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Carolina Club, Land Use Plan Map Amendment

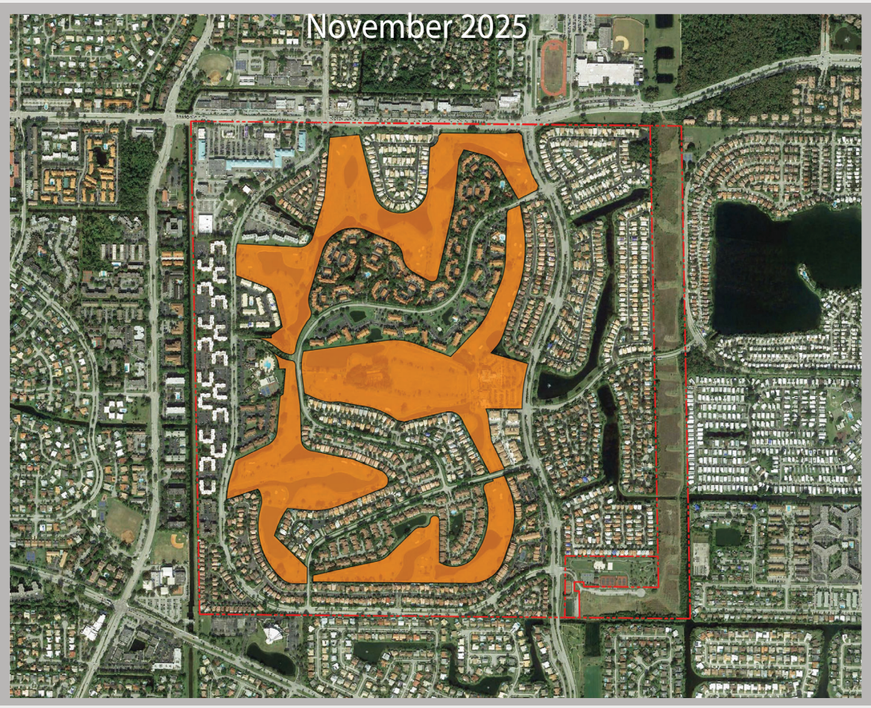
Prepared for
Rosemurgy Acquisitions, LLC
1801 South Federal Highway Boca Raton, FL 33432

November 2025

Carolina Club

Land Use Plan Map Amendment

November 2025



Submitted to
Broward County
Planning Council
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Room 307
Fort Lauderdale, FL 33301

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Carolina Club

City of Margate
Broward County, Florida

Application for:
Broward County Land Use Plan Amendment

Submitted:
November 2025 to the Broward County Planning Council

On Behalf Of:
Rosemurgy Acquisitions, LLC

Applicant

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Summary of Broward County Land Use Plan Amendment Request

The applicant, Rosemurgy Acquisitions, LLC, with authorization from J&D Golf Properties, LLC, owner of the property, is requesting a Broward County Land Use Plan Amendment for approximately 78.1786 net acres/81.7439 gross acres of the 143.5082 net acre/148.7729 gross acre property formerly known as the "Carolina Golf Club". The property formerly known as the "Carolina Golf Club" is in the municipal limits of the City of Margate ("City") south of West Sample Road, west of Rock Island Road, and east and north of Holiday Springs Boulevard. An aerial map identifying the 143.5082 net acre/148.7729 gross acre property formerly known as the "Carolina Golf Club", known as Pods A through H for the purposes of this application, is attached as **Exhibit A**. An aerial map identifying the 78.1786 net acre/81.7439 gross acre Amendment Sites, known as Pods A, B and C is for purposes of this application, is attached as **Exhibit B**.

The applicant is requesting a Broward County Land Use Map Amendment to amend 78.1786 net acres/81.7439 gross acres of land use designated Recreation & Open Space within a 7.0 Dashed-Line Area and Commercial Recreation within a 7.0 Dashed-Line Area, to County Land Use designations of Commerce, within a 7.0 Dashed-Line Area (Pod A - 7.618 gross acres), and Irregular Residential within a 7.0 Dashed-Line Area (Pods B and C - 74.1259 gross acres). A County Land Use Map Amendment is not required for the remainder of the land formerly known as the Carolina Golf Club (identified in this application as Pods D through H) as it is already designated Recreation and Open Space, which allows for the use of the property as community serving open space, consistent with the applicant's proposed use of the land. A map identifying the County's current land use designation of the Amendment Sites and surrounding properties, along with the proposed County designations of the Amendment Sites, is attached as **Exhibit C**.

Per the City's Comprehensive Plan and the Broward County Land Use Plan, "Selected Developments of Regional Impact, Planned Unit Developments and partially completed large-scale developments, are identified on the Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number, which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred." As identified on **Exhibit C**, the amendment sites are located within a 7.0 Dashed-Line Area. An acreage determination letter dated February 15, 2024 was provided by the Broward County Planning Council stating that the Dashed-Line Area encompasses 636.2 acres (**Exhibit L**). At 7 dwelling units per acre, 4,453 units are permitted within the Dashed-Line Area. The City's GIS department provided a unit count determination in August 2023 stating that 3,383 units currently exist within the Dashed-Line Area. Accordingly, 1,070 additional units are allowable within the Dashed-Line Area.

The applicant is proposing to develop select portions of the golf course with a maximum of 734 units that are within the remaining allowable residential units in the Dashed-Line Area. Per standard County policy, units within Dashed-Line Areas are built into the County and City capacity projections and/or modeling. Accordingly, the applicant's request for Pods B and C is for a Land Use Map Amendment to a residential designation is only to change the designation on the City and County's Land Use Maps. The applicant intends to record deed restrictions to the benefit of the City and County that limits the use of Pods D through H to open space in perpetuity. A copy of the draft declaration of restrictive covenants to the benefit of the County is provided as **Exhibit AA**.

Proposed Use of Property

The applicant proposes to redevelop the shuttered Carolina Golf Club with a mix of residential, commercial, and open space uses. The redevelopment of the permanently closed golf course will revitalize area with new residential uses, will allow for appropriately located neighborhood serving commercial uses, and will provide community serving open space. The Amendment Sites, Pods A, B and C, are identified on the Conceptual Master Plan attached as **Exhibit D**.

The applicant proposes to develop Pod A, comprising of 7.6180 gross acres, located at the intersection of W. Sample Road and Rock Island Road, with neighborhood serving retail, restaurant and medical office uses. Commercial uses in this location will provide for needed services. The applicant proposes to develop Pod B, comprising of 37.8922 gross acres, with up to 377 two-story Townhomes. The applicant proposes to develop Pod C, comprising of 36.2337 gross acres, with up to 362, two-story Townhomes. A total maximum of 734 units is proposed. The residential developments in Pods B and C will introduce a new attainable housing option for young families, young professionals, and seniors and will provide for investment into the shuttered property. The residential developments will be gated and will include development appropriate amenities for the use and enjoyment of the residents of Pods B and C. Combined, the proposed residential and commercial development will significantly increase the City's tax base and revenues. An economic impact study conducted by Munilytics on a lesser amount of development (540 Townhomes and 30,000 sf of commercial), which the applicant has committed through via a Development Agreement with the City. The study demonstrates that the new commercial and residential development will generate one-time fees to the City of $3.28M and annual revenue to the City of $ 7.29M once the project is complete, and will generate $218K in one-time revenues and $4.87 in annual revenue to the County and other governmental agencies (see **Exhibit Z**). In addition, the proposed residential and commercial development will benefit residents by providing employment opportunities during construction of both uses and on-going employment opportunities associated with the various commercial operations once open.

The applicant proposes to dedicate Pods D through H, totaling 67.029 gross/65.3296 net acres, to the benefit of the City for use as community serving open space, when only 5.51 acres would

be required for an 734-unit development. The previously semi-private for-profit (pay to play) open space will be developed with approximately 45 acres of new lakes, approximately three and a half (3.5) miles of 8-foot-wide asphalt recreation trail, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) pieces of equipment, and a dog park. The majority of the recreational trail will be located adjacent to the lakes providing for panoramic vistas. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. The lakes' littoral shelves and littoral plantings will enhance the aesthetic appeal of the lakes and will support native plants and aquatic life. The recreational trail has been designed to tie into the existing sidewalk network within the Carolina Club and crosswalks will be provided to link the trail heads, as illustrated on the Pedestrian Connectivity Plan attached as **Exhibit E**. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The community serving open space will be maintained by the applicant, or an entity formed by the applicant. The new community open space will bring the land area that comprises the City's Recreation and Open Space inventory to meet the City's Open Space Level of Service Standard from an anticipated surplus of 102.10 acres in 2050 to an anticipated surplus of 132.21 acres in 2050.

Companion request to the City of Margate

The applicant's submitted City Land Use Plan Map Amendment, Comprehensive Plan Text Amendment, Rezoning and Development Agreement requests are currently under review with the City.

To allow for the redevelopment of the Carolina Golf Club, the applicant is seeking approval of a City of Margate Future Land Use Map Amendment. The applicant is requesting to amend the Amendment Sites A through H from a City designation of Commercial Recreation within a 7.0 Dashed-Line Area (148.552 gross acres), to City land use designations of:

- Commercial within a 7.0 Dashed-Line Area (Pod A - 7.618 gross acres);
- Residential (10) within a 7.0 Dashed-Line Area (Pod B - 37.8922 gross acres);
- Residential (10) within a 7.0 Dashed-Line Area (Pod C - 36.2337 gross acres);
- Park within a 7.0 Dashed-Line Area (Pods D through H - 67.029 gross acres).

A map identifying the City's current land use designations of the Amendment Sites and surrounding properties, along with the proposed designations of the Amendment Sites, is attached as **Exhibit F**.

The applicant is also requesting a Comprehensive Plan Text Amendment to amend Policy 1.2.6 of Element 1 of the Margate Comprehensive Plan Future Land Use Element to revise the approximate acreages associated with each land use designation within Dashed Line Area "A" to reflect the acreages associated with the land use designations proposed with this application.

The proposed amended text is as follows:

> "Policy 1.2.6 For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities pursuant to the City's land use plan amendment processes.
>
> The maximum permitted development and approximate acreage within each dashed line area is as follows:
>
> **DASHED LINE AREA "A"**
> Total Acreage: 636.18
> Average Density Permitted: 7.0
>
> | Map Designation | Acreage |
> |---|---|
> | R(25) | 34.17 |
> | R(20) | 24.58 |
> | R(14) | 36.23 |
> | R(12) | 35.34 |
> | R(10) | ~~74.9~~ 149.02 (74.9 + 74.1259 gross acres of Pods B & C) |
> | R(7) | 182.62 |
> | R(5) | 42.04 |
> | Commercial | ~~22.83~~ 30.44 (22.83 + 7.618 gross acres of Pod A) |
> | Office Park | 3.57 |
> | Commercial Recreation | ~~150.38~~ 1.82 (150.38 – 148.7729 gross acres of project area) |
> | Parks | ~~17.27~~ 84.29 (17.27 + 67.029 gross acres of Pods D through H) |
> | Open Space | 47.48 |
> | Conservation | 1.0 |

Concurrently, the applicant is also requesting a Rezoning of 81.7439 gross acres from the City's Open Space (S-2) District to the City's Community Business (B-2) District (Pod A - 7.618 gross acres), and to the City's Multiple Family Dwelling (R-3A) District (Pods B and C – 74.1259 acres). A Rezoning is not required for Pods D through H as it is already designated Open Space (S-2), which allows for the use of the property as community serving open space. A map identifying the City's current zoning of the Amendment Sites and the surrounding properties, along with the proposed zoning of the Amendment Sites, is attached as **Exhibit G**.

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The Broward County Exhibit *"Checklist for Amendments to the Broward County Land Use Plan*" and the applicant's responses are provided below:

Checklist for Amendments to the Broward County Land Use Pan

1. TRANSMITTAL INFORMATION

   A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

   The Amendment Sites are located within the municipal limits of the City of Margate. The City LUPA application, and associated Rezoning and Development Agreement applications, are under review with the City and were heard before the Planning and Zoning Board on October 7, 2025, and before the City Commission on November 5, 2025. A letter of transmittal from the City is attached as Exhibit H.

   B. Name, title, address, telephone, facsimile number and e-mail of the local government contact person.

   Elizabeth Taschereau
   Development Services Director
   City of Margate
   901 NW 66th Avenue, Suite C
   Margate, FL 33063
   Ph: 954-979-6213
   Email: etaschereau@margatefl.com

   C. Summary of minutes from both the local planning agency and local government public hearing of the transmittal of the Broward County Land Use Plan amendment.

   The Land Use Map Amendment was heard be before the local planning agency on October 7, 2025, and the before the City Commission on November 5, 2025. A summary of the LPA and City Commission meeting minutes is attached as Exhibit I.

D. Description of the public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

Section 166.041(3)(a), Florida Statues, requires specific notification procedures for Future Land Use Map Amendments for the Local Planning Agency hearing, the City Commission transmittal hearing and the City Commission adoption hearing. The State Statues require that the City place an advertisement in a newspaper of general circulation prior to each hearing. The State Statues specify the contents, size and duration of the newspaper notice and that notice of the first City Commission hearing appear at least 7 days before the hearing date, and notice of the second City Commission public hearing appear at least 5 days before the hearing date.

Section 40.310 of the City's Code of Ordinances requires additional notice. The City requires that public notice be mailed to all owners of real property within 1,500 feet of the subject property at least 14 days prior to scheduled public hearings. Additionally, Section 40.310 requires that a public notice sign be placed on the subject property at least 14 days prior scheduled public hearings. Section 40.310 and the City's Land Use Plan Amendment application form specify the contents of both the public notice mailers and the public notice signs.

E. Whether the amendment is one of the following:
*Development of Regional Impact
*Small scale development activity (Per Florida Statutes)
*Emergency (please describe on separate page)

The amendment is <u>not</u> an amendment classified as a DRI, a small-scale development activity, an Emergency, or other amendment that may be submitted without regard to Florida statutory limits regarding amendment submittals. Per Florida Statutes, the proposed amendment is a large-scale amendment that is eligible for Expedited State Review.

2. <u>APPLICANT INFORMATION</u>

A. Name, title, address, telephone and email of the applicant.

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West Palm Beach, FL 33401
Phone: 561-366-1100
Email: ktuma@udsflorida.com

C. Name, title, address, telephone, facsimile number and e-mail of the property owner.

J & D GOLF PROPERTIES, LLC
Celestino Avila
3011 N Rock Island Road
Margate, FL 33063
Phone: (954) 752-5847
Email: CDavila@aol.com

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The original golf course was constructed on the Amendment Sites in the early 1970s on previously-undeveloped and forested land. Nineteen residential subdivisions with over 3,000 units, including single family detached, villas, condominium, and apartments units, were eventually built surrounding the golf course. The golf course began operation as a semi-private golf club with a clubhouse, an 18-hole golf course and

associated amenities. The Club was originally called Holiday Springs, but in 1988 was renamed Carolina Golf Club after it was purchased by Franklin Golf Properties. It was sold in 2002 to J&D Golf Properties, the current owner. After years of operation, the Golf Club started experiencing a decline in golf play coupled with an uptick in operating costs and competition from new golf course communities, making it increasingly difficult to keep the operation economically viable. For years, J&D Golf Properties attempted to revitalize the Golf Club by making capital investments, none of which proved successful. The golf course and associated amenities were closed in 2019 because of the financial pressures affecting the golf course.

The Applicant proposes to develop the underutilized property with up to 734 two-story, 3+ Bedroom Townhomes, and up to 57,500 square feet of neighborhood serving retail, restaurant and medical office uses. The proposed development will provide new housing stock for the City and will provide a vibrant commercial node within the City. It is anticipated that the proposed redevelopment of the vacant golf course will create predictability and result in appreciating property values for the surrounding areas. The proposal will also increase the City's tax base and revenues. An economic impact study conducted by Munilytics, attached as Exhibit Z, demonstrates that the new development will generate one-time fees to the City of $3.28M and annual revenue to the City of $ 7.29M once the project is complete, and will generate $218K in one-time revenues and $4.87 in annual revenue to the County and other governmental agencies (Exhibit Z). Further, the proposed development will provide employment opportunities during construction of both the residential and commercial uses and will provide on-going employment opportunities associated with the various commercial operations once open. The applicant proposes to dedicate 67.029 gross/65.3296 net acres as community serving open space. The new open space will be redeveloped with approximately 45 acres of new lakes, approximately 3.5 miles of 8-foot-wide asphalt recreation trail, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) pieces of equipment, and a dog park, as illustrated on the Conceptual Master Plan attached as Exhibit D. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The majority of the recreational trail will be located adjacent the lakes providing for panoramic vistas. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. The lakes' littoral shelves and littoral plantings will enhance the aesthetic appeal of the lakes and will support native plants and aquatic life. The recreational trail has been designed to tie into the existing sidewalk network within the Caolina Club as crosswalks will be provided to link the trail heads, as illustrated on the Pedestrian Connectivity Plan attached as Exhibit E. The community serving open space will be maintained by the applicant, or entity formed by the applicant. The new community open space will add 29.14 acres to the City's Recreation and Open Space Inventory. As part of the dedication of Pods D through H as community serving open space, the applicant intends to include

a deed restriction to the benefit of the County and City that limits the property from any future development with residential or commercial uses.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The Amendment Sites are located in the Carolina Club in the City of Margate, and generally located on the south side of West Sample Road, west of Rock Island Road, and east and north of Holiday Springs Boulevard. A breakdown of the net and gross acreage of each Pod is provided in the table below, and on Sheet 2 of the Survey, submitted as Exhibit J. Additionally, Sketch and Descriptions of each Pod is provided as Exhibit K.

AMENDMENT SITE		
Pod	**Net Acreage**	**Gross Acreage**
Pod A	5.7513 +/- ac.	7.618 +/- ac.
Pod B	37.1202 +/- ac.	37.8922 +/- ac.
Pod C	35.3071 +/- ac.	36.2337 +/- ac.
TOTAL	**78.1786 +/- ac.**	**81.7439 +/- ac.**
SITE MAINTAINING CURRENT LAND USE DESIGNATION		
Pod D	29.2796 +/- ac.	30.0702 +/- ac.
Pod E	18.5741 +/- ac.	18.7149 +/- ac.
Pod F	5.1245 +/- ac.	5.6902 +/- ac.
Pod G	8.7849 +/- ac.	8.8706 +/- ac.
Pod H	3.5665 +/- ac.	3.6831 +/- ac.
TOTAL	**65.3296 +/- ac.**	**67.029 +/- ac.**
TOTAL	***143.5082 ac.***	***148.7729 ac***

B. Sealed survey, including legal description of the area proposed to be amended.

An electronically signed and sealed survey, which includes the legal description of the net and gross areas, and overlain on a base aerial, is provided as Exhibit J.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

An aerial location map of the Carolina Club with the boundary of the Amendment Sites and proposed County land uses is attached as Exhibit B.

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

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Proposed Land Use Map Amendment					
Pod	**Gross Acreage**	**Current Land Use - Margate**	**Proposed Land Use - Margate**	**Current Land Use – Broward County**	**Proposed Land Use – Broward County**
Pod A	7.618 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Commercial, within 7.0 Dashed-Line Area	Recreation Open Space and (ROS), within 7.0 Dashed-Line Area	Commerce, within 7.0 Dashed-Line Area
Subtotal	*7.618AC to be amended to commercial use*				
Pod B	37.8922 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	R (10), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	Irregular Residential, within 7.0 Dashed-Line Area
Pod C	36.2337 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	R (10), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS) (29.634 acres) & Commercial Recreation (CR)(6.6 acres)*, within 7.0 Dashed-Line Area	Irregular Residential, within 7.0 Dashed-Line Area
Subtotal	*74.1259 AC to be amended to residential use*				
Pod D	30.0702 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod E	18.7149 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod F	5.6902 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod G	8.8706 +/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Pod H	3.6831+/- ac.	Commercial Recreation (CR), within 7.0 Dashed-Line Area	Park (P), within 7.0 Dashed-Line Area	Recreation and Open Space (ROS), within 7.0 Dashed-Line Area	No Change
Subtotal	*67.029 AC. to remain an open space designation*				
TOTAL GROSS ACRES 148.7729 AC.					

*Commercial Recreation designation is 6.6 acres, per Planning Council Acreage Determination Letter dated February 15, 2024 (**Exhibit L**).

A map identifying the County's current land use designations of the amendment sites and surrounding properties, along with the proposed designations of the amendment sites, is attached as Exhibit C. A map identifying the City's current land use designation of the amendment sites and surrounding properties, along with the proposed designations of the amendment sites, is attached as Exhibit F.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

The flexibility provisions of the Broward County Land Use Plan have not been used for the amendment site.

C. Existing use of the amendment site and adjacent areas.

As depicted on Exhibit B, the Amendment Areas are portions of the former Carolina Golf Club and contain the former clubhouse, golf maintenance building, and 18-hole golf course. The Amendment Areas are surrounded by existing homesites, including single family detached units, townhomes, condominiums, and apartments. A portion of the amendment areas are adjacent to public thoroughfares: West Sample Road to the north and Rock Island Road to the east. More specifically, the surrounding uses are illustrated on Exhibit M.

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The Amendment Sites comprise 78.1786 net acres/81.7439 gross acres. The applicant is requesting a Commerce within a 7.0 Dashed-Line Area land use designation for Pod A, requesting Irregular Residential within a 7.0 Dashed-Line Area land use designation for Pod B, and requesting Irregular Residential within a 7.0 Dashed-Line Area for Pod C. The proposed maximum square footage, floor area ratio, dwelling unit count and density are established for the Amendment Sites as follows, and as depicted on the Conceptual Plan, attached as Exhibit D.

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POD	GROSS AREA	PROPOSED USE	MAXIMUM DWELLING UNITS / SQUARE FEET	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR)
POD A	7.618 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR
SUBTOTAL	***7.497 AC***		***57,500 SF***	***0.17 FAR***
POD B	37.8922 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC
POD C	36.2337 +/- ac.	TOWNHOMES	MAX. 362 UNITS***	9.99 DU/AC
POD D	30.0702 +/- ac.	OPEN SPACE	-	-
POD E	18.7149 +/- ac.	OPEN SPACE	-	-
POD F	5.6902 +/- ac.	OPEN SPACE	-	-
POD G	8.8706 +/- ac.	OPEN SPACE	-	-
POD H	3.6831 +/- ac.	OPEN SPACE	-	-
SUBTOTAL	***141.065 AC***		***734 UNITS***	***9.90 DU/AC***
TOTAL	**148.7729 AC**			

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over net/buildable area of 5.75 acres.

** Maximum permitted on Gross Area with proposed City R(10) Land Use Designation.

***Maximum permitted on Gross Area with proposed City R(10) Land Use Designation.

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

According to the City's Comprehensive Plan, the permitted uses within the City of Margate's Commercial Recreation (CR) land use designation are:

1. **Outdoor and indoor recreation facilities including, but not limited to, golf courses, tennis clubs, and marinas.**
2. **Accessory facilities that are an integral part of and supportive to the primary recreation facility (excluding residential uses).**
3. **Hotels, which are ancillary to the primary recreation use.**

Accordingly, land with a Commercial Recreation designation has no residential development potential, however, the 636.2-acre Carolina Club land area is within a 7.0 Dashed-Line Area that has 1,070 dwelling units remaining. The Comprehensive Plan does not provide a maximum permissible development intensity for the non-residential uses permitted on land with a Commercial Recreation designation. Regulations on development, such as lot coverage and height limitations are not included in the Comprehensive Plan, rather included in the Zoning Code.

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or

service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan

   The City of Margate's Level of Service (LOS) for potable water is 335 gallons per day (GPD) per equivalent residential connection (ERC) or 100 gallons per capita per day. Commercial Level of Service (LOS) for potable water is 0.2 gallons per square foot for office use, 0.1 gallons per square foot for retail use, and 20 gallons per capita for all other non-residential uses.

2. Provide the adoption date of the 10 Year Water Supply Facilities Plan.

   The adoption date of the 10 Year Water Supply Facilities Plan is August 21, 2024.

3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plan and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including South Florida Water Management District (SFWMD) permitted withdraw and expiration date of the SFWMD permit.

   Carolina Club (Amendment Area) is serviced by the City of Margate Water Treatment Plant located at 980 NW 66th Avenue in the City of Margate. The plant is a lime softening plant and uses chlorine generated at the plant for disinfection. The current plant capacity is 20 MGD. The plant has a current and committed demand of approximately 7 MGD. There are currently no plans for capacity expansion of the plant.

   The City has 12 wells for extracting raw water. Seven (7) wells are located within the treatment plant property and five (5) wells are located west of the treatment plant within the Vinson Park property. The City of Margate was issued a South Florida Water Management District (SFWMD) water use permit with renewal permit# 06-00121-W on April 2005 and will expire on April 2025. The SFWMD permitted annual allocation for the City of Margate is 3,106 MG, or 8.51 MGD, to be withdrawn through wells from the Biscayne Aquifer for public water supply.

   The amendment area has a private consumptive use permit issued by SFWMD with renewal permit# 06-00021-W. The permit was issued on April 12, 2007 and will expire

on April 12, 2027. The SFWMD permitted annual withdrawal is 137 MG, or 0.38 MGD, to be withdrawn using three surface water pumps from a 48.1-acre on-site lake system for irrigation purposes.

4. Identify the net impact on the potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The applicant is proposing to develop a maximum of 734 residential dwelling units already approved by the Broward County Land Use Plan, and to develop a maximum of 57,500 square feet of commercial uses. Accordingly, the applicant request for Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps for the residential uses and to amend the City and County's Land Use Map for the commercial uses. The calculations identifying the net impacts as a result of this amendment is shown in the following table:

Potable Water Flow Demand			**1 ERC Water = 335 GPD**	
Existing Average Water Demand				
Type of Use	**Unit Amount**	**Rate (GPD/Unit Type)**	**Design Flow (GPD)**	**ERCs**
Clubhouse	350 seats	2	700	2.09
Single Family	734 units**	335	245,890.00	734.00
Total Existing Use Water Demand			**246,590**	**736.09**
Proposed Use Average Water Demand				
Type of Use	**Unit Amount**	**Rate (GPD/Unit Type)**	**Design Flow (GPD)**	**ERCs**
Restaurant (Conventional)	83 seats	30	2,490.00	7.43
Restaurant (Fast-food)	356 seats	40	14,240.00	42.51
Retail	28,018 SF	0.1	2,801.80	8.36
Office	10,892 SF	0.2	2,178.40	6.50
Total Proposed Use Water Demand			**21,710.20**	**64.81**
Total Average Demand (Current Demand + Proposed Demand)			**268,300.2**	**800.9**
Less Clubhouse			**267,600.2**	**798.81**

**Determined by factor of 0.537 provided in Margate Code of Ordinances Sec-39-73, Table 1*
*** Units already approved by the City and County Land Use Plan.*

5. Correspondence from potable water provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The information on item 1 was obtained from the City of Margate's Code of Ordinances Article IV Section 40.347 as referred by Pedro Stiassni, City Engineer at the City of Margate.

