This approach is also particularly useful when appraising unique or special purpose properties where there are few, if any, comparable sales or leases.

The Income Capitalization Approach is based on the fundamental investment premise that the higher a property's earnings, the higher its value. Investment in an income-producing property represents the exchange of present dollars for the right to receive future dollars. In this approach, a value indication for an income-producing property is derived by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways: one year's income expectancy can be capitalized at a market-derived capitalization rate, or alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate. The Income Capitalization Approach typically provides the most meaningful estimate of value for income-producing properties.

The Sales Comparison Approach involves delineating appropriate units of measurement from comparable sales, in order to apply them to the subject's property. Adjustments are then made to the sales prices of the comparable properties based on various shared elements. This methodology may be used to value many different types of improved properties and vacant land, as long as there is a sufficient quantity of good-quality market data available. It becomes less reliable as the quantity and magnitude of adjustments increases, and it is generally not applicable to unique or special purpose properties.

The final step in the valuation process is the reconciliation or correlation of the value indications. In the reconciliation or correlation, we consider the relative applicability of each of the approaches used, examine the range between the value indications, and place major emphasis on the approach that appears to produce the most reliable and credible result.

VALUATION METHODOLOGIES APPLICABLE TO THE SUBJECT PROPERTY

The Cost Approach was not utilized because the typical purchaser would not use this method when making a purchase decision, since the age of the improvements makes the depreciation highly subjective to accurately measure. The Income Capitalization Approach was not utilized because the subject is not an income producing property and buyers of parcels such as the subject would not use this method when making a purchase decision. Furthermore there is no approved development proposal that could reliably be used in making future potential income generating capacity. The Sales Comparison Approach was utilized because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

LAND VALUATION

The land, as if vacant, is valued by direct sales comparison, in which sales of comparable sites within the subject's area are analyzed in context with the subject's site. Adjustments are made to compensate for differences between the submitted sales data and the subject for such factors as location, size, shape, topography, utility, and marketability, etc.

The subject is proposed to be developed with a mixed use property that is to include 315 residential apartment units on a 13.4 acre parcel, plus commercial space to be constructed on 17.32 acres. We have been asked to provide the subject's "as is" value. Currently the subject is not zoned for the construction of residential apartments and commercial space. However, based on the fact that the City of Hollywood is promoting the idea of redeveloping the site, and the historical success of rezoning other parcels of land in the City of Hollywood, we conclude the typical buyer would have a reasonable expectation that the subject site will successfully be rezoned to allow for mixed-use development.

We will value the subject site using two sets of sales. The first set of land sales show what developers are willing and able to pay for sites intended for residential development. The second set of sales represents what land buyers are willing to pay for sites that can be used for commercial and/or industrial uses. We will value each portion separately, to arrive at a combined value.

However, the rezoning and redevelopment of a site such as the subject is not without risks. There is always the possibility of economic downturns which could limit availability of financing, community disagreement with development proposals, or unforeseen costs associated with redevelopment, and cost overruns associated with cleaning environmental contamination.

In order to consider the time, money and risk associated with successfully receiving all necessary approvals, we will discount the value of the subject site, assuming all approvals are in place, to a present value at a market derived yield rate. This will provide the subject's "as is" value.

Land sales are presented to arrive at a $/unit for the subject. In an effort to locate comparable land sales, a search throughout the subject's area was conducted. The presented sales are valid indicators of land values in the subject's area. Information pertaining to these sales has been verified by the buyer, seller, broker or other sources considered reliable and having knowledge of the particular transaction when available.

Residential Land Sales

The following sales are provided to determine the amount developers are willing to pay for residentially zoned parcels. We first looked for land sales in Broward County; we then extended our search to include sites with similar allowable density in suburban Miami-Dade County.

Commercial Land Sales

Following the residential sales, we present commercial and industrial land sales, playing close attention to land sales in Broward County that are suitable for both commercial and industrial uses. We note that the land values associated with both commercial and industrial sites are very similar, especially in in-fill locations, similar to the subject.

Residential Land Comparable 1

Transaction

Name	Vista Verde at Sunrise	**Address**	4151 N. Pine Island Road
City	Sunrise	**County**	Broward County
State	FL	**Zip**	33351
Price	$10,368,000	**Date**	1/14/19
Grantor	Pine Plaza Holdings, LLC	**Grantee**	Pine Park Apartments, LLC
Recordation	115555623	**Tax Parcel ID**	4941-20-33-0040
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Public Records
Price Per Land SF	$15.56	**Price Per Acre**	$677,647
Price per Proposed Unit	$36,000.00	**Price Per Proposed Unit**	$36,000.00

Site

Land SF	666,403	**Land Acres**	15.30
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Demolition	**Utilities**	All Available
Zoning	B-3	**Proposed Use**	Apartments
Zoning Type	Commercial	**Zoned Density**	18.83
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	288	**Proposed Unit Type**	Apartments
Water Frontage	NA	**View**	Good

Comments

This is a proposed apartment complex which will take the place of a portion of a shopping center. The anchor tenant store and shops space will be demolished and be replaced by eight 3-story apartment buildings with 288 units.

Residential Land Comparable 2

Transaction

Name	Sandpiper Pointe	**Address**	450 Century Boulevard
City	Deerfield Beach	**County**	Broward County
State	FL	**Zip**	33442
Price	$9,400,000	**Date**	4/11/19
Grantor	Fairway investors, LLC	**Grantee**	Toll southeast, Inc.
Recordation	115737236	**Tax Parcel ID**	4842-02-00-0236
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$9.47	**Price Per Acre**	$412,643
Price per Proposed Unit	$46,766.00	**Price Per Proposed Unit**	$46,766.00

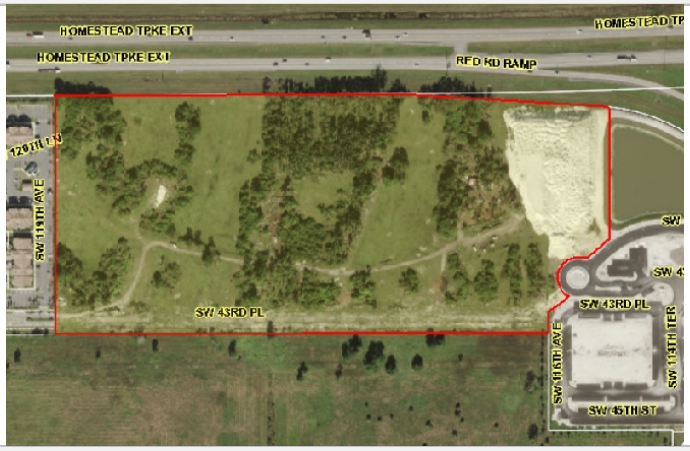
Site

Land SF	992,297	**Land Acres**	22.78
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	RM-15	**Proposed Use**	Townhomes
Zoning Type	Multifamily	**Zoned Density**	8.82
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	201	**Proposed Unit Type**	Townhomes
Water Frontage	No	**View**	Street

Comments

Toll Brothers acquired part of the closed Century Village Golf Course in Deerfield Beach and secured approvals for the development of 201 townhouse units. The remainder of the golf course was rezoned as recreation and open space and will be deeded to Century Village Master Management for the benefit of the community. The townhouses will range from 1,200 to 3,000 SF and will have garages. Prices will start in the $300,000's. The amenities will include a fitness center, pool and tot lot.

Residential Land Comparable 3



Transaction

Name	Catalina at Miramar	**Address**	4797 S. Flamingo Road
City	Miramar	**County**	Broward County
State	FL	**Zip**	33025
Price	$16,100,000	**Date**	7/23/18
Grantor	Ansin Group, Ltd.	**Grantee**	FC Miramar Phase II, LLC
Recordation	115218668	**Tax Parcel ID**	5140-3603-0010
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Owner
Price Per Land SF	$11.22	**Price Per Acre**	$488,767
Price per Proposed Unit	$53,667.00	**Price Per Proposed Unit**	$53,667.00

Site

Land SF	1,434,848	**Land Acres**	32.94
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	RM-15	**Proposed Use**	Apartments
Zoning Type	Multifamily	**Zoned Density**	9.11
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	300	**Proposed Unit Type**	Apartments
Water Frontage	None	**View**	Street

Comments

This transaction represents Phase II of a development by FCR Residential that will include 300 townhouse style rental apartments, most of which will have attached garages. This parcel was already approved for the development of 300 units within the approvals for the surrounding PUD.

Residential Land Comparable 4

Transaction

Name	BV Apartments Land	**Address**	3559 NW 29 Ct
City	Lauderdale Lakes	**County**	Broward
State	FL	**Zip**	33311
Price	$7,222,300	**Date**	6/29/18
Grantor	Oakland Dev. Partner, LLC	**Grantee**	BV Apartments, LLP
Recordation	115173721	**Tax Parcel ID**	4942-3036-0010
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$21.32	**Price Per Acre**	$928,316
Price per Proposed Unit	$22,783.00	**Price Per Proposed Unit**	$22,783.00

Site

Land SF	338,810	**Land Acres**	7.78
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Minimal	**Utilities**	NA
Zoning	TND-PUD	**Proposed Use**	Multifamily
Zoning Type	Multifamily	**Zoned Density**	41.00
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	317	**Proposed Unit Type**	Apartments
Water Frontage	None	**View**	Street

Comments

This site was purchased for the development of a 317-unit apartment complex.

Residential Land Comparable 5

Transaction

Name	Hillcrest Country Club	**Address**	4600 Hillcrest Drive
City	Hollywood	**County**	Broward County
State	FL	**Zip**	33021
Price	$25,000,000	**Date**	6/15/16
Grantor	Hillcrest Country Club LP	**Grantee**	Pulte Home Corporation
Recordation	113769747	**Tax Parcel ID**	51-42-19-00-0040
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$3.39	**Price Per Acre**	$147,667
Price per Proposed Unit	$38,760.00	**Price Per Proposed Unit**	$38,760.00

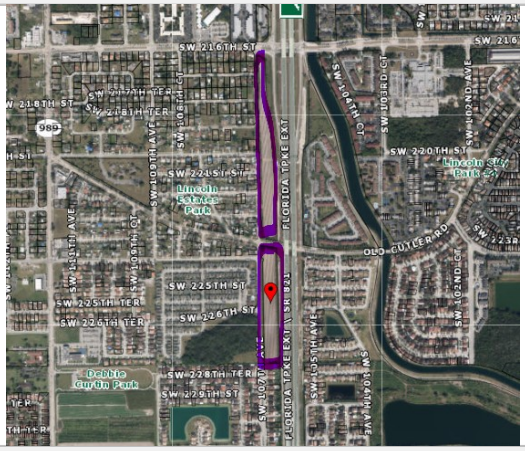
Site

Land SF	7,374,708	**Land Acres**	169.30
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	PUD-R	**Proposed Use**	Single-family and townhomes
Zoning Type	Commercial	**Zoned Density**	3.81
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	645	**Proposed Unit Type**	Single Family Residences
Water Frontage	NA	**View**	NA

Comments

On June 15, 2016, the Pulte Group acquired Hillcrest Country Club for the deed recorded value of $9,600,000. However, Hillcrest IG, LLC, a Concord Wilshire-sponsored company, successfully entitled and assigned all of its rights to Pulte Group to acquire the Hillcrest Golf and Country Club for a total of $25 million. The seller, United Association (United Association of Journeymen and Apprentices of the Plumbing, Pipefitting and Sprinkler Fitting Industry of the United States and Canada), had sold exclusive rights to the land to Hillcrest IG LLC, an affiliate of Concord Wilshire, in 2014. Concord Wilshire had always planned to turn the project over to another developer once they received approvals. The city commission approved the development plans in May 2016. The planned community will include a 60-acre park for the use of both new and existing homeowners. Pulte plans a mix of single-family homes and townhouses on the site on what was once the 18-hole course. A gated community with 84 townhomes and 67 single-family homes is planned for the 9-hole course. There is litigation between the architect Zyscovich and the ex-golf course owner over a $1.25 million bonus fee dispute for getting the neigboring residents approval for removing restrictive covenants and getting governmental approval of the site plan.

Residential Land Comparable 6



Transaction

Name	Village at Old Cutler Land	**Address**	SW 107 Ave & SW 222 St
City	Miami	**County**	Miami-Dade
State	FL	**Zip**	33170
Price	$4,500,000	**Date**	5/6/19
Grantor	Old Cutler Creek LLC	**Grantee**	Village at Old Cutler LLC
Recordation	31434-3779	**Tax Parcel ID**	30-6017-001-0010; -0012
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$5.82	**Price Per Acre**	$253,664
Price per Proposed Unit	$11,250.00	**Price Per Proposed Unit**	$11,250.00

Site

Land SF	772,754	**Land Acres**	17.74
Topography	Level and at street grade	**Shape**	Very long & narrow
Required Site Work	Typical Clear and Grade	**Utilities**	Available to edge of site
Zoning	RU-2 at sale / RU-4M	**Proposed Use**	Apartments
Zoning Type	Multifamily	**Zoned Density**	22.55
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	400	**Proposed Unit Type**	Apartments
Water Frontage	None	**View**	City

Comments

At the time of sale, the site was used for row crops. The zoning was RU-2 at sale; the buyer is trying to change the zoning to RU-4M. The buyer has applied to rezone the site to allow for the construction of 390 apartment units in 3-story buildings and five, duplex buildings, for a total of 400 units. However, at the time of sale, the zoning allowed for 40 residential units. The zoning application has received pre-approval in February 2020; final approvals have not yet been granded as of 4/8/2020. The price/unit based on the zoning at the time of sale equates to $112,500/unit, however that was not the metric the buyers used when making their purchase decision. Therefore, we have analyzed the sale based on the anticpated rezoning to allow for the 400 units.

Residential Land Comparable 7

Transaction

Name	Paradise Gardens	**Address**	SW 260th Street at SW 139th Avenue
City	Miami	**County**	Miami-Dade County
State	FL	**Zip**	33032
Price	$5,365,000	**Date**	5/2/18
Grantor	Cedar Parc Alliance LLC	**Grantee**	FS Paradise Gardens LLC
Recordation	30962-433	**Tax Parcel ID**	30-6927-000-0382, 30-6927-000-
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Buyer
Price Per Land SF	$10.26	**Price Per Acre**	$447,083
Price per Proposed Unit	$37,517.00	**Price Per Proposed Unit**	$37,517.00

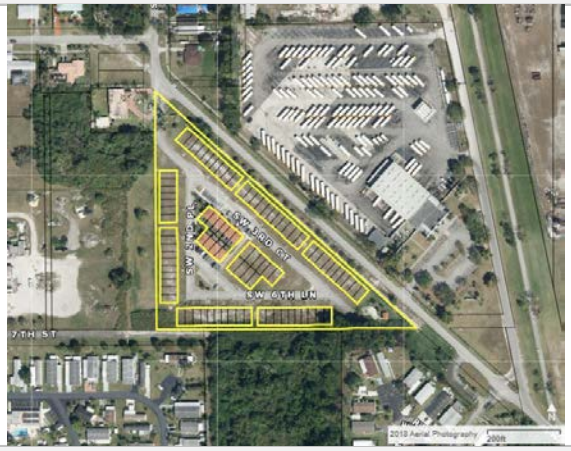
Site

Land SF	522,720	**Land Acres**	12.00
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	NCUC	**Proposed Use**	Town Homes
Zoning Type	Commercial	**Zoned Density**	11.92
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	143	**Proposed Unit Type**	NA
Water Frontage	NA	**View**	NA

Comments

This is a vacant parcel of land located in the Naranja neighborhood of southern Miami-Dade County. The property is proposed for 143 town homes to be called Paradise Gardens.

Residential Land Comparable 8



Transaction

Name	South Pointe Villas	**Address**	282 SW 3rd Court
City	Florida City	**County**	Miami-Dade
State	FL	**Zip**	33034
Price	$2,725,000	**Date**	8/9/18
Grantor	Canam Gateway LLC	**Grantee**	South Pointe Villas LLC
Recordation	31095-2269	**Tax Parcel ID**	16-7825-022-0890
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$12.08	**Price Per Acre**	$526,062
Price per Proposed Unit	$34,936.00	**Price Per Proposed Unit**	$34,936.00

Site

Land SF	225,641	**Land Acres**	5.18
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Finished Lots	**Utilities**	All Available
Zoning	RS-3	**Proposed Use**	Town Homes
Zoning Type	Multifamily	**Zoned Density**	16.92
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	78	**Proposed Unit Type**	NA
Water Frontage	NA	**View**	NA

Comments

This is the sale of 78 town home lots and 10 built town homes located in Florida City. The transaction was financed by the seller. The seller originally purchased the property as an investment in an REO sale and sold the property to a residential developer. The new owner plans to continue with the original plans and will develop the additional 78 undeveloped lots. The property was under contract for one year and there were no special sale conditions reported. The existing town homes are for sale for $189,900.

LAND SALES SUMMARY

Comp	Address City	Price Date	Zoning Zoning Type	Land SF Land Acres	Price per Land SF Price per Acre
1	4151 N. Pine Island Road Sunrise	$10,368,000 01/14/2019	B-3 Commercial	666,403 15.30	$15.56 $677,647
2	450 Century Boulevard Deerfield Beach	$9,400,000 04/11/2019	RM-15 Multifamily	992,297 22.78	$9.47 $412,643
3	4797 S. Flamingo Road Miramar	$16,100,000 07/23/2018	RM-15 Multifamily	1,434,848 32.94	$11.22 $488,767
4	3559 NW 29 Ct Lauderdale Lakes	$7,222,300 06/29/2018	TND-PUD Multifamily	338,810 7.78	$21.32 $928,316
5	4600 Hillcrest Drive Hollywood	$25,000,000 06/15/2016	PUD-R Commercial	7,374,708 169.30	$3.39 $147,667
6	SW 107 Ave & SW 222 St Miami	$4,500,000 05/06/2019	RU-2 at sale / RU-4M Multifamily	772,754 17.74	$5.82 $253,664
7	SW 260th Street at SW 139th Miami	$5,365,000 05/02/2018	NCUC Commercial	522,720 12.00	$10.26 $447,083
8	282 SW 3rd Court Florida City	$2,725,000 08/09/2018	RS-3 Multifamily	225,641 5.18	$12.08 $526,062

LAND SALES COMPARISON MAP

LAND SALES ANALYSIS

To derive an estimated value of the site, as if vacant, we analyzed the land comparables and have made adjustments for varying characteristics.

Property Rights Conveyed

The property rights conveyed for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of a fee simple estate. The comparable sales transferred with similar property rights conveyed and no adjustments are needed for sale.

Financing Terms

The financing terms for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of a cash to seller transaction. The comparable sales transferred with similar financing terms, and no adjustments are needed for this factor.

Conditions of Sale

The conditions of sale for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of an arm's length transaction. The comparable sales transferred with similar conditions of sale and no adjustments are needed.

Market Conditions

In terms of an adjustment for market conditions, from the sales shown, it is somewhat subjective to determine an exact adjustment. In general, land values in South Florida have increased over the last few years; however prices appear to have leveled off; and the current COVID-19 pandemic has placed many deals on hold, at least for some time. There is no indication that land values for middle-income residential construction have declined. Therefore, we have made no adjustment for market conditions.

Location

The adjustment for location reflects the trend that properties in areas of active growth and development, as well as those which offer good accessibility in terms of frontage on major thoroughfares, should sell for a higher price per SF than properties which do not offer these attributes, with all other factors held constant.

Comparable Sales 1, 2, 3, 4 and 5 are all located in Broward County, in suburban areas, within neighborhoods that are generally similar to the subject's surrounding neighborhood. No adjustments are needed for location.

Comparable Sales 6, 7 and 8 are located in the southern portion of Miami-Dade County. The sites are generally similar to the subject site in terms of proximity to shopping, transportation and employment. No adjustments are needed for location.

Size

In terms of size, it is noted that smaller parcels typically sell for a higher price per Unit than larger parcels, with all other factors held constant. The subject consists of 30.72 acres or 1,338,163 SF.

We are valuing the subject's residential portion on a price/unit basis. Parcels of land that can be developed at one time, and don't require long holding costs for undeveloped portions of the site tend to sell at a higher price/unit that much larger parcels. Sale 5 is significantly larger than the subject, and is adjusted upward on a price/unit basis. No adjustments are needed to the other sales, which would most likely be developed at one time.

Zoning

The subject's site is zoned "GU", Government Use, under the jurisdiction of City of Hollywood, FL. However, the typical buyer would make their purchase decision on the reasonable expectation that the zoning will be changed to allow for mixed-use development including residential uses. Comparable Sale 6 was zoned RU-2 at the time of sale; the developer is trying to get the site rezoned to allow for higher density development. The sale was adjusted upward for zoning. The remaining sales have zoning that allows for residential development and no adjustments are needed.

Topography

The subject's site is level to slightly rolling. The comparable sales have generally similar topography, and no adjustments are needed.

Required Site Work

The subject is valued as if vacant and available for development. In reality, the subject will require environmental remediation; a separate deduction will be made to consider this. Comparable 4 is the sale of "pads" of land that where streets and roadways are already in place. Therefore, the amount of site work needed is significantly lower other parcels where no site improvements are in place. The sale is adjusted downward for required site work. The remaining comparable sales required a typical amount of site work, and no adjustments are needed.

Shape

The shape of the subject's site is irregular in shape. Comparable 6 is a very long and narrow site, separated by a street. This shape will make development more expensive than more traditionally shaped parcels. The sale is adjusted upward for shape. The remaining comparable sales are of a shape that does not inhibit development. No adjustments are needed to those sales.

Zoned Density

The subject residential portion of the site is to have a density of 23.51 units per acre. Sales 2, 3, 5, 7 and 8 have densities that are lower than 10 units per acre; each of those sales are adjusted downward for zoned density. Sale 4 has a significantly higher zoned density and is adjusted upward. Comparable Sales 1 and 6 have a zoned density than similar to the subject's presumed zoned density and no adjustments are needed.

LAND SALES ANALYSIS CONCLUSION

The previously described adjustments are summarized in the following grid. The percentage adjustments are used to show the emphasis placed on each adjustment, and are not based on a paired sales analysis.

LAND SALES ADJUSTMENT GRID

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Comp 7	Comp 8
Name	Park Road Site	Vista Verde at Sunrise	Sandpiper Pointe	Catalina at Miramar	BV Apartments Land	Hillcrest Country Club	Village at Old Cutler Land	Paradise Gardens	South Pointe Villas
Address	1600 South Park	4151 N. Pine Island	450 Century	4797 S. Flamingo	3559 NW 29 Ct	4600 Hillcrest Drive	SW 107 Ave & SW	SW 260th Street at	282 SW 3rd Court
City	Hollywood	Sunrise	Deerfield Beach	Miramar	Lauderdale Lakes	Hollywood	Miami	Miami	Florida City
State	FL	FL	FL	FL	FL	FL	FL	FL	FL
Date		1/14/2019	4/11/2019	7/23/2018	6/29/2018	6/15/2016	5/6/2019	5/2/2018	8/9/2018
Price		$10,368,000	$9,400,000	$16,100,000	$7,222,300	$25,000,000	$4,500,000	$5,365,000	$2,725,000
No. of Proposed	315	288	201	300	317	645	400	143	78
Price per Unit		$36,000.00	$46,766.17	$53,666.67	$22,783.28	$38,759.69	$11,250.00	$37,517.48	$34,935.90
Transactional Adjustments									
Property Rights	Fee Simple Estate	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%
Financing	Cash to Seller	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%
Conditions of Sale	Arm's Length	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%
Adjusted Price per Unit		**$36,000.00**	**$46,766.17**	**$53,666.67**	**$22,783.28**	**$38,759.69**	**$11,250.00**	**$37,517.48**	**$34,935.90**
Market Trends Through	4/12/2020 0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price per Unit		**$36,000.00**	**$46,766.17**	**$53,666.67**	**$22,783.28**	**$38,759.69**	**$11,250.00**	**$37,517.48**	**$34,935.90**
Property Adjustments									
Location	Good	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Land Acres	13.40	15.30	22.78	32.94	7.78	169.30	17.74	12.00	5.18
% Adjustment		0%	0%	0%	0%	10%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$3,875.97	$0.00	$0.00	$0.00
Zoning	GU	B-3	RM-15	RM-15	TND-PUD	PUD-R	RU-2 at sale / RU-4M	NCUC	RS-3
% Adjustment		0%	0%	0%	0%	0%	10%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$1,125.00	$0.00	$0.00
Topography	Level to slightly rolling	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Required Site Work	Demolition and site remediation	Demolition	Typical Clear and Grade	Typical Clear and Grade	Minimal	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade	Finished Lots
% Adjustment		0%	0%	0%	-10%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	($2,278.33)	$0.00	$0.00	$0.00	$0.00
Shape	Irregular in shape	Irregular	Irregular	Irregular	Irregular	Irregular	Very long & narrow	Irregular	Irregular
% Adjustment		0%	0%	0%	0%	0%	20%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$2,250.00	$0.00	$0.00
Zoned Density	23.51	18.83	8.82	9.11	41.00	3.81	22.55	11.92	16.92
% Adjustment		0%	-10%	-10%	10%	-20%	0%	-5%	-5%
$ Adjustment		$0.00	($4,676.62)	($5,366.67)	$2,278.33	($7,751.94)	$0.00	($1,875.87)	($1,746.79)
Adjusted Price per Unit		**$36,000.00**	**$42,089.55**	**$48,300.00**	**$22,783.28**	**$34,883.72**	**$14,625.00**	**$35,641.61**	**$33,189.11**
Property Adjustments (Net)		0%	-10%	-10%	0%	-10%	30%	-5%	-5%
Property Adjustments (Gross)		0%	10%	10%	20%	30%	30%	5%	5%

LAND VALUE CONCLUSION

The comparables show a price/Unit range of $14,625.00 /Unit to $48,300.00 /Unit on an adjusted basis, with an average of $33,439.03 /Unit.

Comparable 1 is the sale of a portion of a shopping center that will be demolished to make way for the construction of apartments. The buyer paid $36,000/unit. The site was similar in size to the subject site, and also the site had a similar allowable density. Significant weight was placed on this sale in the final estimate of value.

Comparable 2 was the sale of a portion of a golf course; the allowable density was much lower than the subject site. The parcel will be improved with townhomes that are to be sold. Secondary weight was placed on the sale.

Comparable 3 is a parcel of land that will be improved with townhouses to be rented. The allowable density will be lower than the subject's projected density. Due to the lower allowable density, secondary weight was placed on this sale.

Comparable 4 represents the sale of in-fill sites that will be used to construct 317 units. Density is much higher than the subject's projected density, but that is due to the fact that all streets and roads are in place, increasing the effective density. The site is located in Lauderdale Lakes, in an area that is similar to the subject's neighborhood. Significant weight was placed on this sale in the final estimate of value.

Comparable 5 is located just west of the subject, on the former Hillcrest Golf course. The site was adjusted downward for zoned density. The site is also significantly larger than the subject site. The sale was included since it shows the interest developers have in the subject's neighborhood. Minimal weight was placed on this sale in the final estimate of value.

Comparable 6 is a long, narrow site, that requires a zoning change before development can commence. Secondary weight was placed on this sale in the final estimate of value.

Comparable 7 was adjusted for lower zoned density. However, the site is located in southern Miami-Dade County. Secondary weight was placed on this sale.

Comparable 8 is also located in southern Miami-Dade County and also has a lower allowable zoned density, Secondary weight place placed on this sale.

Based on the comparables and the adjustments made to them, we conclude to a value in the range of $25,000.00 /Unit to $35,000.00 /Unit. The historical use of these parcels as an uncontrolled landfill and for public works operations has caused the soil and groundwater to be affected by various contaminants and the Florida Department of Environmental Protection and the City of Hollywood has designated the project site to be a Brownfield. As such, there may be some lingering stigma associated with the site. Once development and remediation commences, it is likely any existing stigma will recede. However, the site's former use may restrict the number of potential buyers, which would tend to push the subject's value toward the lower end of the established range. In addition, the historical filling of the parcels was not controlled and unstable subsurface conditions are reported to be present. As a result, the cost of construction on the sites may be more expensive than other sites that are not brownfields. Therefore, we conclude to the lower end of the established range, $25,000.00/Unit. We have based the residential portion's value on the projected 315 residential units that are proposed for the site.

Land Value Conclusion	$25,000.00 /Unit
Multiplied by Subject Size	315 Units
Indicated Land Value	**$7,875,000**

COMMERCIAL LAND VALUATION

The following commercial land sales were used to value the commercial portion of the subject site.

Commercial Land Comparable 1

Transaction			
Name	Proposed Monarch Town Center	**Address**	S Flamingo Road & Miramar Parkway
City	Miramar	**County**	Broward County
State	FL	**Zip**	33025
Price	$15,300,000	**Date**	12/19/18
Grantor	Frank Ferraro	**Grantee**	Stiles Realty
Recordation	11551-9616	**Tax Parcel ID**	51-40-26-10-0010
Property Rights	Leased Fee Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Buyer
Price Per Land SF	$15.64	**Price Per Acre**	$681,211

Site			
Land SF	978,484	**Land Acres**	22.46
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	Commercial	**Proposed Use**	Shopping Center
Zoning Type	Commercial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	Shopping Center
Road Frontage	Flamingo Road & Miramar Pkwy		

Comments

This is the site for Monarch Town Center. Over the summer, Stiles submitted plans to the city government for the shopping center development and the plan was approved in October. The center will conatin 160,000/SF and will be achored by Publix and Ross. The center will have access from Flamingo Road and Miramar Parkway.

Commercial Land Comparable 2

Transaction

Name	Costco Land Sale Wiles Rd	**Address**	11595 Wiles Rd
City	Coral Springs	**County**	Broward
State	FL	**Zip**	33076
Price	$6,100,000	**Date**	4/27/18
Grantor	WCP Kensington LLC	**Grantee**	Costco Wholesale Corp.
Recordation	115041254	**Tax Parcel ID**	4841-0803-0010
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Rotella Group
Price Per Land SF	$8.12	**Price Per Acre**	$353,828

Site

Land SF	750,949	**Land Acres**	17.24
Topography	Level and at street grade	**Shape**	Rectangular
Required Site Work	Typical Clear and Grade	**Utilities**	NA
Zoning	B-2	**Proposed Use**	Costco
Zoning Type	Coral Springs	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	Wiles Rd & Coral Ridge Dr		

Comments

This parcel was purchased for the construction of a 157,000 SF Costco store and gas station.

Commercial Land Comparable 3

Transaction

Name	SWC Hiatus Road & W McNab Road	**Address**	SWC Hiatus Road & W McNab Road
City	Tamarac	**County**	Broward County
State	FL	**Zip**	33321
Price	$15,000,000	**Date**	12/7/18
Grantor	Advance Business Associates, LLP	**Grantee**	Tamarac Industrial Venture, LLC
Recordation	115493587	**Tax Parcel ID**	49-41-07-16-0010
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Broker
Price Per Land SF	$15.41	**Price Per Acre**	$671,141

Site

Land SF	973,637	**Land Acres**	22.35
Topography	Level and at street grade	**Shape**	Square
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	BP	**Proposed Use**	Distribution Warehouses
Zoning Type	Industrial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	Hiatus Road and W McNab Road		

Comments

The vacant parcel of land is located at the southwest corner of Hiatus Road and W McNab Road. The buyer plans on constructing two distribution warehouses containing a total of 350,000 SF.

Commercial Land Comparable 4

Transaction

Name	Liberty 595 Distribution Center Land	**Address**	4030 S State Road 7
City	Dania Beach	**County**	Broward County
State	FL	**Zip**	33314
Price	$13,920,800	**Date**	5/21/18
Grantor	City of Fort Lauderdale	**Grantee**	4030 S State Road 7, LLC
Recordation	115098342	**Tax Parcel ID**	50-41-25-16-0010 and -0020
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Broker
Price Per Land SF	$11.24	**Price Per Acre**	$489,652

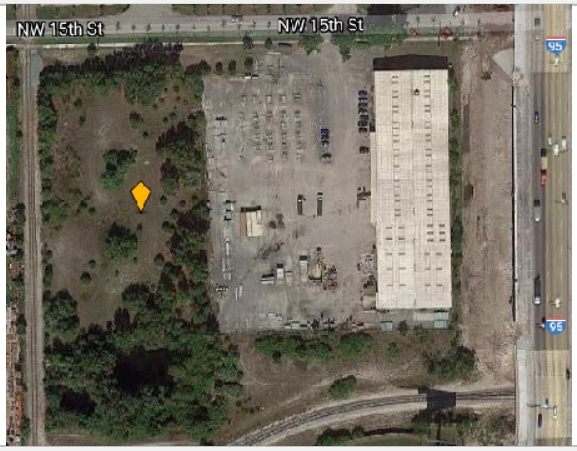
Site

Land SF	1,238,619	**Land Acres**	28.43
Topography	Level and at street grade	**Shape**	Rectangular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	I-G	**Proposed Use**	Industrial
Zoning Type	Industrial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	S State Road 7		

Comments

This parcel of land is located along the east side of S State Road 7, just south of Interstate-595. The buyer has plans to dveloped a multi-building distribution center containing approximately 315,000 SF of building area.

Commercial Land Comparable 5



Transaction

Name	1200 NW 15 ST	**Address**	1200 NW 15 ST
City	Pompano Beach	**County**	Broward
State	FL	**Zip**	33069
Price	$8,700,000	**Date**	11/1/18
Grantor	HS-Pompano FL, LLC	**Grantee**	FR 1200 NW Street LLC
Recordation	115426554	**Tax Parcel ID**	4842-34-00-0011;-0030
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$23.71	**Price Per Acre**	$1,033,254

Site

Land SF	366,872	**Land Acres**	8.42
Topography	Level and at street grade	**Shape**	Rectangular
Required Site Work	Demolition	**Utilities**	All Available
Zoning	I-1	**Proposed Use**	Industrial
Zoning Type	Industrial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	NA		

Comments

The sale is composed of two parcels adjacent to each other located in Pompano Beach along I-95. The parcels combine for an overall total of 366,872 SF of land zoned I-1. At the time of sale, the site was owner-occupied and contained one building with 46,690 SF nra. It is noted that the buyer indended to build an additional building that contains 143,000 SF. The most recent sale occurred on 11/1/2018 for a consideration of $8,700,000 or $23.71/SF of land. The site was purchased by First Industrial Realty Trust, which is a publically traded company. The sale is considered to be a redevelopment as the current building improvements were constructed in 1975.