An email was sent to Randy Daniel, Assistant DEES Director at City of Margate, on April 10, 2024 requesting confirmation of service ability. The request letter is attached as Exhibit N, which will be replaced with the response letter once received.

Per discussion with Randy Daniel, Assistant DEES Director at City of Margate, the factor used in the table in item 3 is to be used for the level of service determination for proposed projects.

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

The adopted level of service (LOS) standard for the City of Margate's sanitary sewer is 335 GPD per equivalent residential unit (ERC). The Level of Service for Restaurants with less than 24-hour runoff is 30 GPD per seat, plus an additional 50 GPD per 100 square feet of building area for Carry-out facilities. Shopping Centers have a Level of Service of 0.1 GPD per square foot. Office spaces have a Level of Service of 20 GPD per 100 square feet of building area.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

The City of Margate Utilities provides sanitary sewer service to the amendment sites. The water facility is made up of two treatment plants, the East Plant and the West Plant, and currently has a total capacity of 10.1 MGD.

The East Plant, an Activated Sludge Treatment Plant, has a capacity of 2.2 MGD. There is currently a planned expansion project for the East plant to bring the capacity from 2.2 MGD to 6.0 MGD. The design phase for the East Plant expansion project is expected to be completed by 2019 (tentative), and the project is expected to go out to bid by the end of the same year. It is estimated that construction will begin in 2020 (tentative).

The West Plant, a Rotating Biological Contractor, has a capacity of 7.9 MGD. There are also plans to upgrade the West plant, but no decisions have been made regarding the

improvements at this time and it is not known if the plant capacity will be increased as part of this improvement project.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The applicant is proposing to develop a maximum of 734 residential dwelling units already approved by the Broward County Land Use Plan, and to develop a maximum of 57,500 square feet of commercial uses. Accordingly, the applicant's request is for a Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps for the residential uses and to amend the City and County's Land Use Map to allow for the commercial uses. The calculations identifying the net impacts as a result of this amendment is shown in the following table:

Wastewater Flow Demand			**1 ERC Wastewater = 335 GPD**	
Existing Average Wastewater Demand				
Type of Use	**Unit Amount**	**Rate (GPD/Unit Type)**	**Design Flow (GPD)**	**ERCs**
Clubhouse	350 seats	2	700	2.09
Single Family	734 Units**	335	245,890.0	734.00
Total Existing Use Wastewater Demand			**246,590**	**736.09**
Proposed Average Wastewater Demand				
Type of Use	**Unit Amount**	**Rate (GPD/Unit Type)**	**Design Flow (GPD)**	**ERCs**
Restaurant (Conventional)	83 seats	30	2,490.00	7.43
Restaurant (Fast-food)***	356 seats	30	10,680.00	31.88
Restaurant (Fast-food)***	16,000 SF	0.5	8,000.00	23.88
Retail	28,018 SF	0.1	2,801.80	8.36
Office	10,892 SF	0.2	2,178.40	6.50
Total Proposed Wastewater Demand			**26,150.20**	**78.06**
Total Demand (Existing Demand + Proposed Demand)			**272,740.2**	**814.15**
Less Clubhouse			**272,040.2**	**812.06**

**Determined by factor of 0.66 provided in Margate Code of Ordinances Sec-39-73, Table 2*

*** Units already approved by the Broward County Land Use Plan.*

****Additional Level of Service calculation required for restaurants with Carry-out*

4. Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

The information on item 1 was obtained from the City of Margate's Code of Ordinances Article IV Section 40.347 as referred by Pedro Stiassni, City Engineer at the City of Margate.

An email was sent to Randy Daniel, Assistant DEES Director at City of Margate, on April 10, 2024 requesting confirmation of service ability. The request letter is attached as Exhibit N, which will be replaced with the response letter once received.

Per discussion with Randy Daniel, Assistant DEES Director at City of Margate, the factor used in the table in item 3 is to be used for the level of service determination for proposed projects.

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

The City of Margate Solid Waste LOS standard is provided in Sec. 40.347 of the City's Code adopted via Ord 2023-9 in November 2023.The LOS standards are as shown in the table below.

Solid Waste Level of Service (LOS) Standards

Facility Type	LOS	Unit
Residential	8.9	lbs. per unit/day
Industrial & Commercial	2.0	lbs. per 100 sq. ft./day
Office	1.0	lbs. per 100 sq. ft./day
Factory/Warehouse	2.0	lbs. per 100 sq. ft./day
Supermarket	9.0	lbs. per 100 sq. ft./day
Department Store	4.0	lbs. per 100 sq. ft./day
Restaurant	2.0	lbs. per 100 sq. ft./ day
Grade School	10.0 & 0.25	lbs. per room & lb. per pupil per day
Middle/High School	8.0 & 0.25	lbs. per room & lb. per pupil per day
Nurse or Intern Home	3.0	lbs. per person/day
Hospital	8.0	lbs. per bed/day
Home for aged	3.0	lbs. per 100 sq. ft./day
Rest home	3.0	lbs. per room/day

2. Identify the solid waste facilities serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

The City of Margate has signed an exclusive Franchise Agreement with Republic Services for the collection of residential curbside garbage and recycling, commercial garbage, and multi-family recycling. Owner occupied multi-family communities can subscribe for collection services with Republic Services consistent to the terms of the Franchise Agreement, or the community can opt to utilize a non-franchise hauler. A list of the approved haulers can be found on the City of Margate Solid Waste and Recycling webpage.

All the waste generated in the City of Margate is disposed of at the Wheelabrator South Broward Waste-to-Energy facility located at 4400 South State Road 7 in the city of Fort Lauderdale. The plant has a current capacity of 825,000 tons per year, with a current demand of 725,000 annual tons. Per correspondence with Bob Hely, Market Manager for WIN-Waste Innovations (Wheelabrator rebranding name) the facility has ample capacity to process the solid waste anticipated to be generated by this development project, and the development will have no adverse impact on the facility operations.

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The applicant is proposing to develop a maximum of 734 residential dwelling units already approved by the Broward County Land Use Plan, and to develop a maximum of 57,500 square feet of commercial uses. Accordingly, the applicant's request is for a Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps for the residential uses and to amend the City and County's Land Use Map to allow for the commercial uses.

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Solid Waste Demand		
Exiting Demand	**Generation Rate**	**Demand**
734 dwelling units*	8.9 lbs/unit/day	6,532.6 lbs./day
Clubhouse -28,387 SF	4 lbs/100 SF/day	1,135.48 lbs./day
	Sub-total Existing	**7,668.08 lbs./day**
Proposed Max. Additional Demand	**Generation Rate**	**Demand**
Commercial 57,500 SF		
Restaurant – 18,500 SF	2 lbs/100 SF/day	370.00 lbs./day
Office – 10,892 SF	1 lbs/100 SF/day	108.92 lbs./day
Retail Store – 28,018 SF	4 lbs/100 SF/day	1,120.72 lbs./day
	Sub-total Additional	**1,599.64 lbs./day**
	Total Demand	**9,267.72 lbs./day**
	Less Clubhouse	**8,132.24 lbs./day**

** Units already approved by the Broward County Land Use Plan.*

4. Correspondence from the solid waste provider verifying the information submitted as part of the application on items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

   The information in item 1 and 2 in regards to the City's LOS standards and exclusive franchise agreement was obtained from the City of Margate's code of Ordinances and the City of Margate Solid Waste and Recycling webpage.

   An email from Bob Hely, Plant Manager of the WIN-Waste Innovations' Wheelabrator South Broward Waste-to-Energy Plant, dated February 12, 2024 confirming the Plant has adequate capacity to service the proposed development is attached as Exhibit O.

   The information in item 3 was provided by Ryan O. Thomas, Professional Engineer at Thomas Engineering Group.

D. Drainage Analysis

1. Provide the adopted level of service per the adopted and certified local land use plan.

   According to the current FEMA Federal Insurance Rate Map (FIRM) Map Number 12011C0165H, the amendment sites are currently located in multiple Flood Zones "X", "AE 11" and "AE 12". The City of Margate Comprehensive Plan (Article IV, Cross Reference Section 40-347 Code of Ordinances) states that the LOS standard must meet the following requirements: Road protection must be met by setting the road crown elevations to no less than the ten (10) year Flood Criteria Map value for residential roads with a right-of-way not greater than fifty (50) feet, and setting the ultimate edge of pavement no lower than the ten (10) year Floor Criteria Map for residential roads

with a right-of -way greater than fifty (50) feet. FEMA criteria for finished floor elevations must also be met by setting the finished floor to no less than the 100-Year Flood Elevation Map elevation. Off-site discharge is not to exceed the inflow limit of SFWMD primary canal or the local conveyance system, whichever is less. Storm sewers must be designed using a minimum design frequency of three-year rainfall intensity of the State DOT Zone 10 Rainfall curves. Flood elevations for floodplain routings are to be calculated based on the ten-year and 100-year return frequency rainfall of three-day duration and is not to exceed the elevations set by the ten-year Flood Criteria Map and the Broward County 100-year Flood Elevation Map. The antecedent water level shall be set as the higher of the control elevation or the Average Wet Season Water Level. Best Management Practices should be used prior to any discharge to surface or ground water.

2. Identify the drainage district and drainage systems serving the amendment area.

   The Amendment Sites are located within South Florida Water Management District, and is governed by SFWMD Surface Water Management (SWM) Permit # 06-00733-S. Per the permit, the drainage system for the Carolina Club site consists of a series of interconnected lakes and canals, which outfall to the One Mile/City of Margate Canal via a control structure located at the southeast corner of the property with the eventual outfall to the C-14 Canal located approximately two (2) miles downstream (south) of the amendment site.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

   Currently, there are no planned drainage improvements set forth by the City.

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

   Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

   The amendment site is under SFWMD Surface Water Management permit# 06-00733-S. A modification of this permit will be required.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which

demonstrates how the site will be drained and the impact on the surrounding properties.

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

The existing drainage system for the Carolina Club site consists of a series of lakes and canals, and is ultimately connected to the South Florida Water Management District drainage system via the C-14 Canal, also known as the Cypress Creek Canal. The proposed drainage system will ensure positive drainage from the proposed development utilizing a series of inlets discharging into lakes and eventually into the existing canal system. The proposed drainage system will be designed and constructed in a manner that will not impact the existing outfalls serving the existing neighboring properties and roads, they will be preserved and/or re-routed as necessary to maintain the existing flows. Water quality treatment and water storage will be provided in in this drainage system as required by the permitting agencies. This design process will include working with both the City of Margate and SFWMD as to ensure there is no adverse impact to the surrounding properties. The drainage design will satisfy the level of service standards and all criteria set forth by the City of Margate and SFWMD.

6. Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

   The information in item 1 was obtained from Article IV Sec. 40.347 (d) of the City of Margate's Code of Ordinances.

   A letter from Joe Heilman, Construction Project Manager, Broward County Water Management Division, confirming the information is attached as Exhibit P.

E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

   Per Policy City's Comprehensive Plan, the City adopted level of service standard for Local Park level of service is 3.00 acres per 1,000 residents.

Per the County's Land Use Plan of the Comprehensive Plan, the County adopted level of service standard for Community Parks within municipalities 3.0 acres per 1,000 residents.

2. For amendments which will result in increased demand for "community parks" acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

   The applicant is proposing to develop 734 residential dwelling units already approved by the Broward County Land Use Plan. Accordingly, the applicant's request is for a Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps and will not result in an increased demand for "community parks" acreage. The last certified City Recreation and Open Space Inventory dated 12/19/24 is attached as Exhibit Q.

   While the amendment will not result in increased demand for "community parks" acreage, the amendment will require the City's inventory be updated to remove the acreage associated with Carolina Club Golf Course from the "Golf Course" category. The Broward County Land Use Plan (BCLUP) allows "up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use." With this Land Use Plan Map Amendment, 146.00 acres would be removed from the Golf Course inventory for the City; however, the BCLUP stipulates that, "golf course acreage may satisfy no more than 25% of the total park requirement." The City's 2050 projected population (64,163) requires approximately 192.5 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per 1,000 residents; therefore, up to 48.12 acres (25% of the total park acreage required) of golf course can be used for the City's parks and open space requirement in 2045. The maximum amount of golf course acreage of 48.12 will continue to be available for the park inventory, as approximately 133.33 acres of golf course will remain in the City even with the removal of the 146.00-acre Carolina Golf Club.

   The amendment will also require that the City's inventory be updated to add acreage associated with the new "Community Open Space" being dedicated as part of the redevelopment of the golf course. The Broward County Land Use Plan (BCLUP) allows, "Other private recreational acreage or open areas over 0.25 acres that are zoned and/or deed restricted for open space use including a mixture of active and passive recreational facilities. Up to 100% of the total acreage may be counted provided the area does not exceed 3 acres/1,000 residents sharing the facilities." 3,383 units exist within the Dashed-Line Area and the Applicant is proposing an

additional 734 units for a total of 4,117 units. The US Census reports that the City of Margate Persons per household, 2019-2023 is 2.36. Accordingly, the residents sharing the new community open areas is approximately 9,717 residents. At a maximum credit of 3 acres/1,000 residents sharing the facilities, the amendment will result in 29.14 acres of green space being added to the City "Public Community Parks" bringing the City's surplus open space inventory up from 102.10 acres to 131.24 acres.

3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

   The applicant is proposing to develop 734 residential dwelling units already approved by the Broward County Land Use Plan. Accordingly, the applicant's request is for a Land Use Map Amendment is only to change the land use designation on the City and County's Land Use Maps.

Community Parks			
	Development Intensity	**Generation Rate**	**Demand**
Current: Commercial Recreation in 7.0 Dashed Line Area	Up to 1,070 additional dwelling units permitted in the Dashed Line Area	2.5 pph @ 3 acres per 1,000 residents	8.025 acres
Proposed: R(10) in a 7.0 Dashed Line Area (max density 884 units)	734 dwelling units within the Dashed Line Area	2.5 pph @ 3 acres per 1,000 residents	5.51 acres
	Net Impact: No Additional Demand		

4. Identify the projected "community parks" acreage needs based on the local government's projected build-out population.

   The City of Margate Community Parks Inventory has a planning horizon of 2050. The Broward County PFAM 2024 Model predicts a City population of 64,163 in 2050, which requires 192.5 acres of Parks and Recreation lands to maintain a level of service of 3 acres per 1,000 residents. The City's last published inventory states that the currently has 294.59 acres in the City's inventory, providing a surplus of 102.10 acres in 2050. Should this Amendment be approved, the City will have a surplus 131.24 acres in 2050.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

The game of golf at the Carolina Club, like so many other courses across Florida and the United States, was no longer viable and in 2019 the current owner was forced to close the operation permanently. The proposed amendment includes commercial development on approximately 7.5 gross acres and residential development on approximately 74 gross acres of land that was formerly part of the semi-private for-profit (pay to play) golf club, which represents a reduction in the open space from what currently exists, but the amendment also includes the preservation, maintenance, and dedication of that approximately 67 gross acres for the use and enjoyment of the existing and future residents of Carolina community. The proposed amendment will bring stability and predictability to the Carolina Club by creating revenue that will allow for the upgrading and maintenance of the open space. It is the applicant's intent that the open space will include signage indicating the land if for use by Carolina Club residents and guests and open from dawn to dusk, and will include approximately 45 acres of new lakes, approximately three and a half (3.5) miles of 8-foot-wide asphalt recreation trail, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) pieces of equipment, and a dog park. The pocket parks will provide seating, dog waste stations, trash receptacles and shade producing landscaping. The recreational trail will be located adjacent to the lakes providing for panoramic vistas. The lakes' banks will be graded so that they are stable, free of invasive species, and easily maintained. The lakes' littoral shelves and littoral plantings will enhance the aesthetic appeal of the lakes and will support native plants and aquatic life. The recreational trail has been designed to tie into the existing sidewalk network within the Caolina Club that exists on both sides of the primary roadway network, including Holiday Springs Drive, Pine Walk Drive, Rock Island Road and NW 30th Street, and provides crosswalks connecting the trail heads, as depicted on the submitted Pedestrian Connectivity Plan. The community serving open space will be maintained by the applicant, or an entity formed by the applicant. The proposed dedication of a 67 gross acre community park will mitigate any loss of open space associated with a semi-private for-profit golf course by providing the Margate community with preserved and maintained open space, including pocket parks and a recreational trail.

POLICY 2.5.5 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:

a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.

The proposed development will not impact any public open space or public park system. The impact involves the conversion of a semi-private for-profit golf course to commercial, residential, and open space uses. As stated in response to Policy 2.5.4., the loss of the open space associated with the conversion of portions of the formerly semi-private for-profit golf course will be mitigated by the preservation, maintenance, and dedication of approximately 67 gross acres as community open space. The proposed Conceptual Master Plan (Exhibit B) has been carefully designed to maintain large areas of open space, much of which includes new or expanded lakes, between most of the residential units that currently back up to the golf course. Accordingly, many existing units will maintain their existing open space view. Where residential development is proposed adjacent to existing residential development, without intervening water, landscape buffers as required by the Zoning Code will be provided.

b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.

The existing golf course drainage system has multiple existing connections from the surrounding developments to route stormwater through the existing lakes to the existing canal system. These existing connections will be accounted for and will be preserved and/or re-routed so there are no adverse impacts to the surrounding properties. The design permitting process will include working with both the City of Margate and SFWMD to meet all jurisdictional criteria.

c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.

The proposed development has been designed in such a manner as to minimize the impact on natural resources on the site through the preservation of a majority of the existing lake system. An Environmental Assessment prepared for the Amendment Sites, attached as Exhibit Y, did not identify any areas what would be considered jurisdictional wetlands, and did not identify any form of native habitat or other habitat that would be considered Environmentally Sensitive Lands. Further, the Assessment found that the former golf course does not contain areas meeting the definition of native upland habitat. Before development of a Site Plan for the

property, a tree survey will be conducted to identify non-invasive trees. Non-invasive trees that cannot be preserved or relocated will require replacement or mitigation, as required by the City.

d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 assessment.

A Phase I Environmental Assessment and Phase II Environmental Assessment was prepared and is included as Exhibit R and Exhibit S, respectively. The Phase I Environmental Site Assessment (ESA) dated 3/14/2024 and the Phase II ESA dated 3/15/2024 document arsenic above soil and groundwater cleanup target levels at the existing golf course maintenance area as well as outside the maintenance area on the field of play. The reports also document residual polycyclic aromatic hydrocarbons (PAHs) in soil and groundwater at the southwest corner of the maintenance building. State-funded remediation of PAHs is ongoing. A Declaration of Restrictive Covenant (DRC) dated 4/17/2008 requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire property. The institutional controls include several restrictions, including but not limited to, a prohibition on groundwater withdrawal and land use restrictions which limit the land use of the entire property to a golf course facility. To address the arsenic, the applicant commits to conducting a Site Assessment Report, Soil Management Plan / Remedial Action Plan, remediation, verification testing, and modification to the DRC as would be required by the County and the Florida Department of Environmental Protection (FDEP). This would be in addition to the ongoing State-funded remediation of PAHs at the southwest corner of the maintenance building.

e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

All proposed residential roadways will tie in with the existing Carolina roadway network and the associated sidewalks, including West Sample Road, Rock Island Road, Pine Walk Drive and Holiday Springs Boulevard. Any new streets, sidewalks or public places developed as part of the redevelopment of the new residential, commercial, and open space uses will meet or exceed the minimum Engineering design standards set forth in chapters 40 and 35 of City of Margate Code. The proposed community open space areas, including the approximately 3.5-mile recreational trail, will be accessible to existing and proposed Carolina residents from the existing sidewalk network.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BVLUP, and analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to the applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

All referenced Figures and Tables for the below Traffic Circulation Analysis at included as Exhibit T.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

   The roadways on the Broward County Trafficways map in the immediate vicinity of the site are the following:
   - **Wiles Road**
   - **Sample Road**
   - **Royal Palm Boulevard**
   - **Atlantic Boulevard**
   - **University Drive**
   - **Riverside Drive**
   - **Holiday Sprints Boulevard/Woodside Drive**
   - **Rock Island Road**
   - **State Route 7**

   Figure 1 within Exhibit T, illustrates the Trafficways roadway segments that have been evaluated in this analysis.

   A summary has been prepared to identify of the number of lanes, current volumes, adopted level of service and current level of service for each roadway. For this evaluation, 2020 roadway link count data and adopted level of service volume data has been obtained from the Broward County Metropolitan Planning Organization (MPO). Table 1 of Exhibit T provides a summary of this evaluation for PM peak hour conditions. Table 2 of Exhibit T provides this summary for daily conditions.

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m.

peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

A summary has been prepared to evaluate the long-range (year 2045) projected volumes and levels of service for baseline conditions. Baseline year 2045 volumes were obtained from the Roadway Volume and Level of Service Tables published by the MPO.

Table 3 of Exhibit T provides a summary of this evaluation for 2045 baseline PM peak hour conditions. Table 4 of Exhibit T provides this summary for 2045 baseline daily conditions.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for this amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

   The proposed future land use designation would allow the development of up to:
   - **10 residential units per acre (74.1259 gross acres)**
   - **57,500 sf of commercial (7.618 gross acres)**
   - **67.029 gross acres of open space**

   The applicant is proposing to develop 734 residential dwelling units already approved by the Broward County Land Use Plan. Therefore, the subject of this proposed amendment the commercial use defined above. The analysis that has been undertaken evaluates the impact of amending the Future Land Use Plan to allow the development of up to 57,500 square feet of commercial use within the amendment site.

   Following is the summary of the evaluations undertaken for the scenarios described above.

   The Daily and PM peak hour trip generation potential of the existing Future Land Use designation and the proposed Future Land Use designation (at maximum density) has been calculated using trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. Exhibit T provides a summary of that calculation.

As shown in this calculation, the net change in trip generation potential by the proposed change in the Future Land Use Designation, assuming maximum density, would result in a net increase of 2,758 daily trips and a net increase of 275 (+138 in, +137 out) PM peak hour trips.

A long range (year 2045) capacity analysis has therefore been performed for peak hour and daily conditions by assigning the net change in trip generation potential of this site to the analyzed roadway links. Exhibit T provides a summary of this evaluation for 2045 total PM peak hour conditions. Exhibit T provides this summary for 2045 total daily conditions. Exhibit T illustrates the project traffic distribution assumed in this analysis.

As shown in the evaluation, no roadway segments are anticipated to be significantly impacted (greater than 3% of the adopted LOS D volume) during the scenarios evaluated with traffic generated by the amendment at its maximum density/intensity.

4. Provide any relevant transportation studies relating to this amendment, as applicable.

A Traffic Impact Analysis (TIA) has been submitted as part of the Rezoning application. The TIA evaluation includes analyses of adjacent intersection operations and access points to identify the need for site-related access and traffic operations improvements based upon the specific details of the proposed development plan. Additionally, the applicant has prepared a conceptual Vehicular Access Plan which is attached as Exhibit U.

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

Table 8 of Exhibit T provides a summary of Broward County Transit (BCT) bus routes that provide service within one-quarter of a mile of the amendment area along with weekday and weekend peak hour headways. Table 9 of Exhibit T provides a summary of the local community bus routes for the City of Margate that serve the vicinity of the Amendment Site. Route information is provided as Attachment G.1 of Exhibit T.

2. Describe how the proposed amendment furthers or supports mass transit use

The proposed amendment will allow development of commercial uses along with proposed new residential units in an area already served by mass-transit routes, generating additional ridership for the routes adjacent to the site. Furthermore, the

applicant anticipates that the ultimate site plan, should the amendment be approved, will include the addition of a significant length of pedestrian pathways on former golf course land, helping provide linkages for both the amendment property and existing homes within the Carolina Club community to the external transportation system.

3. Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position, and contact information of party providing verification.

   A letter from the Broward County Transit Division, confirming the information provided above is attached as Exhibit V.

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate review and determine associated fees.

1. Public School Impact Application
2. The associated fee in the form of a check made payable to the SBBC.

A School Consistency Report for the proposed development is attached as Exhibit W. The report indicates sufficient excess capacity at the elementary, middle, and high schools to support the students anticipated to be generated by the residential units proposed with this amendment.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites.

According to the Broward County Cultural Resources Map, there are no historic sites or districts on the National Register of Historic Places or locally designated historic sites in the vicinity of the Amendment Sites.

B. Archaeological sites listed on the Florida Master Site File.

Based on a review of information on file with the State Historic Preservation Office, Division of Historical Resources Florida Master File, there are no previously recorded archeological or cultural resources within the Amendment Area. A letter from the Florida Department of State, Division of Historical Resources verifying these findings is attached as Exhibit X.

C. Wetlands.

An Environmental Assessment for the property is attached as Exhibit Y. No jurisdictional wetland areas were observed during the Environmental Assessment and no wetlands are identified on the Broward County Wetland Map.

D. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

According to the Broward County Environmentally Sensitive Land and Environmentally Sensitive Areas Maps, here are no Local Areas of Particular Concern within the Amendment Sites.

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

According to the Broward County Priority Planning Area for Sea Level Rise Map, the property is not located in a Priority Planning Area for Sea Level Rise.

F. "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

A field inspection conducted as part of the Environmental Assessment (Exhibit Y) indicates that the Amendment Site contains disturbed lands and man-made ponds in addition to larger waters off-site immediately adjacent to the Amendment Site. The site was evaluated for the potential occurrence of listed species based on the existing conditions. No listed species were observed on the Amendment Site during the field inspection and no nesting or rousing areas for wading birds were observed.

G. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

Although native species of vegetation are present, the property does not contain any form of native habitat or other habitat that would meet the definition of Environmentally Sensitive Lands. A field inspection conducted as part of the Environmental Assessment (Exhibit Y).

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

According to the Broward County Wellfield Protection Zone and Contaminated Sites Map, the amendment site is not located within a wellfield protection zone.

I. Soils – describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.

The topography of the site will be adjusted per the site plan and for grading the site to meet the design elevations and requirements of Broward County and City of Margate. The applicant's Environmental Engineer, WGI, did an analysis of the current soil conditions and based on their analysis and discussion with Broward County is preparing a conceptual soil management plan.

J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

The Amendment Sites is located approximately 9 miles west of the Atlantic Ocean and therefore does not have any oceanfront.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

POLICY 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

a. programs and policies involving mechanisms such as, but not limited to, impact fees, in- lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;

b. programs and policies involving mechanisms such as, but not limited to, impact fees, in- lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;

c. programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;

d. property tax abatement programs aimed at preserving or creating affordable housing;

e. streamlined and reduced-cost permitting procedures for affordable housing;

f. specific minimum set-aside requirements for new affordable housing construction;

g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;

h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;

i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;

j. the existing supply of affordable housing.

The applicant is proposing to develop 884 residential dwelling units already approved by the Broward County Land Use Plan. As such, Policy 2.16.2 is not applicable.

8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

As depicted on Exhibit M, Surrounding Uses Map, the existing Carolina Club includes a mix of existing residential uses including one- and two-story single family detached units, and two- and three-story condominium and apartment buildings, neighborhood serving commercial uses, and shuttered pay-to-play golf course. The applicant is proposing this land use plan amendment to allow for quality residential and commercial development that fits in with the development of the adjacent properties and surrounding area, and to allow for the dedication of large areas of open space for the use and enjoyment of the residents of the surrounding community.