Commercial Land Comparable 6

Transaction

Name	3800 Block of NW 126th Avenue	**Address**	3800 Block of NW 126th Avenue
City	Coral Springs	**County**	Broward County
State	FL	**Zip**	33065
Price	$4,595,600	**Date**	6/14/19
Grantor	Biggie Investments Sawgrass Place	**Grantee**	ETI at Coral Springs, LLC
Recordation	115872422	**Tax Parcel ID**	48-41-18-02-0010
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Broker
Price Per Land SF	$14.98	**Price Per Acre**	$652,784

Site

Land SF	306,818	**Land Acres**	7.04
Topography	Level and at street grade	**Shape**	Rectangular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	IRD	**Proposed Use**	Industrial
Zoning Type	Industrial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	NW 126th Avenue		

Comments

This site is located along the west side of NW 26th Avenue, at the termination of NW 39th Street. The parcel has visibility to the Sawgrass Expressway. An industrial building is expected to be developed on the property.

Commercial Land Comparable 7

Transaction

Name	Sawgrass Office Land	**Address**	13670 NW 12th St
City	Sunrise	**County**	Broward
State	FL	**Zip**	33323
Price	$4,500,000	**Date**	9/6/18
Grantor	Starwood Capital Group	**Grantee**	Sawgrass Office Investments, LLC
Recordation	115314695	**Tax Parcel ID**	4940-3404-0017
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Knowledgeable Third Party
Price Per Land SF	$15.95	**Price Per Acre**	$694,444

Site

Land SF	282,194	**Land Acres**	6.48
Topography	Level and at street grade	**Shape**	Irregular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	I-1	**Proposed Use**	Office
Zoning Type	Industrial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	NW 12th Street		

Comments

This site is situated within an office park area southwest of the Sawgrass Mills Mall.

Commercial Land Comparable 8

Transaction

Name	3080 Sheridan Street	**Address**	3080 Sheridan Street
City	Hollywood	**County**	Broward
State	FL	**Zip**	33021
Price	$7,500,000	**Date**	6/7/18
Grantor	3080 Sheridan Partnership, Ltd.	**Grantee**	3080 Sheridan Street, LLC
Recordation	115169902	**Tax Parcel ID**	5142-08-19-0030
Property Rights	Fee Simple Estate	**Financing**	Cash to Seller
Conditions of Sale	Arm's length	**Verification**	Broker
Price Per Land SF	$26.79	**Price Per Acre**	$1,166,407

Site

Land SF	280,000	**Land Acres**	6.43
Topography	Level and at street grade	**Shape**	Rectangular
Required Site Work	Typical Clear and Grade	**Utilities**	All Available
Zoning	IM-1	**Proposed Use**	Concrete Processing and Storage
Zoning Type	Industrial	**Zoned Density**	NA
Buildable SF	NA	**Allowable FAR**	NA
No. of Proposed Units	NA	**Proposed Unit Type**	NA
Road Frontage	Sheridan Street		

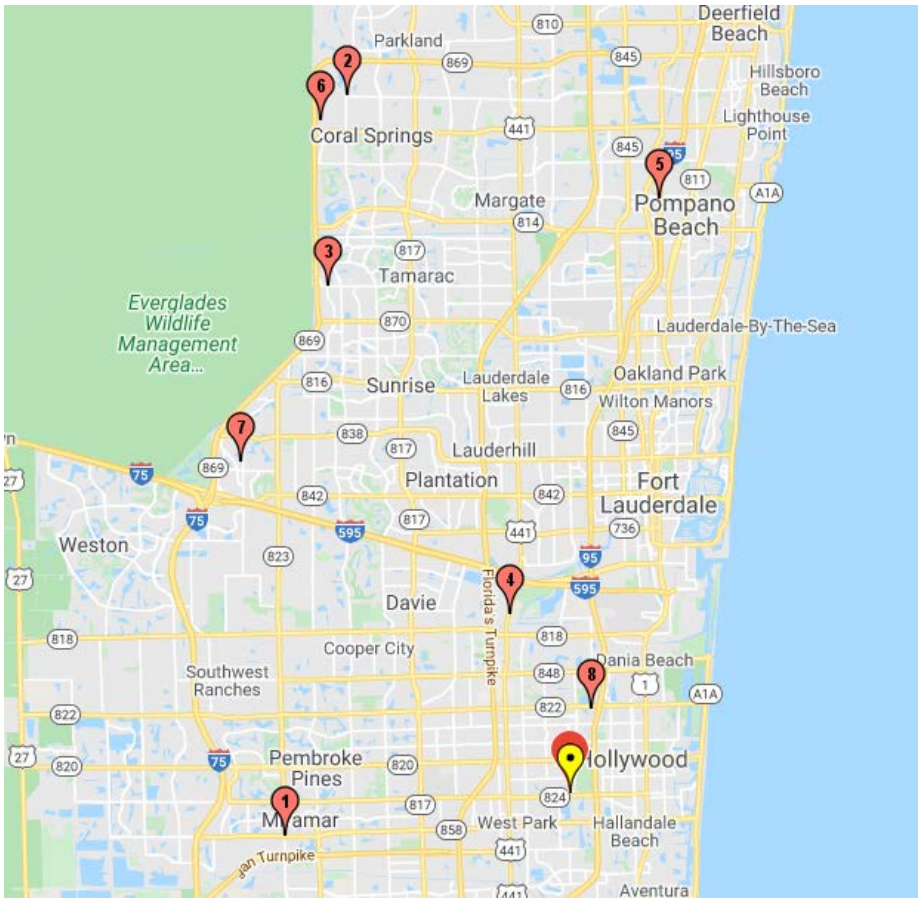
Comments

This is vacant land located just west of I-95, south of Sheridan. The buyer is a company related to Invicta Watch Group's president and chief executive Eyal Lalo. The buyer scored construction financing to build a planned industrial facility, property records show. City National Bank is providing the $7.5 million loan.

LAND SALES SUMMARY

Comp	Address City	Price Date	Zoning Zoning Type	Land SF Land Acres	Price per Land SF Price per Acre
1	S Flamingo Road & Miramar	$15,300,000	Commercial	978,484	$15.64
	Miramar	12/19/2018	Commercial	22.46	$681,211
2	11595 Wiles Rd	$6,100,000	B-2	750,949	$8.12
	Coral Springs	04/27/2018	Coral Springs	17.24	$353,828
3	SWC Hiatus Road & W McNab	$15,000,000	BP	973,637	$15.41
	Tamarac	12/07/2018	Industrial	22.35	$671,141
4	4030 S State Road 7	$13,920,800	I-G	1,238,619	$11.24
	Dania Beach	05/21/2018	Industrial	28.43	$489,652
5	1200 NW 15 ST	$8,700,000	I-1	366,872	$23.71
	Pompano Beach	11/01/2018	Industrial	8.42	$1,033,254
6	3800 Block of NW 126th Avenue	$4,595,600	IRD	306,818	$14.98
	Coral Springs	06/14/2019	Industrial	7.04	$652,784
7	13670 NW 12th St	$4,500,000	I-1	282,194	$15.95
	Sunrise	09/06/2018	Industrial	6.48	$694,444
8	3080 Sheridan Street	$7,500,000	IM-1	280,000	$26.79
	Hollywood	06/07/2018	Industrial	6.43	$1,166,407

LAND SALES MAP



LAND SALES ANALYSIS

To derive an estimated value of the site, as if vacant, we analyzed the land comparables and have made adjustments for varying characteristics.

Property Rights Conveyed

The property rights conveyed for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of a fee simple estate. The comparable sales were transferred with similar property rights and no adjustments are needed.

Financing Terms

The financing terms for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of a cash to seller transaction. The comparable sales transferred with similar financing terms and no adjustments are needed.

Conditions of Sale

The conditions of sale for each sale are shown in the adjustment grid. The subject is valued in this report on the basis of an arm's length transaction. The comparable sales were transferred with similar conditions of sale and no adjustments are needed.

Market Conditions

In terms of an adjustment for market conditions, from the sales shown, it is somewhat subjective to determine an exact adjustment. In general, land values in South Florida have increased over the last few years; however prices appear to have leveled off; and the current COVID-19 pandemic has placed many deals on hold, at least for some time. There is no indication that land values have declined. Therefore, we have made no adjustment for market conditions.

Location

The adjustment for location reflects the trend that properties in areas of active growth and development, as well as those which offer good accessibility in terms of frontage on major thoroughfares, should sell for a higher price per SF than properties which do not offer these attributes, with all other factors held constant.

Comparable sales 2, 3, 6 and are located in suburban areas in the northern portion of Broward County where household incomes tend to be higher. The sales are adjusted downward for location. Comparable 5 has frontage on Interstate 95 and is adjusted downward for location. Comparable 8 is located on Sheridan Street, just west of Interstate 95, and adjacent to the Tri Rail station. The sale is adjusted downward for location. The remaining comparable sales are located in areas that are very similar to the subject's neighborhood and no adjustments are needed.

Size

In terms of size, it is noted that smaller parcels typically sell for a higher price per SF than larger parcels, with all other factors held constant. The subject's commercial portion consists of 17.32 acres or 754,459 SF. Comparable sales 5, 6 7 and 8 are smaller and are adjusted downward. No other adjustments are needed.

Zoning

The subject's site is zoned "GU", Government Use, under the jurisdiction of City of Hollywood, FL. However, the typical buyer would make their purchase decision on the reasonable expectation that the zoning will be changed to allow for mixed-use development which would include commercial space. This portion of the site will partially be improved with quasi-industrial buildings for the future use of the City of Hollywood. The comparable sales all had zoning that is suitable for commercial development and/or high-value industrial development. No adjustments are needed.

Topography

The subject's site is level to slightly rolling. The topography would not inhibit development. The comparable sales have a topography that does not inhibit development and no adjustments are needed.

Required Site Work

The subject is valued as if vacant and available for development. The comparable sales either needed typical clear and grade or minor demolition. Land buyers don't pay a premium or expect a discount if minor demolition is required; therefore, no adjustments are needed.

Shape

The shape of the subject's site is irregular in shape. However, the shape would not inhibit development. The comparable sales are all of a shape that would not inhibit development and no adjustments are needed.

LAND SALES ANALYSIS CONCLUSION

The previously described adjustments are summarized in the following grid. The percentage adjustments are used to show the emphasis placed on each adjustment, and are not based on a paired sales analysis.

LAND SALES ADJUSTMENT GRID

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Comp 7	Comp 8
Name	Park Road Site	Proposed Monarch Town Center	Costco Land Sale	SWC Hiatus Road & W McNab Road	Liberty 595 Distribution Center	1200 NW 15 ST	3800 Block of NW 126th Avenue	Sawgrass Office Land	3080 Sheridan Street
Address	1600 South Park Road	S Flamingo Road & Miramar Parkway	11595 Wiles Rd	SWC Hiatus Road & W McNab Road	4030 S State Road 7	1200 NW 15 ST	3800 Block of NW 126th Avenue	13670 NW 12th St	3080 Sheridan Street
City	Hollywood	Miramar	Coral Springs	Tamarac	Dania Beach	Pompano Beach	Coral Springs	Sunrise	Hollywood
State	FL	FL	FL	FL	FL	FL	FL	FL	FL
Date		12/19/2018	4/27/2018	12/7/2018	5/21/2018	11/1/2018	6/14/2019	9/6/2018	6/7/2018
Price		$15,300,000	$6,100,000	$15,000,000	$13,920,800	$8,700,000	$4,595,600	$4,500,000	$7,500,000
Land SF	754,459	978,484	750,949	973,637	1,238,619	366,872	306,818	282,194	280,000
Price per SF		$15.64	$8.12	$15.41	$11.24	$23.71	$14.98	$15.95	$26.79
Transactional Adjustments									
Property Rights	Fee Simple Estate	Leased Fee Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%	Fee Simple Estate 0%
Financing	Cash to Seller	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%	Cash to Seller 0%
Conditions of Sale	Arm's Length	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%	Arm's length 0%
Adjusted Price per SF		**$15.64**	**$8.12**	**$15.41**	**$11.24**	**$23.71**	**$14.98**	**$15.95**	**$26.79**
Market Trends Through	4/12/2020 0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price per SF		**$15.64**	**$8.12**	**$15.41**	**$11.24**	**$23.71**	**$14.98**	**$15.95**	**$26.79**
Property Adjustments									
Location	Good	Similar	Superior	Superior	Similar	Superior	Superior	Superior	Superior
% Adjustment		0%	-10%	-10%	0%	-20%	-10%	-10%	-20%
$ Adjustment		$0.00	($0.81)	($1.54)	$0.00	($4.74)	($1.50)	($1.59)	($5.36)
Land Acres	17.32	22.46	17.24	22.35	28.43	8.42	7.04	6.48	6.43
% Adjustment		0%	0%	0%	0%	-10%	-10%	-10%	-10%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	($2.37)	($1.50)	($1.59)	($2.68)
Zoning	GU	Commercial	B-2	BP	I-G	I-1	IRD	I-1	IM-1
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Topography	Level to slightly rolling	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade	Level and at street grade
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Required Site Work	Demolition and site remediation	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade	Demolition	Typical Clear and Grade	Typical Clear and Grade	Typical Clear and Grade
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Shape	Irregular in shape	Irregular	Rectangular	Square	Rectangular	Rectangular	Rectangular	Irregular	Rectangular
% Adjustment		0%	0%	0%	0%	0%	0%	0%	0%
$ Adjustment		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Adjusted Price per SF		**$15.64**	**$7.31**	**$13.87**	**$11.24**	**$16.60**	**$11.98**	**$12.77**	**$18.75**
Property Adjustments (Net)		0%	-10%	-10%	0%	-30%	-20%	-20%	-30%
Property Adjustments (Gross)		0%	10%	10%	0%	30%	20%	20%	30%

LAND VALUE CONCLUSION – COMMMERCIAL LAND

The comparables show a price/SF range of $7.31 /SF to $18.75 /SF on an adjusted basis, with an average of $13.52 /SF.

Comparable 1 is an in-fill site to be developed with a shopping center, anchored by Publix and Ross. The site's location is generally similar to the subject's site and no adjustments were needed. Significant weight was placed on the sale in the final estimate of value.

Comparable 2 was for the construction of a Costco store. This site is located in a high-income residential suburban area and was adjusted downward for location. The site is also very similar in size to the subject site. Significant weight was placed on this sale in the final estimate of value.

Comparable 3 required a downward adjustment for location, but no other adjustments were needed. Significant weight was placed on this sale in the final estimate of value.

Comparable 4 is the site of a proposed industrial warehouse building. The site is located on State Road 7 in Dania Beach, north of the subject. The site required minimal adjustments and significant weight was placed on this sale in the final estimate of value.

Comparable 5 has frontage on Interstate 95 and was adjusted downward for location. The site was also approximately half the size of the subject and was adjusted downward for size. Secondary weight is placed on this sale in the final estimate of value.

Comparable Sales 6 and 7 are located in the northwestern suburbs, and were adjusted downward for location. The sales were also smaller than the subject and they were adjusted downward for size. Secondary weight was placed on these sales in the final estimate of value.

Comparable 8 is located in Hollywood, but the site was much smaller than the subject site. The sale was adjusted downward for size. The sale was also adjusted downward for location, since it sits adjacent to a Tri Rail Station, and also has superior visibility from motorists on Sheridan Street. The sale is given secondary weight in the final estimate of value.

We placed primary weight on Sales 1, 2, 3 and 4. Theses sales suggest a value in the range of approximately $7/SF to $15/SF. Sale 2 was significantly lower than all the other sales, and therefore we have placed less emphasis on the sale in the final value conclusion. The adjusted range is approximately $11/SF to $16/SF. Therefore, we conclude to a value in the range of $12.00 /SF to $15.00 /SF.

Most of the North and Middle portions of the site were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled.

The historical use of these parcels as an uncontrolled landfill and for public works operations has caused the soil and groundwater to be affected by various contaminants and the Florida Department of Environmental Protection and the City of Hollywood has designated the project site to be a Brownfield. The filling of these parcels was not controlled and unstable subsurface conditions are present, which could affect future construction. As a result, the cost of construction on the sites may be more expensive than other sites that are not brownfields.

The commercial portion of the site would potentially be improved with national retail chain stores, perhaps a grocery store, a gas station, and other typical retail buildings, as well as municipal service buildings. The subject was formerly used as a trash incinerator and municipal service area. However, unlike residential uses, we estimate it would be unlikely stigma would be associated with commercial uses on the site. But, due to the former use, which includes a landfill, construction may be more difficult than more traditional sites. This level of uncertainty would result in a value toward the lower end of the established range. Therefore, we conclude to $12.00/SF.

Land Value Conclusion	$12.00 /SF
Multiplied by Subject Size	754,459 SF
Indicated Land Value	**$9,053,510**

Commercial Land Value Conclusion	
Indicated Land Value	$9,053,510
Rounded Final Land Value	**$9,100,000**

LAND VALUE CONCLUSION – RESIDENTIAL AND COMMERCIAL PORTIONS UPON ZONING AND SITE PLAN APPROVAL

Once the subject has received all site plan approvals, which would include potentially changes to comprehensive plan, changes to zoning and receipt of site plan approval, the subject's future projected value is summarized as follows. The client provided an environmental study conducted to estimate the costs associated with "cleaning up" the environmental contamination on the site. We have relied on this data in our valuation. A deduction is made for the costs associated with environmental remediation.

Land Value Upon Zoning and Site Plan Approval	
Indicated Land Value	$7,875,000
Commercial Land	$9,100,000
Environmental Remediation	($10,700,000)
Adjusted Land Value	$6,275,000
Rounded Final Land Value	**$6,300,000**

The combined price for the two parcels, prior to the deduction for environmental remediation equates to $16,975,000 or $552,572/acre, or $12.68/SF.

The residential land sales, prior to adjustments ranged from $3.39/SF to $21.32/SF with an average of $11.14/SF. The commercial and industrial land sales ranged from $8.12/SF to $26.79/SF, with an average of 16.48/SF.

The City of Hollywood offered the site to developers for redevelopment. Four qualified offers were submitted. The first included two warehouse buildings containing 364,500 SF, and public works buildings. The second included 180,000 SF of commercial space, an entertainment component plus 600 residential units and public works buildings. The third includes 315 multifamily residential units, plus 71,000 SF of neighborhood/community retail space and 50,000 SF of municipal services buildings. The final proposal was for the construction of two warehouse buildings, containing 325,254 SF, plus public works buildings.

We determined the subject's highest and best use would be for mixed use development, and used the metrics from one of the four proposals as the framework for our valuation. However, we note that the land sales used and the value conclusions reached could support any of the proposed development schemes, or any other mixed-use development that would be typical of redevelopment efforts on similar sites in Broward County.

We estimate the subject's rezoning and approvals would require 2 years from the current date. Approvals for traffic, water, sewer, etc. would be required. Getting approvals involves a certain amount of risk. In order to estimate the appropriate discount or yield rate, we consulted the Realty Rates Developer Survey, for Mixed-Use Development in the Florida/Caribbean region. That survey suggest that actual rates range from as low as 22.36% to as high as 48.90%, with an average of 32.78%. The risk associated with the subject is significant since both city and county boards would be involved. The presence of environmental contaminants also increases the perceived risk. Based on the data presented, we have discounted the subject's future value at 35% to consider the aforementioned risk. We have based this on the RealtyRates.com *Developer Survey*, 1st Quarter 2020 for Florida/Caribbean – Mixed Use development.

RealtyRates.com DEVELOPER SURVEY - 1st Quarter 2020*
Florida/Caribbean - Subdivisions & PUDs

	Actual Rates			Pro-Forma Rates		
	Min	Max	Avg	Min	Max	Avg
Site-Built Residential	20.80%	48.90%	32.29%	19.97%	46.94%	31.00%
-100 Units	20.80%	42.15%	30.85%	19.97%	40.47%	29.61%
100-500 Units	21.32%	46.37%	32.49%	20.47%	44.51%	31.19%
500+ Units	21.84%	48.47%	33.05%	20.97%	46.53%	31.73%
Mixed Use	22.36%	48.90%	32.78%	21.47%	46.94%	31.47%
Manufactured Housing	20.91%	52.76%	34.12%	20.07%	50.65%	32.75%
-100 Units	20.91%	45.88%	32.73%	20.07%	44.04%	31.42%
100-500 Units	21.43%	50.46%	34.51%	20.58%	48.45%	33.13%
500+ Units	21.96%	52.76%	35.12%	21.08%	50.65%	33.71%
Business Parks	21.19%	48.14%	32.17%	20.34%	46.21%	30.88%
-100 Acres	21.19%	41.86%	30.89%	20.34%	40.18%	29.66%
100-500 Acres	21.72%	46.04%	32.53%	20.85%	44.20%	31.23%
500+ Acres	22.25%	48.14%	33.08%	21.36%	46.21%	31.76%
Industrial Parks	21.20%	41.68%	29.26%	20.36%	40.01%	28.09%
-100 Acres	21.20%	36.24%	28.15%	20.36%	34.79%	27.02%
100-500 Acres	21.73%	39.86%	29.57%	20.86%	38.27%	28.38%
500+ Acres	22.26%	41.68%	30.05%	21.37%	40.01%	28.85%

*4th Quarter 2019 Data

This risk includes the cost of borrowing funds, the time value of money, legal fees, the potential for unforeseen off-site costs, and developer's profit. Previously we determined the subject's value, once all approvals are in place, is $6,300,000. This amount will be discounted to a present value to consider the risk associated with the successful completion of the rezoning and approval process.

Year	1	2
Land Value Once Approved for Development	$0	$6,300,000
Yield Rate	35%	
Net Present Value of Land	$3,456,790	
Rounded	$3,500,000	

Therefore, we conclude the subject's "as is" market value is $3,500,000 . This discounted land value considers the value of the site once approvals are in place, but also considers the risk associated with getting approvals, and time that would pass, during the approval process.

The Sales Comparison Approach was employed in the valuation of the subject.

"As Is" Value (4/12/2020)	
Discounted Land Value	$3,500,000
Final Value Opinion	**$3,500,000**

We have attempted to summarize all the input data and have briefly explained our methodology in processing and/or analyzing this data. Insofar as we have been able to determine, this data has been obtained from reliable sources and was accepted as being accurate. We give full recognition to the inherent weaknesses in each of the approaches. It should be acknowledged that because the appraisal of real property is not an exact science, professional judgment on our part becomes a component of each of the recognized approaches.

The Sales Comparison Approach is dependent on a direct comparative technique of the sale, or offering of, similar properties. Since no two properties are ever identical, it is necessary to analyze and determine the degree of comparability between the subject and the sale properties for differences.

The subject is proposed to be developed with a mixed use property that is to include 315 residential apartment units on a 13.4 acre parcel, plus commercial space to be constructed on 17.32 acres. We have been asked to provide the subject's "as is" value. Currently the subject is not zoned for the construction of residential apartments and commercial space. However, based on the fact that the City of Hollywood is promoting the idea of redeveloping the site, and the historical success of rezoning other parcels of land in the City of Hollywood, we conclude the typical buyer would have a reasonable expectation that the subject site will successfully be rezoned to allow for mixed-use development.

We valued the subject site using two sets of sales. The first set of land sales show what developers are willing and able to pay for sites intended for residential development. The second set of sales represents what land buyers are willing to pay for sites that can be used for commercial and/or industrial uses. We valued each portion separately, to arrive at a combined value.

However, the rezoning and redevelopment of a site such as the subject is not without risks. There is always the possibility of economic downturns which could limit availability of financing, community disagreement with development proposals, or unforeseen costs associated with redevelopment, and cost overruns associated with cleaning environmental contamination. In order to consider the time, money and risk associated with successfully receiving all necessary approvals, we discounted the value of the subject site, assuming all approvals are in place, to a present value at a market derived yield rate. This provided the subject's "as is" value.

After an inspection of the subject, and analysis of pertinent physical and economic factors that affect value, we are of the opinion that the 'as is' market value of the fee simple estate of the subject, as of April 12, 2020, is:

$3,500,000

THREE MILLION FIVE HUNDRED THOUSAND DOLLARS

We were provided with an environmental study completed by Langan Engineering & Environmental Services. We have relied on the data contained in that report, which includes a cost estimate for environmental remediation, and make the extraordinary assumption the information contained in that report is accurate. The subject is currently zoned GU, Governmental Use. According to Hollywood officials, the zoning and underlying land use would require changes, before mixed-use development can occur. This appraisal makes the extraordinary assumption that the required zoning changes can be completed to allow for redevelopment. This appraisal makes the extraordinary assumption that no significant, off-site development requirements exist that would effect the potential development or re-use of the site. This appraisal is not based on any other extraordinary assumptions. The use of the aforementioned Extraordinary Assumptions might have affected the assignment results.

This appraisal is not based on any hypothetical conditions.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2020

Property Id: 514220040010

Property Owner/s:CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV

Mailing Address:2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807

Physical Address:1600 S PARK ROAD HOLLYWOOD, 33021

Property Use: 80 - Vacant governmental

Millage Code: 0513

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Contact Number: 954-357-6835

Email: wbarringer@bcpa.net

Zoning : GU - GOVERNMENT USE DISTRICT

Abbr. Legal Des.: HOLLYWOOD GOLF HEIGHTS 11-13 B LOT 2 BLK 1

2020 values are considered "working values" and are subject to change until finalized.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	$12,420	0	0	$12,420	$12,420	
2019	$12,420	0	0	$12,420	$12,420	
2018	$12,420	0	0	$12,420	$12,420	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$12,420	$12,420	$12,420	$12,420
Portability	0	0	0	0
Assessed / SOH	$12,420	$12,420	$12,420	$12,420
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$12,420	$12,420	$12,420	$12,420
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/20/1978	Final Judgment of Conveyance		7627 / 121
11/11/1971	Warranty Deed	$1,200	4680 / 166

LAND CALCULATIONS

Unit Price	Units	Type
$2.25	5,520 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
1								

SCHOOL

Orange Brook Elementary: C
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Shevrin D Jones	34	Gary M. Farmer, Jr.	Ann Murray

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2020

Property Id: 514220000170

Property Owner/s:CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV

Mailing Address:2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807

Physical Address:1600 S PARK ROAD HOLLYWOOD, 33021

Property Use: 89 - Municipal other than parks, recreational areas, colleges, hospitals

Millage Code: 0513

Adj. Bldg. S.F: 31814

Bldg Under Air S.F:

Effective Year: 1958

Year Built: 1950

Units/Beds/Baths: 0 / /

Deputy Appraiser: Joseph Richardson

Contact Number: 954-357-6835

Email: jrichardson@bcpa.net

Zoning : GU - GOVERNMENT USE DISTRICT

Abbr. Legal Des.: 20-51-42 W1/2 OF W1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS S 50 FOR RD

2020 values are considered "working values" and are subject to change until finalized.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	$730,470	$1,176,650	0	$1,907,120	$1,907,120	
2019	$730,470	$1,176,650	0	$1,907,120	$1,907,120	
2018	$730,470	$1,176,650	0	$1,907,120	$1,907,120	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,907,120	$1,907,120	$1,907,120	$1,907,120
Portability	0	0	0	0
Assessed / SOH	$1,907,120	$1,907,120	$1,907,120	$1,907,120
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$1,907,120	$1,907,120	$1,907,120	$1,907,120
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/1968	Warranty Deed	$75,000	

LAND CALCULATIONS

Unit Price	Units	Type
$7.00	104,353 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514220000020	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000021	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	FLORIDA ST HOLLYWOOD, FL 33021
514220000130	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000180	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000181	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
31,814								

SCHOOL

Orange Brook Elementary: C
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Shevrin D Jones	34	Gary M. Farmer, Jr.	Ann Murray

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2020

Property Id: 514220000040

Property Owner/s:CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV

Mailing Address:2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807

Physical Address:HILLCREST DRIVE HOLLYWOOD, 33021

Property Use: 80 - Vacant governmental

Millage Code: 0513

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 0

Year Built:

Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department

Contact Number: 954-357-6835

Email: wbarringer@bcpa.net

Zoning : GU - GOVERNMENT USE DISTRICT

Abbr. Legal Des.: 20-51-42 SW1/4 OF NE1/4 OF NW1/4 LYING W OF RD R/W & E1/2 OF SE1/4 OFNW1/4 OF NW1/4

2020 values are considered "working values" and are subject to change until finalized.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	$1,155,370	0	0	$1,155,370	$1,155,370	
2019	$1,155,370	0	0	$1,155,370	$1,132,230	
2018	$1,120,650	0	0	$1,120,650	$1,029,300	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,155,370	$1,155,370	$1,155,370	$1,155,370
Portability	0	0	0	0
Assessed / SOH	$1,155,370	$1,155,370	$1,155,370	$1,155,370
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$1,155,370	$1,155,370	$1,155,370	$1,155,370
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/01/1963	Multi Warranty Deed	$62,500	2697 / 340

LAND CALCULATIONS

Unit Price	Units	Type
$2.25	486,456 SqFt	Square Foot
$0.51	119,300 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514220000020	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000021	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	FLORIDA ST HOLLYWOOD, FL 33021
514220000130	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000180	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000181	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
1								

SCHOOL

Orange Brook Elementary: C
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Shevrin D Jones	34	Gary M. Farmer, Jr.	Ann Murray

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2020

Property Id: 514220000140

Property Owner/s:CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV

Mailing Address:2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807

Physical Address:1600 S PARK ROAD HOLLYWOOD, 33021

Property Use: 89 - Municipal other than parks, recreational areas, colleges, hospitals

Millage Code: 0513

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 1968

Year Built: 1967

Units/Beds/Baths: 0 / /

Deputy Appraiser: Joseph Richardson

Contact Number: 954-357-6835

Email: jrichardson@bcpa.net

Zoning : GU - GOVERNMENT USE DISTRICT

Abbr. Legal Des.: 20-51-42 NW1/4 OF SE1/4 OF NW1/4 LESS LOT 2 BLK 1 HOLLYWOOD GOLF HTS &LESS PT LOT 11 BLK 3 HOLLYWOOD GOLF HTS LYING THEREIN & LESS RD R/W & PT OF NE1/4 OF SE1/4 OF NW1/4 LYING W OF RD R/W AS DESC IN OR 1553/55

2020 values are considered "working values" and are subject to change until finalized.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	$919,240	$213,860	0	$1,133,100	$1,133,100	
2019	$919,240	$213,860	0	$1,133,100	$1,086,480	
2018	$773,850	$213,860	0	$987,710	$987,710	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,133,100	$1,133,100	$1,133,100	$1,133,100
Portability	0	0	0	0
Assessed / SOH	$1,133,100	$1,133,100	$1,133,100	$1,133,100
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$1,133,100	$1,133,100	$1,133,100	$1,133,100
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/01/1963	Multi Warranty Deed	$62,500	2697 / 340

LAND CALCULATIONS

Unit Price	Units	Type
$98,000	9.38 Acre	Acreage

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514220000020	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000021	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	FLORIDA ST HOLLYWOOD, FL 33021
514220000130	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000180	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000181	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
1								

SCHOOL

Orange Brook Elementary: C
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Shevrin D Jones	34	Gary M. Farmer, Jr.	Ann Murray

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2020

Property Id: 514220000150

Property Owner/s:CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV

Mailing Address:2600 HOLLYWOOD BLVD #206 HOLLYWOOD, FL 33020-4807

Physical Address:1600 S PARK ROAD HOLLYWOOD, 33021

Property Use: 89 - Municipal other than parks, recreational areas, colleges, hospitals

Millage Code: 0513

Adj. Bldg. S.F: 11181

Bldg Under Air S.F:

Effective Year: 1969

Year Built: 1968

Units/Beds/Baths: 0 / /

Deputy Appraiser: Joseph Richardson

Contact Number: 954-357-6835

Email: jrichardson@bcpa.net

Zoning : GU - GOVERNMENT USE DISTRICT

Abbr. Legal Des.: 20-51-42 E1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS S 50 FOR RD & W1/2 OF SE1/4OF SE1/4 OF NW1/4 LESS PT LYING E OF E/L S 34 AVE & LESS S 50 FOR RD R/W

2020 values are considered "working values" and are subject to change until finalized.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	$994,770	$1,043,540	0	$2,038,310	$2,038,310	
2019	$994,770	$1,043,540	0	$2,038,310	$2,038,310	
2018	$994,770	$1,043,540	0	$2,038,310	$2,038,310	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$2,038,310	$2,038,310	$2,038,310	$2,038,310
Portability	0	0	0	0
Assessed / SOH	$2,038,310	$2,038,310	$2,038,310	$2,038,310
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	$2,038,310	$2,038,310	$2,038,310	$2,038,310
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin

LAND CALCULATIONS

Unit Price	Units	Type
$4.65	213,928 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514220000020	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000021	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	FLORIDA ST HOLLYWOOD, FL 33021
514220000130	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000180	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021
514220000181	11/12/2019	Multi Special Warranty Deed	Exception Due to Condition	$25,200,000	116182286	1447 S PARK RD HOLLYWOOD, FL 33021

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Hlwd Fire Rescue (05)								
Governmental (X)								
11,181								