The proposed land use plan amendment is compatible with the existing land use designations of the surrounding Carolina Club. The existing residential parcels within the Carolina Club have approximate densities ranging from 5 to 25 du/ac (see Exhibit F – City Future Land Use Map). The applicant is requesting City residential a land use category of (R)10, which is compatible with the surrounding densities. The applicant is also proposing to dedicate and maintain 67.029 gross acres of land as community serving open space, which results in an average density of 4.93 du/ac over the gross land area that comprises the Amendment Sites (see Exhibit D – Conceptual Master Plan). The existing commercial parcel in the northwest corner of the Carolina Club, with access from Sample Road, has a land use plan designation of Commercial and is developed with a variety of neighborhood serving uses, including restaurant, retail, and institutional uses. The applicant is similarity requesting a land use category of Commercial for a 5.75 net acre parcel at the intersection of Sample Road and Rock Island Road, with intended access from Sample Road. In a concurrent application, the applicant is requesting a rezoning of this parcel to B-2, consistent with the commercial note in the northwest corner of the Carolina Club.

The Conceptual Master Plan was carefully designed to locate a single-family townhome product on Pod B to provide for a transition between the single-family one-story detached homes to the north of Pod B, to the two-story apartment buildings to the south of Pod B, and to locate a single-family townhome product on in the northern portion of the Pod C where it is adjacent to two-story condominium buildings, and to provide an expansive lake between the midrise buildings and the single-family detached homes to the south of Pod C. Where proposed units are adjacent to any existing units without intervening waterways, screening and buffering will be provided by landscape material, as required by the City's Land Development Code. The development of the Townhomes will be regulated by the City's recently adopted Townhome standards within the City's Land Development Code to ensure land use compatibility.

9. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

According to the Broward County Hurricane Evacuation Map, the Amendment Sites are not in a hurricane evacuation zone.

10. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

According to the Broward County Community Redevelopment Areas Map, the Amendment Areas are not located in a redevelopment area.

11. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

The City of Coral Springs is located immediately west of the Carolina Club. An electronic copy of the LUPA application will be provided to the City of Coral Springs.

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

While the City of Margate does not have a formal neighborhood meeting policy, the applicant is committed to maintaining an open and transparent dialogue with residents regarding the Carolina Club development. To facilitate this, the applicant will implement the following strategies prior to the City's Planning and Zoning Board hearing for the proposed land use plan amendment and rezoning applications:

1) **Project Website: A dedicated website will be created to provide comprehensive details about the development project. This website will include up-to-date**

information, project plans, and a contact form for residents to submit questions and feedback directly to the development team.

2) **<u>Dedicated Phone Number</u>: A specific phone number will be established to allow residents to reach out directly to the development team. This will provide a direct and accessible channel for discussing the project, addressing concerns, and answering questions.**

3) **<u>Open House Community Meetings</u>: The applicant will organize a series of open house meetings for residents of the Carolina Club communities and neighboring areas. These meetings will offer an overview of the proposed development plans and provide an opportunity for residents to engage one-on-one with the development team. Attendees will be able to discuss project highlights, ask questions, and provide feedback and suggestions.**

The goal of this plan is to ensure that community members are well-informed and have multiple avenues to engage with the development team throughout the planning and development phases.

13. <u>DESCRIBE CONSISTENCY WITH POLICIES OF THE CITY OF MARGATE LAND USE PLAN AND HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN</u>

<u>Highlighted Regional Issue, Broward County Land Use Plan</u>

The Broward County Land Use Plan of the Broward Comprehensive Plan adopted in April 2017 with amendments adopted through December 2023, includes seven Highlighted Regional Issues. One of the Highlighted Regional Issues is "Targeted Redevelopment". The Target Redevelopment Regional Issue of the Land Use Plan notes that, "Broward County's "developable" area….can be characterized as essentially built-out. This built-out character physically constrains the ability to accommodate an approximate 235,000 new residents expected by the year 2040, and also the desire to enhance the County's economic base. To accommodate new population and economic activity, Broward County endorses a strategic approach to direct growth to areas which maximize the efficient use of land and create places to shop, work and play. Broward County supports a development strategy which promotes the principles of "Smart Growth," which seeks to maintain and create desirable communities and neighborhoods for Broward County residents, visitors and economic interests, including quality housing for all, integrated with excellent public facilities, recreational opportunities and open space areas, and which preserves and conserves natural resources."

The Carolina Golf Club has been shuttered for over four years due to financial pressures affecting golf course owners not only regionally but nationally. The applicant's proposal

to allow for up to 734 new residential units on selective portions of the existing golf course will allow for an infill development which will assist the County in meeting its future housing needs. The creation of a commercial node at Sample Road and Rock Island Road near the existing and new residential uses will further the County's goal of creating places to shop, work and play. The dedication of a large area of land as community serving open space which provides approximately 3.5 miles of an 8-foot-wide recreational trail, a minimum of four (4) pocket parks, an exercise station with a minimum of four (4) exercise pieces of equipment, and a dog park will provide recreational opportunities and open space areas and will serve to promote the County's vision for "Smart Growth". The proposed infill development is an efficient use of land that would otherwise be underutilized. The County's goal of maintaining and creating desirable communities is furthered by the applicant's proposal. The proposal protects the existing Carolina Club residential community against future decline, will create new desirable neighborhoods in which to live, work and play, will allow for the dedication 65.3296 net acres as community serving open space, and will expand the City and County's tax base.

Policies of the Broward County Land Use Plan

The proposed amendment furthers the following Policies of the Broward County Land Use Plan:

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

The applicant is proposing a land use designation Irregular Residential and Commerce in a 7.0 Dashed Line Area in the County, and Residential (10), Commercial, and Park designations in a 7.0 Dashed Line Area in the City, which are consistent with the designations of the existing surrounding Carolina Club community. The land uses surrounding the amendment sites, including single family, condominium, apartment, and commercial development, is compatible with the proposed development of the Amendment Sites with townhome, apartment, commercial and open space uses. The proposed Conceptual Master Plan (Exhibit D) has been carefully designed to maintain open space between a large portion of the existing and proposed development parcels. Where proposed residential units are adjacent to existing residential units screening and buffering will be provided.

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of the predominately developed areas shall be a primary consideration when amendments to the Boward County Land Use Plan are proposed.

The proposed Land Use Plan Amendment will also for the development of a shuttered golf course with residential development and commercial uses that are compatible with the style and density/intensity of the surrounding area. The existing residential parcels within the Carolina Club have approximate densities ranging from 5 to 25 du/ac. The applicant is requesting residential land use category of (R)10 (maximum 10 du/ac), which is compatible with the surrounding densities. The applicant is also proposing to dedicate and maintain 65.3296 net acres of land as community serving open space, which results in an average density of 4.93 du/ac over the land area that comprises the Amendment Sites. The existing commercial parcel in the northwest corner of the Carolina Club, with access from Sample Road, has a land use plan designation of Commercial and is developed with a variety of neighborhood serving uses, including restaurant, retail, and institutional uses. The applicant is similarity requesting a land use category of Commercial for a 5.75 net acre parcel at the intersection of Sample Road and Rock Island Road, with intended access from Sample Road. In a concurrent application, the applicant is requesting a rezoning of this parcel to B-2, consistent with the commercial note in the northwest corner of the Carolina Club.

POLICY 2.14.2 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.

With the filing of this Land Use Plan Amendment Application, the applicant has provided information regarding the public facilities and services available to serve the proposed development. Through the rezoning process, the applicant will work with the County and City to provide evidence or mitigation to ensure the level of service standards are maintained with the establishment of the proposed development.

POLICY 2.20.15 Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those (re)development projects and lands owned by the County or within unincorporated areas, the utilization of environmentally friendly and energy efficient principles and methods consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition which may generally include the following:

(1) Community/Neighborhood – use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.

(2) Lot Choice – priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.

(3) Site Choice – re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.

(4) Water Efficiency/Conservation – use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.

(5) Energy Efficiency/Conservation – use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air-conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.

(6) Materials – use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.

(7) Health – use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.

While the policy specifically targets land owned by the County or within unincorporated areas, and the amendment sites are within the municipal limits of the City of Margate, the proposed land use amendment furthers the intent of this policy. The proposed development discourages urban sprawl as it will be located within an established neighborhood that has access to regional and community facilities and services including mass transit routes and community parks, both existing and the park that will be dedicated should this land use plan amendment be approved. Additionally, the proposed development has access to existing infrastructure such as water, sewer, and power lines. It is true infill development and allows for the reuse of underutilized land within the urban core of Broward County. As a former golf course lands, the amendment sites have existing contamination as outlined in the Phase I Environmental Assessment included with this amendment application. The contamination will be mitigated as part of the redevelopment of the golf courses furthering the intent of this policy. The applicant endeavors to provide a sustainable community that embody the latest technology and methods within cost-effective limitations to create green environments with minimal impacts to the surrounding ecology.

14. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents or summary of support documents on which the proposed amendment is based.

The following documents were utilized in the preparation of this Application for Amendment to the Broward County Land Use Plan Map and City of Margate Land Use Plan Map:

- **City of Margate Comprehensive Plan**
- **Broward County Comprehensive Plan**

B. Any proposed voluntary mitigation or draft agreements.

A draft Development Agreement has been submitted concurrently with this application and is attached as Exhibit AA.

It should be noted that the applicant is entering into a Development Agreement with the City that limits Pod A to 30,000 square feet of commercial uses, that limits Pod B to a maximum of 290 townhomes, and limits Pod C to a maximum of 250 townhome units.

15. PLAN AMENDMENT COPIES

A. 3 hard copies and 1 digital copies (4 copies total) of the amendment application.

Three (3) hard copies and three (3) digital copies of the amendment application has been submitted to the Broward County Planning Council.

Exhibit “A”

Carolina Golf Club Location Map

urban design studio

CAROLINA CLUB

LOCATION MAP

CITY OF CORAL SPRINGS

W. SAMPLE ROAD

CITY OF CORAL SPRINGS

RIVERSIDE DRIVE

HOLIDAY SPRINGS BLVD

PINE WALK DRIVE

ROCK ISLAND ROAD

CITY OF MARGATE

FIREFIGHTERS PARK

ROYAL PALM BLVD.

CITY OF MARGATE

NORTH

Exhibit “AA”

Draft Declaration of Restrictive Covenants for Broward County

Return recorded copy to:

Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

This Instrument Prepared by:

Christina Bilenki, Esq.
Miskel & Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") made and entered into this ___ day of _____, 20____, by **ROSEMURGY ACQUISITIONS, LLC**, a Florida limited liability company whose mailing address is 1801 S Federal Highway, Boca Raton, FL 33432 ("Declarant") shall be for the benefit of Broward County, a political subdivision of the State of Florida with a mailing address of 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of that certain real property located in the City of Margate, Broward County, Florida, as more particularly described on Exhibit "A" ("Property"); and

WHEREAS, the Property is subject to a land use plan amendment, which application is identified as Case Number PC ____and referred to herein as the "Application"; and

WHEREAS, the County approved the Application to change the land use designation from Commercial Recreation within a 7.0 Dashed-Line Area to: Commerce within a 7.0 Dashed-Line Area on Pod A, Irregular Residential within a 7.0 Dashed-Line Area on Pod B and Pod C; and

WHEREAS, Owner has offered to enter into this Declaration to restrict the utilization of the Property; and

WHEREAS, Owner agrees to grant this Declaration to the County, and the County agrees to accept this Declaration in order to place certain restriction on the development of the Property upon final approval.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owner hereby declares that the Property specifically referenced herein shall be owned, held, used, transferred, sold,

conveyed, demised and occupied subject to the covenants, restrictions and regulations herein set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Recreation and Open Space. Pods D, E, F, G, and H, as depicted on the Concept Plan, shall be reserved for and restricted to community recreation and open space in accordance with the underlying land use designation ("**Recreation and Open Space**").

3. Modification, Amendment, Release. This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the Property affected by such modification, amendment or release and approved in writing by the County. The appropriate governmental authority of the County shall execute a written instrument effectuating and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.

4. Recordation. This Declaration shall be recorded in the Public Records of Broward County, shall run with the Property in perpetuity, for the sole benefit of the County and shall bind all successors and assigns to the title of the Property.

5. Effective Date. This instrument shall become effective and shall be recorded if the above-described Application is approved by all required governmental entities with all appeal periods having run without the filing of an appeal.

6. Severability. These restrictions are hereby declared to be severable and independent. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgement or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

7. Third Party Beneficiary. This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.

8. Captions, Headings and Titles. Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

[Remainder of this Page Intentionally Left Blank]

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictive Covenants as follows:

ROSEMURGY ACQUISITIONS, LLC
a Florida limited liability company

WITNESSES:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

By: _____
(Signature)

_____
(Print Name)

_____
Title

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization, this ___ day of _____, 20___, by _____, as _____, of ROSEMURGY ACQUISITIONS, LLC, on behalf of the corporation. He or she is:

___ personally known to me, or

___ produced identification. Type of identification produced _____.

(SEAL)

_____
Notary Public, State of Florida

_____
Print Name

My Commission Expires:

Exhibit “B”

Amendment Site Map – LUPA

urban design studio

CAROLINA CLUB

LOCATION MAP

CITY OF CORAL SPRINGS

W. SAMPLE ROAD

POD A

POD B

POD C

RIVERSIDE DRIVE

HOLIDAY SPRINGS BLVD

ROCK ISLAND ROAD

CITY OF MARGATE

PINE WALK DRIVE

FIREFIGHTERS PARK

ROYAL PALM BLVD.

NORTH

Exhibit “C”

County Future Land Use Map

CAROLINA CLUB

FUTURE LAND USE MAP - COUNTY

urban design studio

RECREATION AND OPEN SPACE
LOW-MEDIUM (10) RESIDENTIAL
LOW (5) RESIDENTIAL
LOW (5) RESIDENTIAL
RECREATION AND OPEN SPACE
CONSERVATION NATURAL RESERVATIONS
MEDIUM (16) RESIDENTIAL
RECREATION AND OPEN SPACE
COMMUNITY
LOW (5) RESIDENTIAL
COMMUNITY
MEDIUM (16) RESIDENTIAL
COMMERCE
W. SAMPLE ROAD
RECREATION AND OPEN SPACE
LOW (5) RESIDENTIAL
COMMUNITY
LOW (5) RESIDENTIAL
COMMERCE
COMMUNITY
COMMERCE
COMMERCE
POD A
RECREATION AND OPEN SPACE
PROPOSED FLU: COMMERCE
IRREGULAR RESIDENTIAL
POD B
RECREATION AND OPEN SPACE
PROPOSED FLU: IRREGULAR RESIDENTIAL
COMMERCE
IRREGULAR RESIDENTIAL
COMMUNITY
MEDIUM (16) RESIDENTIAL
MEDIUM (16) RESIDENTIAL
HOLIDAY SPRINGS BLVD.
POD F
RECREATION AND OPEN SPACE
IRREGULAR RESIDENTIAL
7
RECREATION AND OPEN SPACE
POD G
ROCK ISLAND ROAD
IRREGULAR RESIDENTIAL
RECREATION AND OPEN SPACE
IRREGULAR RESIDENTIAL
RIVERSIDE DRIVE
HIGH (50) RESIDENTIAL
RECREATION AND OPEN SPACE
POD C
RECREATION AND OPEN SPACE
PROPOSED FLU: IRREGULAR RESIDENTIAL
COMMERCIAL RECREATION
PROPOSED FLU: IRREGULAR RESIDENTIAL
IRREGULAR RESIDENTIAL
LOW (5) RESIDENTIAL
POD H
RECREATION AND OPEN SPACE
PINE WALK DRIVE
POD D
RECREATION AND OPEN SPACE
IRREGULAR RESIDENTIAL
LOW (5) RESIDENTIAL
MEDIUM (16) RESIDENTIAL
RECREATION AND OPEN SPACE
MEDIUM (16) RESIDENTIAL
RECREATION AND OPEN SPACE
MEDIUM (16) RESIDENTIAL
COMMUNITY
POD E
RECREATION AND OPEN SPACE
RECREATION AND OPEN SPACE
COMMUNITY
LOW (3) RESIDENTIAL
MEDIUM (16) RESIDENTIAL
IRREGULAR RESIDENTIAL
COMMERCE
COMMERCE
MEDIUM-HIGH (25) RESIDENTIAL
COMMUNITY
ROYAL PALM BLVD.
COMMERCE
LOW-MEDIUM (10) RESIDENTIAL
LOW (5) RESIDENTIAL
LOW (5) RESIDENTIAL
RECREATION AND OPEN SPACE
MEDIUM (16) RESIDENTIAL
LOW (5) RESIDENTIAL

NORTH

Exhibit “D”

Conceptual Master Plan

urban design studio

CAROLINA CLUB

CONCEPTUAL MASTER PLAN

W. SAMPLE ROAD

SAMPLE ROAD

HOLIDAY SPRINGS BLVD

RIVERSIDE DRIVE

ROYAL PALM BLVD.

HOLIDAY SPRINGS BLVD.

ROCK ISLAND ROAD

PINE WALK DRIVE

POD A

POD B

POD C

POD D

POD E

POD F

POD G

POD H

LEGEND

- 8 FT. WIDE ASPHALT RECREATIONAL TRAIL
- PROPOSED ROADWAY
- POCKET PARK WITH BENCH, TRASH RECEPTACLE AND DOG STATION
- EXERCISE STATION
- VEHICULAR ACCESS
- PARK SIGNAGE – OPEN DAWN TO DUSK
- POTENTIAL FIRE STATION LOCATION
- PROPOSED CROSSWALK
- DOG PARK

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DU / SQ FT PER LUPA	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR) PER DEVELOPMENT AGREEMENT
POD A	5.7513 +/- ac.	7.6180 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR	MAX. 30,000 SF	0.12 FAR
SUBTOTAL	***5.7513 AC***	***7.6180 AC***		***57,500 SF***	***0.17 FAR***	***30,000 SF***	***0.12 FAR***
POD B	37.1202 +/- ac.	37.8922 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC	MAX. 290 UNITS	7.65 DU/AC
POD C	35.3071 +/- ac.	36.2337 +/- ac.	TOWNHOMES	MAX. 362 UNITS**	9.99 DU/AC	MAX. 250 UNITS	6.90 DU/AC
POD D	29.2796 +/- ac.	30.0702 +/- ac.	OPEN SPACE	-	-	-	-
POD E	18.5741 +/- ac.	18.7149 +/- ac.	OPEN SPACE	-	-	-	-
POD F	5.1245 +/- ac.	5.6902 +/- ac.	OPEN SPACE	-	-	-	-
POD G	8.7849 +/- ac.	8.8706 +/- ac.	OPEN SPACE	-	-	-	-
POD H	3.5665 +/- ac.	3.6831 +/- ac.	OPEN SPACE	-	-	-	-
SUBTOTAL	***137.7569 AC***	***141.1549 AC***		***734 UNITS***	***5.23 DU/AC***	***540 UNITS***	***3.83 DU/AC***
TOTAL	**143.5082 AC**	**148.7729 AC**					

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over Net Area of 5.75 acres.

** Maximum permitted on Gross Area with proposed R(10) Land Use designation.

NORTH

Exhibit “E”

Pedestrian Connectivity Plan

urban design studio

CAROLINA CLUB

PEDESTRIAN CONNECTIVITY PLAN

W. SAMPLE ROAD

SAMPLE ROAD

LEGEND

- PROPOSED ROADWAY
- PROPOSED 8FT. WIDE ASPHALT RECREATIONAL TRAIL
- EXISTING SIDEWALK NETWORK
- PROPOSED CROSSWALK

POD A

POD B

POD C

POD D

POD E

POD F

POD G

POD H

ROCK ISLAND ROAD

PINE WALK DRIVE

HOLIDAY SPRINGS BLVD

RIVERSIDE DRIVE

ROYAL PALM BLVD.

NORTH

Exhibit “F”

City Future Land Use Map

CAROLINA CLUB

FUTURE LAND USE MAP - CITY

urban design studio

RECREATION AND OPEN SPACE (COUNTY)
LOW-MEDIUM (10) RESIDENTIAL (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
COMMUNITY (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
COMMUNITY (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
CONSERVATION NATURAL RESERVATIONS (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
CITY OF CORAL SPRINGS
COMMERCE (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
W. SAMPLE ROAD
LOW (5) RESIDENTIAL (COUNTY)
COMMUNITY (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
COMMERCE (COUNTY)
COMMUNITY (COUNTY)
COMMUNITY (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
CITY OF CORAL SPRINGS
RIVERSIDE DRIVE
HIGH (50) RESIDENTIAL (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
COMMUNITY (COUNTY)
MEDIUM-HIGH (25) RESIDENTIAL (COUNTY)
COMMUNITY (COUNTY)
COMMERCE (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
ROYAL PALM BLVD.

COMMERCIAL RECREATION
COMMERCIAL
OFFICE PARK
R (25)
R (7)
POD B
R (7)
POD A
COMMERCIAL RECREATION
PROPOSED FLU: COMMERCIAL
R (10)
CONSERVATION
PARK
R (16)
R (20)
COMMERCIAL RECREATION
PROPOSED FLU: R (10)
R (12)
7
POD G
R (7)
OPEN SPACE
PARK
HOLIDAY SPRINGS BLVD.
R (10)
COMMERCIAL RECREATION
PROPOSED FLU: PARK
POD F
R (10)
COMMERCIAL RECREATION
PROPOSED FLU: PARK
ROCK ISLAND ROAD
R (5)
R (7)
R (25)
PARK
POD C
COMMERCIAL RECREATION
PROPOSED FLU: R (10)
PARK
R (10)
R (20)
PINE WALK DRIVE
POD H
COMMERCIAL RECREATION
PROPOSED FLU: PARK
R (5)
R (7)
POD D
COMMERCIAL RECREATION
PROPOSED FLU: PARK
R (7)
R (20)
R (10)
POD E
COMMERCIAL RECREATION
PROPOSED FLU: PARK
R (3)
R (16)
UTILITIES
PARK
OPEN SPACE
R (10)
R (7)
COMMERCIAL
R (4)
R (16)
R (4)
PARK
R (10)

NORTH

Exhibit “G”

City Zoning Map

urban design studio

CAROLINA CLUB

ZONING MAP

CITY OF CORAL SPRINGS

W. SAMPLE ROAD

CITY OF CORAL SPRINGS

ROYAL PALM BLVD.

HOLIDAY SPRINGS BLVD.

ROCK ISLAND ROAD

PINE WALK DRIVE

B-2
S-2 S-2 B-2
S-2 PROPOSED: B-2 POD A
B-2
B-3
PRC
POD B
PRC
R-3A
S-2 PROPOSED: R-3A
PRC
PUD
S-2 POD F
R-3A
S-2 POD G
S-2 PROPOSED: R-3A POD C
R-3A
POD H S-2
PRC
T-1
S-2 POD D
PRC
R-3A
R-3A
POD E
S-2
S-1
R-1B
R-3A
PRC
R-3A
R-3
S-1
R-1B
B-2
R-3
R-1B
R-1
R-3

B-1	NEIGHBORHOOD BUSINESS
B-2	COMMUNITY BUSINESS DISTRICT
B-2A	REGIONAL BUSINESS DISTRICT
B-3	LIBERAL BUSINESS DISTRICT
CF-1	COMMUNITY FACILITIES DISTRICT
CON	CONSERVATION
M-1	LIGHT INDUSTRIAL DISTRICT
M-1A	INDUSTRIAL PARK DISTRICT
PRC	PLANNED RESIDENTIAL COMMUNITY
PUD	PLANNED UNIT DEVELOPMENT
R-1	ONE FAMILY DWELLING DISTRICT
R-1A	ONE FAMILY DWELLING DISTRICT
R-1B	ONE FAMILY DWELLING DISTRICT
R-1C	ONE FAMILY DWELLING DISTRICT
R-1D	ONE FAMILY DWELLING DISTRICT
R-2	TWO FAMILY DWELLING DISTRICT
R-3	MULTIPLE FAMILY DWELLING DISTRICT
R-3A	MULTIPLE FAMILY DWELLING DISTRICT
R-3U	TOWNHOUSE DISTRICT
RVRP	RECREATIONAL VEHICLE RESORT PARK
S-1	RECREATIONAL DISTRICT
S-2	OPEN SPACE DISTRICT
T-1	MOBILE HOME DISTRICT
TOC-C	TRANSIT-ORIENTED CORRIDOR-CORRIDOR
TOC-CC	TRANSIT-ORIENTED CORRIDOR-CITY CENTER
TOC-G	TRANSIT-ORIENTED CORRIDOR-GATEWAY

NORTH

Exhibit “H”

City Letter of Transmittal and Draft Ordinance

Mayor
Arlene R. Schwartz

Vice Mayor
Antonio V. Arserio

Commissioners
Anthony N. Caggiano
Tommy Ruzzano
Joanne Simone

City Manager
Cale Curtis

City Attorney
Weiss Serota Helfman
Cole & Bierman

City Clerk
Jennifer M. Johnson

City of Margate, Florida

November 13, 2025

Barbara Blake-Boy
Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

RE: Transmittal of Proposed BCLUP Map Amendment – Lakes of Carolina.

Dear Ms. Blake-Boy,

On November 5, 2025, the City Commission of the City of Margate voted 3-2 to transmit an ordinance to amend both the Broward County Land Use Plan and the Margate Comprehensive Plan, with a recommendation of approval. On October 7, 2025, the Margate Planning and Zoning Board recommended approval of this ordinance. A copy of the proposed ordinance and meeting minutes have been attached.

The Lakes of Carolina amendment provides for a rearrangement of density within a 636.18-acre dashed line area with an average density of seven (7) dwelling units per acre. The amendment would change 74.1259 gross acres from Open Space and Commercial Recreation to Irregular Residential and 7.618 gross acres from Open Space to Commercial.

Thank you for your consideration and assistance. Should you have any questions or require additional information, please contact Andrew Pinney, Senior Planner with the Development Services Department at 954-884-3684 or apinney@margatefl.com.