SCHOOL

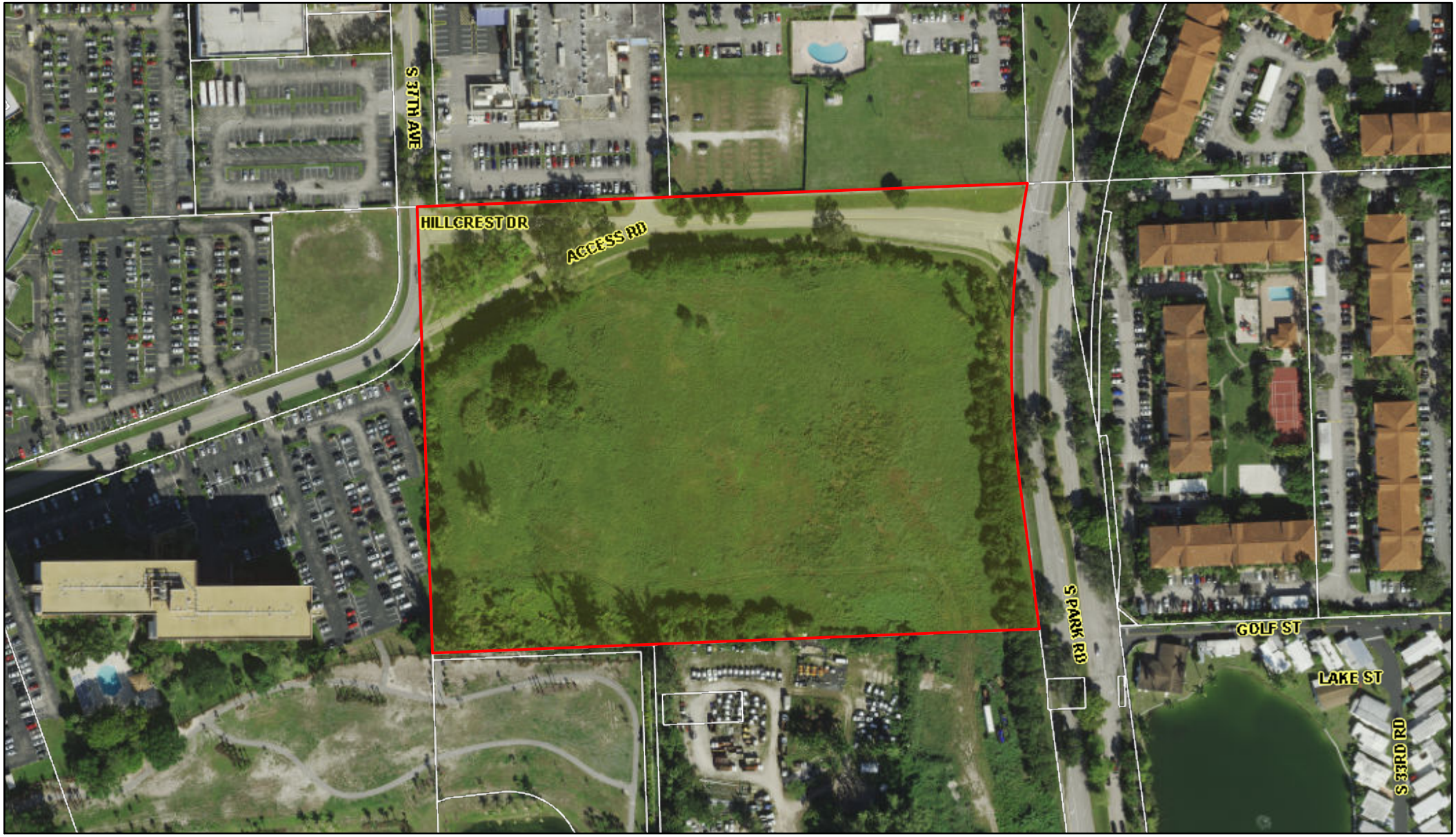
Orange Brook Elementary: C
McNicol Middle: C
Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson

Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
101	Shevrin D Jones	34	Gary M. Farmer, Jr.	Ann Murray

Property Id: 514220000040 **Please see map disclaimer



April 17, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

Property Id: 514220000140 **Please see map disclaimer

April 17, 2020

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

Property Id: 514220000150 **Please see map disclaimer

April 17, 2020

1:1,200

0 55 110 220 ft

0 15 30 60 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

Property Id: 514220000170 **Please see map disclaimer

April 17, 2020

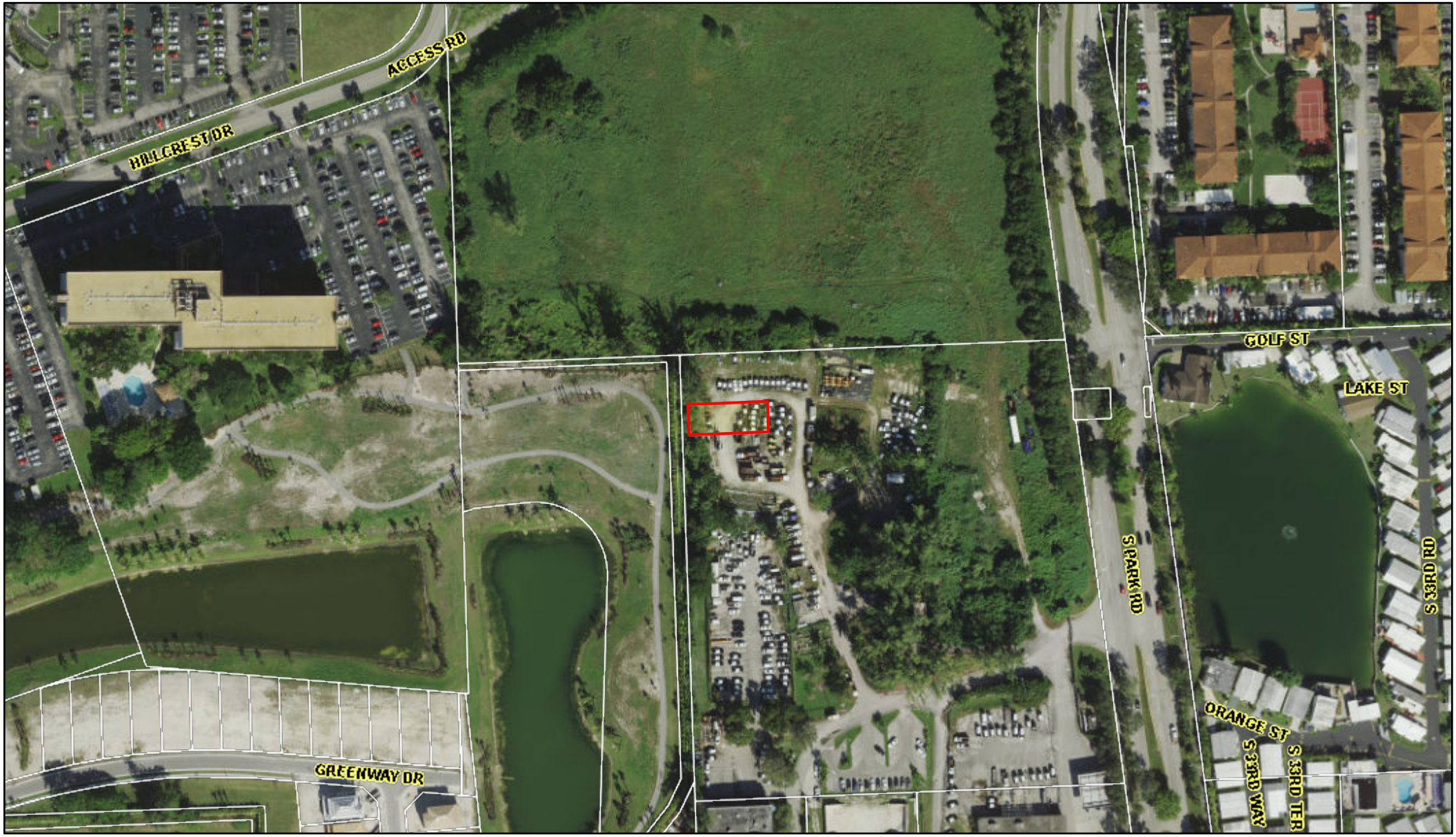
1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

Property Id: 514220040010 **Please see map disclaimer



April 17, 2020

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Between Dec 15, 2019 and Jan 26, 2020 Broward County Property Appraiser

Print

§ 4.9 GU Government Use District.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. § 166.041, Art. 5 of the Zoning and Land Development Regulations, and this section. To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning; except for land in Port Everglades.	Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law. Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.06(K), § 113.03(A)(2) and City Commission Resolution No. 95-272(A).	Any building or Use adjacent to or within a single family, RM-9, RM-18 or RM-25 district. Parking garages.	Any Use that is customarily associated with the Main Permitted Use. See § 4.21.

B. General development regulations for property within GU Government Use District.

1. Procedures and requirements for rezoning to a GU Development.

a. Application. An application for rezoning to GU Development shall be made only by the governmental entity or agency that owns or leases the subject property and processed in the same manner as other applications for change of zoning of land in accordance with state law and pursuant to Article 5.

b. Zoning designation. Upon the sale of public property that is currently zoned GU, the governmental entity or agency shall initiate a zoning designation change pursuant to F.S. Chapter 166.041, as amended from time to time, and in accordance with the procedures set forth in Article 5 of the Zoning and Land Development Regulations. If a governmental entity or agency acquires property to be utilized for a public purpose or desires to develop property it owns or leases for the purposes set forth in § 4.9.A. above, then the rezoning procedures set forth below shall be followed.

c. Consideration by the City Commission. Upon receiving the recommendation of the Planning and Development Board, the City Commission shall conduct a public hearing to consider the rezoning petition in accordance with the rezoning procedures set forth in Article 5 and the Site Plan pursuant to Article 6. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Development Board.

C. Development regulations for GU property requiring Site Plan Review. When the city or any other governmental entity/agency owning or leasing public property within a GU District desires to develop the property, Site Plan Review in accordance with Article 6 and other applicable Articles of the Zoning and Land Development Regulations is required and the following development regulations shall be followed:

1. Unified control. All land included for the purpose of development within a GU District shall be under the control of the city, any other governmental entity or agency. The city or other governmental entity/agency shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed GU District, which shall be reviewed by the Department and the City Attorney's Office.

2. Land use and design regulations.

a. Maximum density.

1. Density. The maximum permitted density shall be determined by the City Commission, but in no event shall it exceed the limits set forth in the Comprehensive Plan.

2. For purposes of this section. Community Residential Facility and hotel units shall equal one-half of one dwelling unit, and any residential unit shall be equal to one dwelling unit.

b. Minimum plot size, distance between structures, frontage and setbacks.

1. No minimum plot size shall be required with a GU Development.

2. No minimum distance between structures shall be required within a GU District, except as required by the Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Development Board, after considering the type and character of the building types within a development.

3. Setbacks. There are no required setbacks or yards except for those imposed by the City Commission, upon recommendation of the Planning and Development Board, and the Florida Building Code, as amended from time to time.

c. Maximum height of structures. No maximum height of structures shall be required within a GU District. The City Commission upon recommendation of the Planning and Development Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan, City-Wide Master Plan and relevant Neighborhood Plan.

d. Total site coverage. The City Commission, upon recommendation of the Planning and Development Board, shall determine the appropriate site coverage on an individual development basis after considering the character and intensity of the proposed development.

3. GU District Site Plan. The Site Plan petition shall be submitted to the Department pursuant to Article 6. The Development Review Coordinator shall review the GU Site Plan in accordance with the procedures set forth in Article 6 and shall forward his or her recommendation to the Planning and Development Board.

4. Consideration by the Planning and Development Board. The Planning and Development Board shall evaluate the Site Plan in accordance with the requirements set forth in Article 6. In addition, the Board shall evaluate the suitability of the proposed development with the Design Review Criteria set forth in § 5.3.J.4., the City's Comprehensive Plan, the City-Wide Master Plan and the relevant Neighborhood Plan. The Planning and Development Board may recommend reasonable conditions, safeguards and stipulations be attached to the approval of the Site Plan. Upon reviewing the Site Plan, the Planning and Development Board shall forward its recommendation to the City Commission.

5. Conformance to the approved GU District Site Plan.

a. Permits. After rezoning to GU Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved GU Development Site Plan approved by the City Commission. The GU Development may be developed in phases; however, such phases shall be an element of the Site Plan approved by the City Commission.

b. Major and minor changes to the Site Plan shall be made pursuant to Article 6.

c. Transfer of ownership. No land within an approved GU District may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made, stipulating their understanding and agreement to a condition that such transferred land shall continue under the full terms and provisions of the GU Development approval.

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-13, passed 3-6-2002; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

FEASIBILITY STUDY

SOUTH PARK ROAD REDEVELOPMENT
Former Hollywood Incinerator Ash Dump
1600 S Park Road
Hollywood, Florida

Prepared for:

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida

Prepared by:

Langan Engineering and Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami, Florida 33016
FL Certificate of Authorization No. 00006601

Daniel Spector, P.G.
Senior Project Manager

Roger A. Archabal, P.E.
Principal

28 March 2016
300171001

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES

EXECUTIVE SUMMARY

The South Park Road Redevelopment project comprises five parcels (North, Middle, West,[1] Southeast, and Southwest) that encompass 30.73 acres. Most of the North and Middle Parcels were a rock quarry that was used by the City of Hollywood for disposal of general trash and for ash from a municipal incinerator on the two southern parcels. The North and Middle Parcels are currently unused. The Southeast and Southwest Parcels are currently used by the City of Hollywood Department of Public Works for vehicle fleet storage, maintenance and fueling, and each of these two parcels had a lake that was filled.

The historical use of these parcels as an uncontrolled landfill and for public works operations has caused the soil and groundwater to be affected by various contaminants and the Florida Department of Environmental Protection and the City of Hollywood has designated the project site to be a Brownfield. The filling of these parcels was not controlled and unstable subsurface conditions are present, which could affect future construction.

Under Professional Services Agreements PW 14-057 ATP1 and ATP#2, which the City of Hollywood executed on 4 May 2015, and 7 October 2015, respectively, Langan Engineering and Environmental Services, Inc. completed this feasibility study to help the city evaluate its options for site redevelopment with respect to the environmental and geotechnical conditions of the former dump and Public Works facility.

This study is organized in six sections:

- *Section 1 – Introduction:* This section introduces the feasibility study and its objectives and summarizes the site's history.
- *Section 2 – Environmental Investigation:* This section summarizes the field work, compares the laboratory and field data to cleanup target levels, and discusses the closure options in light of the soil and groundwater contamination and proposed land uses.
- *Section 3 – Preliminary Geotechnical Engineering Study:* This section presents the results of our subsurface geotechnical investigation, an evaluation of site stabilization techniques, a comparison of foundation support systems, and our preliminary recommendations for site improvement and foundation support.
- *Section 4 – Economic and Market Assessment:* This section, which was prepared by Lambert Advisory, Inc., evaluates the market opportunity for the property, including an assessment of residential, office, retail and industrial uses.
- *Section 5 – Incentives Evaluation:* This section summarizes the funding opportunities and incentive programs that may be available; and
- *Section 6 – Development Options:* This section evaluates mixed-use, commercial, industrial, residential, and parks/recreation development options, and the environmental and geotechnical costs associated with each option.

[1] The West Parcel is inside the Middle Parcel; therefore, all references to the Middle Parcel include the West Parcel.

Environmental Conditions

The environmental investigation included 21 discrete soil samples and 13 composite soil samples from 16 locations; 12 groundwater samples from 12 monitoring wells; methane measurements in 15 vapor wells; and a non-intrusive due diligence investigation of the Department of Public Works operations areas in the Southeast and Southwest Parcels. The investigation assumed a specific development subgrade elevation of +7 ft, NGVD and evaluated the risk of direct-exposure of contaminants at that elevation to el +3 ft, NGVD. The investigation also evaluated the reuse potential of material overlying the assumed subgrade elevation, groundwater quality and the potential for methane to be present and whether methane mitigation would be required for future development.

Investigation Findings

- The following contaminants of concern in soil at concentrations above Soil Cleanup Target Levels (Chapter 62-777, Florida Administrative Code [FAC]): total recoverable petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs) (benzo[a]pyrene, benzo(a)anthracene, and benzo[a]pyrene toxic equivalents [TEQ]), PCBs, organochlorine pesticides (dieldrin, alpha-BHC, and beta-BHC), organophosphorous pesticides (mocap and fensulfothion), dioxin TEQ, and metals (arsenic, barium, chromium, and lead);
- The following contaminants of concern in groundwater in the North Parcel at concentrations above Groundwater Cleanup Target Levels (Chapter 62-777, FAC): PAHs (benzo[b]fluoranthene and benzo[a]anthracene) in one well, and arsenic in two wells, at concentrations above Groundwater Cleanup Target Levels (Chapter 62-777, FAC);
- Methane concentrations above the regulatory limit in nine of the 11 vapor wells in the North and Middle Parcels. Concentrations ranged from 4.3% to 46.5% by volume. (Methane was not detected in the four vapor wells in the Southeast and Southwest Parcels;
- Several areas of concern requiring further soil and groundwater investigation related to city operations in the Southeast and Southwest Parcels, including former and current underground storage tanks, a lube pit, septic tanks and drainfields, and vehicle maintenance areas;
- Remediation of the impacts identified above to the most stringent regulatory criteria would be cost prohibitive and future development under this scenario would not be feasible. Landfill material, therefore, would be left in place; and,
- Managing the impacts using engineering controls in the form of a clean fill cap, impervious areas (roadways, parking lots, buildings, etc.) and methane mitigation, and institutional controls restricting land use and access, would allow for an economically viable future development.

Preliminary Geotechnical Engineering Study

Subsurface Investigation and Conditions

The geotechnical investigation included 12 soil borings and 11 test pit excavations. The investigation found that in non-landfill areas (Southeast and Southwest Parcels as well as northeast corner of the North Parcel), the native lithology consists of:

- Fill material at the surface (2 to 4 ft thick in general and up to 20 ft in local areas);

- An upper sand layer (3 to 11 ft thick);
- A limestone layer below the fill or sand (6.5 to 25.5 ft thick);
- A lower sand layer (5 to 30 ft); and
- A thick layer of competent cemented sand and limestone with sand, encountered at the lower portion of all borings throughout the entire site (below el -29 to el-40).

In the former landfill area (most of the North and Middle Parcels), the investigation found a relatively thick landfill material layer, consisting of wood, paper, plastic, concrete, metals, tree branches, textiles, plastic bags, glass bottles, tires, bricks, boulders, steel bars, ash, etc, about 2 to 4 ft below existing ground surface. The thickness of the landfill material ranges from 36 to 43 ft in the North Parcel and from 29 to 31 ft in the Middle Parcel. This landfill material essentially replaces the native upper sand layer, the limestone layer, and a portion of the lower sand layer, found in the non-landfill area.

Preliminary Ground Improvement/Foundation Recommendations for the North and Middle Parcels (Landfill Area)

- Structural ground floor slabs are recommended for all foundation options:
- Ground improvement is required for the site development. Deep Dynamic Compaction (DDC) combined with preloading (about 10 ft of soil surcharge) are recommended for all structures and ground features. For parks/recreation or similar green areas, where long-term total and differential settlement would be less of a concern, only preload would be required as a ground improvement technique.
- Post ground improvement, either a stiffened structural shallow foundation system ("waffle slab", plus special procedures for footing subgrade preparation) or a deep foundation option are recommended as support options for 1 to 2-story structures.
- For all 3-story and taller structures, deep foundations are recommended. Auger cast-in-place pile (ACIP) foundations are recommended as the preferred deep foundation system. ACIP piles, with varied sizes, capacities, and embedment lengths into the deep competent cemented sand and limestone (Stratum 5), are provided in Section 3.

Preliminary Ground Improvement/Foundation Recommendations for the Southeast and Southwest Parcels (Non-landfill Area)

- Heavy surface compaction for ground preparation/improvement is recommended for the entire development area.
- A preload program (about 5 ft of soil surcharge) is required within the former lake areas.
- Shallow foundations with proper foundation subgrade preparation are recommended for support of 1 to 3 story structures.
- Relatively short ACIP piles embedded into at least 10 ft within the intermediate limestone (Stratum 3) could be used for support of 4 to 5-story structures outside the former lake areas. Inside the former lake areas, deeper ACIP piles embedded into the deeper Stratum 5 would be required for support of 4 to 5-story structures.

- Deep foundations (ACIP foundations) are preliminarily recommended for all 6-story and taller structures. ACIP piles, with varied sizes, capacities, and embedment lengths into the deep Stratum 5, are provided in Section 3.
- Slab-on-grade floor system could be used in design, assuming proper site preparation

Economic and Market Analysis

Lambert found good potential for multi-family residential, office, and retail use of the property, especially using the Southeast and Southwest Parcels as access to Pembroke Road. The potential for industrial or single-family development was not as strong.

Lambert concluded that there is a near-term development opportunity for multifamily rental housing. The rental development would likely occur in phases, with the first phase of development conceptualized as a prototypical 250+ unit garden style community. This first phase of development would likely occur within the 13.8 acre Northern Parcel (or a large portion thereof). Assuming the development would be of higher quality construction standard, with higher-end unit features (i.e., stainless steel appliances, washer dryer, and quality flooring), as well as amenities (i.e., pool, fitness center, business center, recreation room), then the rental development will compete favorably with the superior developments in the market. This would indicate potential average rental rates above $1.50 to $1.60 per square foot; or, a level that could potentially support new construction, as well as provide the City with substantive land value.

Adding the southern parcels could significantly alter the value by promoting retail and mixed-use development that is not viable unless there is direct access and visibility to Pembroke Road. The potential to introduce a smaller specialized grocery store may prove viable to anchor a mixed-use development, with supporting restaurants and limited retail (i.e., dry cleaner, salon). The anchor grocer may be envisioned as an Aldi's, which generally occupies 20,000+ square feet and locates within neighborhoods that have similar demographics as this site.

Incentives Evaluation

We identified 26 grant or incentive programs in these categories:

1. Department of Economic Opportunity Development Incentives;
2. Recreation/Land Acquisition for Conservation and Outdoor Recreation;
3. Economic Development;
4. Brownfield Programs;
5. Water Quality Improvement Programs;
6. Job Training and Workforce Development; and
7. Housing and Community Development.

Some of the incentives are available to the city, some to a developer, and some are available to both. Some incentives are applicable to certain development options (e.g., mixed-use vs. parks/recreation).

Regulatory Requirements

Because the cost of cleaning up the site by removing the landfill material and contaminated soil and remediating the groundwater would be prohibitively high, Langan assumes that the city will pursue conditional closure, or No Further Action with Controls (NFAC) under Chapter 62-780,

Florida Administrative Code (FAC). NFAC allows the property owner to leave contamination on site, under certain conditions:

- The Florida Department of Environmental Protection (FDEP) has approved a site assessment that documents where the contamination is and what the contaminants are, and that delineates the contamination in soil and groundwater.
- Groundwater monitoring has demonstrated to FDEP's satisfaction that contaminated groundwater is not migrating off site (i.e., that the contaminated groundwater plume is stable).
- The property owner selects a development option. The nature of the NFAC depends in part on the intended land use. If the land will be used for residential development, then the Direct Exposure-Residential (DER) Soil Cleanup Target Levels (SCTLs, Chapter 62-777, Florida Administrative Code [FAC]) would apply. If the land will be used for commercial or industrial development, then the Direct Exposure-Commercial/Industrial (DEC/I) SCTLs would apply.
- FDEP has approved an engineering control plan (ECP) that will prevent direct exposure to contaminated soil, based on the DER SCTLs or the DEC/I SCTLs. The ECP can be a cap consisting of an impervious surface (concrete, asphalt, a building) or two feet of clean fill.
- Buildings on the Northern and Middle Parcels will have to be constructed with methane mitigation systems to prevent the migration of the gas into enclosed spaces.
- The owner files a Declaration of Restrictive Covenant (DRC), which includes an ECP and an institutional control that prohibits the use of groundwater.

Development Options

Our environmental and geotechnical findings lead us to conclude that site development would entail additional cost, depending on the development option selected, the placement of site development components (e.g., buildings on or off the former landfill), and the amount of contaminated soil that would have to be taken off site.

Mixed Use, Residential, Commercial, or Industrial: Costs related to environmental issues (additional assessment, methane mitigation, landfill closure, and engineering) could range from $3.55 million to $5.55 million. Costs related to geotechnical issues (ground improvement, pre-load, and engineering) could range from $4.3 million to $5.1 million. *Total:* $7.9 million to $10.7 million.

Parks/Recreation: Costs related to environmental issues (additional assessment, methane mitigation, landfill closure, and engineering) could range from $3.0 million to $4.3 million. Costs related to geotechnical issues (ground improvement) could range from $1.1 million to $1.3 million. *Total:* $4.1 million to $5.6 million.

Section 6 discusses these and other potential costs.

Section 1
Introduction

INTRODUCTION

This section introduces the feasibility study and its objectives and summarizes the site's environmental history.

Site Description

Figure 1 is a site and vicinity map. The property comprises five parcels:

Parcel	Folio	Acreage
North	5142-20-00-0040	13.91
Middle	5142-20-00-0140	9.38
West[1]	5142-20-04-0010	0.13
Southeast	5142-20-00-0150	4.91
Southwest	5142-20-00-0170	2.40

Appendix A contains information from the Broward County Property Appraiser and a figure showing the five parcels.

The North Parcel is vacant and covered with grass and vegetation. Existing grade slopes typically downward from the middle to the perimeters and varies from el +15 (NGVD) to el +20 in the central portion and from el +8 to el +14 along the perimeter.

The Middle Parcel is a nursery with a few small shade houses in the northwestern portion. The southwest portion is an asphalt-paved parking lot. The eastern portion is vacant and covered by grass and vegetation. A small abandoned building is in the middle portion. Existing grade varies from el +15 to el +20 (with localized zones up to el +25) in the northern portion and from el +12 to el +15 (with localized zones down to el +5) in the southern portion.

The Southeast Parcel is covered by a large C-shaped one-story building and three small one-story buildings with associated parking lots. The grade is generally flat and ranges from el +12 to el +15. The Southwest Parcel is covered by a one-story building on the south and a two-story building on the north and a parking lot. The grade is relatively flat and ranges from el +14 to el +15.

Previous Assessments

Historical aerial photographs show that the northern portion of the site was excavated between the late 1950s and the early 1960s. The city bought the property in 1963, installed a municipal incinerator on the southern portion, and placed vegetative debris and incinerator ash in the excavation until 1973. The United States Geological Survey (USGS) collected four surficial soil samples in 1986. In 1988 the USGS installed a shallow well in the former landfill area but could not install a deep well because of "impenetrable material." The agency conducted a subsurface geophysical investigation along the northern and southern boundaries of the North Parcel and concluded that "conductivities indicated contamination at shallow depths." In 1995 Black & Veatch (B&V), on behalf of the U.S. Environmental Protection Agency (EPA), collected three surficial and three subsurface soil samples, although the depths of the subsurface samples were not specified. B&V at-

[1] The West Parcel is inside the Middle Parcel; therefore, all references to the Middle Parcel include the West Parcel.

tempted to install a temporary monitoring well but was "unsuccessful due to auger refusal caused by items such as gravel, rocks, rubbish, and tree stumps." In 1996 B&V installed a shallow temporary monitoring well in the former landfill area. These assessments identified contaminants of concern (COCs) in soil (benzo(a)pyrene toxic equivalents, arsenic, lead, and dioxins) at concentrations above Soil Cleanup Target Levels (SCTLs, Chapter 62-777, Florida Administrative Code [FAC]), COCs in groundwater (arsenic) at concentrations above the Groundwater Cleanup Target Level (GCTL, Chapter 62-777, FAC).

Assessments between 2007 and 2009 did not look at soil and groundwater quality in the former landfill area, but focused on evaluating whether arsenic-contaminated groundwater was migrating off site. In 2011 the city designated the site as a Brownfield Area, which creates the opportunity for a future owner to enter into a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (FDEP) and to take advantage of financial incentives available from the State of Florida.

Langan reviewed the regulatory file available on the FDEP Oculus website[2] and correspondence provided to Langan by the City of Hollywood. The documents are filed under the Bureau of Waste Cleanup ID# COM_271237. Environmental assessment documents on Oculus cover the years 1986 through 2012 and include investigations by the U.S. Environmental Protection Agency (EPA), the U.S. Geological Survey (USGS), and the FDEP. Our review identified the following data gaps:

- The horizontal and vertical extent of the landfill was not sufficiently understood. At its greatest horizontal extent, the excavated area appears to have encompassed almost all of the North and Middle parcels. Langan did not find information on the depths of the excavations or on the distribution of wastes.
- The geotechnical properties of the subsurface were unknown. Previous assessments did not evaluate the geotechnical properties of the subsurface, particularly in the landfill portion of the site. Uncontrolled filling could have resulted in unstable subsurface conditions, which could affect site redevelopment.
- The landfill had not been investigated for methane generation. Although solid waste and vegetative debris are reported to have been placed in the landfill, previous assessments did not evaluate methane as a potential environmental concern. The presence and extent of methane could affect site redevelopment.
- The landfill itself had not been sufficiently investigated for soil and groundwater contamination.

Feasibility Study

North and Middle Parcels

Under Professional Services Agreement PW 14-057, which the City of Hollywood executed on 4 May 2015, Langan Engineering and Environmental Services, Inc. has prepared this engineering feasibility study. The Langan team included Lambert Advisory, Inc., which evaluated the economic and planning aspects of the redevelopment.

[2] http://depedms.dep.state.fl.us/Oculus/servlet/login

Langan completed the geotechnical and environmental engineering field work for the North Parcel and the Middle Parcel in June 2015. On 16 July 2015, we submitted to the city a memorandum summarizing the preliminary results of the four components of our investigation: geotechnical, environmental, planning/economic, and grant eligibility. We discussed the results with the city on 5 August 2015. Lambert pointed out that having access to Pembroke Road would be critical to the success of the future South Park Road Development.

Southeast and Southwest Parcels

The city asked Langan to expand the geotechnical and environmental investigation to include the parcels that border Pembroke Road and that are now being used by the City of Hollywood Department of Public Works: the Southwest Parcel and the Southeast Parcel.

In our additional scope of work, which the city approved on 7 October 2015, we recommended a due diligence investigation of the Southeast and Southwest parcels:

> In contrast to the North and Middle parcels, the Southeast and Southwest parcels have been developed with buildings, a fuel storage and dispensing station, and paved areas, which are being used by the city's Department of Public Works. A 2009 topographic survey (Avirom Associates, Inc.) shows monitoring wells, underground storage tanks, septic tanks, and "clean outs" in the parcels.
>
> Because of the current use of the property, we recommend an environmental due diligence investigation, which will include a file review, a site visit, and an interview with facility and city personnel knowledgeable about the site's environmental history. This investigation will help the city understand whether the property has environmental concerns unrelated to its former use as an incinerator, a public works facility and landfill. The report will also be important to potential developers, who will want to understand their potential risks.

This due diligence investigation was concurrent with but independent of the soil, groundwater, and methane investigation of the Southeast and Southwest Parcels.

Feasibility Study

This feasibility study evaluates the geotechnical, environmental, economic, and planning aspects of various development options:

- Langan investigated the geotechnical properties of the landfill to determine whether the subsurface can support the development options or whether ground improvement would be necessary as part of site development.
- Langan investigated the environmental conditions of the soil and groundwater to determine the nature and extent of contamination and the potential cleanup costs associated with theoretical site redevelopment scenarios.
- Lambert evaluated the economics of the development options, e.g., the potential gains for the city in terms of increased tax revenues. Lambert also evaluated how well the development options fit with the current community structure.
- Langan analyzed the benefits available to the city or to a future property owner under different site development options.

Langan evaluated mixed use, commercial, industrial, residential, and parks/recreation development options, and the costs associated with each option. Langan understands that the city commission will use the results of the study to decide which options to present to the developer community in the form of a request for bid.

Enclosures: Appendix A – Broward County Property Appraiser Information and site map.