Sincerely,

Cale Curtis

Cale Curtis
City Manager

cc:
Liz Taschereau, Director, Development Services Development

Margate Transmittal to BCPC

Final Audit Report 2025-11-12

Created:	2025-11-12
By:	Nancy Popick (npopick@margatefl.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArlPwqGJjhz-C68Hy9vgCGQMDVneB4uRX

"Margate Transmittal to BCPC" History

Document created by Nancy Popick (npopick@margatefl.com)
2025-11-12 - 9:28:31 PM GMT

Document emailed to Cale Curtis (ccurtis@margatefl.com) for signature
2025-11-12 - 9:28:35 PM GMT

Email viewed by Cale Curtis (ccurtis@margatefl.com)
2025-11-12 - 9:29:31 PM GMT

Document e-signed by Cale Curtis (ccurtis@margatefl.com)
Signature Date: 2025-11-12 - 9:29:44 PM GMT - Time Source: server

Agreement completed.
2025-11-12 - 9:29:44 PM GMT

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM 148.7729 ACRES OF COMMERCIAL RECREATION TO 74.1259 ACRES OF R(10) RESIDENTIAL, 7.618 ACRES OF COMMERCIAL AND 67.029 ACRES OF PARK; PROVIDING FOR AN ASSIGNMENT OF AVAILABLE RESIDENTIAL DENSITY WITHIN THE 636.18-ACRE IRREGULAR DENSITY DASHED-LINE AREA "A" WHICH WILL MAINTAIN AN AVERAGE DENSITY OF 7.0 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 3011 N ROCK ISLAND ROAD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rosemurgy Acquisitions, LLC ("Applicant") on behalf of J&D Golf Properties ("Property Owner") seeks to redevelop the golf course located at 3011 N Rock Island Road in the City of Margate, Florida ("City"), which consists of 148.7729 gross acres/143.5 net acres in area, more particularly described in the legal description, which is attached hereto as Exhibit "A," and incorporated herein by reference the ("Property"); and

WHEREAS, the Applicant seeks to develop the property to include no more than 540 townhouses, and 30,000 square feet

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of commercial on the Property; and

WHEREAS, the subject property is located within the 636.18-acre Dashed Line Area "A" which has an average density of 7 dwelling units per acre. This average density allows a maximum of 4,453 dwelling units to be built. There are currently 3,383 dwelling units built within this dashed line area, which leave 1,070 dwelling units available for assignment within this dashed line area; and

WHEREAS, Applicant has filed a Land Use Plan Amendment ("LUPA") to assign 540 of the available 1,070 dwelling units within Dashed Line Area A by changing the land use of 74.1259 acres of Commercial Recreation to R(10) Residential. This LUPA also seeks to change the land use of 7.618 acres of Commercial Recreation to Commercial, and 67.029 acres of Commercial Recreation to Park; and

WHEREAS, Applicant has filed concurrent applications for Rezoning of the subject property, and for a Development Agreement with the City, to include restrictive covenants that will be recorded in the public records of Broward County, Florida, which would dedicate 67.029 gross acres of the Property for use as a public park that will be maintained by the Applicant, and successors or assigns, as part of this LUPA; and

WHEREAS, the Application includes a request to amend Policy 1.2.6 of the City of Margate Comprehensive Plan; and

WHEREAS, on August 21, 2025 the City of Margate authorized concurrent transmittal to Broward County; and

WHEREAS, on August 26, 2025, the Margate Development Review Committee reviewed the Application, and recommended the Applicant resubmit to resolve staff comments; and

WHEREAS, the Margate Planning and Zoning Board, which serves as the Local Planning Agency, held a public hearing on October 7, 2025 regarding the LUPA, and recommended approval of the amendment; and

WHEEREAS, the City of Margate transmitted this land use plan amendment to the Department of Commerce on November TBD,

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2025; and

WHEREAS, after a State Expedited Review, the Department of Commerce issued a letter on TBD indicating TBD.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The City of Margate, Comprehensive Plan, Element I. "Future Land Use Element," is hereby amended to change the Future Land Use Map designation for the Property from 148.7729 acres of "Commercial Recreation" to 74.1259 acres of "Residential R(10)", 7.618 acres of "Commercial", and 67.029 acres of "Park" as shown in Exhibit "B," which is attached hereto, and incorporated herein by reference. The average density of the 636.18-acre Irregular Density Dashed-Line Area "A" does not change as a result of this amendment.

Section 2: That the City Commission approves the Applicant's land use plan amendment for the Property to consist of not more than 290 townhouses on Pod B, 250 townhouses on Pod C, and 30,000 square feet of commercial on Pod A, of the Subject Property, as shown in Exhibit "B," which is attached hereto, and incorporated herein by reference.

Section 3: That the City Commission approves an amendment to Policy 1.2.6 of Element I Future Land Use, Volume I: Goals, Objectives and Policies, of the City of Margate Comprehensive Plan, as follows:

> Policy 1.2.6 For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities pursuant to the City's land use plan amendment process. The maximum permitted development and approximate acreage within each dashed line area is as follows:
>
> DASHED LINE AREA "A"
> Total Acreage: 636.1~~8~~7
> Average Density Permitted: 7.0
>
> Map Designation Acreage
> R(25) 34.1~~7~~8

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R(20)	24.58
R(12)	~~35.34~~34.72
R(10)	~~74.9~~149.09
R(7)	182.~~62~~76
R(5)	42.04
Commercial	~~22.83~~30.45
Office Park	3.57
Commercial Recreation	~~150.38~~1.05
Parks	~~17.27~~85.07
Open Space	47.48
Conservation	1

DASHED LINE AREA "B"

Total Acreage:	237.58
Average Density Permitted:	7.0

Map Designation	Acreage
R(20)	45.38
R(16)	36.54
R(10)	24.78
R(7)	6.79
R(5)	42.56
Parks	8.58
Open Space	70.26
Conservation	1.69

DASHED LINE AREA "C"

Total Acreage:	282.75
Average Density Permitted:	8.7

Map Designation	Acreage
R(20)	42.05
R(17)	36.41
R(16)	45.75
R(14)	30.08
Parks	1.23
Office Park	0.95
Commercial Recreation	126.28

DASHED LINE AREA "D"

Total Acreage:	104.4

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Average Density Permitted:	8.38

Map Designation	Acreage
R(17)	35.85
R(7)	32.86
R(4)	28.79
Commercial	5.2
Parks	1.7

Section 4: That the City Commission approves an amendment to Part 6 Future Land Use Plan Map, of Element I Future Land Use, Volume II: Data, Inventory and Analysis, of the City of Margate Comprehensive Plan, as follows:

The Future Land Use Map

The Future Land Use Map for the City of Margate is appended to this document. The appended map is a reduced version of the original one, which is drawn to a scale of one inch equals 400 feet. The designation of any given parcel can be ascertained from the included map by means of the identifying streets, canals, wetlands, parks, and other features shown thereon. The larger map is available for viewing or purchase at City Hall. Because it is the same scale as the base maps of the City, i.e. zoning, subdivision, and address, it can be overlain to further ascertain the designation of any parcel of land or water within the city limits.

The Future Land Use Plan is the City's guide for future growth, development and redevelopment, and it generally shows the planned distribution of various land uses throughout the City's boundary. The Future Land Use Map does not necessarily reflect the existing use or zoning of any particular parcel. It shows the distribution and location of land uses in a manner consistent with the physical and man-made characteristics of the parcel and of its neighboring uses. All development permits shall henceforth be granted only if they are consistent with this map and the goals, objectives, and policies of this plan.

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Table T-11 summarizes future land use designations and the acreage allocated to each category. The total acreage for the planning area is approximately ~~5,742.48~~ 5,740.22 acres, or approximately 9 square miles.

TABLE T-11
Future Land Use Designations by Acreage

Future Land Use Category	Acres	Percent of Total City Land Area
Low Density Residential (3-7 du/ac) R (3), R (4), R (5), R (7)	~~2,429.83~~ 2,430.15	~~42.33%~~ 42.34%
Medium Density Residential (10-17 du/ac) R (10), R (12), R (14), R(15), R (16), R (17)	~~837.75~~ 911.33	~~14.59%~~ 15.88%
High Density Residential (20 -25 du/ac) R (20), R (25)	229.71	4.00%
Park	~~103.06~~ 170.86	~~1.80%~~ 2.98%
Open Space	260.37	4.54%
Conservation	52.25	.91%
Office Park	8.96	.16%
Industrial	69.07	1.20%
Utilities	25.17	.44%
Community Facilities	60.65	1.06%
Commercial	~~100.17~~ 107.79	~~1.75%~~ 1.88%
Commercial Recreation	~~294.77~~ 145.43	~~5.14%~~ 2.53%
Activity Center	1,189.10	20.71%
(E-W Canal, not assigned future land use)	79.45	1.38%
Total		100%

The Future Land Use Map illustrates the land uses that currently comprise the City of Margate. Residential future land use designations occupy ~~3,497.29~~ 3,571.19 acres, which is more than sixty percent (~~60.9%~~ 62.61%) of the total land area within the City. Of the residential designations in Margate, Low Density Residential occupies the most acreage, with over ~~2,429.83~~ 2,430.13 acres and 42 percent of Margate's total land use. The total acreage for single family designated land use is

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more than twice that of multi-family designated land area. Office Park and Industrial Future Land Use designations represent 78.03 acres, while Commercial and Commercial Recreation consists of ~~100.17~~ 107.79 and 145.43 ~~294.77~~ acres, respectively. The Activity Center land use designation encompasses approximately 20.7 percent of the land area within the City of Margate. Conservation and Parks Future Land Use designations comprise ~~155.31~~ 223.12 acres, combined.

The future land use categories are described in more detail on the following pages.

...

Section 5: That the City Commission recommends approval of the amendment to the Broward County Land Use Plan, and directs City Administration to transmit the Comprehensive Plan amendment to the Broward County Planning Council for recertification.

Section 6: That the City Commission directs City Administration to transmit the Comprehensive Plan amendment to the Florida Department of Commerce in accordance with Section 163.3184, Florida Statutes.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are and the same is hereby repealed to the extent of such conflict.

SECTION 8: If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 9: It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Margate Code, and that the sections of this ordinance may be renumbered or re-lettered and the

word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 10: This Ordinance shall take effect upon the effective date of the Development Agreement that is being considered concurrently with this Ordinance, which effective date shall be no earlier than 31 days after the Florida Department of Commerce notifies the City that the Comprehensive Plan amendment package is complete, unless timely challenged pursuant to Section 163.3184(5), Florida Statutes, in which case the Ordinance shall take effect on the date that the Department of Commerce or the Florida Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING THIS_____day of _____ 2025.

PASSED ON SECOND READING THIS____day of_____ 2026.

ATTEST:

_____ _____

JENNIFER M. JOHNSON MAYOR ARLENE R. SCHWARTZ

CITY CLERK

RECORD OF VOTE - 1ST READING		RECORD OF VOTE - 2ND READING	
Ruzzano	_____	Ruzzano	_____
Caggiano	_____	Caggiano	_____
Simone	_____	Simone	_____
Arserio	_____	Arserio	_____
Schwartz	_____	Schwartz	_____

CODING: Words in ~~struck through type are deletions from existing text;~~ Words in underscored type are additions.

EXHIBIT A

Legal Description and Survey

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN ON SAID HOLIDAY SPRINGS EAST, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 1,654.79 FEET; THENCE S00°30'15"W, A DISTANCE OF 21.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'15"W, A DISTANCE OF 18.80 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°10'55"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°41'16", A DISTANCE OF 535.60 FEET TO A POINT OF NON-TANGENCY; THENCE S30°11'01"E, A DISTANCE OF 167.98 FEET; THENCE S66°16'54"W, A DISTANCE OF 334.45 FEET; THENCE N23°43'06"W, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N30°10'02"W, A DISTANCE OF 400.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 45°37'13"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY; THENCE N75°47'15"W, A DISTANCE OF 97.41 FEET; THENCE N20°49'37"E, A DISTANCE OF 73.65 FEET; THENCE N01°10'22"E, A DISTANCE OF 191.19 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°27'26"E, A DISTANCE OF 207.47 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,714.81 FEET AND A CENTRAL ANGLE OF 07°27'28"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 223.20 FEET TO A POINT OF NON-TANGENCY; THENCE N83°37'13"E, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 331,841 SQUARE FEET OR 7.6180 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B. – PLAT BOOK
PG(S). – PAGE(S)
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
LB. – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORDS BOOK
R/W – RIGHT-OF-WAY
UE – UTILITY EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – ARC LENGTH
R – RADIUS
BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
23-48-41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 04, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

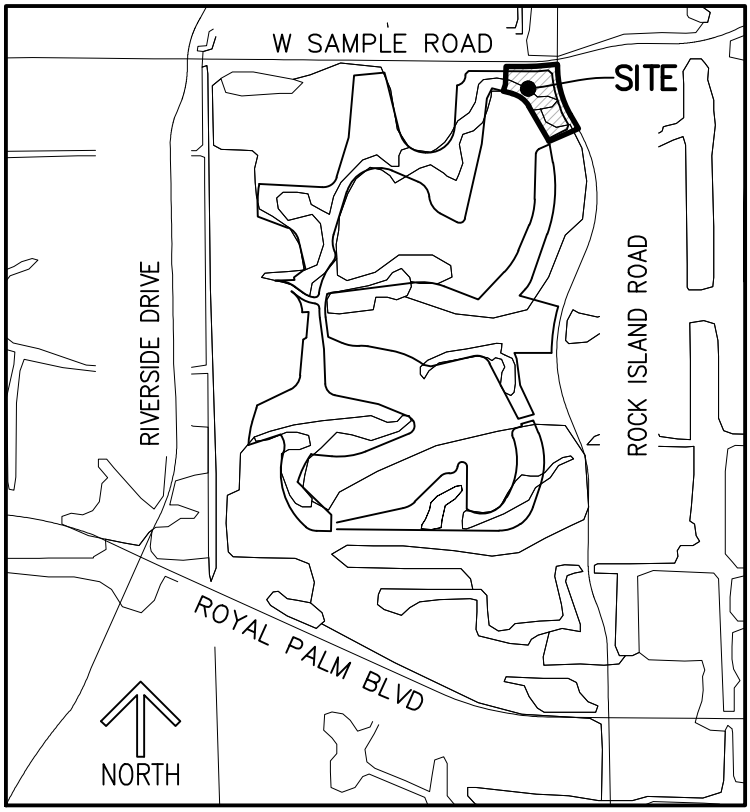
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD A

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°29'45"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
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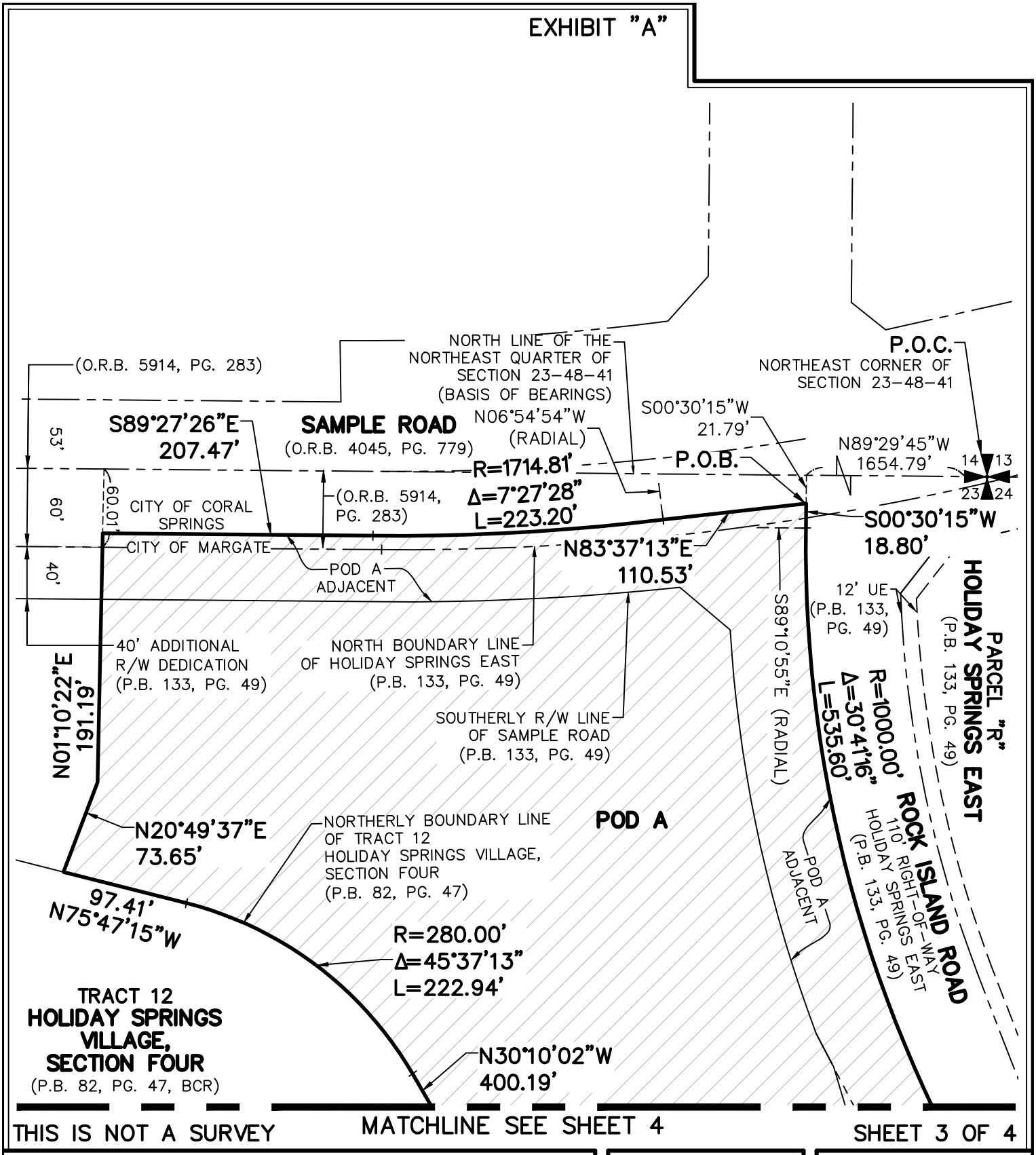
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD A

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 3 OF 4

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

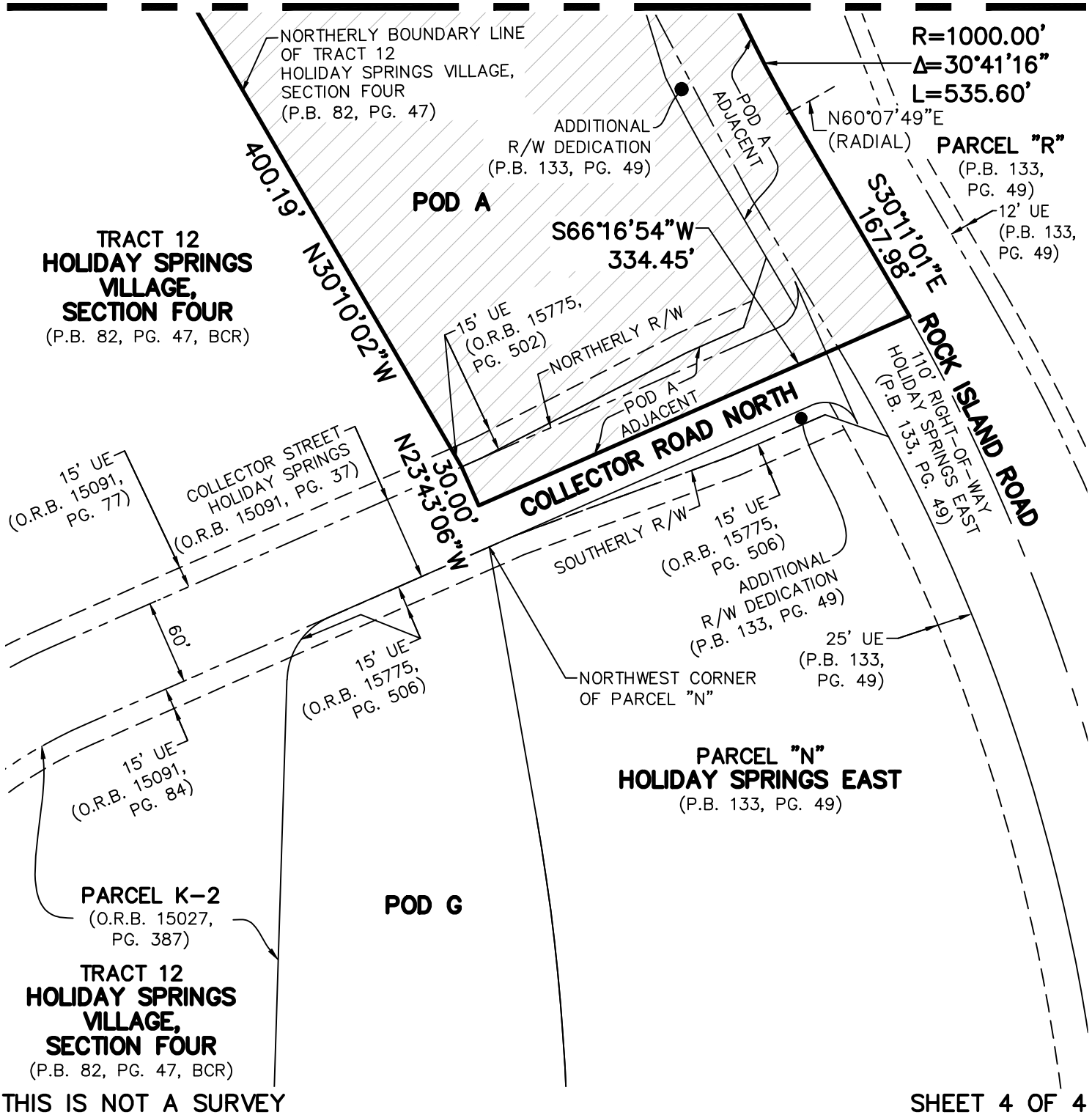
0 50' 100'

1 INCH = 100 FEET

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD A

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 4

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD A

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING ALL OF PARCEL 4-A AND A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD (WOODSIDE DRIVE), HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 49.26 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE AND TO THE POINT OF BEGINNING; THENCE S01°10'22"W, A DISTANCE OF 191.19 FEET; THENCE S20°49'37"W, A DISTANCE OF 73.65 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: THENCE N75°47'15"W, A DISTANCE OF 120.95 FEET; THENCE S26°52'21"W, A DISTANCE OF 119.85 FEET; THENCE S06°05'24"W, A DISTANCE OF 478.62 FEET; THENCE S12°50'04"W, A DISTANCE OF 801.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 105°15'17"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 110.22 FEET TO A POINT OF TANGENCY; THENCE N61°54'39"W, A DISTANCE OF 197.20 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 56°33'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 217.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 190.53 FEET AND A CENTRAL ANGLE OF 61°38'34"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 204.99 FEET TO A POINT OF TANGENCY; THENCE N66°59'22"W, A DISTANCE OF 298.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 95°58'55"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 586.32 FEET TO A POINT OF TANGENCY; THENCE S17°01'43"W, A DISTANCE OF 415.48 FEET; THENCE N87°50'42"W, A DISTANCE OF 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF TRACT 3, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE ALONG SAID NORTH BOUNDARY LINE, N69°25'03"W, A DISTANCE OF 333.55 FEET; THENCE S88°58'13"W, A DISTANCE OF 40.00 FEET; THENCE N01°01'47"W, A DISTANCE OF 163.13 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N88°58'19"E, A RADIAL DISTANCE OF 908.27 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°48'59", A DISTANCE OF 187.32 FEET TO A POINT OF NON-TANGENCY; THENCE S79°12'48"E, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF TRACT 4, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE ALONG SAID SOUTH BOUNDARY LINE, S87°00'21"E, A DISTANCE OF 666.12 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 146.72 FEET AND A CENTRAL ANGLE OF 76°20'26"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 195.49 FEET TO A POINT OF TANGENCY; THENCE N16°39'13"E, A DISTANCE OF 435.51 FEET;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

EXHIBIT "A"

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE N05°11'05"E, A DISTANCE OF 653.58 FEET; THENCE N84°46'28"E, A DISTANCE OF 321.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 25 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S14°02'22"E, A DISTANCE OF 645.86 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°57'39"E, A RADIAL DISTANCE OF 280.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°52'02", A DISTANCE OF 370.76 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 5; THENCE ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°54'23"E, A DISTANCE OF 23.97 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 86°35'09"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 423.14 FEET TO A POINT OF TANGENCY; THENCE N03°30'28"E, A DISTANCE OF 444.13 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N08°21'00"W, A RADIAL DISTANCE OF 103.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 81°08'45", A DISTANCE OF 145.87 FEET TO A POINT OF TANGENCY; THENCE N00°30'15"E, A DISTANCE OF 15.00 FEET; THENCE N45°30'15"E, A DISTANCE OF 49.50 FEET; THENCE N01°10'22"E, A DISTANCE OF 51.02 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, S89°27'26"E, A DISTANCE OF 388.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,650,582 SQUARE FEET OR 37.8922 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B. – PLAT BOOK
PG(S). – PAGE(S)
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
LB. – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORDS BOOK
R/W – RIGHT-OF-WAY
BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
23-48-41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST
UE – UTILITY EASEMENT
DE – DRAINAGE EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – ARC LENGTH
R – RADIUS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 01, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

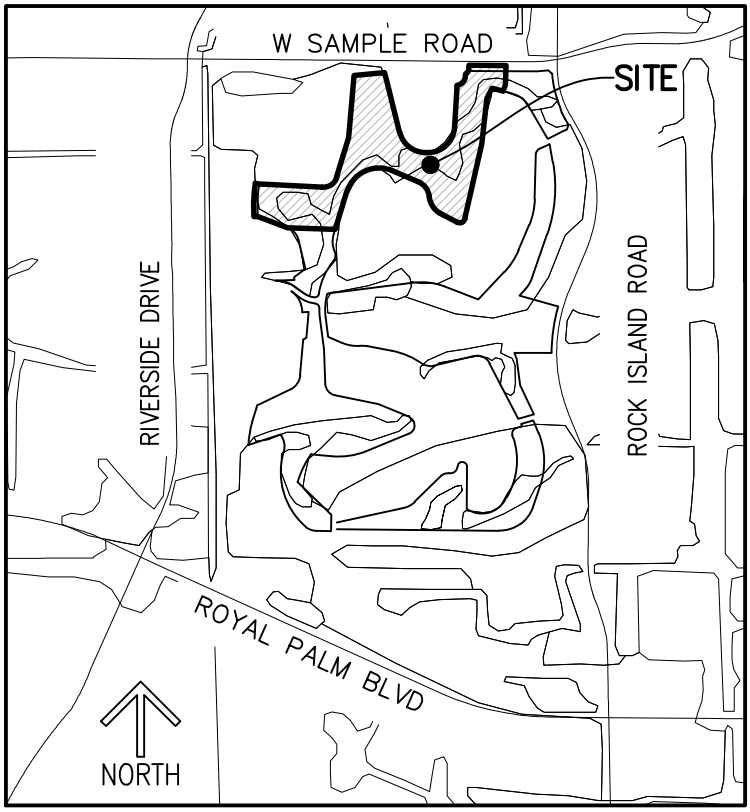
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°29'45"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