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Appendix A
Broward County
Property Appraiser Information and Site Map

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	HILLCREST DRIVE, HOLLYWOOD
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807

ID #	5142 20 00 0040
Millage	0513
Use	80

Abbreviated Legal Description	20-51-42 SW1/4 OF NE1/4 OF NW1/4 LYING W OF RD R/W & E1/2 OF SE1/4 OF NW1/4 OF NW1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$1,120,650		$1,120,650	$1,120,650	
2015	$1,120,650		$1,120,650	$1,120,650	
2014	$1,120,650		$1,120,650	$1,120,650	

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,120,650	$1,120,650	$1,120,650	$1,120,650
Portability	0	0	0	0
Assessed/SOH	$1,120,650	$1,120,650	$1,120,650	$1,120,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$1,120,650	$1,120,650	$1,120,650	$1,120,650
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/1/1963	WD*	$62,500	2697 / 340

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$1.85	605,756	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Property Id: 514220000040

January 18, 2016

1:4,000

0 187.5 375 750 ft

0 55 110 220 m

Parcels

- Override 1
- Parcels
- Parcels

Broward County Property Appraiser

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	1600 S PARK ROAD, HOLLYWOOD
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807

ID #	5142 20 00 0140
Millage	0513
Use	89

Abbreviated Legal Description	20-51-42 NW1/4 OF SE1/4 OF NW1/4 LESS LOT 2 BLK 1 HOLLYWOOD GOLF HTS & LESS PT LOT 11 BLK 3 HOLLYWOOD GOLF HTS LYING THEREIN & LESS RD R/W & PT OF NE1/4 OF SE1/4 OF NW1/4 LYING W OF RD R/W AS DESC IN OR 1553/55

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$773,850	$213,860	$987,710	$987,710	
2015	$773,850	$213,860	$987,710	$987,710	
2014	$773,850	$213,860	$987,710	$987,710	

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$987,710	$987,710	$987,710	$987,710
Portability	0	0	0	0
Assessed/SOH	$987,710	$987,710	$987,710	$987,710
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$987,710	$987,710	$987,710	$987,710
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/1/1963	WD*	$62,500	2697 / 340

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$82,500	9.38	AC
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Property Id: 514220000140

January 18, 2016

1:2,000

0 90 180 360 ft

0 25 50 100 m

Parcels

Parcels

Broward County Property Appraiser

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	1600 S PARK ROAD, HOLLYWOOD
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807

ID #	5142 20 04 0010
Millage	0513
Use	80

Abbreviated Legal Description	HOLLYWOOD GOLF HEIGHTS 11-13 B LOT 2 BLK 1

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$12,870		$12,870	$12,870	
2015	$12,870		$12,870	$12,870	
2014	$12,870		$12,870	$12,870	

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$12,870	$12,870	$12,870	$12,870
Portability	0	0	0	0
Assessed/SOH	$12,870	$12,870	$12,870	$12,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$12,870	$12,870	$12,870	$12,870
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
6/20/1978	FJC		7627 / 121
11/11/1971	WD	$1,200	4680 / 166

Land Calculations

Price	Factor	Type
$99,000	0.13	AC
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Property Id: 514220040010

January 18, 2016

1:2,000

0 90 180 360 ft

0 25 50 100 m

Parcels

- Override 1
- Parcels
- Parcels

Broward County Property Appraiser

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	1600 S PARK ROAD, HOLLYWOOD
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807

ID #	5142 20 00 0170
Millage	0513
Use	89

Abbreviated Legal Description	20-51-42 W1/2 OF W1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS S 50 FOR RD

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$730,470	$1,176,650	$1,907,120	$1,907,120	
2015	$730,470	$1,176,650	$1,907,120	$1,899,890	
2014	$728,760	$1,176,650	$1,905,410	$1,727,180	

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,907,120	$1,907,120	$1,907,120	$1,907,120
Portability	0	0	0	0
Assessed/SOH	$1,907,120	$1,907,120	$1,907,120	$1,907,120
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$1,907,120	$1,907,120	$1,907,120	$1,907,120
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
4/1/1968	WD	$75,000	

Land Calculations

Price	Factor	Type
$7.00	104,353	SF
Adj. Bldg. S.F. (Card, Sketch)		31814

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Property Id: 514220000170

January 18, 2016

1:2,000

0 90 180 360 ft

0 25 50 100 m

Parcels

- Override 1
- Parcels
- Parcels

Broward County Property Appraiser

LORI PARRISH BROWARD COUNTY PROPERTY APPRAISER

Site Address	1600 S PARK ROAD, HOLLYWOOD
Property Owner	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807

ID #	5142 20 00 0150
Millage	0513
Use	89

Abbreviated Legal Description	20-51-42 E1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS S 50 FOR RD & W1/2 OF SE1/4 OF SE1/4 OF NW1/4 LESS PT LYING E OF E/L S 34 AVE & LESS S 50 FOR RD R/W

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$994,770	$1,042,630	$2,037,400	$2,037,400	
2015	$994,770	$1,042,630	$2,037,400	$2,037,400	
2014	$994,770	$1,042,630	$2,037,400	$2,037,400	

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,037,400	$2,037,400	$2,037,400	$2,037,400
Portability	0	0	0	0
Assessed/SOH	$2,037,400	$2,037,400	$2,037,400	$2,037,400
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$2,037,400	$2,037,400	$2,037,400	$2,037,400
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN

Land Calculations

Price	Factor	Type
$4.65	213,928	SF
Adj. Bldg. S.F. (Card, Sketch)		16592

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Property Id: 514220000150

January 18, 2016

1:2,000

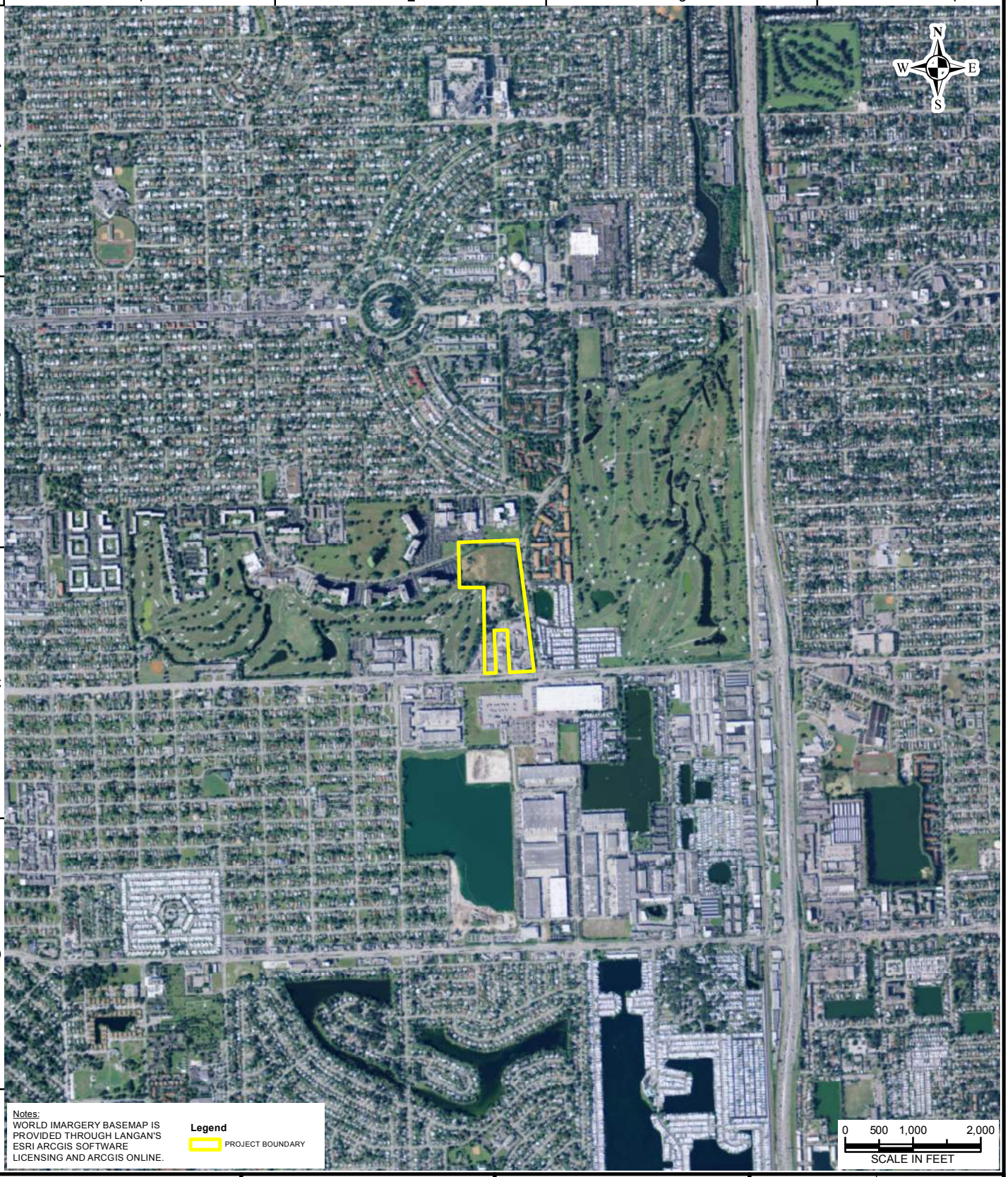
0 90 180 360 ft

0 25 50 100 m

Parcels

- Override 1
- Parcels
- Parcels

Broward County Property Appraiser



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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
HOLLYWOOD INCINERATOR ASH DUMP
1600 S PARK ROAD
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
SITE VICINITY MAP

Project No.	300171001
Date	JAN 2016
Scale	1" = 2,000'
Drawn By	JB
Checked By	DS
Figure	1
	Sheet1 of 1

Path: \\langan.com\data\MIA\data0\300171001\ArcGIS\ArcMap_Documents\FIG_01_SV_MAP.mxd

Section 2
Environmental Investigation

ENVIRONMENTAL INVESTIGATION

This section summarizes the field work and compares the laboratory and field data to cleanup target levels. The City of Hollywood approved the scope of work in Professional Services Agreement PW 14-057.

Field Preparation

Before beginning field work, Langan initiated a public underground utility clearance through Sunshine State One-Call. We worked with facility management to identify utilities and to approve the sample and boring locations.

Langan conducted field work according to the FDEP Standard Operating Procedures (rev. 2014). We subcontracted TestAmerica, Inc., an environmental lab certified by the National Environmental Laboratory Accreditation Program to provide analytical services, Wombat Environmental, LLC, a Florida-licensed water well driller, to provide methane sampling and well installation services, and J&R Precision Drilling Inc., to provide soil sampling services. Langan notified the FDEP within seven days, but no less than one day, in advance of field work, in accordance with Chapter 62-780.220(1), Florida Administrative Code (FAC).

NORTH AND MIDDLE PARCELS

Soil Investigation

Soil Sampling

On 8 and 9 June, 2015, under Langan supervision, J&R Precision Drilling Inc. completed seven borings (LB1, LB2, LB3, LB4, LB5, LDP1, and LDP2) on the North Parcel and four borings (LB6, LB7, LB8, and LDP3) on the Middle Parcel. Figure 1 shows the boring locations.

Ground elevations in the North Parcel and the Middle Parcel ranged from el +9 ft (National Geodetic Vertical Datum 1929) to el +18.5 ft. Langan and the city agreed to assume that the final grade for future construction will be at el +7 ft. To investigate the risk of direct exposure[1] to contaminated soil, Langan collected soil samples from el +7 to +5 feet, and from el +5 to +3 feet. We also collected composite samples of the material between ground surface and el +7 feet to screen potential excess soil above the theoretical design subgrade elevation for reuse or disposal. Langan logged the contents of the soil core and collected soil samples for laboratory analysis. Appendix A contains the soil boring logs. The following table lists the discrete and composite samples. The numbers following the sample ID refer to the interval in which the sample was collected, for example, composite sample LB1 12.5-7 was collected between el +12.5 and el +7 and discrete sample LB2((+5)-(+3)) was collected between el +5 and el +3.

[1] The risk of direct exposure applies to upper four feet below ground surface (i.e., 0 to 2 feet, and 2 feet to 4 feet). In this case, Langan assumed that ground surface would be at el +7 feet.

Sample ID	Discrete Samples	Composite Samples
LB1		+12.5-+7
LB2	+5-+3	+17-+7
	+7-+5	
LB3		CSB3(+18-+7)
LB4	+5-+3	+9-+7
	+7+5	
LB5	+5-+3	CSB5(+18.5-+7)
	+7-+5	
LB6	+7-+5	CSB6(+17.5-+7)
LB7	+5-+3	CSB7(+15-+7)
	+7-+5	
LB8	5-3	CSB8(+16.5-+7)
	7-5	
LDP1	+7-+5	CSDP1(+17-+7)
LDP1		CSDP2(+17-+7)
DP3	+7-+5	CSDP3(+14-+7)

The lithology in these two parcels consists of an upper 2- to 4-foot layer of medium to fine sand with some limerock gravel, silt, and trace pieces of wood, paper, plastic bags, glass, and pieces of concrete to about 12 feet below grade. The incinerator ash appears to be mixed with the other landfill material.

Langan collected the samples from stainless steel "split spoons," using stainless steel spoons and bowls, all of which were decontaminated between sample points. Langan placed the samples in containers provided by the laboratory and transported the containers in ice-filled coolers to the laboratory under chain-of-custody procedures.

Laboratory Analysis
At Langan's request TestAmerica analyzed the 13 discrete soil samples and the 11 composite soil samples for volatile organic compounds (VOCs) by EPA Method 8260, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270, total recoverable petroleum hydrocarbons (TRPH) by the FL-PRO Method, organochlorine pesticides by EPA Method 8081, organophosphorous pesticides by EPA Method 8041, polychlorinated dibenzodioxins and polychlorinated dibenzofurans by EPA Method 8290, 8 RCRA metals (arsenic, barium, cadmium, chromium, lead, selenium, and silver by EPA Method 6020, and mercury by EPA Method 7470), and polychlorinated biphenyls (PCBs) by EPA Method 8082.

Laboratory Results
Langan compared the analytical results to the Direct Exposure-Residential (DER), Direct Exposure-Commercial/Industrial (DEC/I), and Leachability Based on Groundwater Criteria (LBGC) Soil Cleanup Target Levels (SCTLs) in Chapter 62-777, Florida Administrative Code (FAC). Table 1 and Figure 1 summarize the soil analytical data. Appendix B contains the laboratory analytical reports and chains of custody. Appendix C contains the benzo(a)pyrene conversion tables.

Discrete Samples

Laboratory analysis detected the following contaminants of concern (COCs) at concentrations above SCTLs in these discrete samples:

- TRPH in LB2(+7-+5), LB5(+7-+5), LB6(+7-+5), and LDP1(+7-+5) at 480 milligrams per kilogram (mg/kg), 470 mg/kg, 620 mg/kg, 470 mg/kg, and 810 mg/kg, respectively, which exceed the DER SCTL of 460 mg/kg and the LGBC SCTL of 340 mg/kg;

- Benzo[a]pyrene in LDP1(+7-+5) at 270 micrograms per kilogram (µg/kg), which exceeds the DER SCTL of 100 µg/kg;

- Fensulfothion in LB4(+5-+3) at 21 µg/kg, which exceeds the LBGC SCTL of 10 µg/kg;

- Alpha-BHC in LB5(7-5) at 1.5 µg/kg, which exceeds the LBGC SCTL of 0.3 µg/kg;

- Beta-BHC in LB5(7-5) and LDP1(+7-+5) at 3.7 µg/kg and 1.9 µg/kg respectively, which exceed the LBGC SCTL of 1 µg/kg;

- Mocap in DP3(+7-+5) at 6.5 µg/kg, which exceeds the LBGC SCTL of 5 µg/kg;

- Arsenic in DP3(+7-+5) and LDP1(+7-+5) at 2.8 mg/kg and 6.3 mg/kg, respectively, which exceed the DER SCTL of 2.1 mg/kg; and arsenic in LB4(+5-+3), LB5(+7-+5), and LB6(+7-+5) at 25 mg/kg, 470 mg/kg, and 14 mg/kg, respectively, which exceed the DEC/I SCTL of 12 mg/kg;

- Chromium in LB6(+7-+5) at 50 mg/kg, which exceeds the LBGC SCTL of 38 mg/kg;

- Barium in LB6(+7-+5) at 300 mg/kg, which exceeds the DER SCTL of 120 mg/kg;

- Lead in LB6(+7-+5) at 1,300 mg/kg, which exceeds the DER SCTL of 400 mg/kg;

- Dieldrin in LB2(+7-+5) and LDP1(+7-+5) at 4.8 µg/kg and 6.3 µg/kg, respectively, which exceed the LBGC SCTL of 2 µg/kg;

- Total PCBs in LB5(7-5) and LB7(+5-+3) at 850 µg/kg and 530 µg/kg, respectively, which exceed the DER SCTL of 500 µg/kg;

- The calculated benzo[a]pyrene TEQs in LDP1(+7-+5) at 399.53 µg/kg exceeds the DER SCTL of 100 µg/kg.

- The calculated dioxins TEQ in the following samples at concentrations above the DER SCTL of 7 picograms per gram (pg/g): LB4(+5-+3) (11.5 pg/g), LB5(+5-+3) (11.0 pg/g), LB5(7-5) (34.0 pg/g), LB7(+5-+3) (72.4 pg/g), and LDP1(+7-+5) (12.6 pg/g). The concentrations in LB5(7-5) and LB7(+5-+3) also exceed the DEC/I SCTL of 30 pg/g.

Laboratory analysis detected COCs at concentrations above SCTLs in nine of the 11 discrete samples.

Composite Samples

Laboratory analysis detected the following contaminants of concern (COCs) at concentrations above SCTLs in these composite samples:

- Arsenic in LB1(+12.5-+7), LB4(+9-+7), CSB3, CSB5, CSB6, CSB8, CSDP1, and CSDP2 at 3.9 mg/kg, 6.9 mg/kg, 3.2 mg/kg, 3.2 mg/kg, 5.2 mg/kg, 3.9 mg/kg, 2.32 mg/kg, and 3.5 mg/kg, which exceed the DER SCTL of 2.1 mg/kg;

- TRPH in CSB6 at 1,600 mg/kg, which exceeds the DER SCTL of 460 mg/kg and the LBGC SCTL of 340 mg/kg;

- Benzo[a]pyrene in CSB3, CSB5, and CSDP3 at 330 µg/kg, 110 µg/kg, and 1,300 µg/kg, respectively, which exceed the DER SCTL of 100 µg/kg. The concentration in CSDP3 also exceeds the DEC/I SCTL of 700 µg/kg;

- Benzo(a)anthracene in CSDP3 at 1,600 µg/kg, which exceeds the LBGC SCTL of 800 µg/kg;

- Dieldrin CSB3 at 13 µg/kg, which exceeds the LBGC SCTL of 2 µg/kg;

- The calculated benzo[a]pyrene TEQs in CSB3, CSB5, and CSDP3 at 527.61 µg/kg, 167.29 µg/kg, and 2,079.8 µg/kg, respectively, exceed the DER SCTL of 100 µg/kg. The concentration in CSDP3 also exceeds the DEC/I SCTL of 700 µg/kg; and

- The calculated dioxins TEQ in CSB3 (12.2 pg/g), CSB5 (17.3 pg/g), CSB6 (9.6 pg/g), CSDP1 (15.6 pg/g), CSDP2 (113.8 pg/g), and LB1(12.5-7) (37.2 pg/g) exceed the DER SCTL of 7 pg/g. The concentration in LB1(12.5-7) also exceeds the DEC/I SCTL of 30 pg/g.

Laboratory analysis detected COCs at concentrations above SCTLs in 11 of the 13 composite samples.

Summary of Findings

Laboratory analysis identified the following contaminants of concern in soil at concentrations above SCTLs: TRPH, polynuclear aromatic hydrocarbons (benzo[a]pyrene, benzo(a)anthracene, and benzo[a]pyrene TEQ), PCBs, organochlorine pesticides (dieldrin, alpha-BHC, and beta-BHC), organophosphorous pesticides (mocap and fensulfothion), dioxin TEQ, and metals (arsenic, barium, chromium, and lead).

Groundwater Investigation

Field Work

On 10 June 2015, Wombat Environmental Drilling, LLC installed monitoring wells LMW-DP1, -DP2, -B3, and -B4 on the North Parcel and LMW-DP3 and LMW-B7 on the Middle Parcel. Figure 2 shows the well locations. The wells are constructed of pre-packed, 1-inch-diameter, polyvinyl chloride (PVC) piping. The wells were installed so that the screened section intersected the water table, which varied from 6 to 17 feet below grade. Appendix D contains the well construction logs.

Langan proposed to sample five existing monitoring wells in the North and Middle Parcels (MW-1A, -2A, -3A, -5A, and -6) that had been installed during previous assessments. We located and sampled only two wells, MW-1A and MW-2A. Figure 2 shows the previously installed well locations. The following table summarizes the well construction details.

MW ID	Well Depth (ft bls)	Length of Riser (ft bls)	Screen Interval (ft bls)	Casing Diameter (inch)	Screen Slot Size (inch)	Stickup (ft)
LMW-DP1	22.5	12.5	12.5-22.5	1	0.010	3
LMW-DP2	25	15	15-25	1	0.010	3
LMW-DP3	21	11	11-21	1	0.010	FM
LMW-B3	25	15	15-25	1	0.010	3
LMW-B4	14	4	4-14	1	0.010	3
LMW-B7	23	13	13-23	1	0.010	FM
MW-1A*	16	8	8-16	2	0.010	FM
MW-2A*	20	10	10-20	2	0.010	FM

Notes:
* = Data taken from Site Assessment Report (URS, 11 June 2007. Some of the data do not match field observations.
bls = below land surface
FM = flush mounted

On 11 and 12 June 2015, Langan sampled LMW-DP1, -DP2, and -DP3, LMW-B3, -B4, -B7, and MW-1A and MW-2A. Appendix E contains the groundwater sampling logs and the field meter calibration logs.

Before sampling a well, Langan purged the well with a low-flow peristaltic pump and high-density polyethylene tubing and monitoring water quality parameters (dissolved oxygen, turbidity, conductivity, pH, and temperature) until values stabilized within FDEP-acceptable ranges. Langan placed the samples in containers provided by the laboratory and transported the containers in ice-filled coolers to the laboratory under chain-of-custody procedures.

Laboratory Results

At Langan's request TestAmerica analyzed the 12 groundwater samples for VOCs, PAHs, TRPH, organochlorine pesticides, organophosphorous pesticides, polychlorinated dibenzodioxins and polychlorinated dibenzofurans, and 8 RCRA metals.

Langan compared the analytical results to the Groundwater Cleanup Target Levels (GCTLs) and Natural Attenuation Default Concentrations (NADCs) in Chapter 62-777, FAC. Table 2 and Figure 2 summarize the groundwater analytical data. Appendix B contains the laboratory analytical reports and chain-of-custody. Laboratory analysis detected the following COCs at concentrations above GCTLs:

- Benzo[a]anthracene in LMW-B4 at 0.086 micrograms per liter (µg/L), which exceeds the GCTL of 0.05 µg/L;
- Benzo[b]fluoranthene in LMW-B4 at 0.056 µg/L, which exceeds the GCTL of 0.05 µg/L; and
- Arsenic in LMW-B4 and MW-2A at 89 µg/L and 24 µg/L, respectively, which exceed the GCTL of 10 µg/L.

Summary of Findings
Of the eight wells in the North Parcel and the Middle Parcel, laboratory analysis detected PAHs (benzo[b]fluoranthene and benzo[a]anthracene) in one well, and arsenic in two wells, at concentrations above GCTLs. Groundwater contamination is present sporadically in the North and Middle Parcels. Many of the compounds that exceed the LBGC SCTL were not detected in the groundwater, including TRPH, chromium, and pesticides.

Methane Investigation

Sampling Protocols
On 9 and 10 June 2015, Wombat installed 11 vapor wells (LVW-B1, -B2, -B3, -B4, -B5, -B6, B7, -B8, LVW-DP1, -DP2, and -DP3) in the North Parcel and the Middle Parcel. Figure 3 shows the locations. Wombat installed the wells using the direct-push method. At each location, the driller installed a 5-foot, 1-inch-diameter well screen at the bottom of a solid PVC riser. The bottom of each well was approximately three feet above the groundwater table. The total depths of the wells ranged from 6 to 15 ft below land surface. Wombat completed the vapor wells with a valve threaded at the top of the well casing. The following table summarizes the construction details.

Vapor Well ID	Total Depth (ft)	Length of Riser (ft bls)	Screen Interval (ft bls)	Casing Diameter (inch)	Screen Slot Size (inch)	Stickup (ft)
LVW-B1	17	9	9-14	1	0.01	3
LVW-B2	14	6	6-11	1	0.01	3
LVW-B3	18	10	10-15	1	0.01	3
LVW-B4	9	1	1-6	1	0.01	FM
LVW-B5	19	11	11-16	1	0.01	3
LVW-B6	17	9	9-14	1	0.01	3
LVW-B7	16	8	8-13	1	0.01	3
LVW-B8	9	1	1-6	1	0.01	FM
LVW-DP1	18	10	10-15	1	0.01	3
LVW-DP2	18	10	10-15	1	0.01	3

Vapor Well ID	Total Depth (ft)	Length of Riser (ft bls)	Screen Interval (ft bls)	Casing Diameter (inch)	Screen Slot Size (inch)	Stickup (ft)
LVW-DP3	10	2	2-7	1	0.01	FM

Notes:
FM = flush mounted
bls = below land surface

Langan used a Landtec GEM 2000 gas emissions monitor to measure methane concentrations (percent by volume and percent of the lower explosive limit). The monitor was calibrated with a standard calibration gas containing 15% methane by volume and 15% carbon dioxide by volume, and another gas cylinder containing 4% oxygen by volume. Langan sampled the vapor wells by attaching the GEM 2000 gas monitor to the well's valve with Tygon tubing, opening the valve and turning on the GEM 2000 internal pump. Langan recorded the methane concentration at each vapor well every minute for at least five minutes and until the methane concentration stabilized within 0.5% by volume for three consecutive readings, to determine the steady-state concentration. Appendix F contains the methane monitoring data.

Summary of Findings
The EPA regulatory limit for methane in an enclosed space (e.g., a building) is 25% of the lower explosive limit (LEL), or 1.25% by volume. Langan detected methane concentrations above the regulatory limit in nine of the 11 vapor wells. Concentrations ranged from 4.3% to 46.5% by volume. The data indicate that methane mitigation will be required if site development will include buildings.

SOUTHEAST AND SOUTHWEST PARCELS

Soil Investigation

Soil Sampling
On 16 and 17 November 2015, J&R completed six borings (LB9, -10, -11, and -12, and CS1 and CS2) on the Southeast Parcel and the Southwest Parcel. Grade was relatively flat compared to the North Parcel and the Middle Parcel, except for an area of stockpiled soil on the north side of the two southern parcels. Langan collected the discrete samples (LB9 through LB-12) from the relatively flat area and the composite samples (CS1 and CS2) from the stockpile area. Borings LB10 and LB12 were placed in areas where lakes were visible on historical aerial photographs. Figure 1 shows the boring locations.

Sample ID	Discrete Samples	Composite Samples
CS1		0-4
CS2		0-4
LB9	0-2	
	2-4	
LB10	0-2	
	2-4	
LB11	0-2	
	2-4	

Sample ID	Discrete Samples	Composite Samples
LB12	0-2	
	2-4	

The lithology consists of sand to 4 feet bls, except in the area around LB9, where the lithology consists of fill material (limestone fragments and sand) to 4 feet bls The stockpiled material consisted of fill material.

Langan collected the samples from stainless steel "split spoons," using stainless steel spoons and bowls, all of which were decontaminated between sample points. Langan placed the samples in containers provided by the laboratory and transported the containers in ice-filled coolers to the laboratory under chain-of-custody procedures.

Laboratory Analysis
At Langan's request TestAmerica analyzed the eight discrete soil samples and the two composite soil samples for volatile organic compounds (VOCs) by EPA Method 8260, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270, total recoverable petroleum hydrocarbons (TRPH) by the FL-PRO Method, organochlorine pesticides by EPA Method 8081, organophosphorous pesticides by EPA Method 8041, polychlorinated dibenzodioxins and polychlorinated dibenzofurans by EPA Method 8290, 8 RCRA metals (arsenic, barium, cadmium, chromium, lead, selenium, and silver by EPA Method 6020, and mercury by EPA Method 7470), and polychlorinated biphenyls (PCBs) by EPA Method 8082.

Laboratory Results
Langan compared the analytical results to the Direct Exposure-Residential (DER), Direct Exposure-Commercial/Industrial (DEC/I), and Leachability Based on Groundwater Criteria (LBGC) Soil Cleanup Target Levels (SCTLs) in Chapter 62-777, Florida Administrative Code (FAC). Table 1 and Figure 1 summarize the soil analytical data. Appendix B contains the laboratory analytical reports and chains of custody. Appendix C contains the benzo(a)pyrene conversion tables.

Discrete Samples
Laboratory analysis detected the following contaminants of concern (COCs) at concentrations above SCTLs in these discrete samples:

- The calculated dioxins TEQ in the following samples at concentrations above the DER SCTL of 7 picograms per gram (pg/g): LB12(0-2) (9.0 pg/g), LB12-(2-4) (20.9 pg/g), and LB9(0-2) (63.5 pg/g). The concentration in LB9(0-2) also exceed the DEC/I SCTL of 30 pg/g.

Laboratory analysis detected COCs at concentrations above SCTLs in three of the eight discrete samples.

Composite Samples
Laboratory analysis detected the following contaminants of concern (COCs) at concentrations above SCTLs in these composite samples:

- Arsenic in CS2(0-4) at 10 mg/kg, which exceeds the DER SCTL of 2.1 mg/kg;
- Lead in CS2(0-4) at 430 mg/kg, which exceeds the DER SCTL of 400 mg/kg;
- Chromium in CS2(0-4) at 42 mg/kg, which exceeds the LBGC SCTL of 38 mg/kg;
- Benzo[a]pyrene in CS2(0-4) at 260 µg/kg, respectively, which exceeds the DER SCTL of 100 µg/kg;
- Total PCBs in CS2(0-4) at 640 µg/kg, which exceeds the DER SCTL of 500 µg/kg;
- The calculated benzo[a]pyrene TEQs in CS2(0-4) at 389 µg/kg, which exceeds the DER SCTL of 100 µg/kg; and
- The calculated dioxins TEQ in CS1(0-4) (13.1 pg/g) and CS2(0-4) (85.0 pg/g), which exceed the DER SCTL of 7 pg/g. The concentration in CS2(0-4) also exceeds the DEC/I SCTL of 30 pg/g.

Laboratory analysis detected COCs at concentrations above SCTLs in both composite samples.

Summary of Findings
Laboratory analysis identified the following contaminants of concern in soil at concentrations above SCTLs: polynuclear aromatic hydrocarbons (benzo[a]pyrene and benzo[a]pyrene TEQ), PCBs, dioxin TEQ, and metals (arsenic, chromium, and lead).

Groundwater Investigation

Field Work
On 15 and 16 November 2015, Wombat installed LMW-9, -10, and -12 on the southern parcels. Figure 2 shows the well locations. The wells are constructed of pre-packed, 1-inch-diameter, polyvinyl chloride (PVC) piping. The wells were installed so that the screened section intersected the water table, which varied from 6 to 17 feet below grade. Appendix D contains the well construction logs.

Langan proposed to sample six existing monitoring wells (MW-1A, -2A, -3A, -4A, -5A, and -6) that had been installed during previous assessments. We were only able to locate and sample one of the wells, MW-4A. Figure 2 shows the previously installed well locations. The following table summarizes the well construction details.

MW ID	Well Depth (ft bls)	Length of Riser (ft bls)	Screen Interval (ft bls)	Casing Diameter (inch)	Screen Slot Size (inch)	Stickup (ft)
LMW-B9	19	9	9-19	1	0.010	FM
LMW-B10	20	10	10-20	1	0.010	FM
LMW-B12	20	10	10-20	1	0.010	FM
MW-4A*	18	10	8-18	2	0.010	FM

Notes:
* = Data taken from Site Assessment Report (URS, 11 June 2007. Some of the data do not match field observations.
bls = below land surface
FM = flush mounted

On 17 and 18 November 2015, Langan sampled LMW-B9, -B10, and -B12 and MW-4A. Appendix E contains the groundwater sampling logs and the field meter calibration logs.

Before sampling a well, Langan purged the well with a low-flow peristaltic pump and high-density polyethylene tubing and monitoring water quality parameters (dissolved oxygen, turbidity, conductivity, pH, and temperature) until values stabilized within FDEP-acceptable ranges. Langan placed the samples in containers provided by the laboratory and transported the containers in ice-filled coolers to the laboratory under chain-of-custody procedures.

Laboratory Results
TestAmerica analyzed the four groundwater samples for VOCs, PAHs, TRPH, organochlorine pesticides, organophosphorous pesticides, polychlorinated dibenzodioxins and polychlorinated dibenzofurans, and 8 RCRA metals.

Langan compared the analytical results to the Groundwater Cleanup Target Levels (GCTLs) and Natural Attenuation Default Concentrations (NADCs) in Chapter 62-777, FAC. Table 2 and Figure 2 summarize the groundwater analytical data. Appendix E contains the laboratory analytical reports and chain-of-custody. Laboratory analysis did not detect COCs at concentrations above GCTLs.

Summary of Findings
Groundwater contamination was not identified in the four wells in the southern parcels. Groundwater contamination is present sporadically in the North and Middle Parcels.

Methane Investigation

Sampling Protocols
On 18 November 2015, Wombat installed four vapor wells (LVP-B9 through LBP-B12) in the southern parcels. Figure 3 shows the locations. Wombat installed the wells using the direct-push method. At each location, the driller installed a 5-foot, 1-inch-diameter well screen at the bottom of a solid PVC riser. The bottom of each well was approximately three feet above the groundwater table. The total depths of the wells ranged from 6 to 15 ft below land surface. Wombat completed the vapor wells with a valve threaded at the top of the well casing. The following table summarizes the construction details.

Vapor Well ID	Total Depth (ft)	Length of Riser (ft bls)	Screen Interval (ft bls)	Casing Diameter (inch)	Screen Slot Size (inch)	Stickup (ft)
LVP-B9	9	1	1-6	1	0.01	FM
LVP-B10	10	2	2-7	1	0.01	FM
LVP-B11	10	2	2-7	1	0.01	FM
LVP-B12	10	2	2-7	1	0.01	FM

Notes:
FM = flush mounted
bls = below land surface

Langan used a Landtec GEM 2000 gas emissions monitor to measure methane concentrations (percent by volume and percent of the lower explosive limit). The monitor was calibrated with a standard calibration gas containing 15% methane by volume and 15% carbon dioxide by volume, and another gas cylinder containing 4% oxygen by volume. Langan sampled the vapor wells by attaching the GEM 2000 gas monitor to the well's valve with Tygon tubing, opening the valve and turning on the GEM 2000 internal pump. Langan recorded the methane concentration at each vapor well every minute for at least five minutes and until the methane concentration stabilized within 0.5% by volume for three consecutive readings, to determine the steady-state concentration. Appendix F contains the methane monitoring data.

Summary of Findings
Langan did not detect methane in the four vapor wells in the southern parcels.

Due Diligence Investigation
Our investigation identified several areas of concern (AOCs) in the Southwest and Southeast Parcels. Appendix G contains a discussion of the findings, which we summarize here. This due diligence investigation was concurrent with but independent of the soil, groundwater, and methane investigations of the Southeast and Southwest Parcels. Our scope of work did not include investigating potential environmental impacts of the AOCs.

Langan identified the following AOCs in the Southeast Parcel:

- A fueling station in the northeast portion, which has three underground storage tanks (USTs) and dispenser islands. FDEP issued a Site Rehabilitation Completion Order in 2002, but soil samples were not collected for laboratory analysis during the assessment of petroleum discharges;
- An equipment maintenance and storage building, which contains or contained:
    - A former fueling station, from which two 3,000-gallon gasoline USTs and one 3,000-gallon diesel UST were removed in 1988. No information was available concerning the removal;
    - An undercarriage service (lube) pit. According to facility personnel, the lube pit has not been used in a long time. A drain is connected to a sump pump in the pit, and a drainage pipe runs south then east towards a suspected oil-water separator;
    - Former vehicle wash areas. The first former wash area is adjacent to the southeast corner of the building. A catch basin was observed connected to a drain

pipe, which is connected to a suspected oil/water separator (OWS). Historical maps show the lube pit and former wash area and the drainage manhole connected to another subsurface structure, which discharges into the former rock pit (man-made lake) at the southeast corner of the southeast parcel. The second and third former wash areas are adjacent to the north and northeast of the building. A sump pump pumped the wastewater into an aboveground OWS, then into a nearby lift station. No environmental or regulatory information was available concerning the former wash areas;

  - Former underground storage tanks. In 1988, three 1000-gallon USTs south of the EMS building were removed. No environmental or regulatory information was available concerning the UST removal;
  - A 300-gallon aboveground storage tank (AST) for an emergency generator, on a concrete pad adjacent to the south of the building. The AST is on a metal skid frame and was in good condition. Langan observed minor rust and petroleum stains on the concrete pad. No environmental or regulatory information was available concerning the generator's AST.

- Two septic tanks and a drain field are shown on a July 1969 survey map. The tanks and drainage field are south of the new scale house, almost at the southwestern end of the southeast parcel. No environmental or regulatory information was available concerning the septic tanks or drain field;
- A February 1958 survey map shows two large circular structures northeast of the former incinerator. A small circular structure and two rectangular substructures can be observed on the 1958 survey map, adjacent to the northeast of the incinerator. These structures no longer exist. City of Hollywood personnel were not aware of the structures. No environmental or regulatory information was available concerning the structures; and
- A February 1958 survey map shows the former lake on the southeast corner of the parcel. The map shows a pipe from the suspected OWS at the southeast corner of the building, which seems to be discharging into the lake. No environmental or regulatory information was available concerning the history of the discharge pipe.

Langan identified the following AOCs in the Southwest Parcel:

- A vehicle maintenance area (VMA) on the ground floor of the Public Works building at the northern end of the parcel. The facility repairs vehicles for the City of Hollywood Police Department. Langan observed one 250-gallon AST near the entrance and several 55-gallon new- and used-oil drums on plastic pallets. The AST is in secondary plastic containment and in good condition with no visible leaks. Langan noted stains on top and on the sides of the tank and on the drums. Langan noted a Graymills 20-gallon parts washer. The wastewater generated from the parts washer is disposed off-site by a licensed waste hauler, which also disposes of the used oil, used oil filters, used fuel filters, and used absorbents pads or rags. Langan observed stains but did not observe floor drains;
- An ancillary maintenance area (AMA) about 90 feet north of the Public Works building. It is an open asphalt-paved area under a metal canopy. The area to the north is unpaved. Personnel perform minor maintenance work (such as oil changes) on the city's

lawnmowers, backhoes, other field equipment, and vehicles. Langan observed a car lift, a 250-gallon AST, and two 55-gallon drums containing hydraulic oil. Langan observed petroleum-stained soil and pavement and stressed vegetation in and around the AMA. A catch basin, which is at a lower elevation, is between the VMA and the AMA. Runoff from the AMA and the VMA seems to be channeled into the catch basin; and

- Two manholes identified on a 2009 survey as septic tanks, north of the maintenance building. Facility personnel did not know whether the tanks are connected to drain fields. No environmental or regulatory information was available concerning the tanks.

Investigation of these AOCs is not part of our approved scope of work. We believe that FDEP will want to understand whether contamination is present in these AOCs, before the agency approves conditional closure. We suggest collecting soil and groundwater samples in those areas as part of the assessment that will be required for conditional closure. We will include an estimate of that assessment in Section 6.

Limitation

This investigation does not meet the Chapter 62-780, Florida Administrative Code (FAC) requirements for a site assessment or the due diligence requirements of ASTM E1527-13. The objective of this investigation was to evaluate contaminants of concern in soil and groundwater so that we could offer an informed opinion about how that contamination might affect the types and cost of site redevelopment.

Enclosures: Table 1 – Soil Analytical Summary
Table 2 – Groundwater Analytical Summary
Figure 1 – Soil Boring Locations
Figure 2 – Monitoring Well Locations
Figure 3 – Vapor Well Locations
Appendix A – Soil Boring Logs
Appendix B – Laboratory Analytical Reports
Appendix C – Benzo(a)pyrene Conversion Tables
Appendix D – Well Construction Logs
Appendix E – Groundwater Sampling and Field Meter Calibration Logs
Appendix F – Methane Monitoring Field Data
Appendix G – Due Diligence Summary

Tables

Table 1
Soil Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

					Discrete Samples																			
				Sample ID:	LB5 +5-+3	LB5 7-5	LB2 ((+5)-(+3))	LB2 ((+7)-(+5))	LB4 +5-+3	LB4 +7+5	LDP1 ((+7)-(+5))	LB6 +7-+5	LB7 +5-+3	LB7 +7-+5	LB8 5-3	LB8 7-5	DP3 +7-+5	LB12 (0-2)	LB12 (2-4)	LB11 (0-2)	LB11 (2-4)	LB10 (0-2)	LB10 (2-4)	LB9 (0-2)	LB9 (2-4)
				Sample Date:	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/09/15	06/09/15	06/09/15	06/09/15	06/09/15	06/09/15	11/16/15	11/16/15	11/16/15	11/16/15	11/16/15	11/16/15	11/17/15	11/17/15
				Parcel:	North	North	North	North	North	North	North	Middle	Middle	Middle	Middle	Middle	Middle	Southeast	Southeast	Southeast	Southeast	Southwest	Southwest	Southwest	Southwest
Parameters	LBGC	DER	DEC/I	Unit																					
DIOXIN (By EPA-5 1613B)																									
1,2,3,4,6,7,8-HpCDD	NS	NS	NS	pg/g	330	1740 B	7.63 Q	56.1 B	360	15.9	392	85.2 B	1140	309 B	2.75 Q J	81.5 B	69.1 B	74.9	383	1.22 Q J	0.434 Q J	0.456 J	4.90 U	2300	35.7
1,2,3,4,6,7,8-HpCDF	NS	NS	NS	pg/g	11.9	25.0 B	1.32 Q J	11.4 B	13.3	1.47 J	23.6	12.3 B	72.8	8.64 B	0.660 Q J	9.10 B	3.76 B J	14.7	50.3	5.03 U	4.88 U	4.96 U	4.90 U	58.9	0.900 J
1,2,3,4,7,8,9-HpCDF	NS	NS	NS	pg/g	2.60 Q J	2.06 J	2.79 U	0.654 Q J	1.43 J	2.72 U	6.20 U	1.11 J	8.78 Q	1.18 J	2.85 U	1.00 J	0.551 Q J	1.14 Q J	7.27	5.03 U	4.88 U	4.96 U	4.90 U	12.8 J	6.07 U
1,2,3,4,7,8-HxCDD	NS	NS	NS	pg/g	1.51 Q J	2.03 Q J	2.79 U	0.612 J	2.53 J	2.72 U	6.20 U	1.44 Q J	21.2	2.84 J	2.85 U	0.466 Q J	0.722 Q J	2.91 Q J	4.05 Q J	5.03 U	4.88 U	4.96 U	4.90 U	17.4 J	6.07 U
1,2,3,4,7,8-HxCDF	NS	NS	NS	pg/g	3.81 Q	2.63 Q J	2.79 U	1.78 C J	2.60 C J	0.169 Q J	2.64 Q J	3.99 J C	21.9 Q	2.38 C J	0.215 Q J	1.24 C J	0.998 Q J	6.55 Q B	10.8 C B	0.150 B J	4.88 U	4.96 U	4.90 U	3.04 C J	6.07 U
1,2,3,6,7,8-HxCDD	NS	NS	NS	pg/g	12.1	27.7	2.79 U	1.51 Q J	14.0	0.515 J	19.1	6.42	89.8	10.9	2.85 U	3.19 J	2.38 Q J	7.63 Q	18.7	5.03 U	4.88 U	4.96 U	4.90 U	28.9	6.07 U
1,2,3,6,7,8-HxCDF	NS	NS	NS	pg/g	1.40 Q J	2.12 Q J	2.79 U	1.63 Q J	1.50 J	0.206 Q J	4.22 Q J	2.88 J Q	17.0	1.39 Q J	0.113 Q J	2.08 Q J	0.708 Q J	4.26 Q J	7.02 Q	5.03 U	4.88 U	4.96 U	4.90 U	26.8 U	6.07 U
1,2,3,7,8,9-HxCDD	NS	NS	NS	pg/g	8.77	16.2 C J	2.79 U	2.04 C J	9.17 Q	0.327 Q J	10.3	5.35 C	72.7 C	9.98 C	0.335 Q J	2.53 C J	3.20 J	6.19 C	13.0 C	5.03 U	4.88 U	4.96 U	4.90 U	45.3 C	6.07 U
1,2,3,7,8,9-HxCDF	NS	NS	NS	pg/g	0.350 Q J	24.4 U	2.79 U	4.93 U	3.29 U	2.72 U	6.20 U	0.211 Q J	3.27 U	4.88 U	2.85 U	4.83 U	4.80 U	4.97 U	0.431 Q J	5.03 U	4.88 U	4.96 U	4.90 U	26.8 U	6.07 U
1,2,3,7,8-PeCDD	NS	NS	NS	pg/g	2.33 Q J	2.10 B J	2.79 U	0.339 Q B J	2.52 Q J	0.340 Q J	1.87 Q J	1.29 Q B J	20.4 Q	3.46 B J	0.335 Q J	0.658 Q B J	2.62 Q B J	1.75 J	5.58	5.03 U	4.88 U	4.96 U	4.90 U	5.56 Q J	6.07 U
1,2,3,7,8-PeCDF	NS	NS	NS	pg/g	0.976 Q J	24.4 U	2.79 U	0.455 J	0.819 Q J	2.72 U	1.56 Q J	1.07 Q J	10.2	1.32 J	2.85 U	0.795 Q J	0.354 J	3.15 Q J	4.17 J	5.03 U	4.88 U	4.96 U	4.90 U	26.8 U	6.07 U
2,3,4,6,7,8-HxCDF	NS	NS	NS	pg/g	1.66 Q J	24.4 U	2.79 U	1.25 Q J	0.816 J	2.72 U	2.16 J	1.86 Q J	13.1	0.871 Q J	0.261 J	1.83 J	0.671 Q J	4.42 Q J	5.24 Q	5.03 U	4.88 U	4.96 U	4.90 U	26.8 U	6.07 U
2,3,4,7,8-PeCDF	NS	NS	NS	pg/g	2.13 Q J	1.57 Q J	2.79 U	0.873 Q J	1.43 Q J	0.127 Q J	1.64 Q J	2.27 J	20.6 C	1.95 Q J	2.85 U	1.78 J	0.741 J	5.73	8.62	5.03 U	4.88 U	4.96 U	4.90 U	26.8 U	6.07 U
2,3,7,8-TCDD	NS	NS	NS	pg/g	0.657 U	4.88 U	0.558 U	0.987 U	0.659 U	0.544 U	1.24 U	0.334 Q J	8.20 Q	1.07 Q	0.570 U	0.967 U	0.961 U	0.995 U	1.01 U	1.01 U	0.975 U	0.991 U	0.980 U	5.36 U	1.21 U
2,3,7,8-TCDF	NS	NS	NS	pg/g	3.16 Q	2.33 Q J	0.558 U	0.834 Q J	4.70	0.544 U	1.25 Q X	1.71	20.6	4.85	0.368 J	1.75	0.895 Q J	4.51	6.20 Q X	0.558 Q J	0.975 U	0.991 U	0.980 U	5.36 U	1.21 U
OCDD	NS	NS	NS	pg/g	1940	9090 B	71.2	582 B	2210	143	2600	576 B	5220 E	1910 B	15.2	677 B	366 B	554	2540	5.67 J	2.49 Q J	1.56 Q J	9.80 U	27100 B E	562 B
OCDF	NS	NS	NS	pg/g	21.0	54.9 B	2.38 Q J	25.7 B	23.2	2.46 Q J	31.1	15.7 B	90.0	17.5 B	1.20 Q J	10.2 B	7.21 B J	18.2 Q	90.2	10.1 U	9.75 U	0.485 Q J	0.412 Q J	472	9.77 J
Total HpCDD	NS	NS	NS	pg/g	588	2940 B	16.0 Q	127 B	624	29.8	668	169 B	2410	595 B	5.31 Q J	140 B	129 B	136	630	1.57 J Q	0.434 Q J	0.456 J	4.90 U	4670	65.7
Total HpCDF	NS	NS	NS	pg/g	33.5 Q	95.1 B	3.88 Q J	28.0 Q B	44.5 Q	3.46 J	59.7 Q	23.8 B	182 Q	32.0 Q B	1.05 Q J	21.6 Q B	9.94 Q B	38.6 Q	197 Q	5.03 U	4.88 U	4.96 U	4.90 U	293 Q	3.95 Q J
Total HxCDD	NS	NS	NS	pg/g	114 Q	258 Q B	2.37 Q J	19.9 B Q	109 Q	5.49 J Q	167 Q	66.7 Q B	1130	142 B Q	3.91 Q J	30.7 B Q	29.4 B Q	83.3 Q	166 Q	0.578 Q J	0.772 Q J	4.96 U	0.558 Q J	301 Q	1.03 Q J
Total HxCDF	NS	NS	NS	pg/g	27.3 Q	42.1 J Q	1.58 Q J	39.7 Q	28.9 Q	2.24 Q J	60.6 Q	35.0 Q	253 Q	21.0 Q	2.76 J Q	45.3 Q	13.6 Q J	48.8 Q B	109 Q B	0.150 B J	4.88 U	4.96 U	4.90 U	68.4 Q	0.475 Q J
Total PeCDD	NS	NS	NS	pg/g	50.4 Q	33.9 Q J B	2.79 U	3.37 Q J B	29.6 Q	1.48 Q J	26.3 Q	25.9 Q B	534 Q	32.8 Q B	0.935 Q J	6.85 J Q B	14.5 Q B J	52.2 Q	103 Q	5.03 U	4.88 U	4.96 U	0.827 Q J	29.7 B Q J	0.450 Q J
Total PeCDF	NS	NS	NS	pg/g	32.9 Q	14.9 J Q	0.399 Q J	55.0 Q	21.2 Q	0.731 Q J	71.0 Q	44.9 Q	416 Q	24.6 Q	5.46 Q J	84.8 Q	20.2 Q	78.4 Q B	102 Q B	0.366 Q J	4.88 U	4.96 U	4.90 U	5.68 Q J	6.07 U
Total TCDD	NS	NS	NS	pg/g	29.9 Q	18.0 Q	0.558 U	3.76 Q B	15.9 Q	0.544 U	8.92 Q	15.6 Q B	338 Q	24.2 Q B	9.05 Q	8.76 Q B	8.79 Q B	24.0 Q	67.4 Q	1.01 U	0.975 U	0.374 Q J	0.980 U	3.18 Q J	1.21 U
Total TCDF	NS	NS	NS	pg/g	58.0 Q	24.8 Q J	1.05 Q	66.3 Q	50.8 Q	3.13 Q	98.3 Q	42.9 Q	685 Q	56.6 Q	18.1 Q	87.1 Q	37.7 Q	243 Q	290 Q	1.24 Q J	0.975 U	0.991 U	0.980 U	5.36 U	1.21 U
Total TEQ Concentration	300	7	30	pg/g	**10.9608**	***33.9515***	0.16308	2.88359	**11.52805**	0.67436	**12.5871**	6.1314	***72.3658***	**12.2778**	0.3472	4.17055	3.76292	**9.0241**	**20.8885**	0.08867	0.00683	0.006605	0.000412	***63.533***	0.93777
GC Semi VOA (By EPA SW846 8081B/8082A)																									
4,4'-DDD	5800	4200	22000	ug/kg	0.54 I	1.3 I	0.27 U	4.6	0.88 I	0.31 U	3.2 I	0.60 I	0.33 I	2.4 I	4.8	6.0	4.4	0.20 U	0.74 U	0.18 U	0.19 U	0.19 U	0.18 U	0.19 U	0.20 U
4,4'-DDE	18000	2900	15000	ug/kg	5.1	28	0.41 U	65	64	0.48 U	780	9.3	9.1	18	31	54	33	1.9	0.74 U	0.18 U	0.19 U	0.80 I	0.18 U	0.19 U	0.20 U
4,4'-DDT	11000	2900	15000	ug/kg	0.71 I	0.51 U	0.46 U	2.8 I	1.0 I	0.54 U	5.5 I	0.51 U	0.81 I	0.54 U	0.75 I	0.48 U	0.52 U	0.24 U	0.91 U	0.22 U	0.23 U	0.23 U	0.23 U	0.23 U	0.24 U
Aldrin	200	60	300	ug/kg	0.45 U	0.47 U	0.42 U	0.52 U	0.46 U	0.49 U	0.72 U	0.79 I	1.0 I	0.49 U	0.50 U	0.43 U	0.47 U	0.17 U	0.62 U	0.15 U	0.16 U	0.16 U	0.15 U	0.16 U	0.17 U
alpha-BHC	0.3	100	600	ug/kg	0.48 U	**1.5 I**	0.44 U	0.54 U	0.49 U	0.52 U	0.76 U	0.49 U	0.50 U	0.52 U	0.52 U	0.46 U	0.49 U	0.15 U	0.58 U	0.14 U	0.15 U	0.15 U	0.14 U	0.15 U	0.16 U
alpha-Chlordane	NS	NS	NS	ug/kg	0.41 U	1.4 I	0.37 U	4.3	0.99 I	0.44 U	21	0.87 I	0.43 U	1.1 I	1.2 I	1.4 I	0.88 I	0.20 U	0.74 U	0.18 U	0.19 U	0.19 U	0.18 U	0.23 I	0.20 U
beta-BHC	1	500	2400	ug/kg	0.43 I	**3.7**	0.40 U	0.49 U	0.44 U	0.47 U	1.9 I**	0.44 U	0.45 U	0.47 U	0.47 U	0.41 U	0.44 U	0.36 U	1.4 U	0.32 U	0.35 U	0.35 U	0.34 U	0.34 U	0.37 U
Chlordane (technical)	9600	2800	14000	ug/kg	27	170	5.0 U	48	49	5.9 U	190	27	52	43	18 I	34	33	3.2 U	12 U	2.8 U	3.0 U	3.0 U	3.0 U	3.0 U	3.2 U
delta-BHC	200	24000	490000	ug/kg	0.53 U	0.55 U	0.49 U	0.61 U	0.54 U	0.58 U	1.0 I	0.76 I	0.56 U	0.95 I	0.59 U	0.51 U	0.55 U	0.21 U	0.78 U	0.19 U	0.20 U	0.20 U	0.19 U	0.20 U	0.21 U
Dieldrin	2	60	300	ug/kg	0.36 U	0.37 U	0.33 U	4.8**	0.86 I	0.39 U	6.3**	0.37 U	0.38 U	0.39 U	0.53 I	0.44 I	0.65 I	**110****	0.70 U	0.17 U	0.18 U	0.18 U	0.17 U	0.18 U	0.19 U
Endosulfan I	NS	NS	NS	ug/kg	0.50 U	0.51 U	0.46 U	0.57 U	0.51 U	0.54 U	0.79 U	0.51 U	0.52 U	0.54 U	0.55 U	0.48 U	0.52 U	0.19 U	0.70 U	0.17 U	0.18 U	0.18 U	0.17 U	0.18 U	0.19 U
Endosulfan II	NS	NS	NS	ug/kg	0.31 U	5.3	0.29 U	0.36 U	0.32 U	0.34 U	0.50 U	0.32 U	0.33 U	0.34 U	0.34 U	0.30 U	0.32 U	0.17 U	0.62 U	0.15 U	0.16 U	0.16 U	0.15 U	0.16 U	0.17 U
Endosulfan sulfate	NS	NS	NS	ug/kg	0.83 U	0.85 U	0.76 U	0.94 U	0.84 U	0.89 U	1.3 U	0.85 U	0.86 U	0.90 U	0.91 U	0.79 U	0.85 U	0.23 U	0.87 U	0.21 U	0.22 U	0.22 U	0.22 U	0.22 U	0.23 U
Total Endosulfan	3800	450000	7600000	ug/kg	0.31 U	5.3	0.29 U	0.36 U	0.32 U	0.34 U	0.50 U	0.32 U	0.33 U	0.34 U	0.34 U	0.30 U	0.32 U	0.17 U	0.62 U	0.15 U	0.16 U	0.16 U	0.15 U	0.16 U	0.17 U
Endrin	1000	25000	510000	ug/kg	0.48 U	0.49 U	0.44 U	0.54 U	0.49 U	0.52 U	0.76 U	0.49 U	0.50 U	0.52 U	0.52 U	0.46 U	0.49 U	0.24 U	0.91 U	0.22 U	0.23 U	0.23 U	0.23 U	0.23 U	0.24 U
Endrin aldehyde	NS	NS	NS	ug/kg	0.41 U	0.42 U	0.37 U	0.46 U	0.41 U	0.44 U	0.65 U	0.42 U	0.43 U	0.44 U	0.45 U	0.39 U	0.42 U	0.24 U	0.91 U	0.22 U	0.23 U	0.23 U	0.23 U	0.23 U	0.24 U
Endrin ketone	NS	NS	NS	ug/kg	0.69 U	0.70 U	0.63 U	0.78 U	0.70 U	0.74 U	1.1 U	0.70 U	0.72 U	0.74 U	0.75 U	0.66 U	0.71 U	0.22 U	0.82 U	0.20 U	0.21 U	0.82 I	0.20 U	0.21 U	0.22 U
gamma-BHC (Lindane)	9	700	2500	ug/kg	0.36 U	3.4	0.33 U	0.41 U	0.37 U	0.39 U	0.57 U	0.89 I	0.38 U	0.39 U	0.40 U	0.34 U	0.37 U	0.15 U	0.58 U	0.14 U	0.15 U	0.15 U	0.14 U	0.15 U	0.16 U
gamma-Chlordane	NS	NS	NS	ug/kg	0.88 I	3.1	0.33 U	7.1	0.86 I	0.39 U	29	1.9 I	1.9 I	2.0 I	2.7	2.7	2.9	0.20 U	0.74 U	0.18 U	0.19 U	0.19 U	0.18 U	0.72 I	0.20 U
Heptachlor	23000	200	1000	ug/kg	0.55 I	9.8	0.37 U	0.46 U	0.41 U	0.44 U	0.65 U	0.42 U	5.8	1.9 I	0.46 I	0.39 U	1.3 I	0.21 U	0.78 U	0.19 U	0.20 U	0.20 U	0.19 U	0.20 U	0.21 U
Heptachlor epoxide	600	100	500	ug/kg	0.99 I	0.47 U	0.42 U	1.1 I	0.46 U	0.49 U	4.7	0.72 I	3.5	0.55 I	0.50 U	0.43 U	0.47 U	0.18 U	0.66 U	0.16 U	0.17 U	0.17 U	0.16 U	0.17 U	0.18 U
Methoxychlor	160000	420000	8800000	ug/kg	0.42 U	0.43 U	0.38 U	0.48 U	0.43 U	0.45 U	0.67 U	0.43 U	0.44 U	3.8 I	0.46 U	0.40 U	0.43 U	0.31 U	1.2 U	0.27 U	0.29 U	0.29 U	0.29 U	0.29 U	0.31 U
PCB-1016	NS	NS	NS	ug/kg	6.6 U	6.8 U	6.1 U	7.6 U	6.8 U	7.2 U	11 U	6.8 U	6.9 U	7.2 U	7.3 U	6.3 U	6.8 U	12 U	45 U	11 U	12 U	12 U	11 U	11 U	12 U
PCB-1221	NS	NS	NS	ug/kg	20 U	20 U	18 U	23 U	20 U	21 U	31 U	20 U	21 U	21 U	22 U	19 U	20 U	17 U	62 U	15 U	16 U	16 U	15 U	16 U	17 U
PCB-1232	NS	NS	NS	ug/kg	12 U	12 U	11 U	13 U	12 U	13 U	18 U	12 U	12 U	13 U	13 U	11 U	12 U	5.7 U	21 U	5.1 U	5.4 U	5.5 U	5.3 U	5.4 U	5.8 U
PCB-1242	NS	NS	NS	ug/kg	98	850	8.9 U	11 U	9.8 U	10 U	15 U	130	530	280	57	9.2 U	400	5.5 U	21 U	4.9 U	5.2 U	5.3 U	5.1 U	5.2 U	5.6 U
PCB-1248	NS	NS	NS	ug/kg	13 U	13 U	12 U	15 U	13 U	14 U	20 U	13 U	13 U	14 U	14 U	12 U	13 U	9.0 U	34 U	8.0 U	8.6 U	8.6 U	8.4 U	8.6 U	9.1 U
PCB-1254	NS	NS	NS	ug/kg	11 U	11 U	9.8 U	110	88	12 U	130	11 U	11 U	12 U	12 U	10 U	11 U	11 U	41 U	9.8 U	10 U	11 U	10 U	10 U	11 U
PCB-1260	NS	NS	NS	ug/kg	5.5 U	5.6 U	5.0 U	6.2 U	5.6 U	5.9 U	8.7 U	5.6 U	5.7 U	5.9 U	6.0 U	5.2 U	5.6 U	11 U	40 U	9.4 U	10 U	78	9.8 U	10 U	11 U
Total PCBs	17000	500	2600	ug/kg	98	**850**	5.0 U	110	88	5.9 U	130	130	**530**	280	57	5.2 U	400	5.5 U	21 U	4.9 U	5.2 U	78	5.1 U	10 U	6.1 U
Toxaphene	31000	900	4500	ug/kg	38 U	39 U	35 U	44 U	39 U	42 U	61 U	39 U	40 U	42 U	42 U	37 U	40 U	6.1 U	23 U	5.4 U	5.8 U	5.8 U	5.6 U	5.7 U	6.1 U
GC Semi VOA (By EPA SW846 8141B)																									
Bolstar	NS	NS	NS	ug/kg	5.6 U	5.6 U	5.1 U	6.2 U	5.6 U	6.0 U	8.9 U	5.6 U	5.7 U	5.9 U	6.1 U	5.4 U	5.5 U	4.2 U	4.2 U	4.0 I	4.5 U	4.2 U	4.2 U	31 U	34 U
Chlorpyrifos	15000	250000	5000000	ug/kg	8.1 U	8.2 U	7.4 U	9.0 U	8.1 U	8.7 U	13 U	8.1 U	8.3 U	8.5 U	8.8 U	7.8 U	8.0 U	6.4 U	6.4 U	6.0 U	6.9 U	6.3 U	6.5 U	15 U	17 U
Coumaphos	300	21000	450000	ug/kg	26 U	26 U	24 U	29 U	26 U	28 U	42 U	26 U	27 U	27 U	28 U	25 U	26 U	2.8 U	2.8 U	2.6 U	3.0 U	2.7 U	2.8 U	27 U	29 U
Demeton, Total	NS	NS	NS	ug/kg	9.1 U	9.3 U	8.4 U	10 U	9.2 U	9.8 U	15 U	9.2 U	9.4 U	9.6 U	9.9 U	8.8 U	9.0 U	7.4 U	7.4 U	7.0 U	8.0 U	7.4 U	7.5 U	51 U	56 U
Diazinon	200	70000	1200000	ug/kg	6.8 U	6.9 U	6.2 U	7.5 U	6.8 U	7.3 U	11 U	6.8 U	7.0 U	7.1 U	7.4 U	6.5 U	6.7 U	7.2 U	7.2 U	6.7 U	7.7 U	7.1 U	7.3 U	31 U	34 U