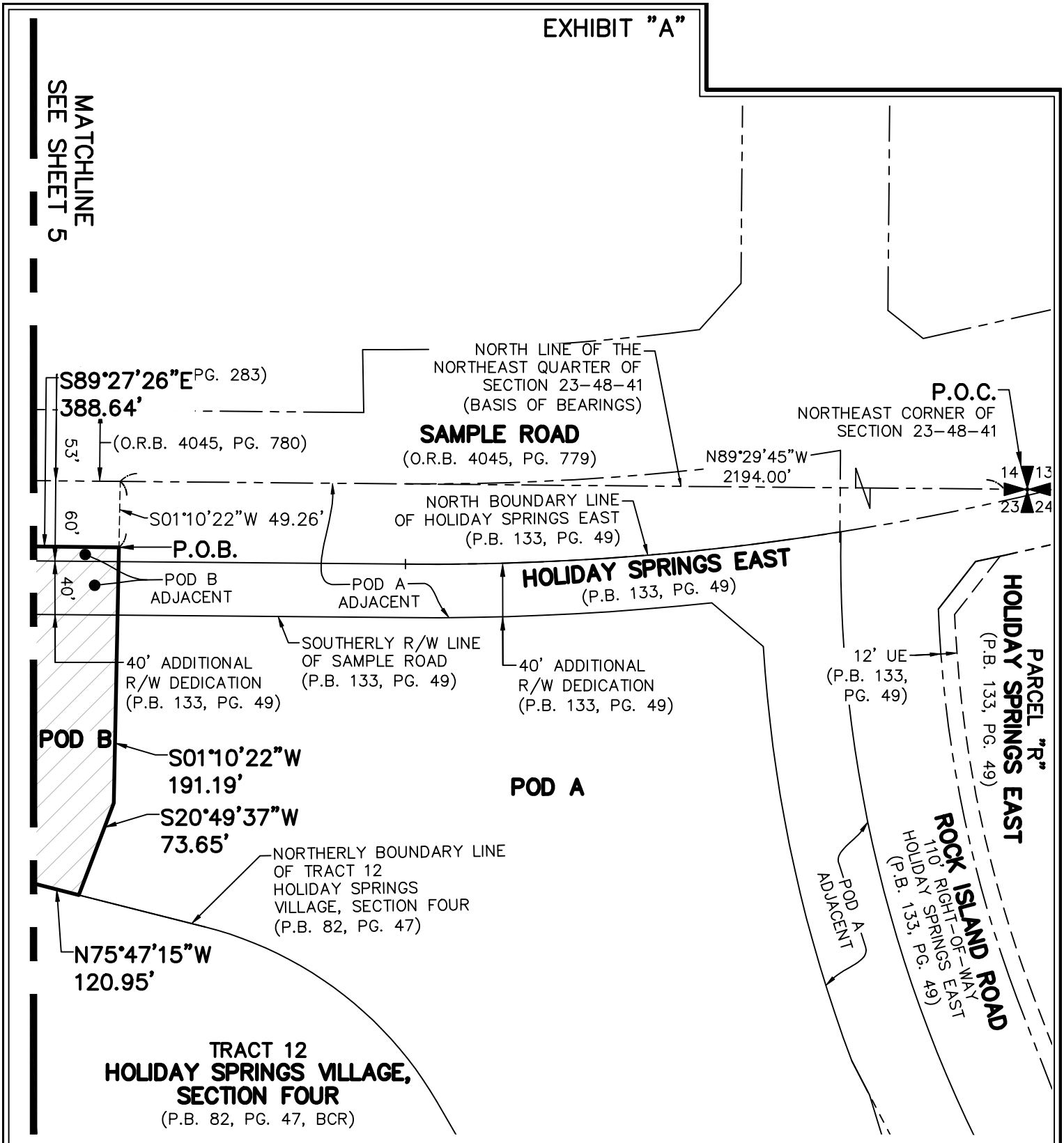
THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

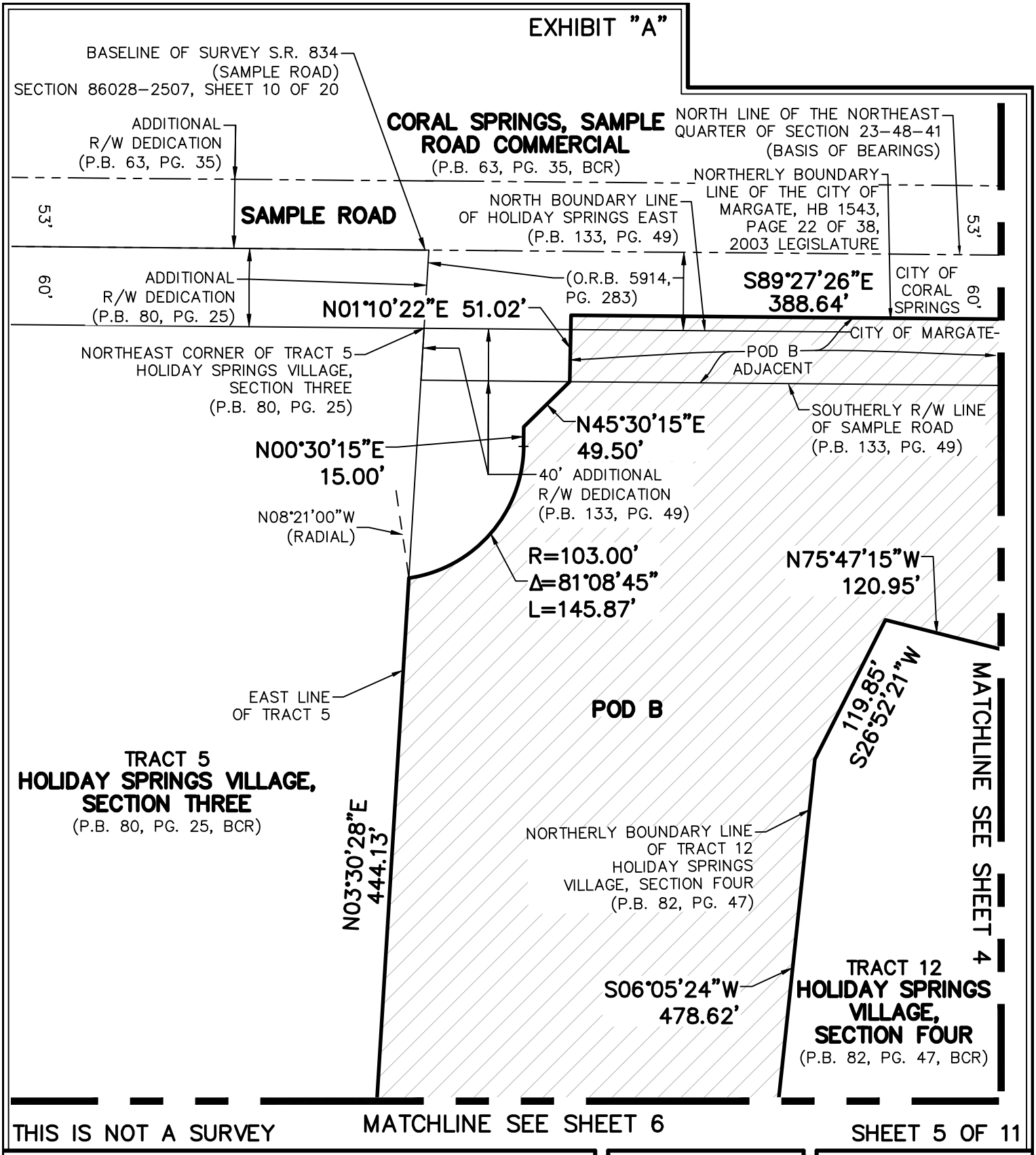
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6

SHEET 5 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

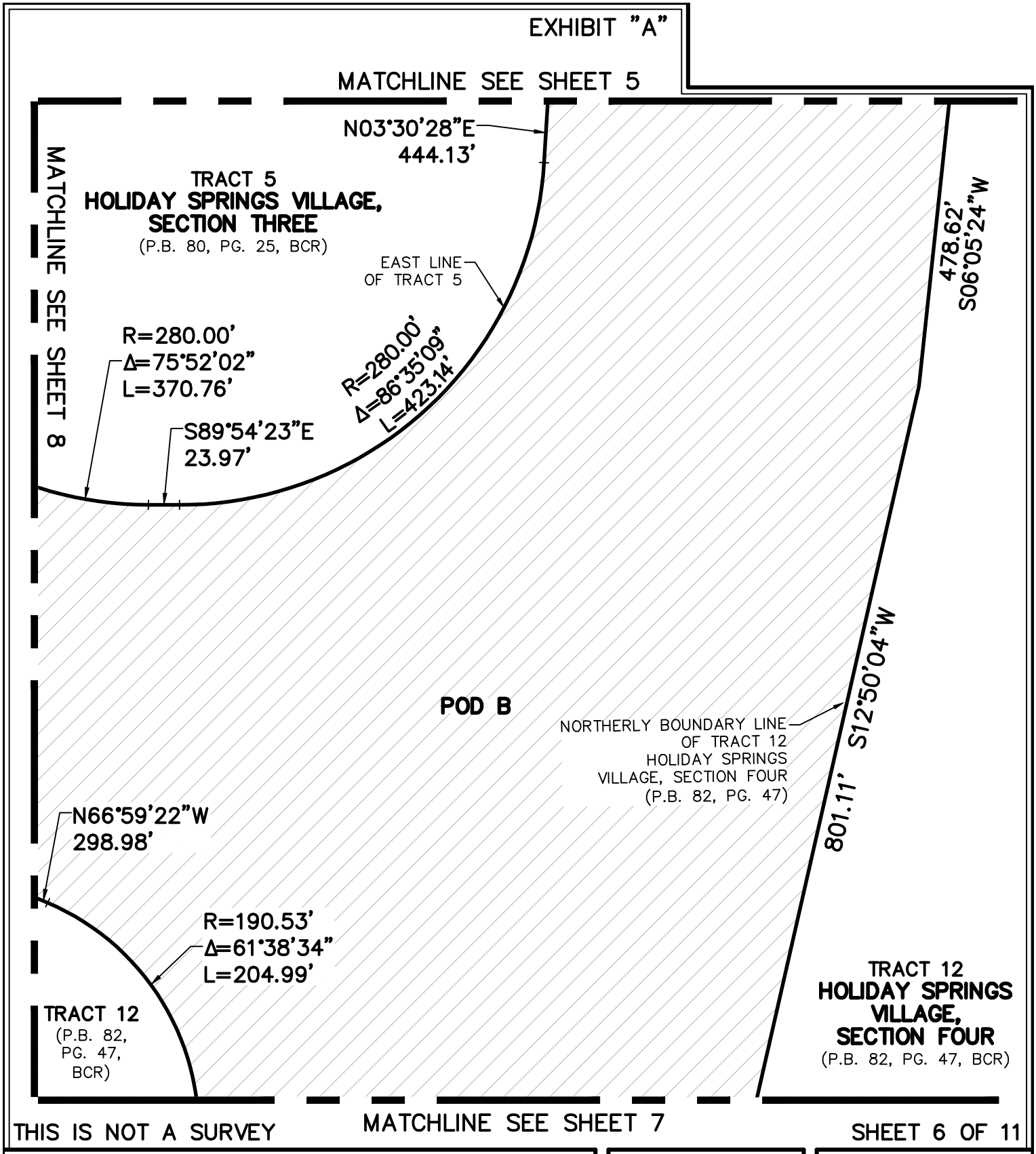
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 7

SHEET 6 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

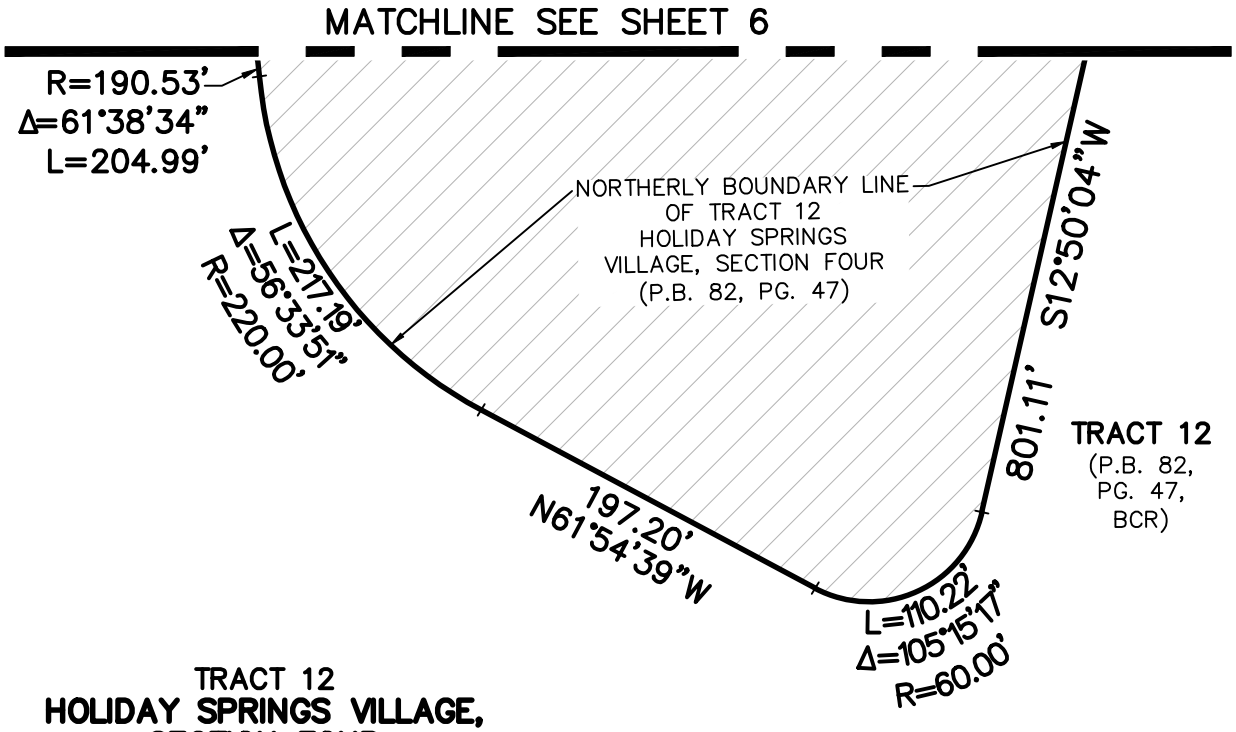
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



TRACT 12
HOLIDAY SPRINGS VILLAGE, SECTION FOUR
(P.B. 82, PG. 47, BCR)

THIS IS NOT A SURVEY

SHEET 7 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
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POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

NORTH
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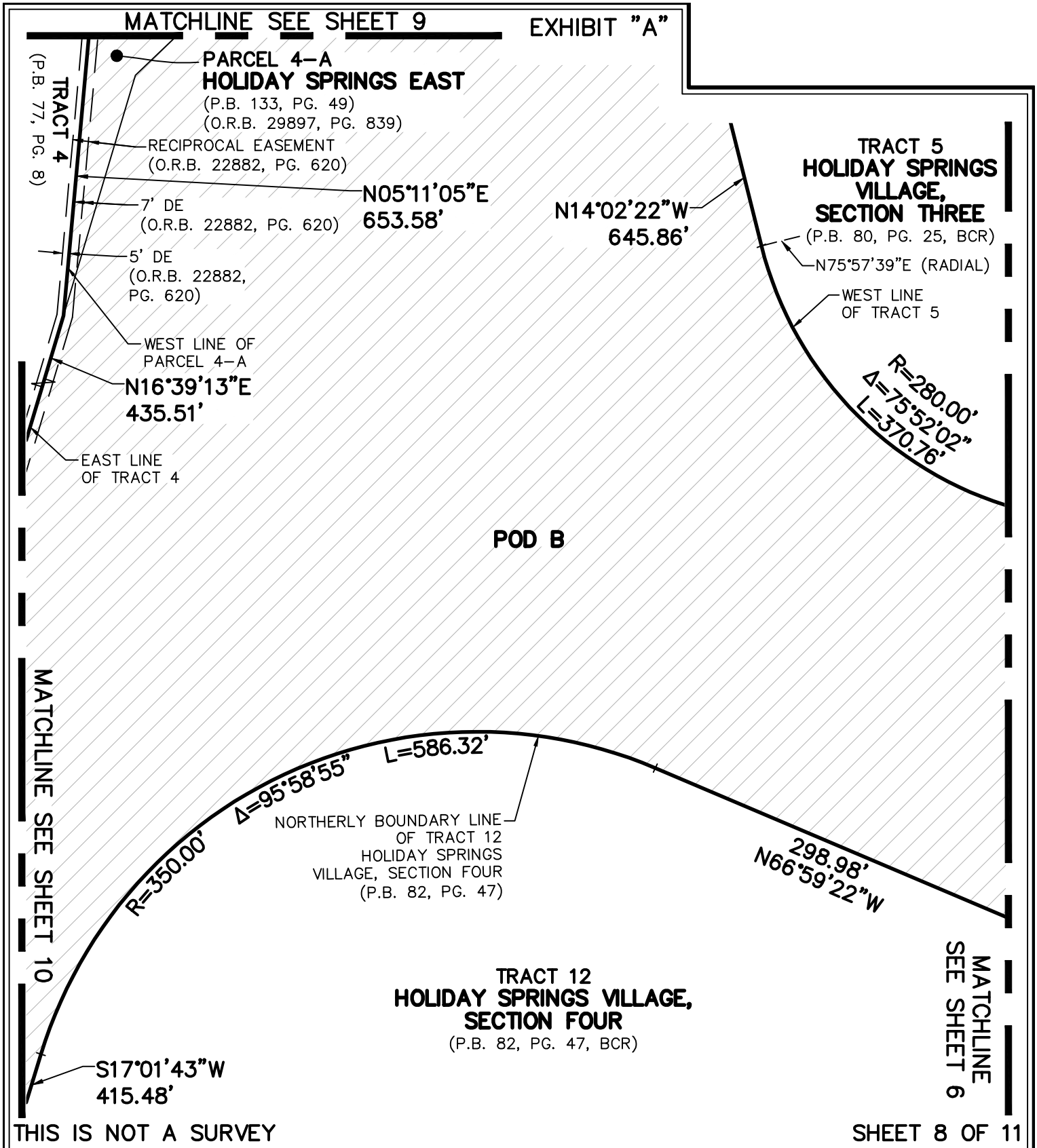

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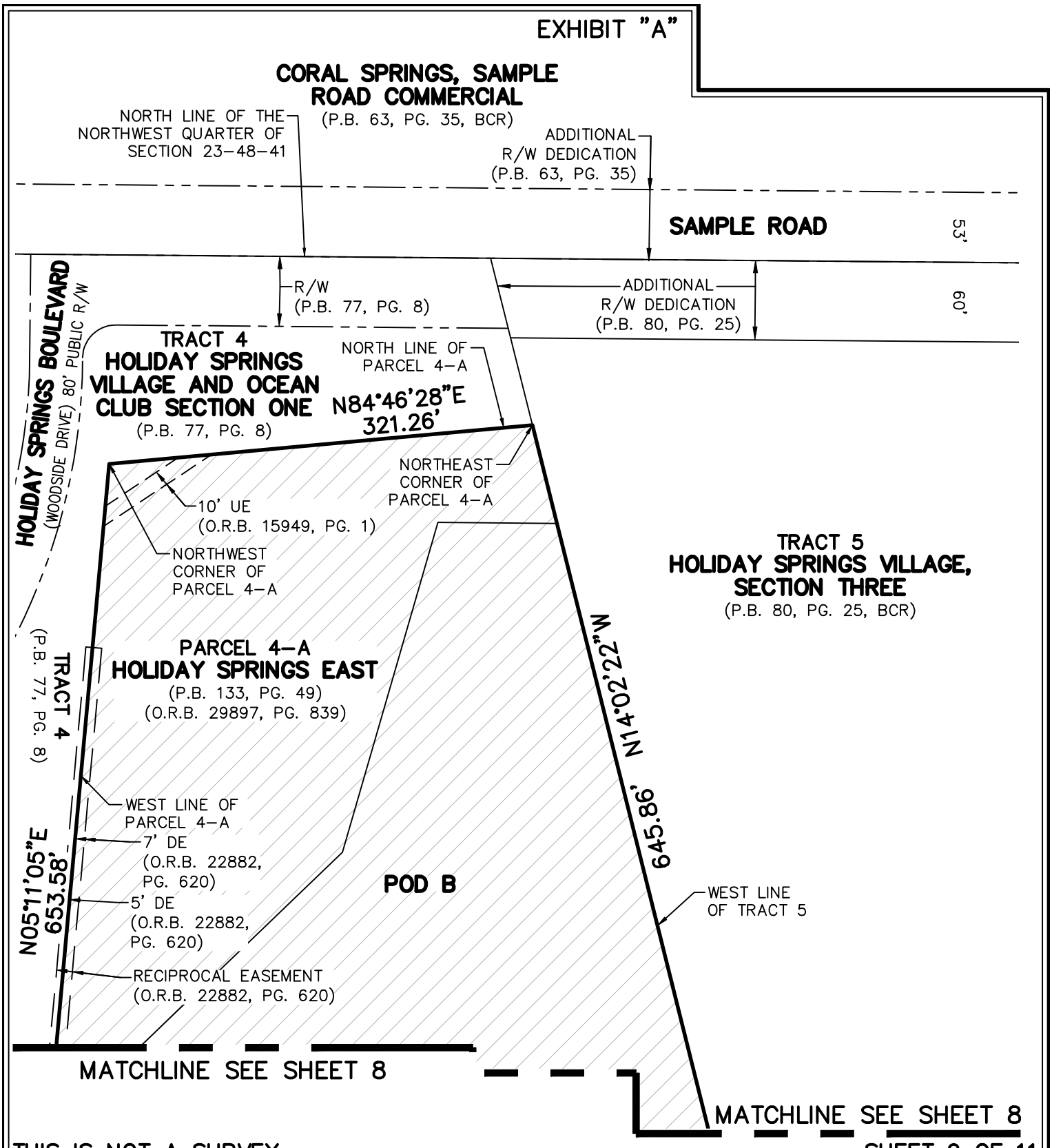

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SHEET 9 OF 11

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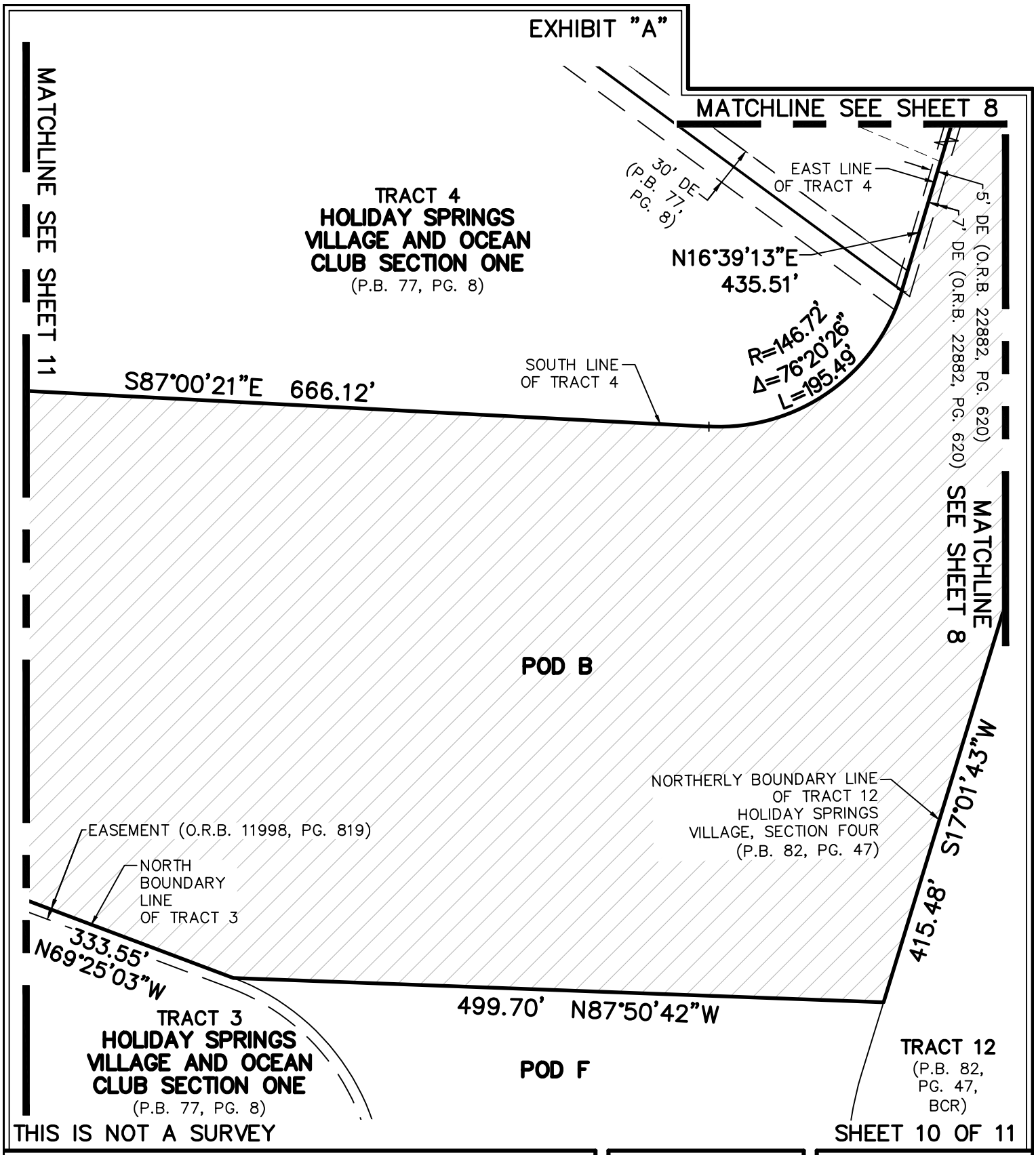
SKETCH AND DESCRIPTION



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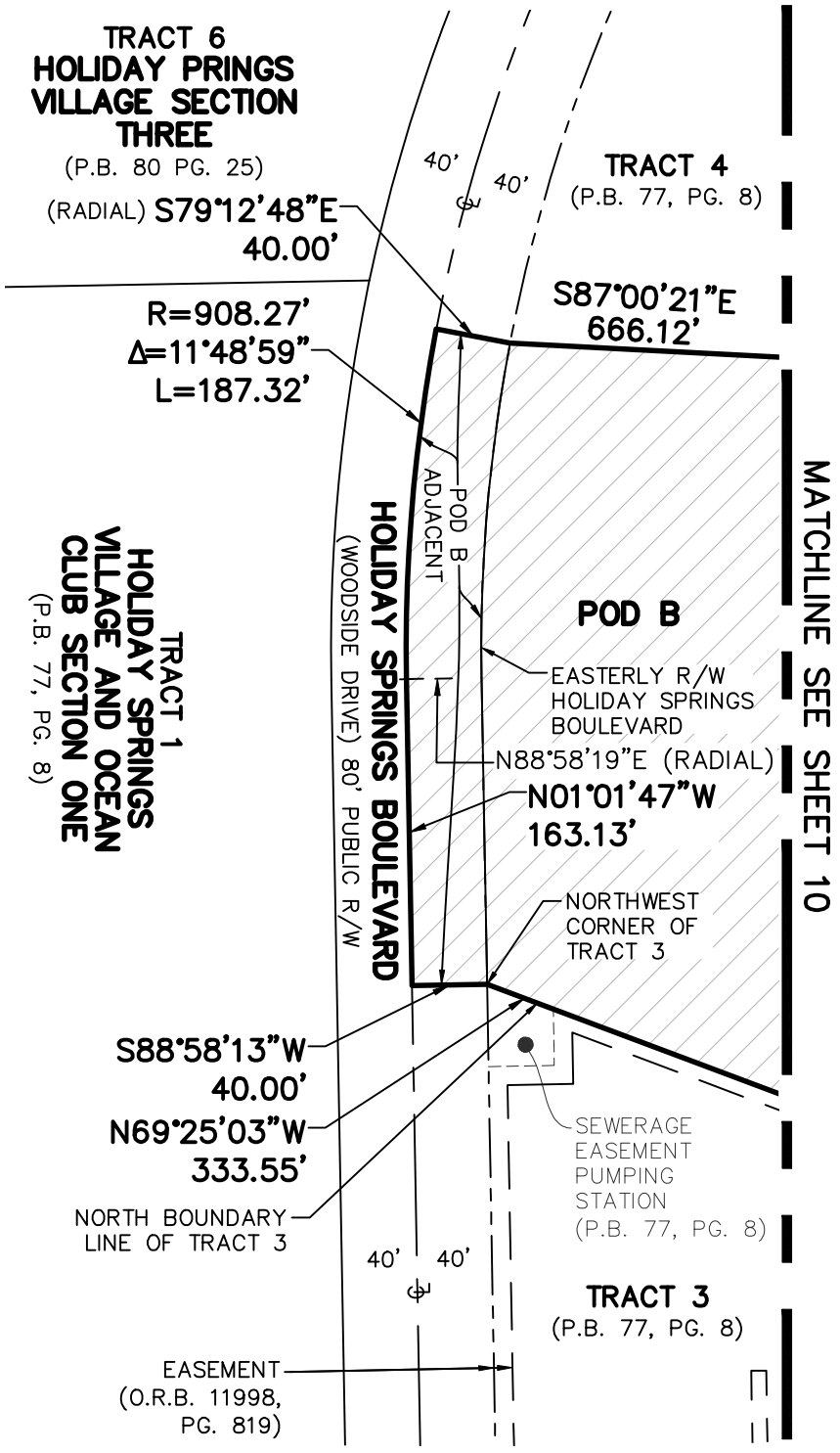