Table 1
Soil Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

					Discrete Samples																			
				Sample ID:	LB5 +5-+3	LB5 7-5	LB2 ((+5)-(+3))	LB2 ((+7)-(+5))	LB4 +5-+3	LB4 +7+5	LDP1 ((+7)-(+5))	LB6 +7-+5	LB7 +5-+3	LB7 +7-+5	LB8 5-3	LB8 7-5	DP3 +7-+5	LB12 (0-2)	LB12 (2-4)	LB11 (0-2)	LB11 (2-4)	LB10 (0-2)	LB10 (2-4)	LB9 (0-2)	LB9 (2-4)
				Sample Date:	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/09/15	06/09/15	06/09/15	06/09/15	06/09/15	06/09/15	11/16/15	11/16/15	11/16/15	11/16/15	11/16/15	11/16/15	11/17/15	11/17/15
				Parcel:	North	North	North	North	North	North	North	Middle	Middle	Middle	Middle	Middle	Middle	Southeast	Southeast	Southeast	Southeast	Southwest	Southwest	Southwest	Southwest
Parameters	LBGC	DER	DEC/I	Unit																					
GC Semi VOA (By EPA SW846 8141B)																									
Dichlorvos	0.6	300	400	ug/kg	7.6 U	7.7 U	7.0 U	8.4 U	7.7 U	8.2 U	12 U	7.6 U	7.8 U	8.0 U	8.3 U	7.3 U	7.5 U	7.3 U	7.3 U	6.9 U	7.9 U	7.3 U	7.4 U	18 U	20 U
Dimethoate	6	13000	170000	ug/kg	10 U	11 U	9.6 U	12 U	11 U	11 U	17 U	10 U	11 U	11 U	11 U	10 U	10 U	7.0 U	7.0 U	6.6 U	7.5 U	7.0 U	7.1 U	17 U	18 U
Disulfoton	90	3300	66000	ug/kg	19 U	19 U	17 U	21 U	19 U	20 U	30 U	19 U	20 U	20 U	21 U	18 U	19 U	7.6 U	7.6 U	7.2 U	8.2 U	7.6 U	7.7 U	14 U	15 U
EPN	20	800	18000	ug/kg	5.3 U	5.4 U	4.9 U	5.9 U	5.4 U	5.7 U	8.5 U	5.4 U	5.5 U	5.6 U	5.8 U	5.1 U	5.3 U	3.6 U	3.6 U	3.4 U	3.9 U	3.6 U	3.7 U	17 U	18 U
Ethyl Parathion	1000	500000	11000000	ug/kg	6.5 U	6.6 U	6.0 U	7.3 U	6.6 U	7.0 U	10 U	6.6 U	6.7 U	6.9 U	7.1 U	6.3 U	6.4 U	5.2 U	5.2 U	4.9 U	5.6 U	5.2 U	5.3 U	17 U	19 U
Fensulfothion	10	19000	310000	ug/kg	14 U	14 U	13 U	16 U	**21 I**	15 U	23 U	14 U	15 U	15 U	15 U	14 U	14 U	8.0 U	8.0 U	7.6 U	8.6 U	8.0 U	8.1 U	22 U	25 U
Guthion	200	120000	2400000	ug/kg	18 U	18 U	16 U	20 U	18 U	19 U	28 U	18 U	18 U	19 U	19 U	17 U	18 U	3.4 U	3.4 U	3.2 U	3.7 U	3.4 U	3.5 U	18 U	19 U
Malathion	4200	1500000	24000000	ug/kg	9.7 U	9.9 U	9.0 U	11 U	9.8 U	10 U	16 U	9.8 U	10 U	10 U	11 U	9.4 U	9.6 U	4.6 U	4.6 U	4.3 U	4.9 U	4.6 U	4.6 U	14 U	15 U
Merphos	500	2500	52000	ug/kg	13 U	13 U	12 U	15 U	13 U	14 U	21 U	13 U	13 U	14 U	14 U	13 U	13 U	5.1 U	5.1 U	4.8 U	5.5 U	5.0 U	5.1 U	NA	NA
Methyl parathion	60	20000	370000	ug/kg	6.4 U	6.5 U	5.9 U	7.1 U	6.5 U	6.9 U	10 U	6.4 U	6.6 U	6.7 U	7.0 U	6.2 U	6.3 U	6.3 U	6.3 U	5.9 U	6.8 U	6.3 U	6.4 U	16 U	17 U
Mevinphos	10	18000	270000	ug/kg	5.5 U	5.5 U	5.0 U	6.1 U	5.5 U	5.9 U	8.7 U	5.5 U	5.6 U	5.7 U	5.9 U	5.2 U	5.4 U	4.5 U	4.6 U	4.3 U	4.9 U	4.5 U	4.6 U	27 U	29 U
Mocap	5	7400	120000	ug/kg	5.0 U	5.0 U	4.6 U	5.5 U	5.0 U	5.4 U	7.9 U	5.0 U	5.1 U	5.2 U	5.4 U	4.8 U	**6.5 I**	4.8 U	4.9 U	4.6 U	5.2 U	4.8 U	4.9 U	22 U	25 U
Monochrotophos	NS	NS	NS	ug/kg	55 U	55 U	50 U	61 U	55 U	59 U	87 U	55 U	56 U	57 U	59 U	52 U	54 U	NA	NA	NA	NA	NA	NA	20 U	22 U
Naled	100	150000	2400000	ug/kg	26 U	26 U	24 U	29 U	26 U	28 U	42 U	26 U	27 U	27 U	28 U	25 U	26 U	22 U	22 U	21 U	24 U	22 U	23 U	19 U	21 U
Phorate	300	16000	320000	ug/kg	6.4 U	6.5 U	5.9 U	7.1 U	6.5 U	6.9 U	10 U	6.4 U	6.6 U	6.7 U	7.0 U	6.2 U	6.3 U	5.6 U	5.6 U	5.3 U	6.0 U	5.6 U	5.7 U	37 U	40 U
Ronnel	1300000	4200000	88000000	ug/kg	5.0 U	5.0 U	4.6 U	5.5 U	5.0 U	5.4 U	7.9 U	5.0 U	5.1 U	5.2 U	5.4 U	4.8 U	4.9 U	15 U	15 U	14 U	16 U	15 U	15 U	15 U	17 U
Sulfotepp	100	35000	510000	ug/kg	10 U	10 U	9.4 U	11 U	10 U	11 U	16 U	10 U	11 U	11 U	11 U	9.8 U	10 U	6.2 U	6.2 U	5.8 U	6.6 U	6.1 U	6.3 U	13 U	15 U
Tokuthion	NS	NS	NS	ug/kg	6.4 U	6.5 U	5.9 U	7.1 U	6.5 U	6.9 U	10 U	6.4 U	6.6 U	6.7 U	7.0 U	6.2 U	6.3 U	3.8 U	3.9 U	3.6 U	4.1 U	3.8 U	3.9 U	43 U	47 U
Trichloronate	NS	NS	NS	ug/kg	9.0 U	9.1 U	8.3 U	10 U	9.1 U	9.7 U	14 U	9.1 U	9.3 U	9.5 U	9.8 U	8.7 U	8.9 U	6.1 U	6.2 U	5.8 U	6.6 U	6.1 U	6.2 U	14 U	15 U
GC Semi VOA (By FL-PRO)																									
Total Petroleum Hydrocarbons (C8-C40)	340	460	2700	mg/kg	320	**470****	1.9 U	**480****	2.1 U	130	**810****	**620****	210	**460****	150	190	300	3.6 I	4.0 I	2.2 I	3.7 I	9.7 I	4.0 I	2.6 I	1.9 U
GC/MS Semi VOA (By EPA SW846 8270D LL)																									
1-Methylnaphthalene	3100	200000	1800000	ug/kg	15	54	1.4 U	1.7 U	9.9	1.6 U	8.7 I	160	190	21	19 I	7.4 U	250	1.0 U	1.0 U	1.4 I	1.1 I	1.1 U	1.0 U	1.0 U	1.1 U
2-Methylnaphthalene	8500	210000	2100000	ug/kg	18	70	1.4 U	1.8 I	19	1.6 U	32	160	210	24	29 I	12 I	220	1.0 U	1.0 U	1.6 I	1.1 U	1.1 U	1.2 I	1.0 U	1.1 U
Acenaphthene	2100	2400000	20000000	ug/kg	4.6 I	12 I	2.2 U	8.9	7.2 I	2.5 U	26	44	89	9.3	26 I	16 I	530	1.0 U	1.0 U	0.98 U	1.1 U	1.1 U	1.0 U	1.0 U	1.1 U
Acenaphthylene	27000	1800000	20000000	ug/kg	4.3 I	17 I	2.2 U	8.0 I	2.4 U	2.5 U	4.7 I	120	180	25	13 U	11 U	69	1.0 U	1.0 U	1.4 I	1.1 I	1.1 U	1.0 U	1.2 I	1.1 U
Anthracene	2500000	21000000	300000000	ug/kg	29	130	2.2 U	7.2 I	2.5 I	2.5 U	22	330	360	43	180	110	220	1.3 I	3.2 I	1.4 I	1.1 U	1.1 U	1.0 U	2.1 I	1.1 U
Benzo[a]anthracene	800	##	##	ug/kg	5.3 I	30 I	2.2 U	33	11	2.5 U	230	18 I	14 I	20	32 I	64	12 U	1.0 U	21	0.98 U	1.1 U	1.1 U	1.0 U	12	1.1 U
Benzo[a]pyrene	8000	100	700	ug/kg	2.3 U	12 U	2.2 U	48	12	2.5 U	**270**	12 U	12 U	19	13 U	92	12 U	4.5 I	25	1.7 I	1.7 I	1.1 U	1.0 U	13	1.1 U
Benzo[b]fluoranthene	2400	##	##	ug/kg	8.8	75	2.2 U	85	29	2.8 I	590	36 I	12 U	44	57	160	12 U	5.5 I	33	1.5 I	2.0 I	1.1 U	1.0 U	22	1.1 U
Benzo[g,h,i]perylene	32000000	2500000	52000000	ug/kg	2.3 U	26 I	2.2 U	22	4.2 I	2.5 U	91	12 U	12 U	7.8 I	13 U	35 I	12 U	2.1 U	9.2	2.0 U	2.1 U	2.1 U	2.1 U	6.4 I	2.3 U
Benzo[k]fluoranthene	24000	##	##	ug/kg	2.3 U	12 I	2.2 U	32	8.8	2.5 U	220	12 U	12 U	13	16 I	59	12 U	3.3 I	16	0.98 U	1.1 U	1.1 U	1.0 U	7.5	1.1 U
Chrysene	77000	##	##	ug/kg	9.4	60	2.2 U	53	20	2.5 U	330	42	29 I	23	47	97	12 U	4.0 I	22	1.1 I	1.5 I	1.1 U	1.0 U	14	1.1 U
Dibenz(a,h)anthracene	700	##	##	ug/kg	2.3 U	12 U	2.2 U	9.0	2.4 U	2.5 U	33	12 U	12 U	2.5 U	13 U	15 I	12 U	2.1 U	2.4 I	2.0 U	2.1 U	2.1 U	2.1 U	2.1 U	2.3 U
Fluoranthene	1200000	3200000	59000000	ug/kg	17	110	2.0 I	60	41	1.6 I	410	150	150	47	180	180	72	5.7 I	27	1.6 I	2.1 I	1.1 U	1.0 U	21	1.1 U
Fluorene	160000	2600000	33000000	ug/kg	9.3	32 I	1.4 U	4.6 I	2.7 I	1.6 U	32	74	150	17	33 I	23 I	220	1.0 U	1.0 U	0.98 U	1.1 U	1.1 U	1.0 U	1.0 U	1.1 U
Indeno[1,2,3-cd]pyrene	6600	##	##	ug/kg	2.3 U	12 U	2.2 U	25	5.3 I	2.5 U	120	12 U	12 U	8.5	13 U	48	12 U	2.1 U	8.9	2.0 U	2.1 U	2.1 U	2.1 U	6.2 I	2.3 U
Naphthalene	1200	55000	300000	ug/kg	43	180	1.4 U	5.6 I	7.2 I	1.6 U	28	650	700	64	53	20 I	450	1.0 U	1.0 U	0.98 U	1.1 U	1.1 U	1.0 U	1.0 U	1.1 U
Phenanthrene	250000	2200000	36000000	ug/kg	5.4 I	23 I	2.2 U	23	11	2.5 U	81	51	62	20	37 I	22 I	25 I	1.4 I	9.5	0.98 U	1.1 U	1.1 U	1.0 U	5.2 I	1.1 U
Pyrene	880000	2400000	45000000	ug/kg	14	100	1.4 U	52	26	1.6 U	360	130	140	42	120	130	64	5.0 I	21	1.2 I	1.3 I	1.1 U	1.0 U	17	1.1 U
Benzo(a)pyrene TEQ	8000	100	700	ug/kg	3.8459	23.28	NC	71.673	17.838	3.0438	**399.53**	18.102	14.689	27.653	22.757	134.887	NC	0	0	0	0	NC	NC	0	NC
GC/MS VOA (By EPA SW846 8260B)																									
1,1,1,2-Tetrachloroethane	10	2900	4300	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,1,1-Trichloroethane	1900	730000	3900000	ug/kg	1.3 U	3.8 U	1.5 U	1.4 U	3.2 U	1.6 U	2.6 U	2.2 U	1.8 U	1.7 U	2.1 U	1.4 U	2.3 U	2.7 U	1.8 U	1.8 U	3.2 U	2.0 U	2.7 U	1.9 U	4.2 U
1,1,2,2-Tetrachloroethane	1	700	1200	ug/kg	2.1 U	6.2 U	2.5 U	2.3 U	5.1 U	2.5 U	4.2 U	3.5 U	2.9 U	2.8 U	3.4 U	2.3 U	3.7 U	4.3 U	3.0 U	3.0 U	5.2 U	3.2 U	4.4 U	3.1 U	6.8 U
1,1,2-Trichloroethane	30	1400	2000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,1-Dichloroethane	400	390000	2100000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,1-Dichloroethene	60	95000	510000	ug/kg	1.4 U	4.0 U	1.6 U	1.5 U	3.3 U	1.6 U	2.7 U	2.3 U	1.9 U	1.8 U	2.2 U	1.5 U	2.4 U	2.8 U	1.9 U	1.9 U	3.4 U	2.1 U	2.9 U	2.0 U	4.4 U
1,1-Dichloropropene	NS	NS	NS	ug/kg	1.2 U	3.6 U	1.4 U	1.4 U	3.0 U	1.5 U	2.5 U	2.1 U	1.7 U	1.6 U	2.0 U	1.4 U	2.2 U	2.5 U	1.7 U	1.7 U	3.1 U	1.9 U	2.6 U	1.8 U	4.0 U
1,2,3-Trichlorobenzene	4600	650000	8200000	ug/kg	1.5 U	4.4 U	1.7 U	1.6 U	3.6 U	1.8 U	3.0 U	2.5 U	2.1 U	1.9 U	2.4 U	1.7 U	2.6 U	3.0 U	2.1 U	2.1 U	3.7 U	2.3 U	3.1 U	2.2 U	4.8 U
1,2,3-Trichloropropane	0.1	60	100	ug/kg	1.8 U	5.4 U	2.2 U	2.0 U	4.5 U	2.2 U	3.7 U	3.1 U	2.6 U	2.4 U	3.0 U	2.1 U	3.3 U	3.8 U	2.6 U	2.6 U	4.6 U	2.8 U	3.9 U	2.7 U	6.0 U
1,2,4-Trichlorobenzene	5300	660000	8500000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,2,4-Trimethylbenzene	300	18000	95000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,2-Dibromo-3-Chloropropane	1	700	3800	ug/kg	2.2 U	6.5 U	2.6 U	2.5 U	5.4 U	2.7 U	4.5 U	3.7 U	3.1 U	2.9 U	3.6 U	2.5 U	3.9 U	4.6 U	3.1 U	3.1 U	5.5 U	3.4 U	4.7 U	3.3 U	7.2 U
1,2-Dichlorobenzene	17000	880000	5000000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,2-Dichloroethane	10	500	700	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,2-Dichloropropane	30	600	900	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,3,5-Trimethylbenzene	300	15000	80000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,3-Dichlorobenzene	7000	380000	2200000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
1,3-Dichloropropane	NS	NS	NS	ug/kg	1.2 U	3.6 U	1.4 U	1.4 U	3.0 U	1.5 U	2.5 U	2.1 U	1.7 U	1.6 U	2.0 U	1.4 U	2.2 U	2.5 U	1.7 U	1.7 U	3.1 U	1.9 U	2.6 U	1.8 U	4.0 U
1,4-Dichlorobenzene	2200	6400	9900	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
2,2-Dichloropropane	NS	NS	NS	ug/kg	1.2 U	3.6 U	1.4 U	1.4 U	3.0 U	1.5 U	2.5 U	2.1 U	1.7 U	1.6 U	2.0 U	1.4 U	2.2 U	2.5 U	1.7 U	1.7 U	3.1 U	1.9 U	2.6 U	1.8 U	4.0 U
2-Butanone (MEK)	17000	16000000	110000000	ug/kg	19	25 I	4.7 U	22	9.8 U	25	150	6.8 U	5.9 I	13 I	12 I	5.1 I	36	8.3 U	5.6 U	5.7 U	9.9 U	6.2 U	8.4 U	6.0 U	13 U
2-Chlorotoluene	2800	200000	1200000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
GC/MS VOA (By EPA SW846 8260B)																									
2-Hexanone	1400	24000	130000	ug/kg	14 U	42 U	17 U	16 U	35 U	17 U	29 U	24 U	20 U	19 U	23 U	16 U	25 U	29 U	20 U	20 U	35 U	22 U	30 U	21 U	46 U
4-Chlorotoluene	2500	170000	990000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
4-Isopropyltoluene	NS	960000	5600000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
4-Methyl-2-pentanone (MIBK)	2600	4300000	44000000	ug/kg	6.8 U	20 U	8.0 U	7.5 U	17 U	8.1 U	14 U	11 U	9.5 U	8.9 U	11 U	7.6 U	12 U	14 U	9.5 U	9.6 U	17 U	10 U	14 U	10 U	22 U
Acetone	25000	11000000	68000000	ug/kg	87	180	41	100	41 U	1600 L	500	45 I	39 I	75	85	66	180	34 U	23 U	35 I	41 U	26 U	35 U	30 I	54 U

Table 1
Soil Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

					Discrete Samples																			
				Sample ID:	LB5 +5-+3	LB5 7-5	LB2 ((+5)-(+3))	LB2 ((+7)-(+5))	LB4 +5-+3	LB4 +7+5	LDP1 ((+7)-(+5))	LB6 +7-+5	LB7 +5-+3	LB7 +7-+5	LB8 5-3	LB8 7-5	DP3 +7-+5	LB12 (0-2)	LB12 (2-4)	LB11 (0-2)	LB11 (2-4)	LB10 (0-2)	LB10 (2-4)	LB9 (0-2)	LB9 (2-4)
				Sample Date:	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/09/15	06/09/15	06/09/15	06/09/15	06/09/15	06/09/15	11/16/15	11/16/15	11/16/15	11/16/15	11/16/15	11/16/15	11/17/15	11/17/15
				Parcel:	North	North	North	North	North	North	North	Middle	Middle	Middle	Middle	Middle	Middle	Southeast	Southeast	Southeast	Southeast	Southwest	Southwest	Southwest	Southwest
Parameters	LBGC	DER	DEC/I	Unit																					
GC/MS VOA (By EPA SW846 8260B)																									
Benzene	7	1200	1700	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Bromobenzene	NS	NS	NS	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Bromoform	30	48000	93000	ug/kg	1.3 U	3.8 U	1.5 U	1.4 U	3.2 U	1.6 U	2.6 U	2.2 U	1.8 U	1.7 U	2.1 U	1.4 U	2.3 U	2.7 U	1.8 U	1.8 U	3.2 U	2.0 U	2.7 U	1.9 U	4.2 U
Bromomethane	50	3100	16000	ug/kg	2.2 U	6.5 U	2.6 U	2.5 U	5.4 U	2.7 U	4.5 U	3.7 U	3.1 U	2.9 U	3.6 U	2.5 U	3.9 U	4.6 U	3.1 U	3.1 U	5.5 U	3.4 U	4.7 U	3.3 U	7.2 U
Carbon disulfide	5600	270000	1500000	ug/kg	3.1 U	9.1 U	3.6 U	3.4 U	7.5 U	3.7 U	6.2 U	5.2 U	4.3 U	4.1 U	5.0 U	3.4 U	5.4 U	6.3 U	4.3 U	4.4 U	7.7 U	4.7 U	6.5 U	4.6 U	10 U
Carbon tetrachloride	40	500	700	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Chlorobenzene	1300	120000	650000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Chlorobromomethane	600	95000	530000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Chlorodibromomethane	3	1500	2300	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Chloroethane	60	3900	5400	ug/kg	1.4 U	4.0 U	1.6 U	1.5 U	3.3 U	1.6 U	2.7 U	2.3 U	1.9 U	1.8 U	2.2 U	1.5 U	2.4 U	2.8 U	1.9 U	1.9 U	3.4 U	2.1 U	2.9 U	2.0 U	4.4 U
Chloroform	400	400	600	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Chloromethane	10	4000	5700	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
cis-1,2-Dichloroethene	400	33000	180000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
cis-1,3-Dichloropropene	NS	NS	NS	ug/kg	1.2 U	3.6 U	1.4 U	1.4 U	3.0 U	1.5 U	2.5 U	2.1 U	1.7 U	1.6 U	2.0 U	1.4 U	2.2 U	2.5 U	1.7 U	1.7 U	3.1 U	1.9 U	2.6 U	1.8 U	4.0 U
Dibromomethane	300	96000	550000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Dichlorobromomethane	4	1500	2200	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Dichlorodifluoromethane	44000	77000	410000	ug/kg	1.5 U	4.4 U	1.7 U	1.6 U	3.6 U	1.8 U	3.0 U	2.5 U	2.1 U	1.9 U	2.4 U	1.7 U	2.6 U	3.0 U	2.1 U	2.1 U	3.7 U	2.3 U	3.1 U	2.2 U	4.8 U
Ethylbenzene	600	1500000	9200000	ug/kg	1.2 U	3.6 U	1.4 U	1.4 U	3.0 U	1.5 U	3.4 I	2.1 U	1.7 U	1.6 U	2.0 U	1.4 U	2.2 U	2.5 U	1.7 U	1.7 U	3.1 U	1.9 U	2.6 U	1.8 U	4.0 U
Ethylene Dibromide	0.1	100	200	ug/kg	0.86 U	2.5 U	1.0 U	0.95 U	2.1 U	1.0 U	1.7 U	1.5 U	1.2 U	1.1 U	1.4 U	0.96 U	1.5 U	1.8 U	1.2 U	1.2 U	2.1 U	1.3 U	1.8 U	1.3 U	2.8 U
Hexachlorobutadiene	1000	6200	13000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Isopropylbenzene	200	220000	1200000	ug/kg	2.3 U	6.9 U	2.8 U	2.6 U	5.7 U	2.8 U	4.7 U	4.0 U	3.3 U	3.1 U	3.8 U	2.6 U	4.1 U	4.8 U	3.3 U	3.3 U	5.8 U	3.6 U	4.9 U	3.5 U	7.6 U
Methyl tert-butyl ether	90	4400000	24000000	ug/kg	3.1 U	9.1 U	3.6 U	3.4 U	7.5 U	3.7 U	6.2 U	5.2 U	4.3 U	4.1 U	5.0 U	3.4 U	5.4 U	6.3 U	4.3 U	4.4 U	7.7 U	4.7 U	6.5 U	4.6 U	10 U
Methylene Chloride	20	17000	26000	ug/kg	2.5 U	7.3 U	2.9 U	2.7 U	6.0 U	3.0 U	5.0 U	4.2 U	3.5 U	3.2 U	4.0 U	2.8 U	4.3 U	5.1 U	3.5 U	3.5 U	6.1 U	3.8 U	5.2 U	3.7 U	8.0 U
m-Xylene & p-Xylene	NS	NS	NS	ug/kg	1.8 U	5.4 U	2.2 U	2.0 U	4.5 U	2.2 U	3.7 U	3.1 U	2.6 U	2.4 U	3.0 U	2.1 U	3.3 U	3.8 U	2.6 U	2.6 U	4.6 U	2.8 U	3.9 U	2.7 U	6.0 U
n-Butylbenzene	NS	NS	NS	ug/kg	1.3 U	3.8 U	1.5 U	1.4 U	3.2 U	1.6 U	2.6 U	2.2 U	1.8 U	1.7 U	2.1 U	1.4 U	2.3 U	2.7 U	1.8 U	1.8 U	3.2 U	2.0 U	2.7 U	1.9 U	4.2 U
N-Propylbenzene	NS	NS	NS	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
o-Xylene	NS	NS	NS	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
sec-Butylbenzene	NS	NS	NS	ug/kg	1.5 U	4.4 U	1.7 U	1.6 U	3.6 U	1.8 U	3.0 U	2.5 U	2.1 U	1.9 U	2.4 U	1.7 U	2.6 U	3.0 U	2.1 U	2.1 U	3.7 U	2.3 U	3.1 U	2.2 U	4.8 U
Styrene	3600	3600000	23000000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
tert-Butylbenzene	NS	NS	NS	ug/kg	1.2 U	3.6 U	1.4 U	1.4 U	3.0 U	1.5 U	2.5 U	2.1 U	1.7 U	1.6 U	2.0 U	1.4 U	2.2 U	2.5 U	1.7 U	1.7 U	3.1 U	1.9 U	2.6 U	1.8 U	4.0 U
Tetrachloroethene	30	8800	18000	ug/kg	1.8 U	5.4 U	2.2 U	2.0 U	4.5 U	2.2 U	3.7 U	3.1 U	2.6 U	2.4 U	3.0 U	2.1 U	3.3 U	3.8 U	2.6 U	2.6 U	4.6 U	2.8 U	3.9 U	2.7 U	6.0 U
Toluene	500	7500000	60000000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
trans-1,2-Dichloroethene	700	53000	290000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
trans-1,3-Dichloropropene	NS	NS	NS	ug/kg	1.3 U	3.8 U	1.5 U	1.4 U	3.2 U	1.6 U	2.6 U	2.2 U	1.8 U	1.7 U	2.1 U	1.4 U	2.3 U	2.7 U	1.8 U	1.8 U	3.2 U	2.0 U	2.7 U	1.9 U	4.2 U
Trichloroethene	30	6400	9300	ug/kg	1.4 U	4.0 U	1.6 U	1.5 U	3.3 U	1.6 U	2.7 U	2.3 U	1.9 U	1.8 U	2.2 U	1.5 U	2.4 U	2.8 U	1.9 U	1.9 U	3.4 U	2.1 U	2.9 U	2.0 U	4.4 U
Trichlorofluoromethane	33000	270000	1500000	ug/kg	1.7 U	5.1 U	2.0 U	1.9 U	4.2 U	2.1 U	3.5 U	2.9 U	2.4 U	2.3 U	2.8 U	1.9 U	3.0 U	3.6 U	2.4 U	2.4 U	4.3 U	2.7 U	3.6 U	2.6 U	5.6 U
Vinyl chloride	7	200	800	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Xylenes, Total	200	130000	700000	ug/kg	1.5 U	4.5 U	1.8 U	1.7 U	3.8 U	1.8 U	3.1 U	2.6 U	2.2 U	2.0 U	2.5 U	1.7 U	2.7 U	3.2 U	2.2 U	2.2 U	3.8 U	2.4 U	3.2 U	2.3 U	5.0 U
Metals (By EPA SW846 6020A)																									
Arsenic	***	2.1	12	mg/kg	1.3	1.1	0.40	0.77	**25**	2.0	**6.3**	**14**	1.6	1.4	0.26 I	1.2	**2.8**	0.82	1.3	0.25 I	0.20 I	0.096 U	0.29	0.13 I	0.18 I
Barium	1600	120**	130000	mg/kg	47	26	5.1	25	98	44	25	**300**	15	83	5.0	27	45	14	63	2.0	4.7	0.82	3.2	1.0	4.0
Cadmium	7.5	82	1700	mg/kg	0.92	0.096	0.015 U	0.036 I	1.5	0.89	0.56	1.8	0.15	0.42	0.054 I	0.34	0.66	0.25	0.60	0.013 U	0.014 U	0.014 U	0.014 U	0.029 I	0.015 U
Chromium	38	210	470	mg/kg	7.5	3.6	5.1	1.9	26	15	22	**50**	6.0	8.2	1.8	7.7	14	4.7	6.2	1.8	2.7	0.54 I V	4.6	0.56 I V	2.5
Lead	***	400	1400	mg/kg	55	11	1.2	14	150	240	110	**1300**	43	300	19	73	120	16	42	0.40	0.20	2.5	0.35	0.99	0.24
Selenium	5.2	440	11000	mg/kg	0.18 I	0.14 I	0.39 I	0.41 I	0.53 I	0.82	0.38 I	0.38 I	0.20 I	0.18 I	0.12 U	0.10 U	0.62	1.2	0.29 I	0.23 I	0.16 I	0.096 U	0.42 I	0.24 I	0.24 I
Silver	17	410	8200	mg/kg	0.54	0.039 I	0.010 U	0.014 I	1.6	0.43	0.24	12	0.12	0.42	0.081 I	0.98	0.36	0.11	0.33	0.0087 U	0.0092 U	0.0096 U	0.0095 U	0.012 I	0.0099 U
Metals (By EPA SW846 7471B)																									
Mercury	2.1	3	17	mg/kg	0.10	0.021 I	0.013 I	0.044	0.22	0.13	0.16	0.16	0.025	0.046	0.010 U	0.020	0.063	0.012 I	0.047	0.0079 U	0.0080 U	0.0079 U	0.020	0.0082 U	0.0094 I

Table 1
Soil Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

					Composite Samples												
				Sample ID:	B2 17-7^	CSB3	CSB5	CSDP1	CSDP2	LB4 9-7	LB1 12.5-7	CSDP3	CSB6	CSB7	CSB8	CS1 (0-4)	CS2 (0-4)
				Sample Date:	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/09/15	06/09/15	06/09/15	06/09/15	11/16/15	11/17/15
				Parcel:	North	North	North	North	North	North	North	Middle	Middle	Middle	Middle	Southeast	Southwest
Parameters	LBGC	DER	DEC/I	Unit													
DIOXIN (By EPA-5 1613B)																	
1,2,3,4,6,7,8-HpCDD	NS	NS	NS	pg/g	42.4 B	334 B	562 B	471 B	3490 B	121 B	1250 B	160 B	117 B	106	85.9 B	139	1870
1,2,3,4,6,7,8-HpCDF	NS	NS	NS	pg/g	4.20 B J	21.4 B	30.0 B	38.9 B	179 B	12.9 Q B	115 B	11.9 B	13.6 B	6.56	8.81 B	13.2	39.0 Q
1,2,3,4,7,8,9-HpCDF	NS	NS	NS	pg/g	4.90 U	1.88 Q J	3.69 J	1.96 Q J	17.3 J	1.07 J	8.33	1.58 Q J	2.30 J	0.951 J	1.04 Q J	1.14 Q J	4.32 J
1,2,3,4,7,8-HxCDD	NS	NS	NS	pg/g	4.90 U	2.30 Q J	2.85 J	2.31 J	5.82 Q J	0.901 Q J	4.08 J	0.755 Q J	4.30 J	1.01 J	0.880 Q J	2.86 J	34.0
1,2,3,4,7,8-HxCDF	NS	NS	NS	pg/g	0.336 Q J	2.72 Q J	2.70 C J	3.64 C J	8.12 Q J	1.51 C J	4.60 C J	1.10 Q J	2.55 Q J	1.26 C J	3.18 J C	3.86 Q B J	5.71 C J
1,2,3,6,7,8-HxCDD	NS	NS	NS	pg/g	0.969 Q J	12.6	20.5	15.7	44.8	4.19 J	16.6	3.68 J	12.6	2.64 Q J	3.31 Q J	14.0	66.6
1,2,3,6,7,8-HxCDF	NS	NS	NS	pg/g	0.434 Q J	2.72 Q J	3.45 Q J	3.35 Q J	6.44 Q J	1.67 Q J	7.83 Q	1.37 Q J	3.84 J	0.321 Q J	4.67 J	2.46 J	5.93 J
1,2,3,7,8,9-HxCDD	NS	NS	NS	pg/g	0.838 C J	10.4 C	13.1 C	10.0 C	17.9 Q J	3.07 Q J	9.79 C	2.30 J	12.2	3.73 C	3.69 J C	11.3 Q	156 C
1,2,3,7,8,9-HxCDF	NS	NS	NS	pg/g	4.90 U	0.381 J	4.95 U	4.88 U	24.0 U	4.84 U	0.393 Q J	4.86 U	0.501 J	2.81 U	4.80 U	4.95 U	6.77 U
1,2,3,7,8-PeCDD	NS	NS	NS	pg/g	4.90 U	2.11 Q B J	1.39 B J	0.912 Q B J	2.06 B J	0.684 B J	0.828 B J	0.380 Q B J	2.87 Q B J	0.408 Q J	1.23 Q B J	5.32	32.7
1,2,3,7,8-PeCDF	NS	NS	NS	pg/g	4.90 U	1.06 J	1.12 J	0.814 Q J	0.690 J	0.394 Q J	0.632 Q J	4.86 U	2.13 J	2.81 U	1.13 J	2.47 J	3.54 Q J
2,3,4,6,7,8-HxCDF	NS	NS	NS	pg/g	0.355 J	1.52 Q J	1.88 J	2.03 J	1.91 Q J	0.952 J	3.05 J	0.769 Q J	3.99 J	0.473 Q J	2.58 J	1.55 J	3.75 J
2,3,4,7,8-PeCDF	NS	NS	NS	pg/g	0.183 Q J	1.63 J	1.42 J	1.30 J	1.32 J	0.583 J	1.16 Q J	0.820 J	4.04 J	0.493 Q J	3.21 J	4.33 J	5.93 J
2,3,7,8-TCDD	NS	NS	NS	pg/g	0.980 U	0.867 J	0.547 Q J	0.976 U	4.81 U	0.967 U	0.993 U	0.972 U	0.994 U	0.563 U	0.959 U	1.73 Q	8.69 Q
2,3,7,8-TCDF	NS	NS	NS	pg/g	0.143 Q J	3.28	1.95 Q	1.54 Q X	1.59 Q J	0.722 Q J	1.61	0.432 J	2.77	0.680	3.31	7.32 Q X	8.91
OCDD	NS	NS	NS	pg/g	429 B	2190 B	4630 B E	5400 B E	64400 B E	1230 B	17100 B E	1180 B	464 B	873	858 B	483	9520 B E
OCDF	NS	NS	NS	pg/g	10.7 B	39.8 B	78.6 B	89.3 B	2150 B	38.0 B	499 B	40.1 B	9.75 B J	28.5	13.9 B	22.8	74.9
Total HpCDD	NS	NS	NS	pg/g	89.6 B	598 B	1210 B	958 B	19000 E B	307 B	2730 B	321 B	242 B	550	185 B	240 Q	4290
Total HpCDF	NS	NS	NS	pg/g	12.1 B	58.1 Q B	92.0 Q B	107 Q B	1470 B	36.7 Q B	401 Q B	40.2 B Q	26.5 B	26.1 Q	21.0 Q B	35.1 Q	116 Q
Total HxCDD	NS	NS	NS	pg/g	11.6 B J Q	115 B Q	174 B	187 B	744 B Q	44.0 B Q	351 B	30.9 B Q	166 B	58.8 Q	46.5 Q B	106 Q	1610
Total HxCDF	NS	NS	NS	pg/g	10.4 Q J	42.4 Q	65.4 Q	65.4 Q	299 Q	32.7 Q	185 Q	28.9 Q	45.1 Q	16.6 Q	72.6 Q	35.5 Q B	108 Q
Total PeCDD	NS	NS	NS	pg/g	0.915 QBJ	20.5 Q J B	16.6 Q J B	20.4 Q B	25.3 Q B J	6.84 Q B J	67.3 B Q	4.37 Q J B	93.8 Q B	8.19 Q J	14.8 Q J B	135 Q	1370 Q B
Total PeCDF	NS	NS	NS	pg/g	11.5 Q J	37.7 Q	36.4 Q	35.3 Q	35.8 J Q	12.5 J Q	55.4 Q	27.0 Q	51.4 Q	20.1 Q	135 Q	79.5 Q B	114 Q
Total TCDD	NS	NS	NS	pg/g	0.698 Q J	15.7 Q B	11.8 Q B	8.95 Q B	16.5 Q B	3.51 Q B	19.8 Q B	2.17 Q B	43.3 Q B	8.68 Q	9.50 Q B	52.0 Q	735 Q
Total TCDF	NS	NS	NS	pg/g	14.5 Q	54.2 Q	37.4 Q	45.1 Q	36.4 Q	15.1 Q	43.0 Q	22.5 Q	51.8 Q	17.7 Q	132 Q	193 Q	213 Q
Total TEQ Concentration	300	7	30	pg/g	1.3047	**12.1847**	**17.3165**	**15.6116**	***113.7955***	4.5724	***37.1532***	4.5955	**9.63935**	3.49851	6.2679	**13.0527**	***85.0001***
GC Semi VOA (By EPA SW846 8081B/8082A)																	
4,4'-DDD	5800	4200	22000	ug/kg	0.27 U	2.0 I	1.4 I	1.1 I	0.43 I	0.28 U	0.28 U	0.27 U	0.56 I	0.27 U	2.1 I	2.3	0.24 U
4,4'-DDE	18000	2900	15000	ug/kg	1.1 I	87	13	13	6.6	0.42 U	8.6	4.8 J3	4.9	0.71 I	20	73	39
4,4'-DDT	11000	2900	15000	ug/kg	0.46 U	1.3 I	0.50 U	0.77 I	0.50 U	0.48 U	0.48 U	7.5 J3	0.60 U	0.47 U	0.45 U	0.13 U	0.29 U
Aldrin	200	60	300	ug/kg	0.42 U	3.7	0.45 U	0.44 U	0.46 U	0.43 U	0.44 U	0.41 U	0.67 I	0.42 U	0.41 U	0.090 U	0.20 U
alpha-BHC	0.3	100	600	ug/kg	0.44 U	0.56 U	0.47 U	0.46 U	0.48 U	0.46 U	0.46 U	0.44 U	0.57 U	0.44 U	0.43 U	0.084 U	0.19 U
alpha-Chlordane	NS	NS	NS	ug/kg	0.37 U	4.8	1.8 I	1.4 I	1.3 I	0.39 U	0.86 I	4.8 J3	1.1 I	1.4 I	0.84 I	1.7	0.24 U
beta-BHC	1	500	2400	ug/kg	0.40 U	0.51 U	0.67 I	0.41 U	0.43 U	0.41 U	0.41 U	0.39 U	0.51 U	0.40 U	0.39 U	0.20 U	0.44 U
Chlordane (technical)	9600	2800	14000	ug/kg	15 I	70	27	22	33	8.3 I	23	41	17 I	27	8.8 I	1.7 U	3.8 U
delta-BHC	200	24000	490000	ug/kg	0.49 U	2.2 I	0.53 U	0.51 U	0.54 U	0.51 U	0.52 U	0.49 U	0.64 U	0.50 U	0.49 U	0.15 I	0.25 U
Dieldrin	2	60	300	ug/kg	0.38 I	13**	0.36 U	0.49 I	0.79 I	0.34 U	0.35 U	0.73 I	0.43 U	0.34 U	0.33 U	0.10 U	0.23 U
Endosulfan I	NS	NS	NS	ug/kg	0.46 U	0.59 U	0.50 U	0.48 U	0.50 U	0.48 U	0.48 U	0.46 U	0.60 U	0.47 U	0.45 U	0.10 U	0.23 U
Endosulfan II	NS	NS	NS	ug/kg	0.29 U	0.37 U	0.31 U	0.30 U	0.32 U	0.30 U	0.30 U	0.29 U	0.38 U	0.52 I	0.29 U	0.090 U	0.20 U
Endosulfan sulfate	NS	NS	NS	ug/kg	0.76 U	0.97 U	0.82 U	0.79 U	0.83 U	0.79 U	0.80 U	0.75 U	0.99 U	0.77 U	0.75 U	0.13 U	0.28 U
Total Endosulfan	3800	450000	7600000	ug/kg	0.29 U	0.37 U	0.31 U	0.30 U	0.32 U	0.30 U	0.30 U	0.29 U	0.38 U	0.52 I	0.29 U	0.090 U	0.20 U
Endrin	1000	25000	510000	ug/kg	0.44 U	0.56 U	0.47 U	0.46 U	0.48 U	0.46 U	0.46 U	0.44 U	0.57 U	0.44 U	0.43 U	0.13 U	0.29 U
Endrin aldehyde	NS	NS	NS	ug/kg	0.37 U	0.48 U	0.40 U	0.39 U	0.41 U	0.39 U	0.39 U	0.37 U	0.49 U	0.38 U	0.37 U	0.13 U	0.29 U
Endrin ketone	NS	NS	NS	ug/kg	0.63 U	1.7 I	0.68 U	0.66 U	0.69 U	0.66 U	0.66 U	0.63 U	0.82 U	0.64 U	0.62 U	0.12 U	0.27 U
gamma-BHC (Lindane)	9	700	2500	ug/kg	0.33 U	0.43 U	0.46 I	0.35 U	0.36 U	0.34 U	0.35 U	0.33 U	1.1 I	0.34 U	0.33 U	0.084 U	0.19 U
gamma-Chlordane	NS	NS	NS	ug/kg	0.47 I	7.9	2.4	2.2	2.0	0.34 U	1.8 I	6.5 J3	2.1 I	0.78 I	1.0 I	1.6	3.2
Heptachlor	23000	200	1000	ug/kg	0.37 U	0.48 U	0.93 I	0.39 U	0.41 U	0.39 U	0.39 U	0.37 U	0.66 I	0.38 U	0.37 U	0.11 U	0.25 U
Heptachlor epoxide	600	100	500	ug/kg	0.42 U	1.7 I	0.45 U	0.44 U	0.46 U	0.43 U	0.44 U	0.41 U	0.56 I	0.42 U	0.41 U	0.096 U	0.21 U
Methoxychlor	160000	420000	8800000	ug/kg	0.39 U	2.5 I	3.2 I	0.40 U	0.42 U	0.40 U	0.40 U	0.38 U	1.4 I	3.5 I	0.38 U	0.17 U	0.37 U
PCB-1016	NS	NS	NS	ug/kg	6.1 U	7.8 U	6.6 U	6.4 U	6.7 U	6.3 U	6.4 U	6.1 U	7.9 U	6.2 U	6.0 U	6.6 U	15 U
PCB-1221	NS	NS	NS	ug/kg	18 U	23 U	20 U	19 U	20 U	19 U	19 U	18 U	24 U	18 U	18 U	9.0 U	20 U
PCB-1232	NS	NS	NS	ug/kg	11 U	14 U	12 U	11 U	12 U	11 U	11 U	11 U	14 U	11 U	11 U	3.1 U	6.9 U
PCB-1242	NS	NS	NS	ug/kg	8.9 U	11 U	97	9.3 U	9.7 U	9.2 U	9.3 U	8.8 U	69	9.0 U	8.8 U	3.0 U	6.6 U
PCB-1248	NS	NS	NS	ug/kg	12 U	15 U	13 U	12 U	13 U	12 U	12 U	12 U	15 U	12 U	12 U	4.9 U	530
PCB-1254	NS	NS	NS	ug/kg	32 I	76	11 U	28 I	41	10 U	22 I	9.8 U	13 U	10 U	9.7 U	6.0 U	13 U
PCB-1260	NS	NS	NS	ug/kg	5.0 U	6.5 U	5.4 U	5.3 U	5.5 U	5.2 U	5.3 U	5.0 U	6.5 U	5.1 U	5.0 U	5.7 U	99
Total PCBs	17000	500	2600	ug/kg	32 I	76	97	28 I	41	5.2 U	22 I	5.0 U	69	5.1 U	5.0 U	3.0 U	**630**
Toxaphene	31000	900	4500	ug/kg	35 U	45 U	38 U	37 U	39 U	37 U	37 U	35 U	46 U	36 U	35 U	3.3 U	7.3 U
GC Semi VOA (By EPA SW846 8141B)																	
Bolstar	NS	NS	NS	ug/kg	5.1 U	6.6 U	5.4 U	5.4 U	5.6 U	5.2 U	5.2 U	5.0 U	6.8 U	5.1 U	5.1 U	4.8 U	79 U
Chlorpyrifos	15000	250000	5000000	ug/kg	7.3 U	9.5 U	7.7 U	7.9 U	8.1 U	7.6 U	7.6 U	7.3 U	9.9 U	7.4 U	7.3 U	7.4 U	39 U
Coumaphos	300	21000	450000	ug/kg	24 U	31 U	25 U	25 U	26 U	24 U	25 U	24 U	32 U	24 U	24 U	3.2 U	68 U
Demeton, Total	NS	NS	NS	ug/kg	8.3 U	11 U	8.8 U	8.9 U	9.1 U	8.6 U	8.6 U	8.3 U	11 U	8.3 U	8.3 U	8.6 U	130 U
Diazinon	200	70000	1200000	ug/kg	6.1 U	8.0 U	6.5 U	6.6 U	6.8 U	6.3 U	6.4 U	6.1 U	8.3 U	6.2 U	6.2 U	8.3 U	79 U