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SHEET 11 OF 11

CAULFIELD & WHEELER, INC.
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SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

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DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACTS 12 AND 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "O-1" AND A PORTION OF 110-FOOT WIDE PUBLIC RIGHT-OF-WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "O-1"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "O-1", S74°01'15"E, A DISTANCE OF 418.96 FEET; THENCE S73°59'23"E, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°59'23"E, A RADIAL DISTANCE OF 1,700.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°59'55", A DISTANCE OF 474.69 FEET TO A POINT OF NON-TANGENCY; THENCE N89°59'18"W, A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "O-1"; THENCE ALONG SAID SOUTH LINE, S89°58'46"W, A DISTANCE OF 388.47 FEET; THENCE S87°41'11"W, A DISTANCE OF 335.48 FEET; THENCE S77°24'39"W, A DISTANCE OF 97.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S76°39'38"W, A DISTANCE OF 460.60 FEET; THENCE N78°26'12"W, A DISTANCE OF 79.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF PARCEL L-4, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S36°57'51"W, A RADIAL DISTANCE OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°31'09", A DISTANCE OF 370.28 FEET TO A POINT OF NON-TANGENCY; THENCE N79°33'20"W, A DISTANCE OF 251.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 14°50'04"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 90.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 27°34'26"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 180.47 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH SAID NORTHERLY BOUNDARY LINE OF TRACT 13; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, N66°48'58"W, A DISTANCE OF 162.00 FEET; THENCE S82°30'07"W, A DISTANCE OF 30.00 FEET; THENCE N07°29'53"W, A DISTANCE OF 211.31 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 22°32'50"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 255.79 FEET TO A POINT OF NON-TANGENCY; THENCE S74°57'03"E, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S24°30'43"E, A RADIAL DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°10'42", A DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY; THENCE N82°39'59"E, A DISTANCE OF 885.46 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 27°56'57"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 341.46 FEET TO A POINT OF TANGENCY; THENCE S69°23'04"E, A DISTANCE OF 383.41 FEET; THENCE N84°51'17"E, A DISTANCE OF 434.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,578,342 SQUARE FEET OR 36.2337 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

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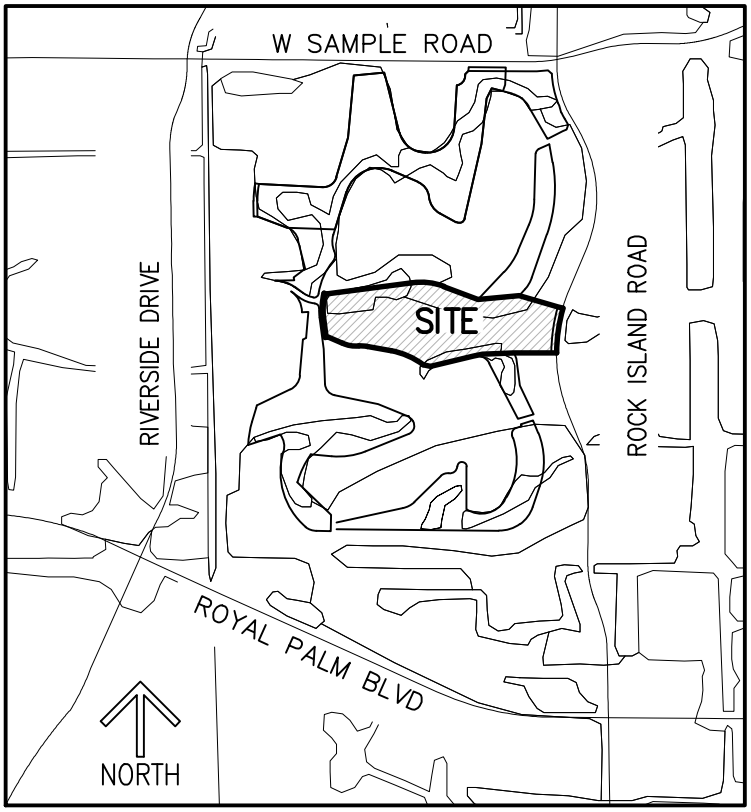
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD C

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

P.B.	–	PLAT BOOK
PG(S).	–	PAGE(S)
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
LB.	–	LICENSED BUSINESS
O.R.B.	–	OFFICIAL RECORDS BOOK
R/W	–	RIGHT–OF–WAY
UE	–	UTILITY EASEMENT
DE	–	DRAINAGE EASEMENT
Δ	–	DELTA (CENTRAL ANGLE)
L	–	ARC LENGTH
R	–	RADIUS
BCR	–	DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41	–	SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S74°01'15"E, ALONG THE NORTH LINE OF PARCEL "O–1", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

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POD C (GROSS ACREAGE)
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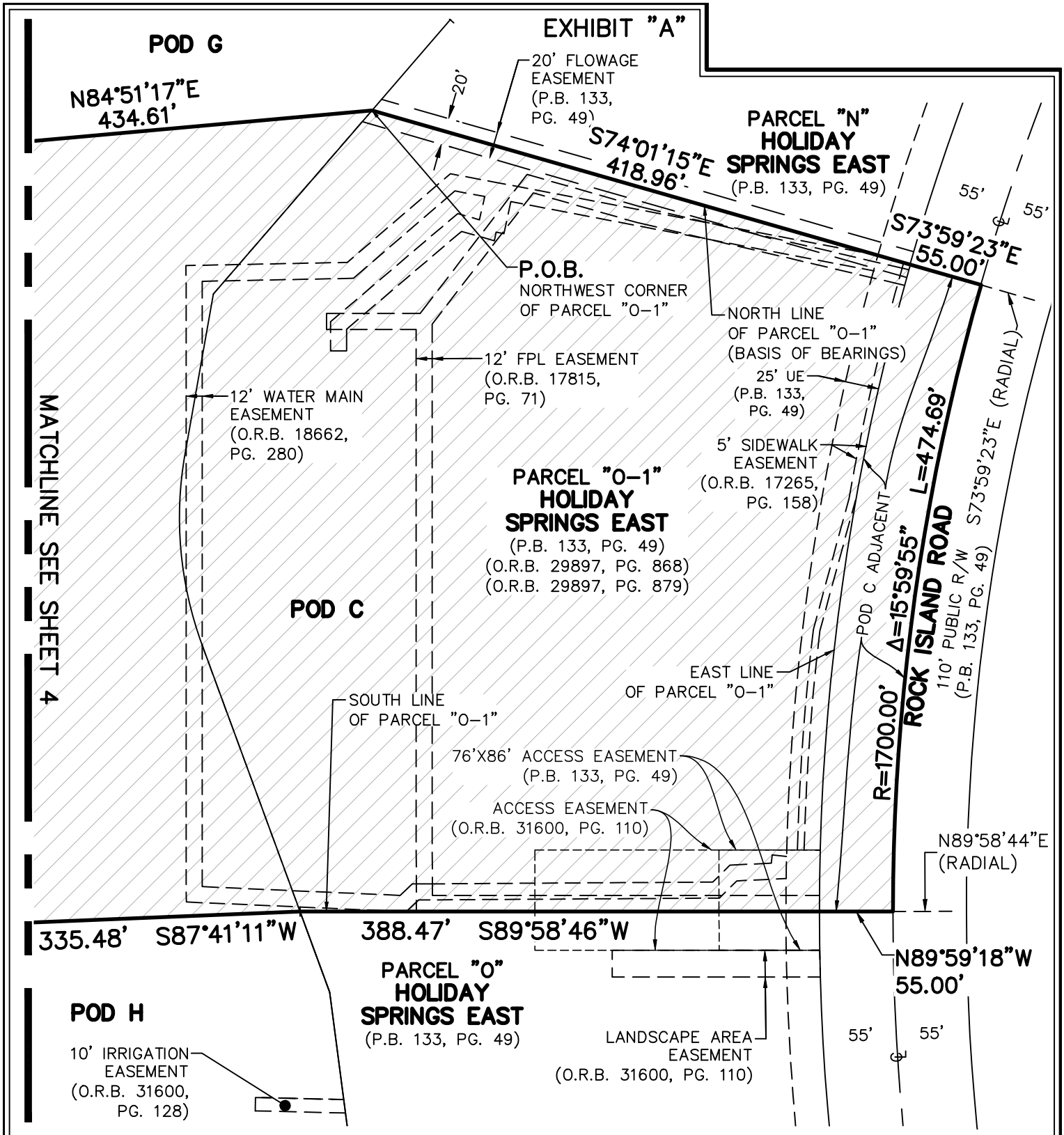

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SHEET 3 OF 7

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NORTH

0 50' 100'

1 INCH = 100 FEET

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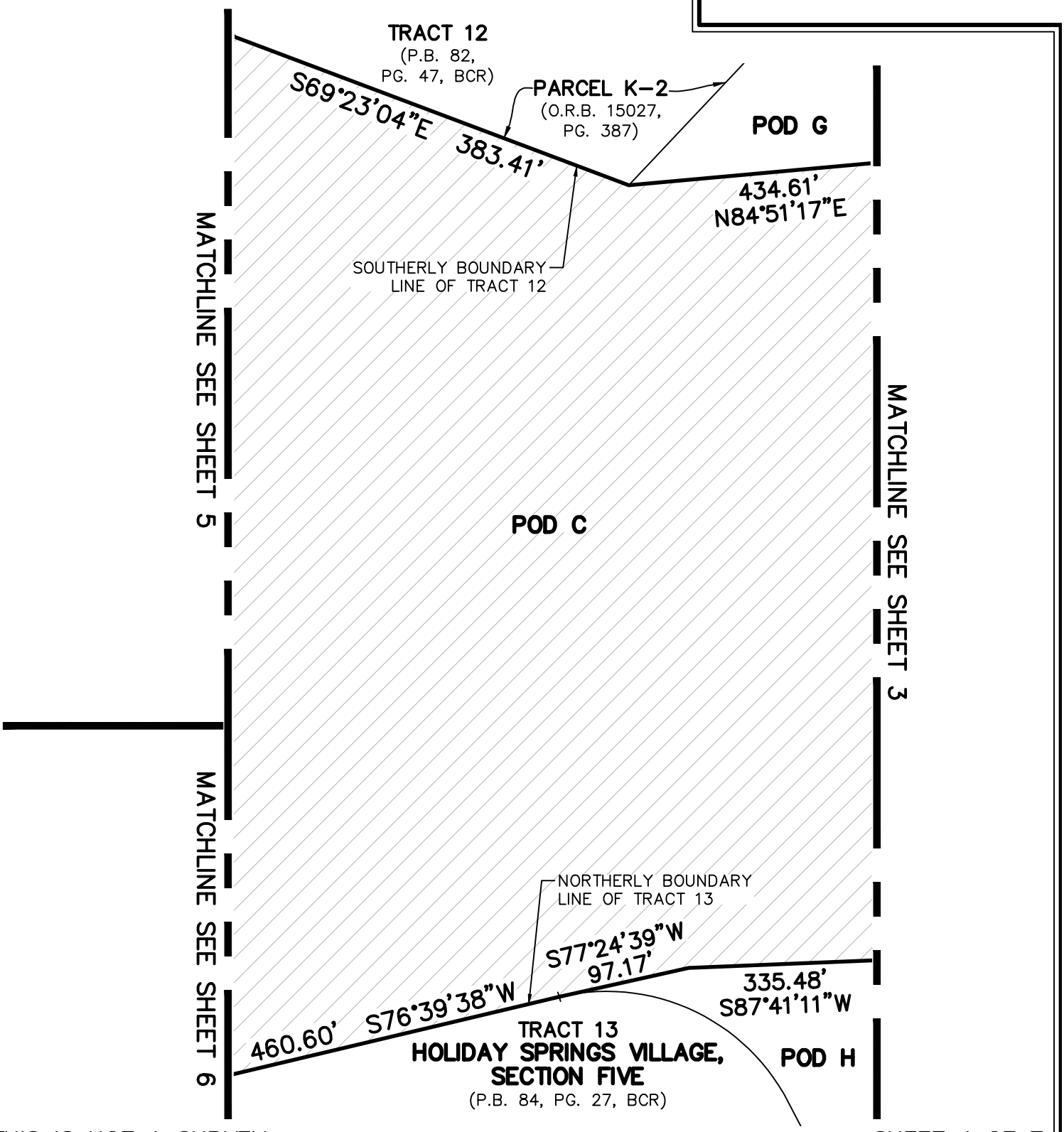

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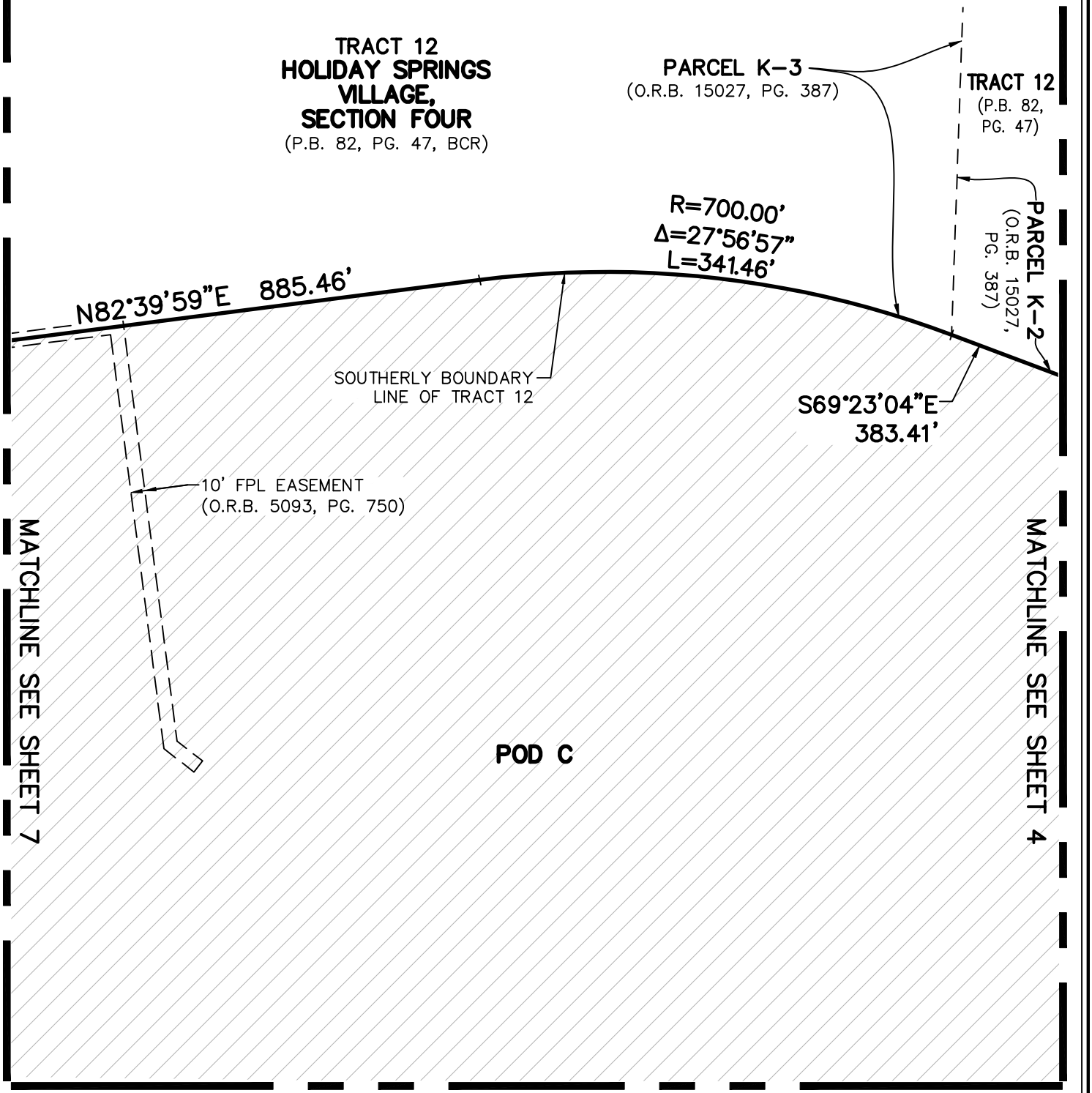

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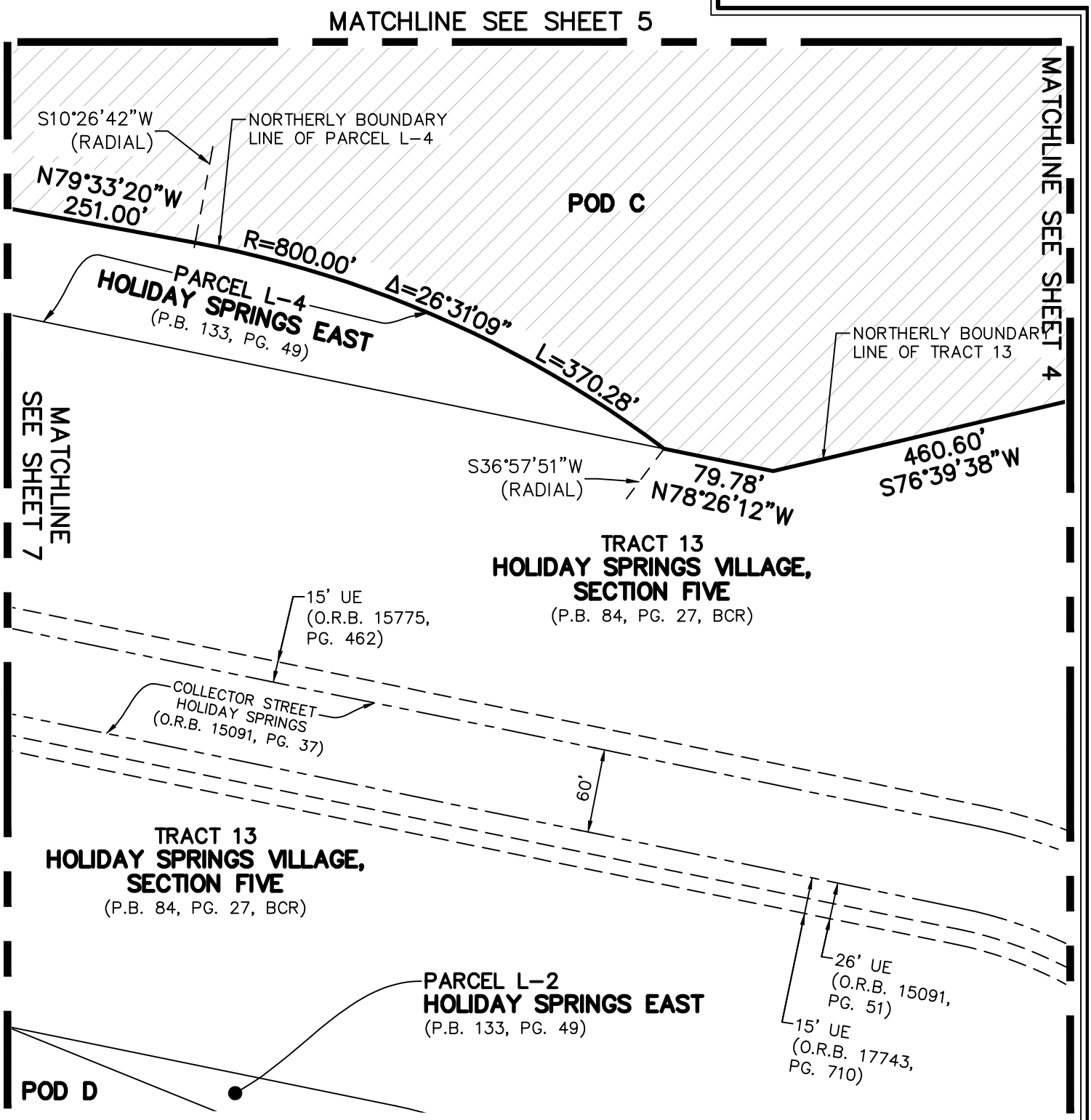

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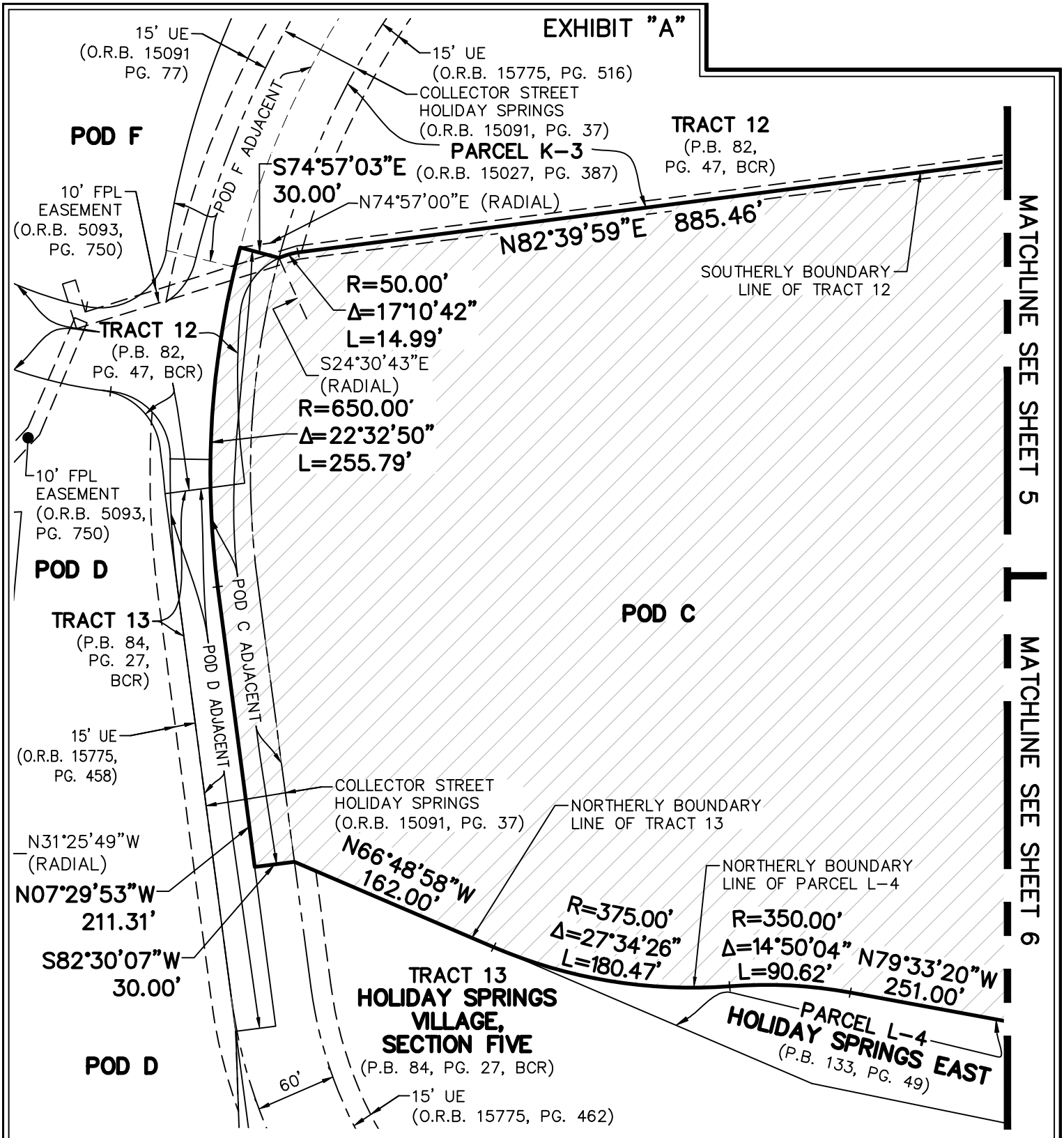

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DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACTS 12 AND 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SAID TRACT 12, TOGETHER WITH A PORTION OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD, HOLIDAY SPRINGS VILLAGE SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 24 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 2, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS; THENCE S81°23'52"E, A DISTANCE OF 343.30 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 12, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S53°27'24"E, A DISTANCE OF 106.88 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 30°22'34"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 174.95 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 84°44'11"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 73.95 FEET TO A POINT OF NON-TANGENCY; THENCE S89°05'41"E, A DISTANCE OF 30.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°05'41"E, A RADIAL DISTANCE OF 650.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°24'12", A DISTANCE OF 95.33 FEET TO A POINT OF TANGENCY; THENCE S07°29'53"E, A DISTANCE OF 331.23 FEET; THENCE S82°40'01"W, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL L-1, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S01°58'35"E, A DISTANCE OF 366.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 76°27'37"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 166.81 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY BOUNDARY LINE OF PARCEL L-1 AND ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 13, S78°26'12"E, A DISTANCE OF 466.96 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL L-2, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S67°55'50"E, A DISTANCE OF 319.17 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34°22'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 89.98 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 101°32'13"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 159.49 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY BOUNDARY LINE OF THE TRACT 13; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S67°58'43"W, A DISTANCE OF 493.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 27°21'15"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 358.07 FEET TO A POINT OF TANGENCY; THENCE N84°40'02"W, A DISTANCE OF 221.58 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S54°56'47"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°35'39", A DISTANCE OF 324.53 FEET TO A POINT OF NON-TANGENCY; THENCE S45°45'02"E, A DISTANCE OF 534.67 FEET; THENCE S00°31'17"W, A DISTANCE OF 141.32 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE EASTERLY BOUNDARY LINE OF TRACT 11, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE SECTION TWO;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD D

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N89°28'44"W, A DISTANCE OF 180.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 39°52'54"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 125.29 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 66°15'13"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 867.26 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 54°52'30"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 191.55 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 11; THENCE ALONG SAID NORTH LINE, S71°45'11"W, A DISTANCE OF 396.80 FEET; THENCE N02°05'07"E, A DISTANCE OF 15.10 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S87°30'33"E, A RADIAL DISTANCE OF 1,066.86 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°03'44", A DISTANCE OF 261.84 FEET TO A POINT OF TANGENCY; THENCE N16°33'11"E, A DISTANCE OF 140.04 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 10, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE SECTION TWO; THENCE ALONG SAID SOUTH LINE, N64°15'40"E, A DISTANCE OF 441.98 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 10; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 59°04'12"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 185.57 FEET TO A POINT OF TANGENCY; THENCE N05°11'28"E, A DISTANCE OF 378.56 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 2; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N28°44'44"W, A RADIAL DISTANCE OF 784.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°41'05", A DISTANCE OF 36.76 FEET TO A POINT OF NON-TANGENCY; THENCE N05°11'28"E, A DISTANCE OF 270.21 FEET; THENCE S87°35'05"W, A DISTANCE OF 68.28 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°23'21"W, A RADIAL DISTANCE OF 276.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 52°50'48", A DISTANCE OF 255.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,309,857 SQUARE FEET OR 30.0702 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

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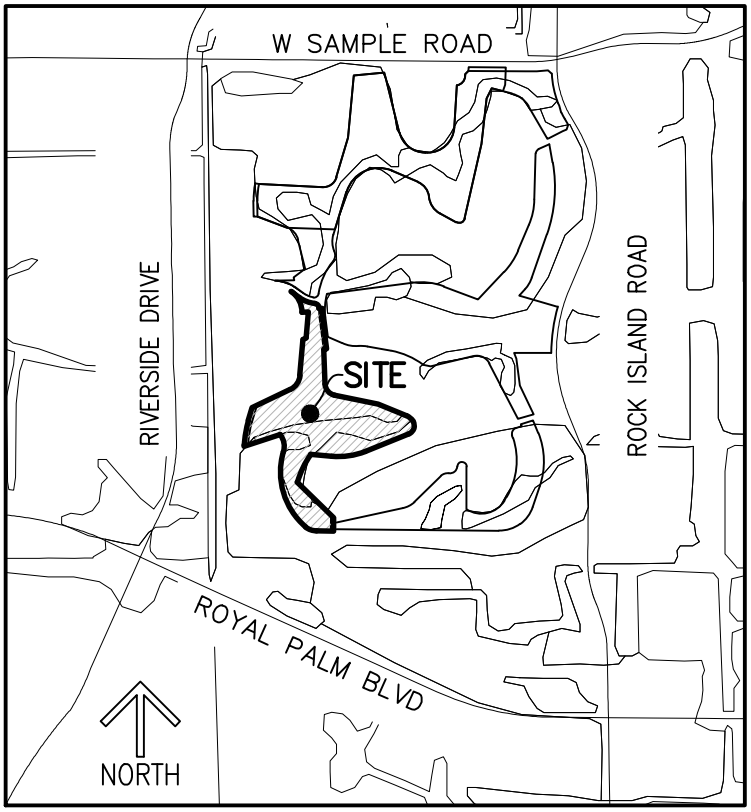
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD D

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

P.B.	–	PLAT BOOK
PG(S).	–	PAGE(S)
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
LB.	–	LICENSED BUSINESS
O.R.B.	–	OFFICIAL RECORDS BOOK
R/W	–	RIGHT–OF–WAY
UE	–	UTILITY EASEMENT
DE	–	DRAINAGE EASEMENT
Δ	–	DELTA (CENTRAL ANGLE)
L	–	ARC LENGTH
R	–	RADIUS
BCR	–	DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41	–	SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°01'47"E, ALONG THE WEST LINE OF TRACT 2, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

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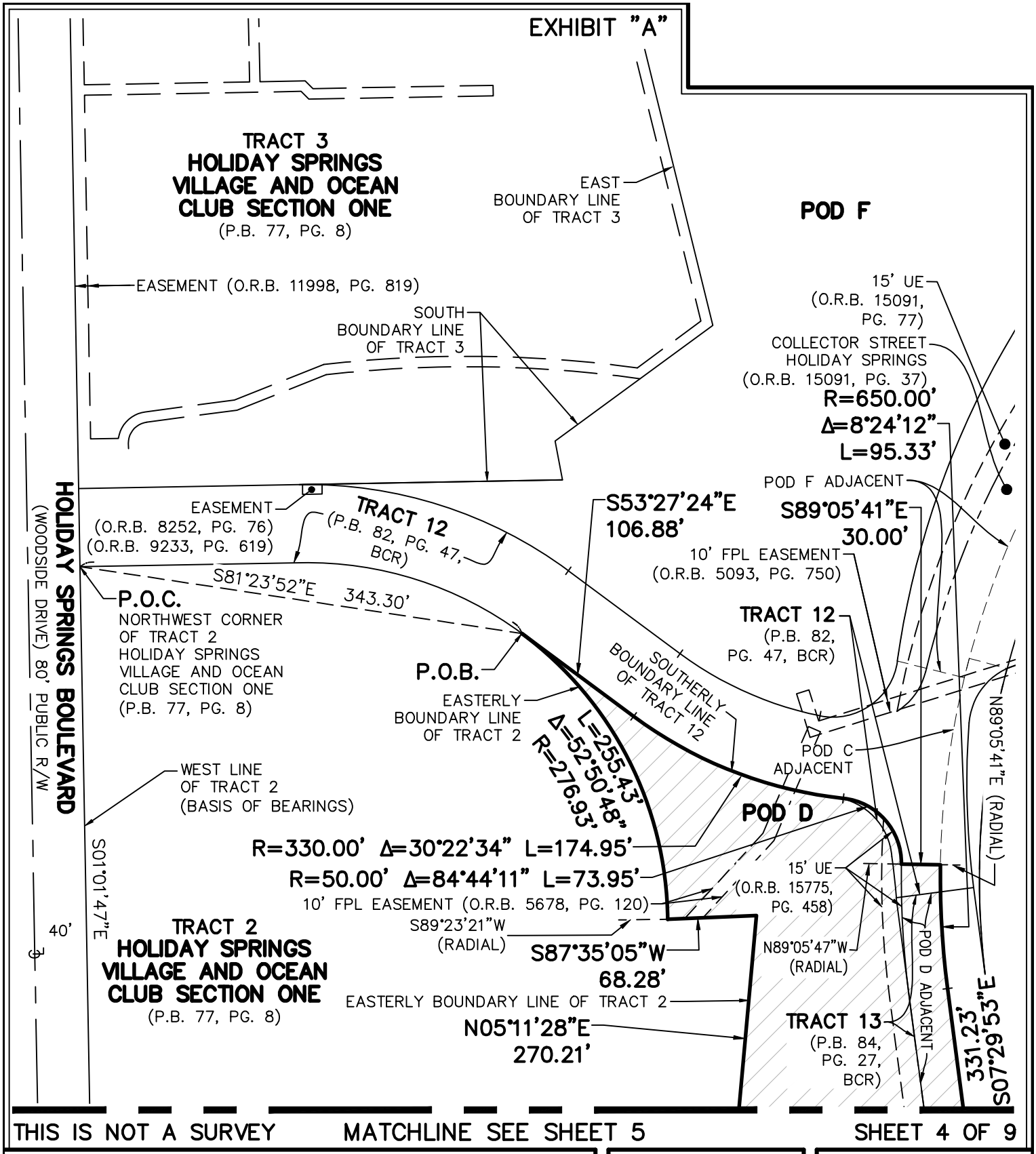
POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3–10–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD D



THIS IS NOT A SURVEY MATCHLINE SEE SHEET 5 SHEET 4 OF 9

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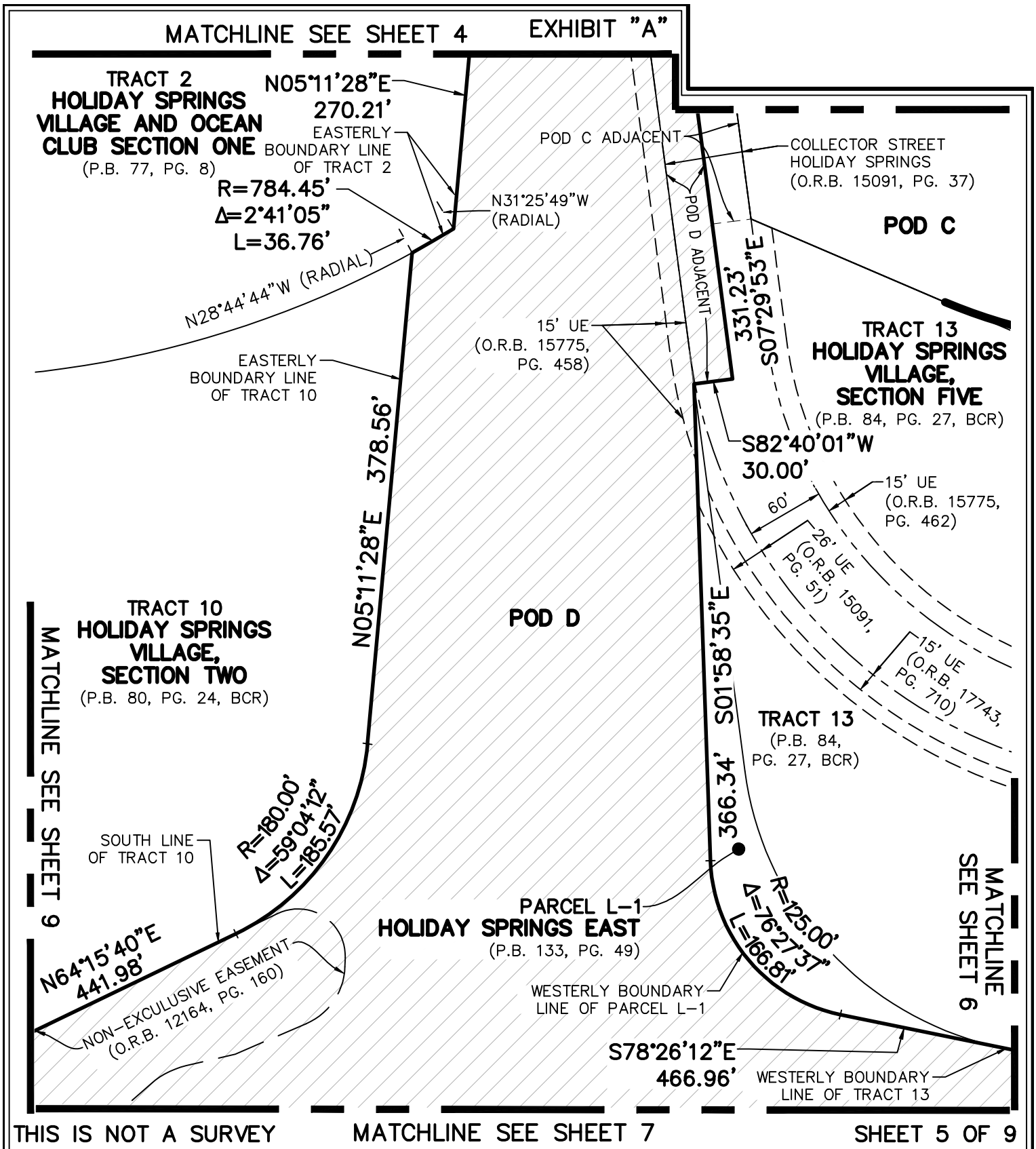
NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION



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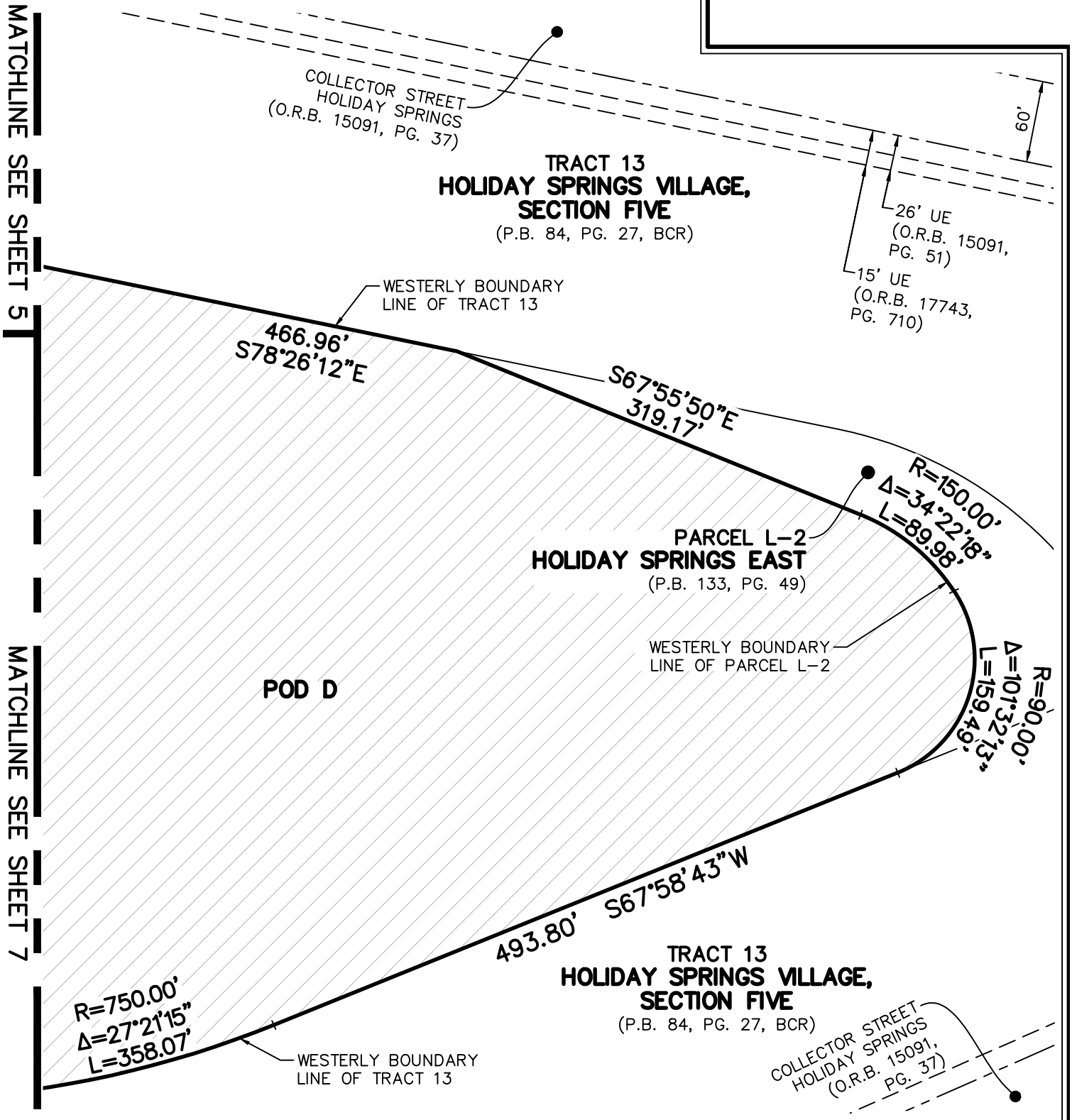
NORTH
0 50' 100'
1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

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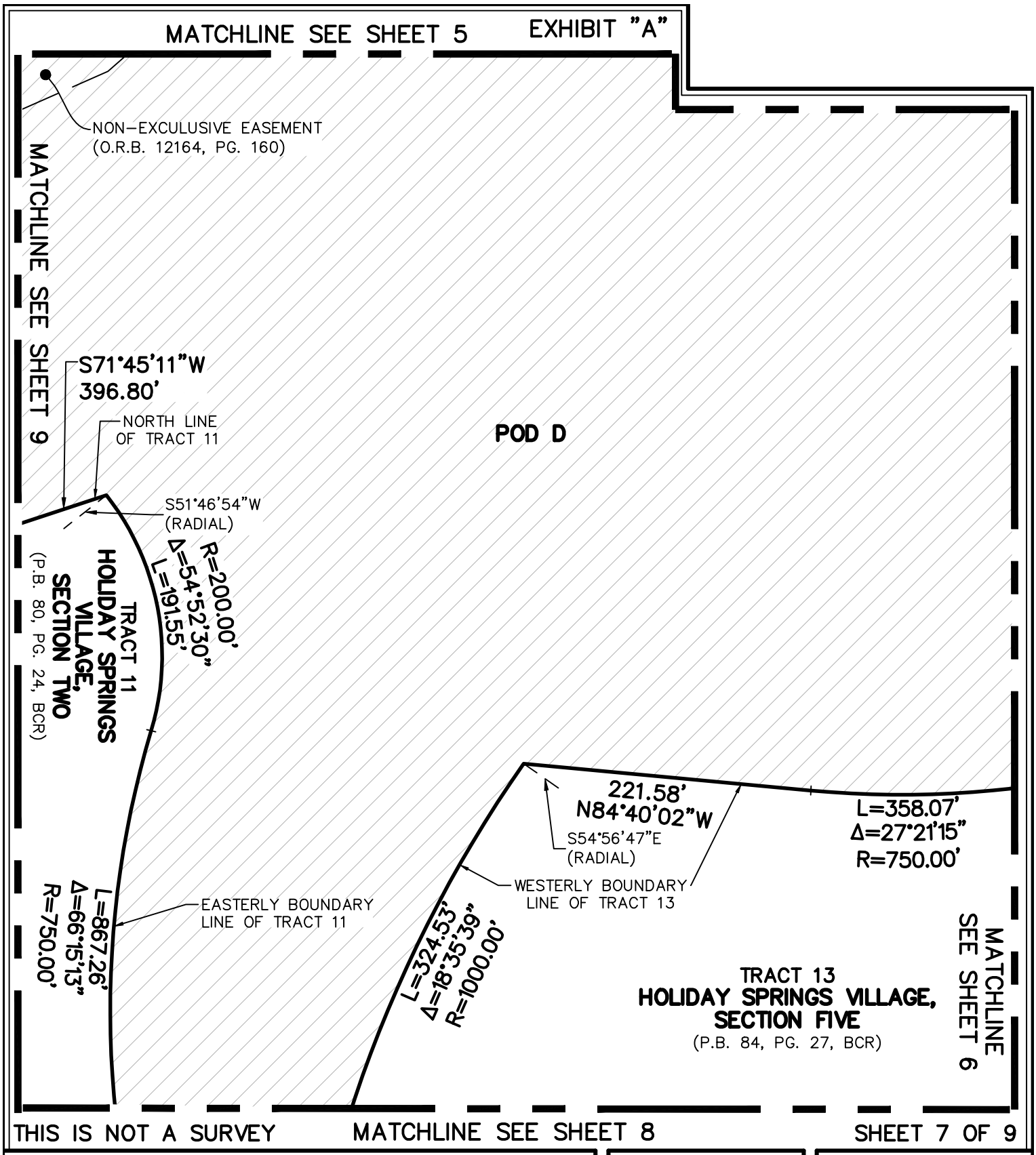
NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION



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PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

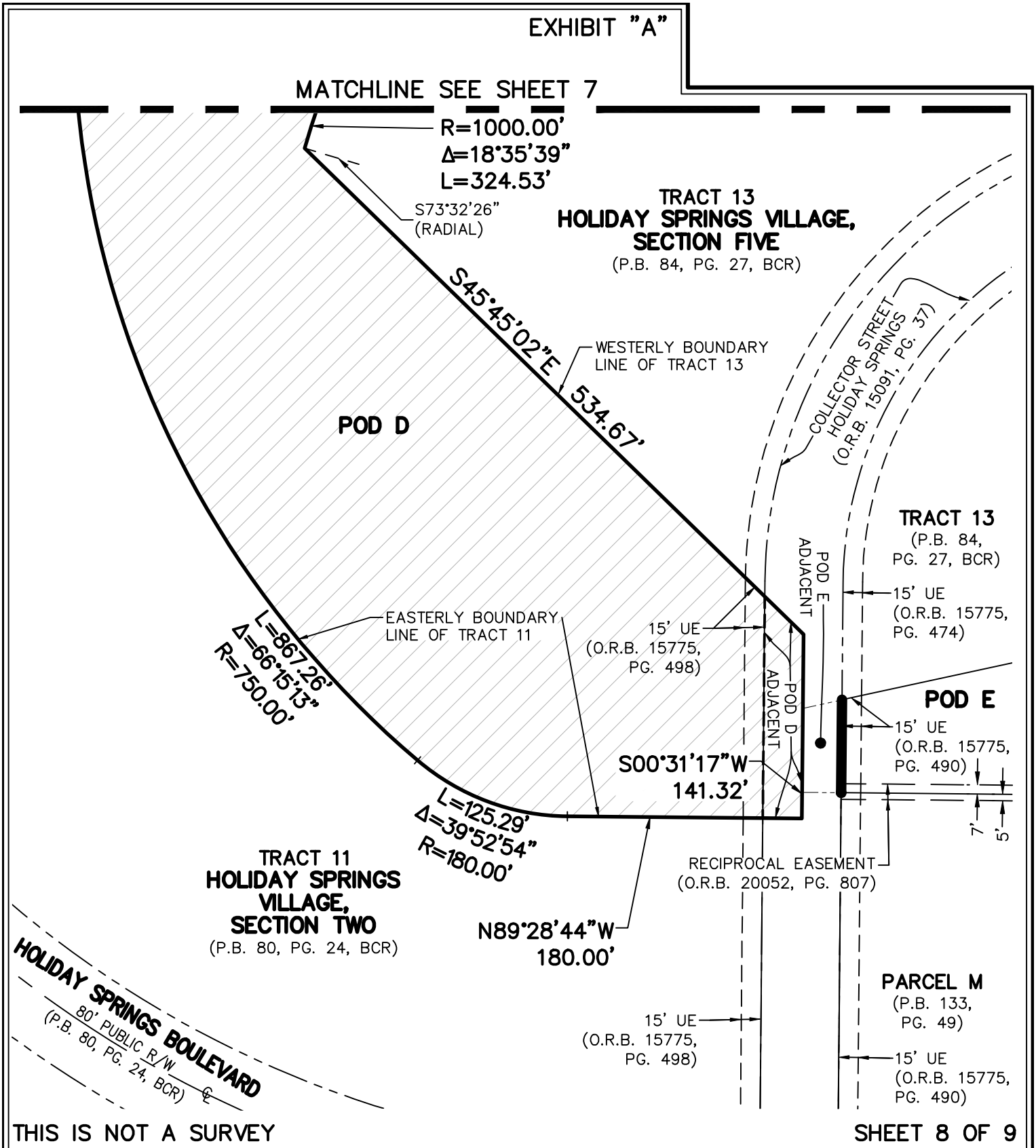
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 8 OF 9

CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

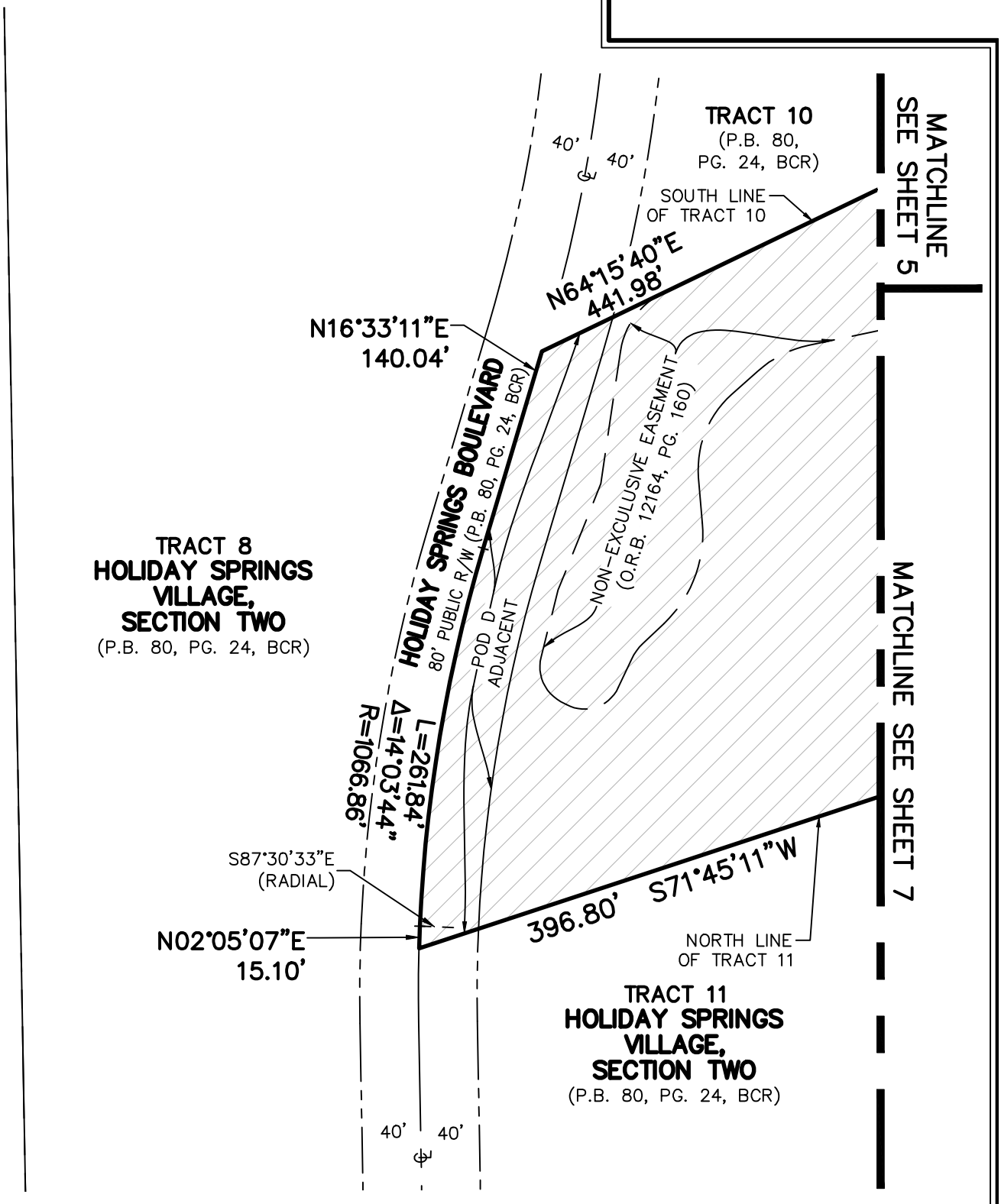
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 9 OF 9