Table 1
Soil Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

					Composite Samples												
				Sample ID:	B2 17-7^	CSB3	CSB5	CSDP1	CSDP2	LB4 9-7	LB1 12.5-7	CSDP3	CSB6	CSB7	CSB8	CS1 (0-4)	CS2 (0-4)
				Sample Date:	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/09/15	06/09/15	06/09/15	06/09/15	11/16/15	11/17/15
				Parcel:	North	North	North	North	North	North	North	Middle	Middle	Middle	Middle	Southeast	Southwest
Parameters	LBGC	DER	DEC/I	Unit													
GC Semi VOA (By EPA SW846 8141B)																	
Dichlorvos	0.6	300	400	ug/kg	6.9 U	8.9 U	7.3 U	7.4 U	7.6 U	7.1 U	7.1 U	6.9 U	9.3 U	6.9 U	6.9 U	8.4 U	47 U
Dimethoate	6	13000	170000	ug/kg	9.5 U	12 U	10 U	10 U	10 U	9.8 U	9.8 U	9.4 U	13 U	9.5 U	9.5 U	8.1 U	43 U
Disulfoton	90	3300	66000	ug/kg	17 U	22 U	18 U	19 U	19 U	18 U	18 U	17 U	23 U	17 U	17 U	8.8 U	35 U
EPN	20	800	18000	ug/kg	4.8 U	6.3 U	5.1 U	5.2 U	5.3 U	5.0 U	5.0 U	4.8 U	6.5 U	4.9 U	4.9 U	4.2 U	43 U
Ethyl Parathion	1000	500000	11000000	ug/kg	5.9 U	7.7 U	6.3 U	6.4 U	6.5 U	6.1 U	6.1 U	5.9 U	8.0 U	6.0 U	5.9 U	6.0 U	44 U
Fensulfothion	10	19000	310000	ug/kg	13 U	17 U	14 U	14 U	14 U	13 U	13 U	13 U	17 U	13 U	13 U	9.3 U	58 U
Guthion	200	120000	2400000	ug/kg	16 U	21 U	17 U	17 U	18 U	17 U	17 U	16 U	22 U	16 U	16 U	4.0 U	46 U
Malathion	4200	1500000	24000000	ug/kg	8.8 U	11 U	9.3 U	9.5 U	9.7 U	9.1 U	9.1 U	8.8 U	12 U	8.9 U	8.9 U	5.3 U	35 U
Merphos	500	2500	52000	ug/kg	12 U	15 U	13 U	13 U	13 U	12 U	12 U	12 U	16 U	12 U	12 U	5.8 U	NA
Methyl parathion	60	20000	370000	ug/kg	5.8 U	7.5 U	6.1 U	6.2 U	6.4 U	6.0 U	6.0 U	5.8 U	7.8 U	5.8 U	5.8 U	7.2 U	40 U
Mevinphos	10	18000	270000	ug/kg	4.9 U	6.4 U	5.2 U	5.3 U	5.5 U	5.1 U	5.1 U	4.9 U	6.7 U	5.0 U	5.0 U	5.3 U	68 U
Mocap	5	7400	120000	ug/kg	4.5 U	5.9 U	4.8 U	4.9 U	5.0 U	4.7 U	4.7 U	4.5 U	6.1 U	4.5 U	4.5 U	5.6 U	58 U
Monochrotophos	NS	NS	NS	ug/kg	49 U	64 U	52 U	53 U	55 U	51 U	51 U	49 U	67 U	50 U	50 U	NA	51 U
Naled	100	150000	2400000	ug/kg	24 U	31 U	25 U	25 U	26 U	24 U	25 U	24 U	32 U	24 U	24 U	26 U	48 U
Phorate	300	16000	320000	ug/kg	5.8 U	7.5 U	6.1 U	6.2 U	6.4 U	6.0 U	6.0 U	5.8 U	7.8 U	5.8 U	5.8 U	6.5 U	95 U
Ronnel	1300000	4200000	88000000	ug/kg	4.5 U	5.9 U	4.8 U	4.9 U	5.0 U	4.7 U	4.7 U	4.5 U	6.1 U	4.5 U	4.5 U	17 U	39 U
Sulfotepp	100	35000	510000	ug/kg	9.2 U	12 U	9.8 U	9.9 U	10 U	9.6 U	9.6 U	9.2 U	12 U	9.3 U	9.3 U	7.1 U	35 U
Tokuthion	NS	NS	NS	ug/kg	5.8 U	7.5 U	6.1 U	6.2 U	6.4 U	6.0 U	6.0 U	5.8 U	7.8 U	5.8 U	5.8 U	4.4 U	110 U
Trichloronate	NS	NS	NS	ug/kg	8.2 U	11 U	8.7 U	8.8 U	9.0 U	8.4 U	8.5 U	8.2 U	11 U	8.2 U	8.2 U	7.1 U	35 U
GC Semi VOA (By FL-PRO)																	
Total Petroleum Hydrocarbons (C8-C40)	340	460	2700	mg/kg	59	170	240	130	150	9.7 I	140	130 J3	**1600****	160	270	110	130
GC/MS Semi VOA (By EPA SW846 8270D LL)																	
1-Methylnaphthalene	3100	200000	1800000	ug/kg	1.4 U	50	9.1 I	1.5 U	20	1.4 U	2.9 I	31 I	340	7.1 U	14 U	1.3 I	5.1 I
2-Methylnaphthalene	8500	210000	2100000	ug/kg	1.4 U	62	14 I	1.6 I	22	1.4 U	4.9 I	36 I	200	7.1 U	14 U	1.1 I	11
Acenaphthene	2100	2400000	20000000	ug/kg	2.1 U	120	11 U	2.5 I	7.6 I	2.2 U	2.2 U	250 J3	57 U	11 U	22 U	1.1 U	2.3 I
Acenaphthylene	27000	1800000	20000000	ug/kg	2.1 U	18 I	11 I	3.6 I	13	5.0 I	12	43 U	57 U	41	22 U	1.4 I	41
Anthracene	2500000	21000000	300000000	ug/kg	2.1 U	42 I	100	11	21	6.7 I	21	2300 J3	230	20 I	22 U	2.0 I	29
Benzo[a]anthracene	800	##	##	ug/kg	9.2	300	84	61	31	34	48	1600** J3	57 U	78	22 U	13	240
Benzo[a]pyrene	8000	100	700	ug/kg	13	**330**	**110**	85	43	45	70	***1300** J3***	57 U	84	22 U	14	**260**
Benzo[b]fluoranthene	2400	##	##	ug/kg	28	580	190	170	100	88	160	2000 J3	57 U	180	22 U	21	440
Benzo[g,h,i]perylene	32000000	2500000	52000000	ug/kg	2.1 U	280	61	33	23	22	30	1000 J3	57 U	65	22 U	6.7 I	130
Benzo[k]fluoranthene	24000	##	##	ug/kg	9.7	220	67	63	32	37	55	810 J3	57 U	48	22 U	7.9	170
Chrysene	77000	##	##	ug/kg	13	410	120	83	55	48	72	1700 J3	57 U	110	22 U	14	300
Dibenz(a,h)anthracene	700	##	##	ug/kg	2.1 U	76	22 I	12	8.1	6.6 I	10	300 J3	57 U	22 I	22 U	2.3 U	46
Fluoranthene	1200000	3200000	59000000	ug/kg	14	570	220	130	65	70	90	3800 J3	76 I	120	14 U	15	270
Fluorene	160000	2600000	33000000	ug/kg	1.4 U	68	22 I	5.8 I	7.1 I	1.4 U	6.1 I	160 J3	97 I	7.3 I	14 U	1.1 U	1.3 U
Indeno[1,2,3-cd]pyrene	6600	##	##	ug/kg	7.5	310	71	38	26	29	37	1100 J3	57 U	71	22 U	6.1 I	130
Naphthalene	1200	55000	300000	ug/kg	1.4 U	120	35 I	3.5 I	36	6.2 I	10	69 I J3	110 I	13 I	15 I	1.1 U	31
Phenanthrene	250000	2200000	36000000	ug/kg	3.1 I	200	12 I	30	33	17	36	450 J3	57 U	25 I	22 U	4.2 I	40
Pyrene	880000	2400000	45000000	ug/kg	8.1	360	160	93	38	45	60	2500 J3	110 I	100	14 U	12	270
Benzo(a)pyrene TEQ	8000	100	700	ug/kg	18.63	**527.61**	**167.29**	124.613	67.175	67.118	105.122	***2079.8***	NC	139.49	NC	0	**389**
GC/MS VOA (By EPA SW846 8260B)																	
1,1,1,2-Tetrachloroethane	10	2900	4300	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,1,1-Trichloroethane	1900	730000	3900000	ug/kg	1.1 U	4.3 U	1.3 U	1.4 U	2.4 U	1.1 U	1.0 U	1.2 U	1.7 U	1.3 U	1.7 U	3.0 U	5.0 U
1,1,2,2-Tetrachloroethane	1	700	1200	ug/kg	1.7 U	6.9 U	2.2 U	2.3 U	3.9 U	1.8 U	1.7 U	2.0 U	2.8 U	2.2 U	2.8 U	4.8 U	8.1 U
1,1,2-Trichloroethane	30	1400	2000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,1-Dichloroethane	400	390000	2100000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,1-Dichloroethene	60	95000	510000	ug/kg	1.1 U	4.5 U	1.4 U	1.5 U	2.5 U	1.2 U	1.1 U	1.3 U	1.8 U	1.4 U	1.8 U	3.1 U	5.3 U
1,1-Dichloropropene	NS	NS	NS	ug/kg	1.0 U	4.1 U	1.3 U	1.4 U	2.3 U	1.1 U	0.97 U	1.1 U	1.6 U	1.3 U	1.6 U	2.8 U	4.8 U
1,2,3-Trichlorobenzene	4600	650000	8200000	ug/kg	1.2 U	4.9 U	1.5 U	1.6 U	2.7 U	1.3 U	1.2 U	1.4 U	2.0 U	1.5 U	2.0 U	3.4 U	5.8 U
1,2,3-Trichloropropane	0.1	60	100	ug/kg	1.5 U	6.1 U	1.9 U	2.0 U	3.4 U	1.6 U	1.5 U	1.7 U	2.4 U	1.9 U	2.5 U	4.3 U	7.2 U
1,2,4-Trichlorobenzene	5300	660000	8500000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,2,4-Trimethylbenzene	300	18000	95000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,2-Dibromo-3-Chloropropane	1	700	3800	ug/kg	1.8 U	7.3 U	2.3 U	2.5 U	4.1 U	1.9 U	1.8 U	2.1 U	2.9 U	2.3 U	3.0 U	5.1 U	8.6 U
1,2-Dichlorobenzene	17000	880000	5000000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,2-Dichloroethane	10	500	700	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,2-Dichloropropane	30	600	900	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,3,5-Trimethylbenzene	300	15000	80000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,3-Dichlorobenzene	7000	380000	2200000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
1,3-Dichloropropane	NS	NS	NS	ug/kg	1.0 U	4.1 U	1.3 U	1.4 U	2.3 U	1.1 U	0.97 U	1.1 U	1.6 U	1.3 U	1.6 U	2.8 U	4.8 U
1,4-Dichlorobenzene	2200	6400	9900	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
2,2-Dichloropropane	NS	NS	NS	ug/kg	1.0 U	4.1 U	1.3 U	1.4 U	2.3 U	1.1 U	0.97 U	1.1 U	1.6 U	1.3 U	1.6 U	2.8 U	4.8 U
2-Butanone (MEK)	17000	16000000	110000000	ug/kg	3.3 U	44 I	51	24	7.4 U	3.4 U	3.2 U	3.7 U	12 I	4.2 U	19 I	9.3 U	25 I
2-Chlorotoluene	2800	200000	1200000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
GC/MS VOA (By EPA SW846 8260B)																	
2-Hexanone	1400	24000	130000	ug/kg	12 U	47 U	15 U	16 U	26 U	12 U	11 U	13 U	19 U	15 U	19 U	33 U	55 U
4-Chlorotoluene	2500	170000	990000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
4-Isopropyltoluene	NS	960000	5600000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
4-Methyl-2-pentanone (MIBK)	2600	4300000	44000000	ug/kg	5.6 U	22 U	7.0 U	7.5 U	12 U	5.8 U	5.3 U	6.3 U	9.0 U	7.0 U	9.0 U	16 U	26 U
Acetone	25000	11000000	68000000	ug/kg	14 U	210	170	130	35 I	120	37	16 U	77	18 I	110	38 U	370

Table 1
Soil Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

					Composite Samples												
				Sample ID:	B2 17-7^	CSB3	CSB5	CSDP1	CSDP2	LB4 9-7	LB1 12.5-7	CSDP3	CSB6	CSB7	CSB8	CS1 (0-4)	CS2 (0-4)
				Sample Date:	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/08/15	06/09/15	06/09/15	06/09/15	06/09/15	11/16/15	11/17/15
				Parcel:	North	North	North	North	North	North	North	Middle	Middle	Middle	Middle	Southeast	Southwest
Parameters	**LBGC**	**DER**	**DEC/I**	**Unit**													
GC/MS VOA (By EPA SW846 8260B)																	
Benzene	7	1200	1700	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Bromobenzene	NS	NS	NS	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Bromoform	30	48000	93000	ug/kg	1.1 U	4.3 U	1.3 U	1.4 U	2.4 U	1.1 U	1.0 U	1.2 U	1.7 U	1.3 U	1.7 U	3.0 U	5.0 U
Bromomethane	50	3100	16000	ug/kg	1.8 U	7.3 U	2.3 U	2.5 U	4.1 U	1.9 U	1.8 U	2.1 U	2.9 U	2.3 U	3.0 U	5.1 U	8.6 U
Carbon disulfide	5600	270000	1500000	ug/kg	2.5 U	10 U	3.2 U	3.4 U	5.7 U	2.6 U	2.4 U	2.9 U	4.1 U	3.2 U	4.1 U	7.1 U	12 U
Carbon tetrachloride	40	500	700	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Chlorobenzene	1300	120000	650000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Chlorobromomethane	600	95000	530000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Chlorodibromomethane	3	1500	2300	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Chloroethane	60	3900	5400	ug/kg	1.1 U	4.5 U	1.4 U	1.5 U	2.5 U	1.2 U	1.1 U	1.3 U	1.8 U	1.4 U	1.8 U	3.1 U	5.3 U
Chloroform	400	400	600	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Chloromethane	10	4000	5700	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
cis-1,2-Dichloroethene	400	33000	180000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
cis-1,3-Dichloropropene	NS	NS	NS	ug/kg	1.0 U	4.1 U	1.3 U	1.4 U	2.3 U	1.1 U	0.97 U	1.1 U	1.6 U	1.3 U	1.6 U	2.8 U	4.8 U
Dibromomethane	300	96000	550000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Dichlorobromomethane	4	1500	2200	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Dichlorodifluoromethane	44000	77000	410000	ug/kg	1.2 U	4.9 U	1.5 U	1.6 U	2.7 U	1.3 U	1.2 U	1.4 U	2.0 U	1.5 U	2.0 U	3.4 U	5.8 U
Ethylbenzene	600	1500000	9200000	ug/kg	1.0 U	4.1 U	1.7 I	1.4 U	2.3 U	1.1 U	0.97 U	1.1 U	1.6 U	1.3 U	1.6 U	2.8 U	4.8 U
Ethylene Dibromide	0.1	100	200	ug/kg	0.71 U	2.9 U	0.89 U	0.95 U	1.6 U	0.74 U	0.68 U	0.80 U	1.1 U	0.90 U	1.1 U	2.0 U	3.4 U
Hexachlorobutadiene	1000	6200	13000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Isopropylbenzene	200	220000	1200000	ug/kg	1.9 U	7.7 U	2.4 U	2.6 U	4.3 U	2.0 U	1.8 U	2.2 U	3.1 U	2.4 U	3.1 U	5.4 U	9.1 U
Methyl tert-butyl ether	90	4400000	24000000	ug/kg	2.5 U	10 U	3.2 U	3.4 U	5.7 U	2.6 U	2.4 U	2.9 U	4.1 U	3.2 U	4.1 U	7.1 U	12 U
Methylene Chloride	20	17000	26000	ug/kg	2.0 U	8.2 U	2.5 U	2.7 U	4.5 U	2.1 U	1.9 U	2.3 U	3.3 U	2.6 U	3.3 U	5.7 U	9.6 U
m-Xylene & p-Xylene	NS	NS	NS	ug/kg	1.5 U	6.1 U	1.9 U	2.0 U	3.4 U	1.6 U	1.5 U	1.7 U	2.4 U	1.9 U	2.5 U	4.3 U	7.2 U
n-Butylbenzene	NS	NS	NS	ug/kg	1.1 U	4.3 U	1.3 U	1.4 U	2.4 U	1.1 U	1.0 U	1.2 U	1.7 U	1.3 U	1.7 U	3.0 U	5.0 U
N-Propylbenzene	NS	NS	NS	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
o-Xylene	NS	NS	NS	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
sec-Butylbenzene	NS	NS	NS	ug/kg	1.2 U	4.9 U	1.5 U	1.6 U	2.7 U	1.3 U	1.2 U	1.4 U	2.0 U	1.5 U	2.0 U	3.4 U	5.8 U
Styrene	3600	3600000	23000000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
tert-Butylbenzene	NS	NS	NS	ug/kg	1.0 U	4.1 U	1.3 U	1.4 U	2.3 U	1.1 U	0.97 U	1.1 U	1.6 U	1.3 U	1.6 U	2.8 U	4.8 U
Tetrachloroethene	30	8800	18000	ug/kg	1.5 U	6.1 U	1.9 U	2.0 U	3.4 U	1.6 U	1.5 U	1.7 U	2.4 U	1.9 U	2.5 U	4.3 U	7.2 U
Toluene	500	7500000	60000000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
trans-1,2-Dichloroethene	700	53000	290000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
trans-1,3-Dichloropropene	NS	NS	NS	ug/kg	1.1 U	4.3 U	1.3 U	1.4 U	2.4 U	1.1 U	1.0 U	1.2 U	1.7 U	1.3 U	1.7 U	3.0 U	5.0 U
Trichloroethene	30	6400	9300	ug/kg	1.1 U	4.5 U	1.4 U	1.5 U	2.5 U	1.2 U	1.1 U	1.3 U	1.8 U	1.4 U	1.8 U	3.1 U	5.3 U
Trichlorofluoromethane	33000	270000	1500000	ug/kg	1.4 U	5.7 U	1.8 U	1.9 U	3.2 U	1.5 U	1.4 U	1.6 U	2.3 U	1.8 U	2.3 U	4.0 U	6.7 U
Vinyl chloride	7	200	800	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Xylenes, Total	200	130000	700000	ug/kg	1.3 U	5.1 U	1.6 U	1.7 U	2.8 U	1.3 U	1.2 U	1.4 U	2.0 U	1.6 U	2.1 U	3.6 U	6.0 U
Metals (By EPA SW846 6020A)																	
Arsenic	***	2.1	12	mg/kg	1.1	**3.2**	**3.2**	**2.3**	**3.5**	**6.9**	**3.9**	1.4	**5.2**	0.86	**3.9**	0.84	**10**
Barium	1600	120**	130000	mg/kg	43	59	37	12	16	11	32	8.6	42	23	50	77	120
Cadmium	7.5	82	1700	mg/kg	0.048 I	1.0	0.51	0.62	0.24	0.16	0.43	0.17	1.1	0.17	0.72	0.40	2.3
Chromium	38	210	470	mg/kg	2.4	16	9.1	16	8.5	13	12	7.0	13	4.4	11	10	**42**
Lead	***	400	1400	mg/kg	6.4	170	55	77	41	32	45	21	170	47	150	63	**430****
Selenium	5.2	440	11000	mg/kg	0.31 I	1.1	0.39 I	0.42 I	0.62	0.47 I	0.61	0.49 I	0.43 I	0.20 I	0.15 I	0.22 I	0.91
Silver	17	410	8200	mg/kg	0.017 I	0.58	0.28	0.22	0.14	0.069 I	0.19	0.028 I	0.43	0.13	6.5	0.037 I	1.9
Metals (By EPA SW846 7471B)																	
Mercury	2.1	3	17	mg/kg	0.079	0.29	0.20	0.069	0.11	0.061	0.085	1.0	0.033	0.023	0.032	0.0094 U	0.20

Table 2
Groundwater Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

Parameters	Sample ID			LMW-2A	LMW-B3	LMW-B4	LMW-DP1	LMW-DP2	LMW-B7	LMW-DP3	MW-1A	MW-4A	MW-LB10	MW-LB 12	MW-LB 9
	Sample Date			06/11/15	06/11/15	06/11/15	06/11/15	06/11/15	06/12/15	06/12/15	06/12/15	11/17/15	11/17/15	11/18/15	11/18/15
	GCTL	NADC	Unit												
DIOXIN (By EPA-5 1613B)															
1,2,3,4,6,7,8-HpCDD	NS	NS	pg/L	2.97 Q B J	71.7 B	29.2 B J	24.4 Q B J	129 B	15.0 B J	1.65 B J	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,4,6,7,8-HpCDF	NS	NS	pg/L	49.5 U	2.06 B J	2.42 Q B J	0.690 Q B J	4.77 Q B J	1.74 Q B J	0.310 Q B J	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,4,7,8,9-HpCDF	NS	NS	pg/L	49.5 U	48.4 U	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,4,7,8-HxCDD	NS	NS	pg/L	49.5 U	48.4 U	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,4,7,8-HxCDF	NS	NS	pg/L	49.5 U	48.4 U	47.8 U	48.0 U	0.500 Q J	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,6,7,8-HxCDD	NS	NS	pg/L	49.5 U	1.67 Q J	0.816 Q J	48.0 U	2.31 Q J	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,6,7,8-HxCDF	NS	NS	pg/L	49.5 U	0.501 Q J	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,7,8,9-HxCDD	NS	NS	pg/L	49.5 U	0.990 Q J	0.607 Q J	0.541 Q J	1.51 J	0.731 Q J	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,7,8,9-HxCDF	NS	NS	pg/L	49.5 U	48.4 U	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,7,8-PeCDD	NS	NS	pg/L	49.5 U	0.473 Q B J	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
1,2,3,7,8-PeCDF	NS	NS	pg/L	49.5 U	48.4 U	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
2,3,4,6,7,8-HxCDF	NS	NS	pg/L	49.5 U	48.4 U	0.500 Q B J	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
2,3,4,7,8-PeCDF	NS	NS	pg/L	49.5 U	48.4 U	47.8 U	48.0 U	50.8 U	47.6 U	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
2,3,7,8-TCDD	NS	NS	pg/L	9.90 U	9.68 U	9.56 U	9.60 U	0.362 Q J	9.52 U	9.61 U	9.51 U	9.56 U	10.1 U	9.62 U	9.66 U
2,3,7,8-TCDF	NS	NS	pg/L	9.90 U	0.0983 Q J	9.56 U	9.60 U	10.2 U	9.52 U	9.61 U	9.51 U	9.56 U	10.1 U	9.62 U	9.66 U
OCDD	NS	NS	pg/L	20.9 B J	636 B	321 B	156 B	1330 B	84.5 B J	7.73 B J	0.431 Q B J	95.6 U	101 U	6.67 Q B J	96.6 U
OCDF	NS	NS	pg/L	0.179 Q B J	3.67 Q B J	5.87 B J	2.38 B J	6.98 B J	4.15 B J	0.403 Q B J	95.1 U	95.6 U	8.86 Q J	14.9 Q J	96.6 U
Total HpCDD	NS	NS	pg/L	4.53 Q J B	138 B	62.5 J B	40.6 Q J B	291 B	31.0 J B	3.07 Q J B	0.384 B Q J	47.8 U	50.5 U	48.1 U	48.3 U
Total HpCDF	NS	NS	pg/L	49.5 U	4.76 Q J B	4.76 Q J B	1.86 J Q B	10.6 Q J B	4.55 J Q B	0.310 Q B J	47.6 U	47.8 U	50.5 U	4.29 Q J	48.3 U
Total HxCDD	NS	NS	pg/L	0.454 Q J	18.3 Q J	7.77 Q J	3.10 Q J	23.7 Q J	5.80 J Q	0.738 J Q	0.286 Q J	9.95 Q J	5.11 Q J	48.1 U	48.3 U
Total HxCDF	NS	NS	pg/L	0.675 Q J	6.25 Q J	5.65 Q J B	1.07 Q J	17.3 Q J	5.43 B Q J	48.0 U	47.6 U	47.8 U	50.5 U	3.17 Q J	48.3 U
Total PeCDD	NS	NS	pg/L	0.162 Q J	0.473 Q B J	47.8 U	0.419 Q J	2.19 Q J	0.781 B Q J	48.0 U	47.6 U	47.8 U	50.5 U	27.1 B Q J	4.70 B Q J
Total PeCDF	NS	NS	pg/L	1.56 Q J	0.357 Q J	2.97 Q J	1.67 Q J	16.9 Q J	8.43 Q J	48.0 U	47.6 U	47.8 U	50.5 U	48.1 U	48.3 U
Total TCDD	NS	NS	pg/L	9.90 U	9.68 U	9.56 U	0.137 Q J	0.362 Q J	1.34 Q J	9.61 U	9.51 U	9.56 U	10.1 U	9.62 U	9.66 U
Total TCDF	NS	NS	pg/L	3.71 Q J	2.06 Q J	4.69 Q J	0.551 Q J	20.5 J Q	18.1 J Q	9.61 U	9.51 U	9.56 U	3.94 J	9.62 U	9.66 U
Total TEQ Concentration	30	3000	pg/L	0.050779	1.9397	0.83537	0.46338	3.46868	0.32915	0.027733	0.000431	0	0.00886	0.02157	0
GC Semi VOA (By EPA SW846 8081B)															
4,4'-DDD	0.1	10	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0078 U	0.0078 U	0.0078 U	0.0078 U
4,4'-DDE	0.1	10	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0075 U	0.0075 U	0.0075 U	0.0075 U
4,4'-DDT	0.1	10	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0086 U	0.0086 U	0.0086 U	0.0086 U
Aldrin	0.002	0.2	ug/L	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0074 U	0.0074 U	0.0074 U	0.0074 U
alpha-BHC	0.006	0.6	ug/L	0.0059 U	0.0060 U	0.0059 U	0.0059 U	0.0060 U	0.0060 U	0.0060 U	0.0059 U	0.0079 U	0.0079 U	0.0079 U	0.0079 U
alpha-Chlordane	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.010 U	0.010 U	0.010 U	0.010 U
beta-BHC	0.02	2	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.012 U	0.012 U	0.012 U	0.012 U
Chlordane (technical)	2	200	ug/L	0.33 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.11 U	0.11 U	0.11 U	0.11 U
delta-BHC	2.1	21	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U
Dieldrin	0.002	0.2	ug/L	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0020 U	0.0087 U	0.0087 U	0.0087 U	0.0087 U
Endosulfan I	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0083 U	0.0083 U	0.0083 U	0.0083 U
Endosulfan II	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0086 U	0.0086 U	0.0086 U	0.0086 U
Endosulfan sulfate	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0084 U	0.0084 U	0.0084 U	0.0084 U
Total Endosulfan	42	420	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0083U	0.0083 U	0.0083 U	0.0083U
Endrin	2	200	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0089 U	0.0089 U	0.0090 U	0.0089 U
Endrin aldehyde	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.017 U	0.017 U	0.017 U	0.017 U
Endrin ketone	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0090 U	0.0090 U	0.0091 U	0.0090 U
gamma-BHC (Lindane)	0.2	20	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0084 U	0.0084 U	0.0084 U	0.0084 U
gamma-Chlordane	NS	NS	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0086 U	0.0086 U	0.0086 U	0.0086 U
Heptachlor	0.4	40	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0080 U	0.0080 U	0.0080 U	0.0080 U
Heptachlor epoxide	0.2	20	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0082 U	0.0082 U	0.0082 U	0.0082 U
Methoxychlor	40	4000	ug/L	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.013 U	0.0095 U	0.0094 U	0.0095 U	0.0094 U
Toxaphene	3	300	ug/L	0.67 U	0.68 U	0.67 U	0.67 U	0.68 U	0.68 U	0.67 U	0.67 U	0.19 U	0.19 U	0.19 U	0.19 U
GC Semi VOA (By EPA SW846 8141B)															
Bolstar	NS	NS	ug/L	0.091 U	0.090 U	0.091 U	0.095 U	0.090 U	0.095 U	0.095 U	0.095 U	0.16 U	0.16 U	0.16 U	0.16 U
Chlorpyrifos	21	210	ug/L	0.11 U	0.10 U	0.11 U	0.11 U	0.10 U	0.11 U	0.11 U	0.11 U	0.20 U	0.20 U	0.20 U	0.20 U
Coumaphos	1.8	18	ug/L	0.078 U	0.076 U	0.078 U	0.081 U	0.076 U	0.081 U	0.081 U	0.081 U	0.45 U	0.45 U	0.45 U	0.45 U
Demeton, Total	0.3	3	ug/L	0.14 U	0.14 U	0.14 U	0.15 U	0.14 U	0.15 U	0.15 U	0.15 U	0.53 U	0.53 U	0.53 U	0.53 U
Diazinon	6.3	63	ug/L	0.11 U	0.10 U	0.11 U	0.11 U	0.10 U	0.11 U	0.11 U	0.11 U	0.38 U	0.38 U	0.38 U	0.38 U
Dichlorvos	0.1	10	ug/L	0.25 U	0.25 U	0.25 U	0.26 U	0.25 U	0.26 U	0.26 U	0.26 U	0.50 U	0.50 U	0.50 U	0.50 U
Dimethoate	1.4	14	ug/L	0.31 U	0.30 U	0.31 U	0.32 U	0.30 U	0.32 U	0.32 U	0.32 U	0.25 U	0.25 U	0.25 U	0.25 U
Disulfoton	0.3	3	ug/L	0.12 U	0.11 U	0.12 U	0.12 U	0.11 U	0.12 U	0.12 U	0.12 U	0.39 U	0.39 U	0.39 U	0.39 U

Table 2
Groundwater Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

Parameters	Sample ID			LMW-2A	LMW-B3	LMW-B4	LMW-DP1	LMW-DP2	LMW-B7	LMW-DP3	MW-1A	MW-4A	MW-LB10	MW-LB 12	MW-LB 9
	Sample Date			06/11/15	06/11/15	06/11/15	06/11/15	06/11/15	06/12/15	06/12/15	06/12/15	11/17/15	11/17/15	11/18/15	11/18/15
	GCTL	NADC	Unit												
GC Semi VOA (By EPA SW846 8141B)															
EPN	0.07	0.7	ug/L	0.068 U	0.067 U	0.068 U	0.071 U	0.067 U	0.071 U	0.071 U	0.071 U	0.25 U	0.25 U	0.25 U	0.25 U
Ethyl Parathion	4.2	42	ug/L	0.077 U	0.075 U	0.077 U	0.080 U	0.075 U	0.080 U	0.080 U	0.080 U	0.19 U	0.19 U	0.19 U	0.19 U
Fensulfothion	1.8	18	ug/L	0.16 U	0.16 U	0.16 U	0.17 U	0.16 U	0.17 U	0.17 U	0.17 U	0.31 U	0.31 U	0.31 U	0.31 U
Guthion	11	110	ug/L	0.32 U	0.31 U	0.32 U	0.33 U	0.31 U	0.33 U	0.33 U	0.33 U	0.49 U	0.49 U	0.49 U	0.49 U
Malathion	140	1400	ug/L	0.088 U	0.087 U	0.088 U	0.092 U	0.087 U	0.092 U	0.092 U	0.092 U	0.20 U	0.20 U	0.20 U	0.20 U
Merphos	0.2	2	ug/L	0.13 U	0.12 U	0.13 U	0.13 U	0.12 U	0.13 U	0.13 U	0.13 U	Not availible by 8270			
Methyl parathion	1.8	18	ug/L	0.12 U	0.11 U	0.12 U	0.12 U	0.11 U	0.12 U	0.12 U	0.12 U	0.18 U	0.18 U	0.18 U	0.18 U
Mevinphos	1.8	18	ug/L	0.14 U	0.14 U	0.14 U	0.15 U	0.14 U	0.15 U	0.15 U	0.15 U	0.29 U	0.29 U	0.29 U	0.29 U
Mocap	NS	NS	ug/L	0.39 U	0.39 U	0.39 U	0.41 U	0.39 U	0.41 U	0.41 U	0.41 U	0.31 U	0.31 U	0.31 U	0.31 U
Monochrotophos	NS	NS	ug/L	2.5 U	2.5 U	2.5 U	2.6 U	2.5 U	2.6 U	2.6 U	2.6 U	0.28 U	0.28 U	0.28 U	0.28 U
Naled	14	140	ug/L	0.35 U	0.34 U	0.35 U	0.36 U	0.34 U	0.36 U	0.36 U	0.36 U	0.38 U	0.38 U	0.38 U	0.38 U
Phorate	1.4	14	ug/L	0.15 U	0.15 U	0.15 U	0.16 U	0.15 U	0.16 U	0.16 U	0.16 U	0.22 U	0.22 U	0.22 U	0.22 U
Ronnel	350	3500	ug/L	0.13 U	0.12 U	0.13 U	0.13 U	0.12 U	0.13 U	0.13 U	0.13 U	0.20 U	0.20 U	0.20 U	0.20 U
Sulfotepp	3.5	35	ug/L	0.053 U	0.052 U	0.053 U	0.055 U	0.052 U	0.055 U	0.055 U	0.055 U	0.24 U	0.24 U	0.24 U	0.24 U
Tokuthion	NS	NS	ug/L	0.084 U	0.082 U	0.084 U	0.087 U	0.082 U	0.087 U	0.087 U	0.087 U	0.22 U	0.22 U	0.22 U	0.22 U
Trichloronate	NS	NS	ug/L	0.11 U	0.10 U	0.11 U	0.11 U	0.10 U	0.11 U	0.11 U	0.11 U	0.18 U	0.18 U	0.18 U	0.18 U
GC Semi VOA (By FL-PRO)															
Total Petroleum Hydrocarbons (C8-C40)	5000	50,000	ug/L	24 U	270	400	24 U	34 I	24 U	24 U	24 U	24 U	24 U	24 U	24 U
GC/MS Semi VOA (By EPA SW846 8270D LL)															
1-Methylnaphthalene	28	280	ug/L	0.040 U	0.040 U	2.9	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.026 I	0.037 I	0.024 U	0.024 U
2-Methylnaphthalene	28	280	ug/L	0.031 U	0.031 U	1.8	0.031 U	0.031 U	0.031 U	0.031 U	0.031 U	0.023 U	0.023 U	0.023 U	0.023 U
Acenaphthene	20	200	ug/L	0.040 U	0.21	9.9	0.12 I	0.15 I	0.040 U	0.040 U	0.040 U	0.021 U	0.021 U	0.021 U	0.021 U
Acenaphthylene	210	2,100	ug/L	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.021 U	0.021 U	0.021 U	0.021 U
Anthracene	2100	21,000	ug/L	0.040 U	0.050 I	1.1	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.032 U	0.032 U	0.032 U	0.032 U
Benzo[a]anthracene	0.05	5	ug/L	0.025 U	0.025 U	**0.086 I**	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.037 U	0.037 U	0.037 U	0.037 U
Benzo[a]pyrene	0.2	20	ug/L	0.025 U	0.025 U	0.042 I	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.036 U	0.036 U	0.036 U	0.036 U
Benzo[b]fluoranthene	0.05	5	ug/L	0.025 U	0.025 U	**0.056 I**	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.034 U	0.034 U	0.034 U	0.034 U
Benzo[g,h,i]perylene	210	2,100	ug/L	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.038 U	0.038 U	0.038 U	0.038 U
Benzo[k]fluoranthene	0.5	50	ug/L	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.058 U	0.058 U	0.058 U	0.058 U
Chrysene	4.8	480	ug/L	0.025 U	0.025 U	0.082 I	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.026 U	0.026 U	0.026 U	0.026 U
Dibenz(a,h)anthracene	0.005	0.5	ug/L	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.050 U	0.050 U	0.050 U	0.050 U
Fluoranthene	280	2,800	ug/L	0.025 U	0.050 I	1.8	0.054 I	0.032 I	0.025 U	0.025 U	0.025 U	0.050 U	0.050 U	0.050 U	0.050 U
Fluorene	280	2,800	ug/L	0.040 U	0.15 I J3	7.3 J3	0.13 I J3	0.064 I J3	0.040 U	0.040 U	0.040 U	0.016 U	0.016 U	0.016 U	0.016 U
Indeno[1,2,3-cd]pyrene	0.05	5	ug/L	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.043 U	0.043 U	0.043 U	0.043 U
Naphthalene	14	140	ug/L	0.040 U	0.040 U	0.28	0.040 U	0.040 U	0.040 U	0.040 U	0.040 U	0.023 U	0.023 U	0.023 U	0.023 U
Phenanthrene	210	2,100	ug/L	0.040 U	0.12 I	7.9	0.066 I	0.058 I	0.040 U	0.046 I	0.040 U	0.033 U	0.033 U	0.033 U	0.033 U
Pyrene	210	2,100	ug/L	0.025 U	0.053 I	1.1	0.032 I	0.034 I	0.025 U	0.025 U	0.025 U	0.029 U	0.029 U	0.029 U	0.029 U
GC/MS VOA (By EPA SW846 8260B)															
1,1,1,2-Tetrachloroethane	1.3	130	ug/L	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U
1,1,1-Trichloroethane	200	2,000	ug/L	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U
1,1,2,2-Tetrachloroethane	0.2	20	ug/L	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U	0.17 U
1,1,2-Trichloroethane	5	500	ug/L	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U	0.47 U
1,1-Dichloroethane	70	700	ug/L	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U
1,1-Dichloroethene	7	70	ug/L	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U
1,1-Dichloropropene	NS	NS	ug/L	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U
1,2,3-Trichlorobenzene	70	700	ug/L	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U	0.77 U
1,2,3-Trichloropropane	0.02	2	ug/L	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
1,2,4-Trichlorobenzene	70	700	ug/L	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U
1,2,4-Trimethylbenzene	10	100	ug/L	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U	0.86 U
1,2-Dibromo-3-Chloropropane	0.2	20	ug/L	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
1,2-Dichlorobenzene	600	6,000	ug/L	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U	0.49 U
1,2-Dichloroethane	3	300	ug/L	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U	0.57 U
1,2-Dichloropropane	5	500	ug/L	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U
1,3,5-Trimethylbenzene	10	100	ug/L	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U	0.54 U
1,3-Dichlorobenzene	210	2,100	ug/L	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U	0.64 U
1,3-Dichloropropane	NS	NS	ug/L	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U	0.42 U
1,4-Dichlorobenzene	75	7,500	ug/L	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U
2,2-Dichloropropane	NS	NS	ug/L	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U	0.36 U
2-Butanone (MEK)	4200	42,000	ug/L	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U	8.4 U

Table 2
Groundwater Analytical Summary
South Park Road Redevelopment
1600 S Park Road
Hollywood, Florida
Langan Project No.: 300171001

Parameters	Sample ID			LMW-2A	LMW-B3	LMW-B4	LMW-DP1	LMW-DP2	LMW-B7	LMW-DP3	MW-1A	MW-4A	MW-LB10	MW-LB 12	MW-LB 9
	Sample Date			06/11/15	06/11/15	06/11/15	06/11/15	06/11/15	06/12/15	06/12/15	06/12/15	11/17/15	11/17/15	11/18/15	11/18/15
	GCTL	NADC	Unit												
GC/MS VOA (By EPA SW846 8260B)															
2-Chlorotoluene	140	1,400	ug/L	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U
2-Hexanone	280	2,800	ug/L	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U	4.4 U
4-Chlorotoluene	140	1,400	ug/L	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U
4-Isopropyltoluene	NS	NS	ug/L	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U	0.69 U
4-Methyl-2-pentanone (MIBK)	560	5,600	ug/L	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U
Acetone	6300	63,000	ug/L	9.9 U	11 I	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U	9.9 U
Benzene	1	100	ug/L	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U
Bromobenzene	NS	NS	ug/L	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U
Bromoform	4.4	440	ug/L	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U
Bromomethane	9.8	98	ug/L	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Carbon disulfide	700	7,000	ug/L	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U
Carbon tetrachloride	3	300	ug/L	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U	0.43 U
Chlorobenzene	100	1,000	ug/L	0.63 U	0.82 I	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U
Chlorobromomethane	91	910	ug/L	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U	0.58 U
Chlorodibromomethane	0.4	40	ug/L	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U	0.31 U
Chloroethane	12	1,200	ug/L	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Chloroform	70	700	ug/L	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U	0.90 U
Chloromethane	2.7	270	ug/L	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U
cis-1,2-Dichloroethene	70	700	ug/L	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U	0.65 U
cis-1,3-Dichloropropene	NS	NS	ug/L	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U	0.39 U
Dibromomethane	70	700	ug/L	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U	0.46 U
Dichlorobromomethane	0.6	60	ug/L	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
Dichlorodifluoromethane	1400	14,000	ug/L	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Ethylbenzene	30	300	ug/L	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
Ethylene Dibromide	0.02	2	ug/L	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U
Hexachlorobutadiene	0.4	40	ug/L	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U	0.34 U
Isopropylbenzene	0.8	8	ug/L	0.52 U	0.67 I	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U	0.52 U
Methyl tert-butyl ether	20	200	ug/L	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U	0.44 U
Methylene Chloride	5	500	ug/L	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U	4.0 U
m-Xylene & p-Xylene	NS	NS	ug/L	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U	0.60 U
n-Butylbenzene	NS	NS	ug/L	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U
N-Propylbenzene	NS	NS	ug/L	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U	0.59 U
o-Xylene	NS	NS	ug/L	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U
sec-Butylbenzene	280	2,800	ug/L	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U	0.63 U
Styrene	100	1,000	ug/L	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U	0.98 U
tert-Butylbenzene	NS	NS	ug/L	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U	0.84 U
Tetrachloroethene	3	300	ug/L	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U
Toluene	1,000	10,000	ug/L	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U	0.51 U
trans-1,2-Dichloroethene	100	1,000	ug/L	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U	0.67 U
trans-1,3-Dichloropropene	NS	NS	ug/L	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U	0.27 U
Trichloroethene	3	300	ug/L	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U	0.61 U
Trichlorofluoromethane	2100	21,000	ug/L	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U	2.5 U
Vinyl chloride	1	100	ug/L	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U	0.71 U
Xylenes, Total	10,000	100,000	ug/L	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U	0.50 U
Metals (By EPA SW846 6020A)															
Arsenic	10	100	ug/L	**24**	1.3 I	**89**	8.4	1.3 U	2.5	1.7 I	1.3 U	1.5 U	1.5 I	1.5 U	1.5 U
Barium	2000	20000	ug/L	51	1100	630	460	780	160	670	37	51	4.7 I	52	2.2 I
Cadmium	5	50	ug/L	0.095 U	0.095 U	0.095 U	0.095 U	0.095 U	0.095 U	0.095 U	0.095 U	0.15 U	0.15 U	0.15 U	0.15 U
Chromium	100	1,000	ug/L	2.5 U	2.6 I	2.5 U	2.5 U	2.5 U	2.5 I	2.5 U	2.5 U	1.6 U	2.0 I	1.6 U	1.6 U
Lead	15	150	ug/L	0.88 I	2.5	4.8	1.6	8.6	8.0	0.20 U	0.20 U	0.98 U	0.98 U	0.98 U	0.98 U
Selenium	50	500	ug/L	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U	1.0 U
Silver	100	1000	ug/L	0.25 U	0.25 U	0.25 U	0.25 U	0.25 U	0.25 U	0.25 U	0.25 U	0.10 U	0.10 U	0.10 U	0.10 U
Metals (By EPA SW846 7470A)															
Mercury	2	20	ug/L	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U	0.080 U

Notes:

Bold	Concentration exceeds the GCTL
GCTL	Groundwater Cleanup Target Level, Chapter 62-780 FAC
NADC	Natural Attenuation Default Concentration, Chapter 62-780 FAC
NS	No Standard
pg/L	picogram per liter
ug/L	micrograms per liter
B	Method blank contamination. The associated method blank contains the target analyte at a reportable level.
I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
J	Estimated result. Result is less than the reporting limit.
J3	Estimated value; value may not be accurate. Spike recovery or RPD outside of criteria.
Q	Estimated maximum possible concentration (EMPC).
U	Indicates that the compound was analyzed for but not detected.

Figures

Legend

- LANGAN SOIL BORING
- PROJECT BOUNDARY

0 50 100 200
SCALE IN FEET

Notes:
1. WORLD IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. PROJECT BOUNDARY AND SAMPLE LOCATIONS ARE APPROXIMATE.

LANGAN
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
T: 786.264.7200 F: 786.264.7201 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan

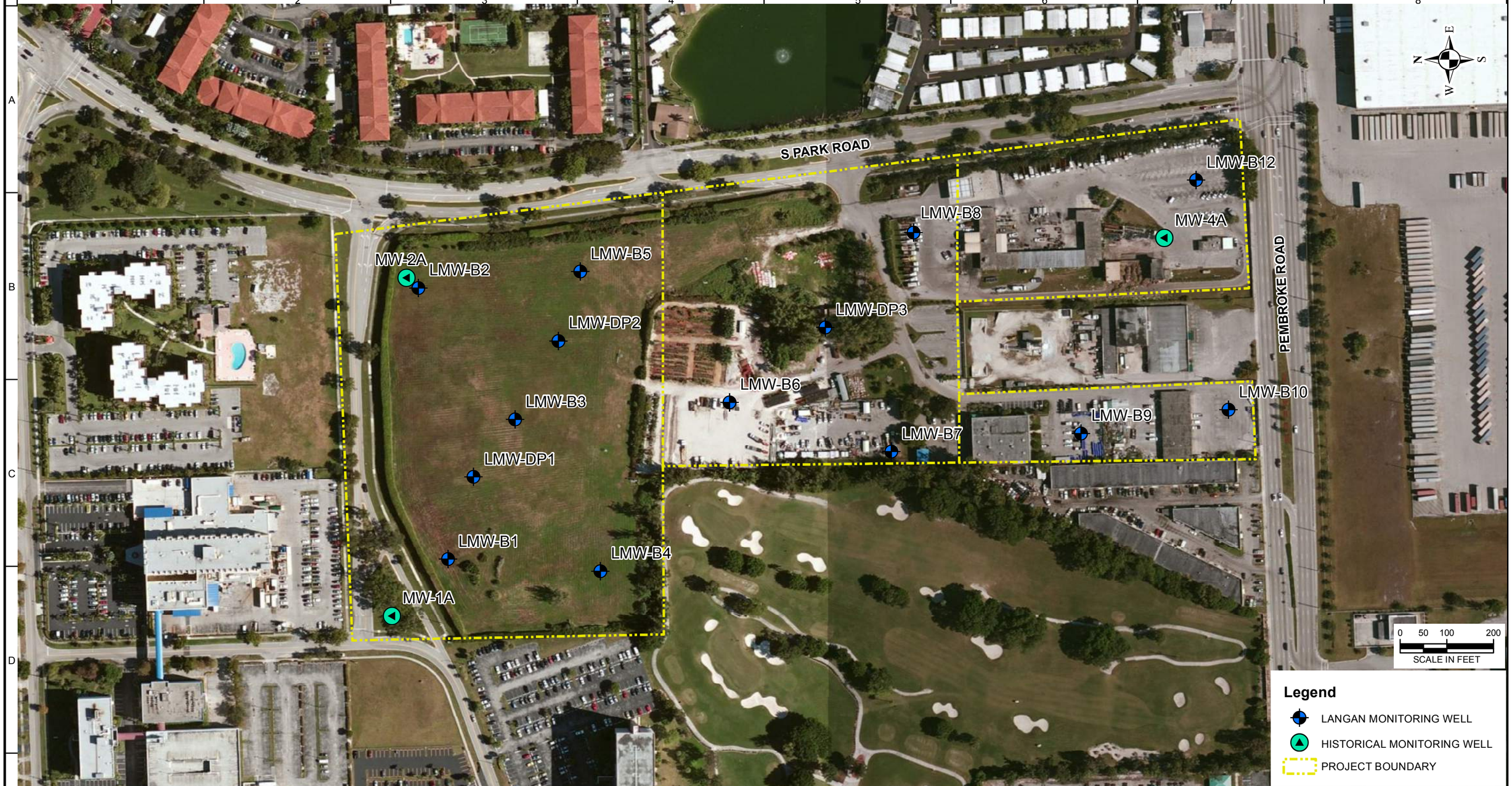
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
HOLLYWOOD INCINERATOR ASH DUMP
1600 S PARK ROAD
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
SOIL BORING LOCATIONS

Project No.	300171001
Date	JAN 2016
Scale	1"=200'
Drawn By	JB
Checked By	DS
Figure	1
Sheet	1 of 1

Path: \\langan.com\data\MIA\data0\300171001\ArcGIS\ArcMap_Documents\Feasability Study - Jan 2016\FIG_01_Soil_boring_location_plan.mxd Date: 2/11/2016 User: esandoval Time: 10:08:25 AM



Notes:
1. WORLD IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. PROJECT BOUNDARY AND SAMPLE LOCATIONS ARE APPROXIMATE.
3. GCTL = GROUNDWATER CLEANUP TARGET LEVEL (CHAPTER 62-777, FLORIDA ADMINISTRATIVE CODE).
4. NADC = NATURAL ATTENUATION DEFAULT CONCENTRATION (CHAPTER 62-777, FAC).
5. µg/L = MICROGRAMS PER LITER.
6. **BOLD** = THE CONCENTRATION EXCEEDS THE GCTL.
7. U = THE ANALYTE WAS UNDETECTED.
8. I = THE CONCENTRATION IS BETWEEN THE LABORATORY METHOD DETECTION LIMIT AND THE LABORATORY PRACTICAL QUANTITAION LIMIT.
9. J3 = AN ESTIMATED VALUE. THE SPIKE RECOVERY WAS OUTSIDE OF THE LAB CRITERIA.
10. NS = NO STANDARD.
11. ** = AS PROVIDED IN CHAPTER 62-302, FAC.

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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan International LLC
Collectively known as Langan
FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
HOLLYWOOD INCINERATOR ASH DUMP
1600 S PARK ROAD
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
MONITORING WELL LOCATIONS

Project No.	300171001
Date	JAN 2016
Scale	1"=200'
Drawn By	JB
Checked By	DS
Figure	2
	Sheet 1 of 1

Path: \\langan.com\data\MIA\data0\300171001\ArcGIS\ArcMap_Documents\Feasability Study - Jan 2016\FIG_02_Monitoring_Well_Locations.mxd Date: 2/11/2016 User: esandoval Time: 10:27:35 AM

Legend

LANGAN VAPOR WELL

PROJECT BOUNDARY

0 50 100 200

SCALE IN FEET

Notes:
1. WORLD IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. PROJECT BOUNDARY AND SAMPLE LOCATIONS ARE APPROXIMATE.
3. %CH4 = PERCENT METHANE BY VOLUME.
4. % LEL = PERCENT OF METHANE LOWER EXPLOSIVE LIMIT.
5. **BOLD** = THE METHANE CONCENTRATION EXCEEDS 25% PERCENT OF THE LOWER EXPLOSIVE LIMIT.

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FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
HOLLYWOOD INCINERATOR ASH DUMP
1600 S PARK ROAD
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
VAPOR WELL LOCATIONS

Project No.	300171001
Figure	3
Date	JAN 2016
Scale	1"=200'
Drawn By	JB
Checked By	DS
	Sheet 1 of 1

Path: \\langan.com\data\MIA\data0\300171001\ArcGIS\ArcMap_Documents\Feasability Study - Jan 2016\FIG_03_Vapor_Well_Locations_and_Methane_Concentrations.mxd Date: 1/18/2016 User: jbarger Time: 1:40:04 PM

National Flood Hazard Layer FIRMette

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/17/2020 at 3:16:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BLAKE

JOSEPH J. BLAKE AND ASSOCIATES, INC.
REAL ESTATE VALUATION AND CONSULTING

5201 Blue Lagoon Drive, Suite 270| Miami, FL 33126 | Phone: (305) 448-1663 | Fax: (305) 448-7077 | www.josephjblake.com

April 7, 2020

Mr. Shiv Newaldass
Director of Development Services & Chief Development Officer
City of Hollywood
2600 Hollywood Boulevard
Suite 419
Hollywood, FL 33020
snewaldass@hollywoodfl.org
954-921-3201

Re: Park Road Site
1600 South Park Road
Hollywood, FL 33021

Dear Mr. Newaldass:

In accordance with your request, we wish to submit to you herewith our proposal to perform an appraisal of the above-referenced property.

The purpose of the appraisal is to develop an opinion of the 'as is' market value of the fee simple estate of the subject as of date of inspection.

We understand this report will not be used for lending purposes by a federally regulated institution. If this appraisal were intended to be used for lending purposes by a federally regulated institution, the report would need to be ordered by a financial institution.

The intended user of this appraisal is the client, City of Hollywood. We assume any affiliates, successors and assigns noted herein have the same intended use, knowledge and understanding as the original named client. The intended use of this appraisal is to assist the client with internal decision making purposes. The appraisal is not intended to be used by any other parties, for any other reasons, other than those which are stated here. Non-identified parties are not intended users of the appraisal.

Our appraisal and appraisal report will be prepared as follows: 1) in conformity with, and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP); 2) subject to the enclosed Assumptions and Limiting Conditions; and 3) subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, for the above referenced property. The report may also be subject to special assumptions and limiting conditions that become apparent during the course of the assignment.

Our all-inclusive fee (including out of pocket expenses related to the assignment) for the preparation of the appraisal report will be $5,500. The fee will be payable as follows:

The fee will be due upon delivery of the completed draft report. In the event collection services are required, the costs inclusive of legal and attorney's fees will be borne by City of Hollywood. Payment of appraisal fees will be subject to Florida Stature 218.70, also known as the "Local Government Prompt Payment Act."

We will commence the assignment upon acceptance and return of our proposal. An appraisal report, in PDF format, will be electronically delivered approximately three weeks from the date of engagement. The report delivery may be dependent upon our receipt of all necessary data, including third party environmental reports, needed to complete this assignment. We appreciate your help in forwarding all necessary environmental and/or property condition reports.

Consultations, depositions or court testimonies will be provided at a charge of $350/hour, inclusive of travel and wait time, out of pocket expenses, and preparation time associated with any legal procedures.

An electronic (PDF format) will be delivered to Mr. Shiv Newaldass, unless otherwise specified. The contact for access and information about the subject property is assumed to be Mr. Shiv Newaldass, unless otherwise advised. Under the terms of this agreement, we would appreciate your cooperation in supplying us with all the necessary subject property data to complete the assignment. It is understood that as a result of the execution of this assignment, the appraisers' fee and payment thereof are not contingent upon the appraised value, a loan closing, or any other prearranged condition.

Paper copies of the report will be available upon request at $100 per copy. In the event we are asked to terminate the assignment prior to the completion of the appraisal report, our fee for actual work completed and out of pocket expenses will be based on a per diem rate of $1,000 per appraiser, but not to exceed the total fee. If the appraisal report is "put on hold" for longer than 15 working days, it will be assumed that the assignment has been canceled and all fees and expenses incurred to that point will be due and payable by City of Hollywood.

If within a 60-day period authorization is given to proceed with the assignment, the fee structure will remain the same and all fees and expenses incurred to that point will be credited against the original fee.

If the terms and conditions of this proposal are acceptable to you, please sign and return to this office. We wish to thank you for utilizing the services of Joseph J. Blake and Associates, Inc. and for the confidence you have demonstrated in our ability to perform this assignment.

Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.

Joseph Hatzell, MAI
Partner
Florida-State-Certified General Real Estate Appraiser
No. RZ1302
Expires: November 30, 2020
jhatzell@josephjblake.com

Agreed to and accepted this 8 day of April, 2020.

By:

Mr. Shiv Newaldass
City of Hollywood

Enclosures:
Assumptions and Limiting Conditions
Definition of Market Value
Wiring Instructions
Privacy Notice
W-9
Certificate of Insurance

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This Appraisal Report is subject to underlying assumptions and limiting conditions qualifying the information contained in the Report as follows:

The valuation opinions(s) apply only to the property specifically identified and described in the ensuing Report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked by us, is accepted as satisfactory evidence upon which rests the final opinion(s) of property value.

We have made no legal survey, nor have we commissioned one to be prepared, and therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and/or the property contact and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens or other encumbrances affecting the use of the property, unless otherwise noted in this report.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reasonableness is assumed for matters of a legal nature, whether existing or pending.

We, by reason of this appraisal, shall not be required to give testimony as expert witness in any legal hearing or before any Court of Law unless justly and fairly compensated for such services.

By reason of the Purpose of the Appraisal and the Intended User and Use of the Report herein set forth, the value opinion(s) reported are only applicable to the Property Rights Appraised, and the Appraisal Report should not be used for any other purpose.

Disclosure of the contents of this Appraisal Report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any opinions as to value, our identity, or the firm with which we are connected, or any reference to the Appraisal Institute or to the MAI Designation) shall be reproduced for dissemination to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior consent and written approval.

We have not been furnished with soil or subsoil tests, unless otherwise noted in this report. In the absence of soil boring tests, it is assumed that there are no unusual subsoil conditions or, if any do exist, they can be or have been corrected at a reasonable cost through the use of modern construction techniques.

This appraisal is based on the conditions of local and national economies, purchasing power of money, and financing rates prevailing at the effective date(s) of value.

We are not engineers and any references to physical property characteristics in terms of quality, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.

Unless otherwise stated in this report, we did not observe the existence of hazardous materials, which may or may not be present on or in the property. 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 opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value or extend their marketing time. No responsibility is assumed for any such conditions, or for the expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Toxic and hazardous substances, if present within a facility, can introduce an actual or potential liability that may adversely affect marketability and value. Such effects may be in the form of immediate clean-up expense or future liability of clean-up costs (stigma). In the development of our opinion(s) of value, no consideration was given to such liabilities or their impact on value. The client and all intended users release Joseph J. Blake and Associates, Inc., from any and all liability related in any way to environmental matters.

Possession of this report or a copy thereof does not imply right of publication, nor use for any purpose by any other than the client to whom it is addressed, without our written consent.

Cash flow projections are forecasts of estimated future operating characteristics and are based on the information and assumptions contained within the Appraisal Report. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may well vary from the projections contained herein. We do not warrant that these forecasts will occur. Projections may be affected by circumstances beyond our current realm of knowledge or control.

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 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 for 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. Unless otherwise stated in this report, we have no direct evidence relating to this issue and we did not consider possible non-compliance with the requirements of the ADA in forming the opinion of the value of the property.

DEFINITION OF MARKET VALUE

Market value means 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 seller each acting prudently and 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 acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. 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.'

Source: 12 C.F.R. § 34.42, 225.62, 323.2, 564.2, 722.2

WIRING INSTRUCTIONS

Bank Information:

Bank of America, N.A.
600 Broad Hollow Road
Melville, NY 11747
Telephone: (631) 756-5775

Incoming Electronic Funds Instructions:

- Account Name: Joseph J. Blake and Associates, Inc.
- Account Number: 483073319785
- For domestic incoming wires only: ABA No. 026009593
- For all other domestic incoming funds (i.e. ACH Credit): ABA No. 021000322
- For all international incoming funds, please use the Bank of America Swift Code: BOFAUS3N
- Please e-mail credit advice to: paymentnotifications@josephjblake.com

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client non public personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

TYPES OF NONPUBLIC PERSONAL INFORMATION WE COLLECT

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

PARTIES TO WHOM WE DISCLOSE INFORMATION

We do not disclose any nonpublic personal information obtained in course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law or as required by state regulatory agencies or as required by a duly authorized peer review or investigative committee of the Appraisal Institute. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party or a state regulatory agency who may request a file as part of an investigative or peer review matter.

CONFIDENTIALITY AND SECURITY

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time at (305) 448-1663 if you have any questions about the confidentiality of the information that you provide to us.

Term	Definition	Source
Air Rights	The right to undisturbed use and control of designated air space above a specific land area within stated elevations. Air rights may be acquired to construct a building above the land or building of another or to protect the light and air of an existing or proposed structure on an adjoining lot. Air rights do not always include development rights. See also transferable development right (TDR).	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
As Is Market Value	The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the "as is" phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an "as is" value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Band of Investment	A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment (i.e., debt and equity, land and improvements).	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Condominium	A multiunit structure, or a unit within such a structure, with a condominium form of ownership.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Debt Coverage Ratio (DCR)	The ratio of net operating income to annual debt service (DCR = NOI/I_M), which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). A larger DCR typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Deferred Maintenance	Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of the property, such as a broken window, a dead tree, a leak in the roof, or a faulty roof that must be completely replaced. These items are almost always curable.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Depreciation	1. In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
	2. In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques.	
Effective Gross Income (EGI)	The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Effective Gross Income Multiplier (EGIM)	The ratio between the sale price (or value) of a property and its effective gross income.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Entrepreneurial Profit	1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. 2. In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward. See also entrepreneurial incentive.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Equity Capitalization Rate (R_E)	An income rate that reflects the relationship between one year's equity cash flow and the equity investment; also called the cash-on-cash rate, cash flow rate, cash throw-off rate, or equity dividend rate. ($R_E = I_E/V_E$, or Pre-Tax Cash Flow/Equity Invested)	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Equity Ratio	The ratio between the down payment paid on a property and its total price; the fraction of the investment that is unencumbered by debt.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Excess Land	Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Exposure Time	An opinion, based on supporting market date, of the length of time that 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.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
External Obsolescence	A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Extraordinary Assumption	An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
Fee Simple Estate	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.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Gross Building Area (GBA)	1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2. Gross leasable area plus all common areas.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
	3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.	
Gross Leasable Area (GLA)	Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Highest and Best Use	1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS) 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Hypothetical Condition	A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts 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.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
Insurable Value	A type of value for insurance purposes.	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Internal Rate of Return (IRR)	The annualized yield rate or rate of return on capital that is generated within an investment or portfolio over a period of ownership. Alternatively, the indicated return on capital associated with a projected or pro forma income stream.	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)
Leased Fee Interest	The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)
Leasehold Interest	The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)
Loan-to-Value Ratio (M)	The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage; also called loan ratio or LTV.	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)
Marketing Time	An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)
Market Rent	The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).	Appraisal Institute, *The Dictionary of Real Estate Appraisal,* 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Market Value	A type of value, stated as an opinion, that presumes the transfer of a property (i.e. a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraisers as applicable in an appraisal. Comment: Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value.	Uniform Standards of Professional Appraisal Practice, 2020-2021 Ed.
Mortgage Capitalization Rate (R_M)	The capitalization rate for debt; the ratio of the annual debt service to the principal amount of the mortgage loan. The mortgage capitalization rate (R_M) is equivalent to the periodic (monthly, quarterly, annual) mortgage constant times the number of payments per year on a given loan on the day the loan is initiated. R_M = Annual Debt Service/Mortgage Principal	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Mortgage Debt Service (I_M)	The periodic payment for interest on and retirement of the principal of a mortgage loan; also called total mortgage debt service. Generally, the abbreviation I_M refers to the total debt service, whereas mortgage debt service can be used to refer to either the periodic payment or the total of the payments made in a year.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Net Income Multiplier (NIM)	The relationship between price or value and net operating income expressed as a factor; the reciprocal of the overall capitalization rate.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Net Operating Income (NOI or I_O)	The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization).	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Net Rentable Area (NRA, Rentable Area)	For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Overall Capitalization Rate (R_O)	The relationship between a single year's net operating income expectancy and the total property price or value ($R_O = I_O / V_O$).	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Prospective Market Value "As Completed" and "As Stabilized"	A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. Prospective value opinions are intended to reflect the current expectations and perceptions of market participants, based on available data. Two prospective value opinions may be required to reflect the time frame during which development, construction, and occupancy will occur. The prospective market value—as completed—reflects the property's market value as of the time that development is expected to be completed. The prospective market value—as stabilized—reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (See USPAP Statement 4* and Advisory Opinion 17.) (Interagency Appraisal and Evaluation Guidelines)	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Prospective Opinion of Value	A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Replacement Cost	The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Replacement Cost for Insurance Purposes	The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted).	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Reproduction Cost	The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Retrospective Value Opinion	A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Sandwich Lease	A lease in which an intermediate, or sandwich, leaseholder is the lessee of one party and the lessor of another. The owner of the sandwich lease is neither the fee owner nor the user of the property; he or she may be a leaseholder in a chain of leases, excluding the ultimate sublessee.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Sum of the Retail Values	The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the aggregate of the retail values or aggregate retail selling price.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)
Surplus Land	Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

Term	Definition	Source
Terminal Capitalization Rate (R_N)	The capitalization rate applied to the expected net income for the year immediately following the end of the projection period to derive the resale price or value of a property. Also called a going-out, exit, residual, or reversionary capitalization rate.	Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed. (Chicago: Appraisal Institute, 2015)

JOSEPH W. HATZELL, MAI

Mr. Hatzell holds the position of Partner with the Miami office of Joseph J. Blake and Associates, Inc., at 5201 Blue Lagoon Drive, Suite 270, Miami, Florida.

FORMAL EDUCATION

Pennsylvania State University - State College, Pennsylvania
Bachelor of Science in Real Estate

REAL ESTATE AND APPRAISAL EDUCATION

Course Name	Provider
Real Estate Principles and Practices	Pennsylvania State University
Real Estate Law	Pennsylvania State University
Real Estate Finance	Pennsylvania State University
Real Estate Appraisal	Pennsylvania State University
Construction and Building Techniques	Pennsylvania State University
Real Estate Appraisal Principles	Appraisal Institute
Basic Valuation Principles	Appraisal Institute
Capitalization Theory and Techniques, Part A & B	Appraisal Institute
Standards of Professional Practice, Part A & B	Appraisal Institute
Case Studies in Real Estate Valuation	Appraisal Institute
Report Writing and Valuation Analysis	Appraisal Institute
Demonstration Report	Appraisal Institute
Comprehensive Exam	Appraisal Institute

PROFESSIONAL AFFILIATIONS

Affiliation	Number
Appraisal Institute, Designated Member	No. 11394
Florida State-Certified General Real Estate Appraiser	No. RZ 1302

Former Education Chair, South Florida Chapter of the Appraisal Institute
Member - Rho Epsilon Real Estate Fraternity

APPRAISAL EXPERIENCE

Clients served by Mr. Hatzell include banks, savings and loans, institutional investors, development companies, real estate syndicators and various other entities. Responsibilities include preparation of full narrative appraisal and market study reports for a wide variety of property types and purposes, including, but not limited to business parks, office buildings, industrial buildings, shopping centers, traditional and low-income multi-family projects, and vacant land. He has appraised commercial property in the State of Florida since 1989.

CERTIFICATION

Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

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LICENSE NUMBER: RZ1302

EXPIRATION DATE: NOVEMBER 30, 2020

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