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
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7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "P", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL "P", THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE S22°02'55"E, A DISTANCE OF 141.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 40°53'05"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 570.86 FEET TO A POINT OF TANGENCY; THENCE S18°50'10"W, A DISTANCE OF 231.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.79 FEET AND A CENTRAL ANGLE OF 35°21'31"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 222.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PARCEL "M", AS SHOWN ON SAID HOLIDAY SPRINGS EAST AND TO A POINT OF COMPOUND CURVATURE TO THE RIGHT, HAVING A RADIUS OF 377.39 FEET AND A CENTRAL ANGLE OF 36°19'35"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 239.27 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID NORTH LINE OF PARCEL "M", N89°28'44"W, A DISTANCE OF 1,730.43 FEET; THENCE N00°31'17"E, A DISTANCE OF 64.49 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF SOUTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID PROLONGATED LINE AND SAID SOUTHERLY BOUNDARY LINE OF TRACT 13, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N77°46'54"E, A DISTANCE OF 738.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 32°09'15"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 140.30 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF PARCEL L-2, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N45°37'39"E, A DISTANCE OF 388.55 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 53°02'02"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 92.56 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 97°28'51"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 127.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S88°30'57"E, A RADIAL DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 178°18'51", A DISTANCE OF 155.61 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH SAID SOUTHERLY BOUNDARY LINE OF TRACT 13; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: THENCE S00°05'37"W, A DISTANCE OF 447.63 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N33°39'25"E, A RADIAL DISTANCE OF 280.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 93°05'43", A DISTANCE OF 454.95 FEET TO A POINT OF TANGENCY; THENCE N30°33'42"E, A DISTANCE OF 44.90 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 48°51'03"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 639.46 FEET TO A POINT OF TANGENCY; THENCE N18°17'21"W, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD E

EXHIBIT "A"

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE N71°42'39"E, A DISTANCE OF 68.62 FEET; THENCE N27°27'42"W, A DISTANCE OF 53.95 FEET; THENCE N73°39'42"E, A DISTANCE OF 137.99 FEET; THENCE S22°02'55"E, A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 815,220 SQUARE FEET OR 18.7149 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N75°46'02"E, ALONG THE NORTH LINE OF PARCEL "P", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

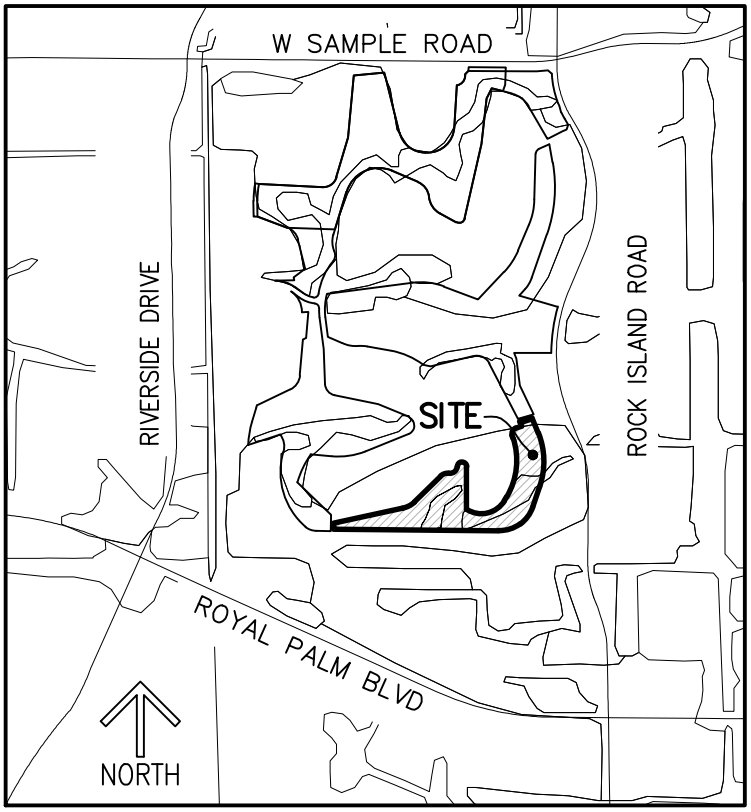
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD E

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

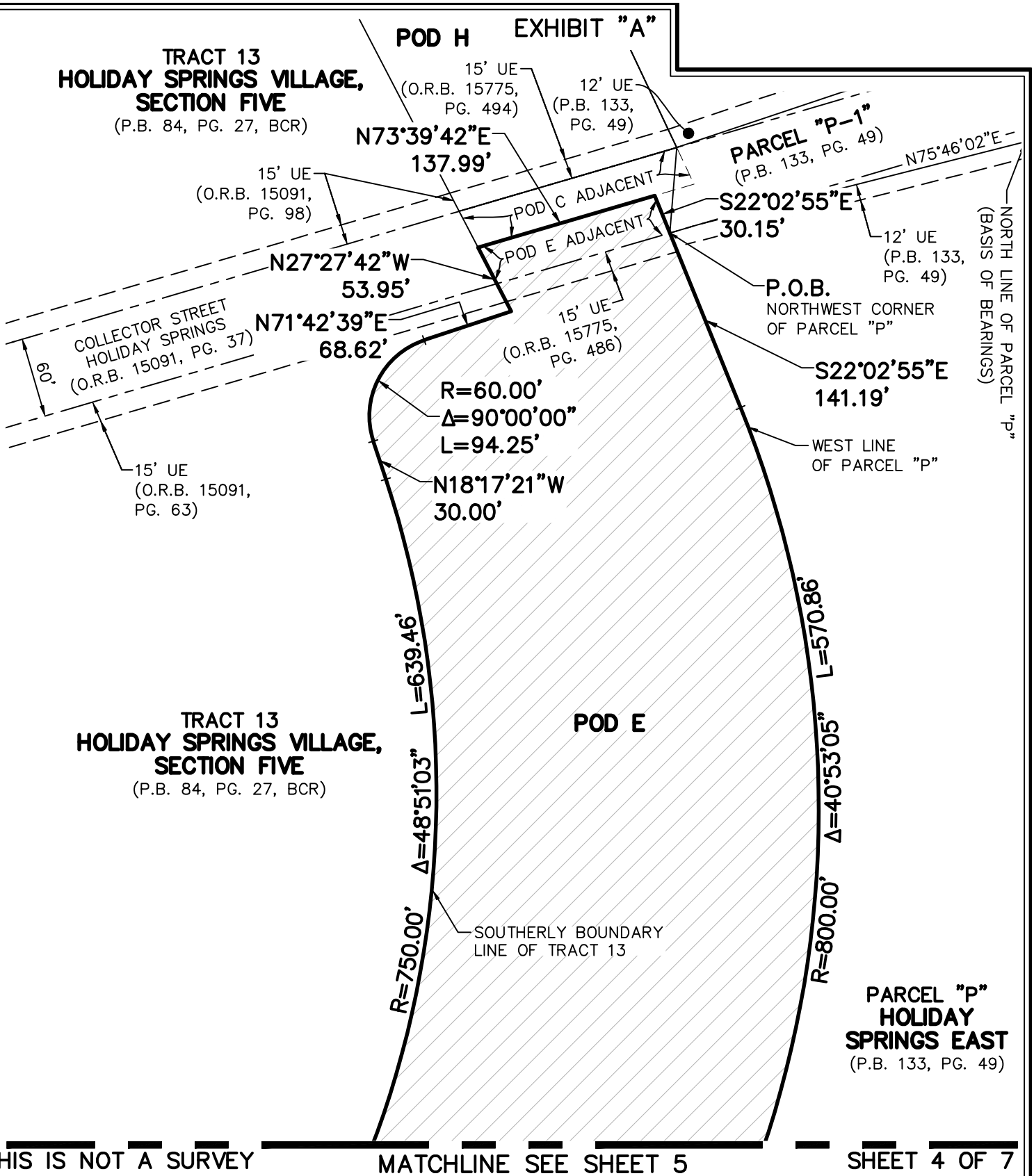
P.B. – PLAT BOOK
PG(S). – PAGE(S)
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
LB. – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORDS BOOK
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
DE – DRAINAGE EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – ARC LENGTH
R – RADIUS
BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3–10–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD E



THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 5

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

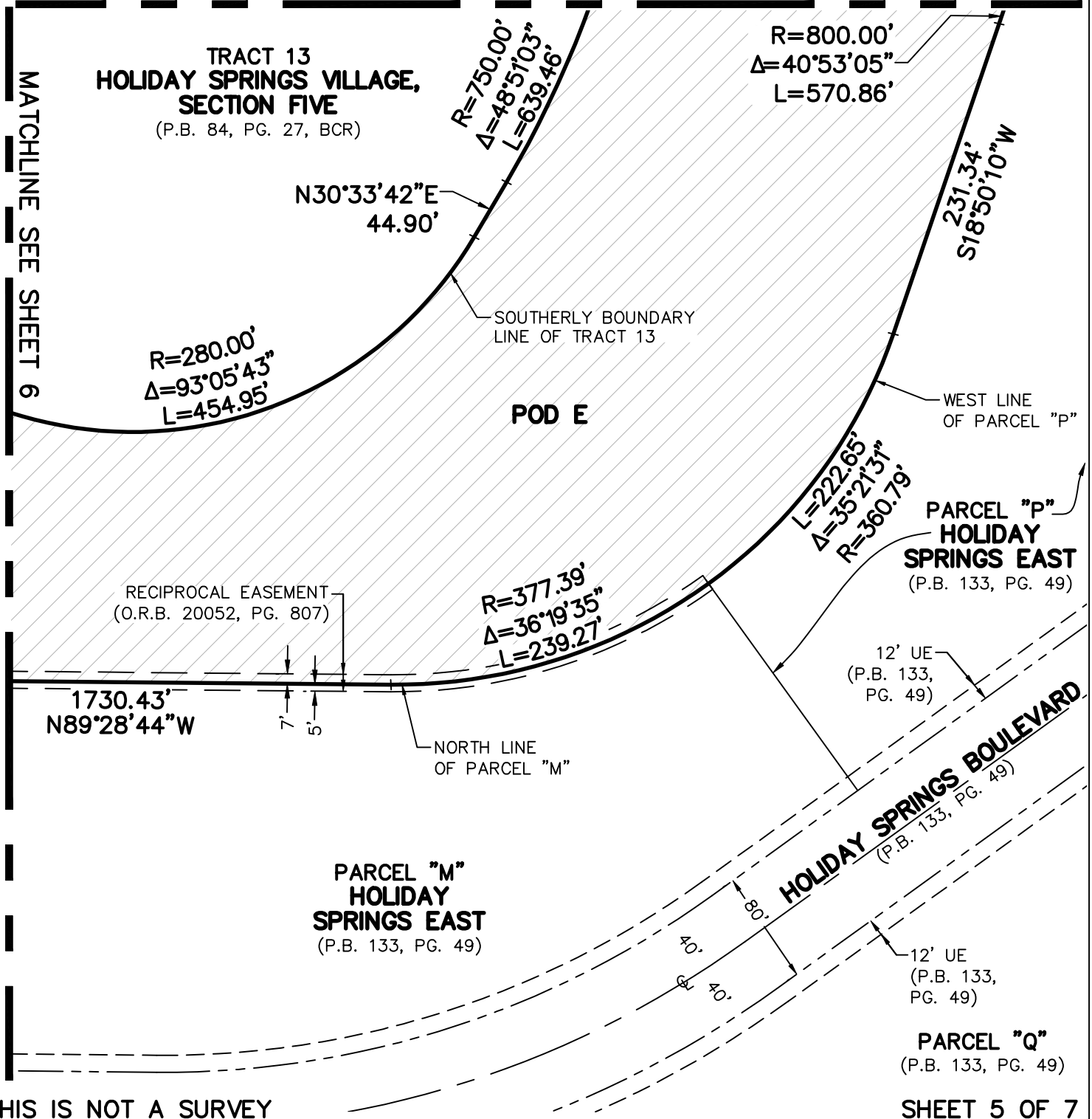
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD E

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 5 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

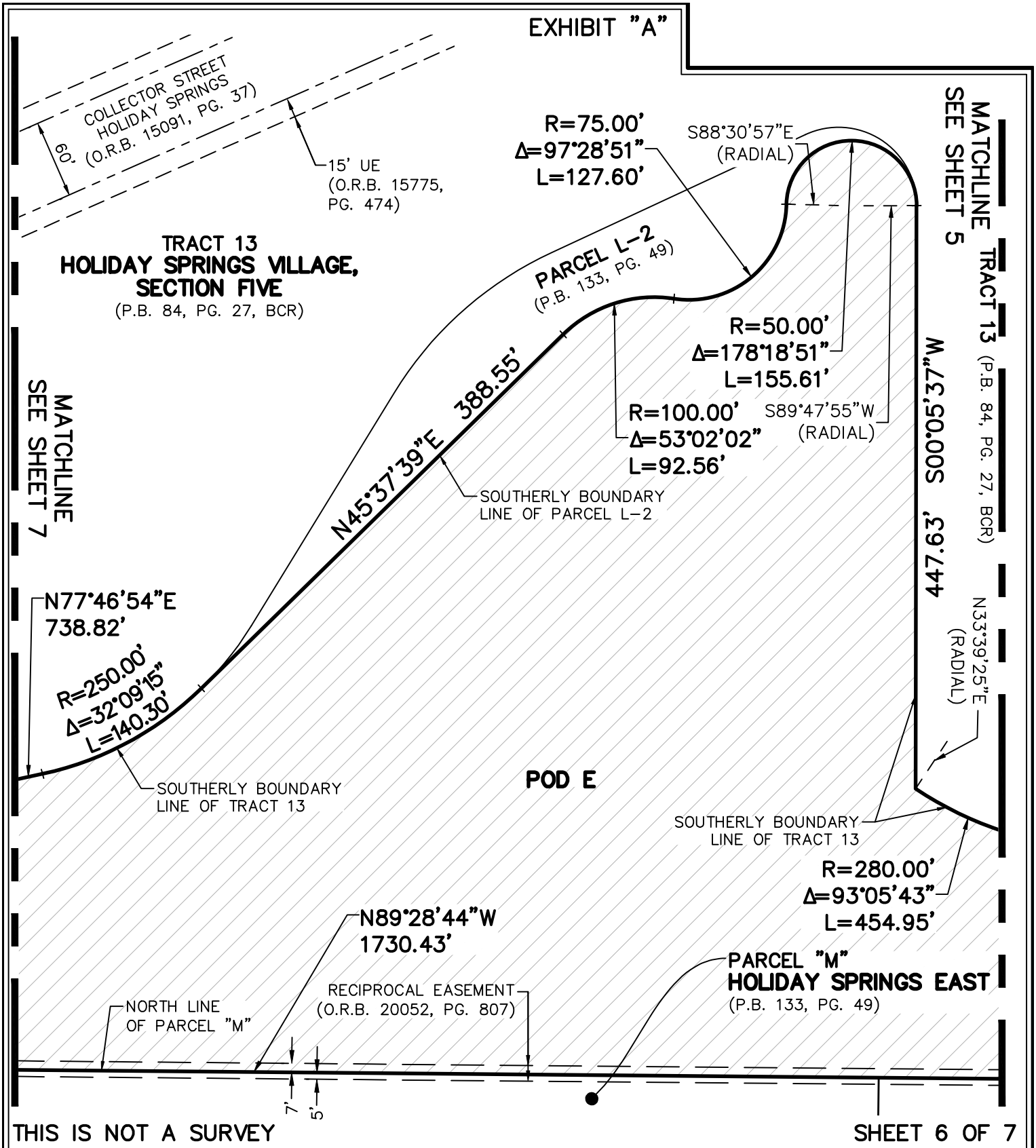
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD E

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 6 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

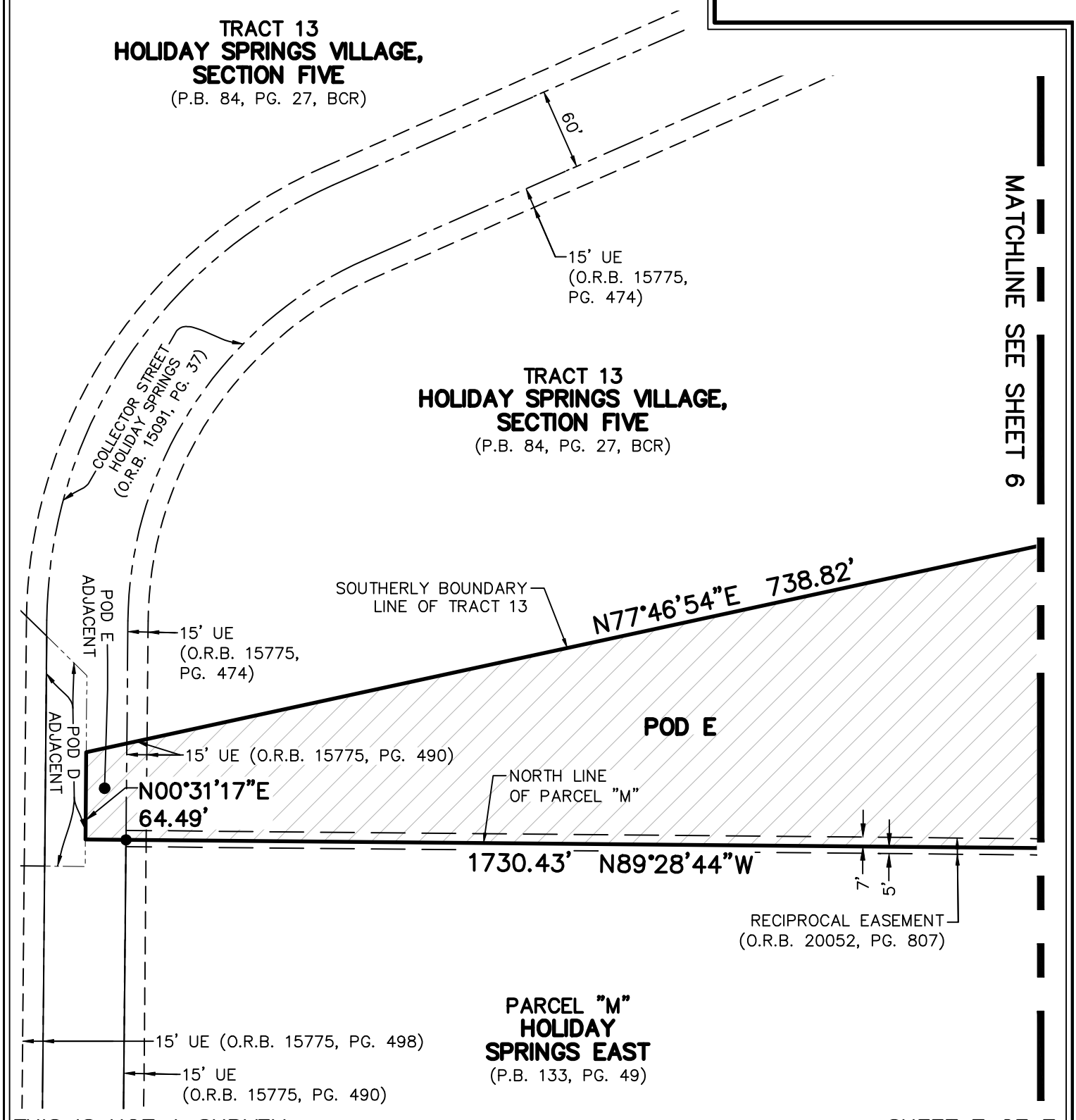
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD E

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 7 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD E

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 3, S69°25'03"E, A DISTANCE OF 333.55 FEET TO THE POINT OF BEGINNING; THENCE S87°50'42"E, A DISTANCE OF 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S17°01'43"W, A DISTANCE OF 57.10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 40°53'51"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 178.45 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 63°41'26"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 111.16 FEET TO A POINT OF NON-TANGENCY; THENCE S46°38'34"E, A DISTANCE OF 83.74 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S46°38'00"E, A RADIAL DISTANCE OF 649.95 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°40'05", A DISTANCE OF 336.55 FEET TO A POINT OF NON-TANGENCY; THENCE N76°04'25"W, A DISTANCE OF 53.07 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N81°58'48"W, A RADIAL DISTANCE OF 50.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 93°21'32", A DISTANCE OF 81.48 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N11°23'20"E, A RADIAL DISTANCE OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°09'16", A DISTANCE OF 118.54 FEET TO A POINT OF TANGENCY; THENCE N53°27'24"W, A DISTANCE OF 106.88 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 336.93 FEET AND A CENTRAL ANGLE OF 37°34'23"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 220.95 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID TRACT 3; THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N88°58'13"E, A DISTANCE OF 202.18 FEET; THENCE N10°41'19"W, A DISTANCE OF 30.43 FEET; THENCE N53°45'27"E, A DISTANCE OF 150.21 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 3; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N13°52'29"W, A DISTANCE OF 315.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 55°32'34"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,865 SQUARE FEET OR 5.6902 ACRES, MORE OR LESS.

CERTIFICATE:

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THIS IS NOT A SURVEY

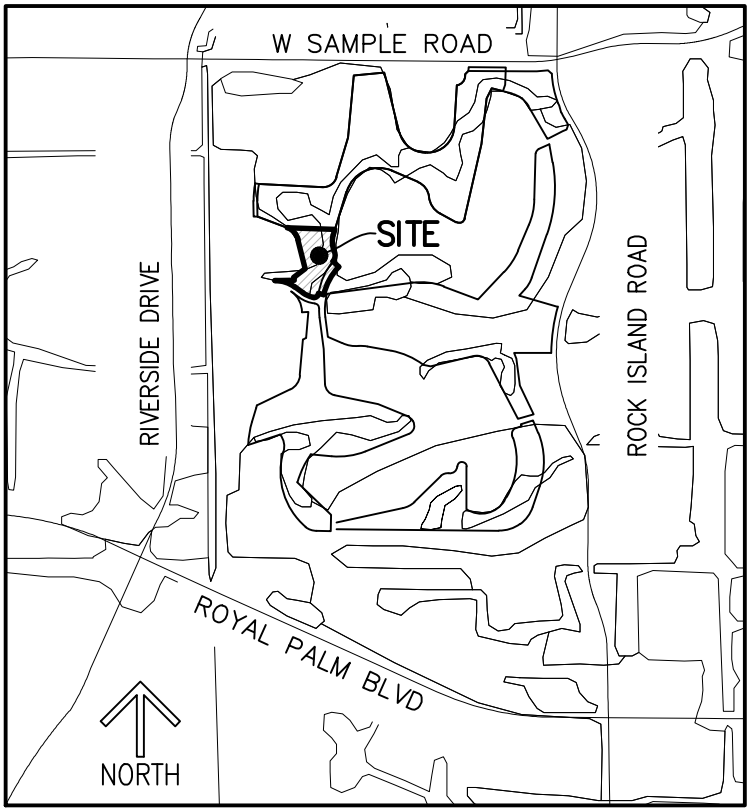
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD F

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

P.B.	–	PLAT BOOK
PG(S).	–	PAGE(S)
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
LB.	–	LICENSED BUSINESS
O.R.B.	–	OFFICIAL RECORDS BOOK
R/W	–	RIGHT–OF–WAY
UE	–	UTILITY EASEMENT
DE	–	DRAINAGE EASEMENT
Δ	–	DELTA (CENTRAL ANGLE)
L	–	ARC LENGTH
R	–	RADIUS
BCR	–	DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41	–	SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

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4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S69°25'03"E, ALONG THE NORTH BOUNDARY LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
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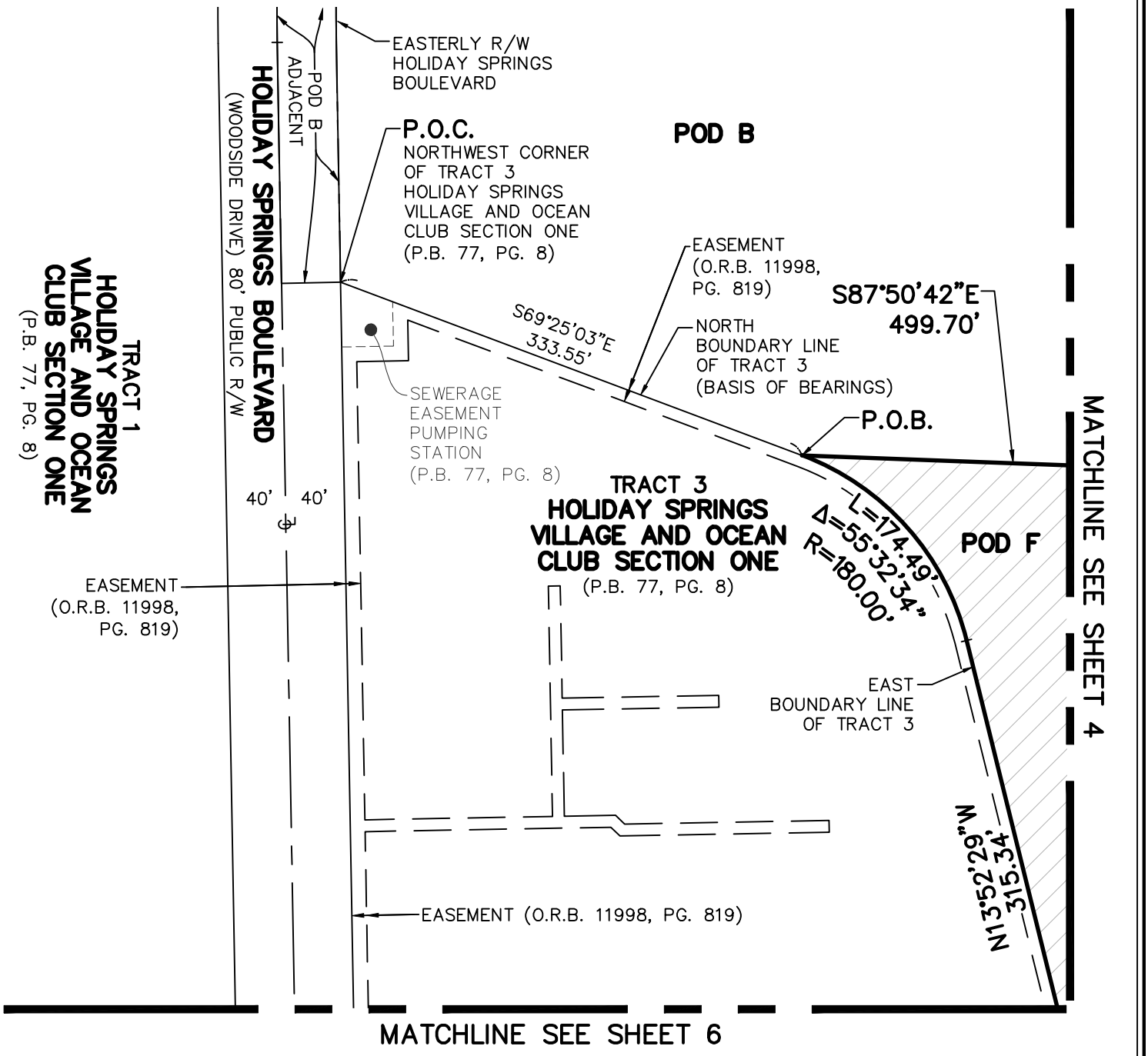
THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3–10–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD F

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 3 OF 6

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

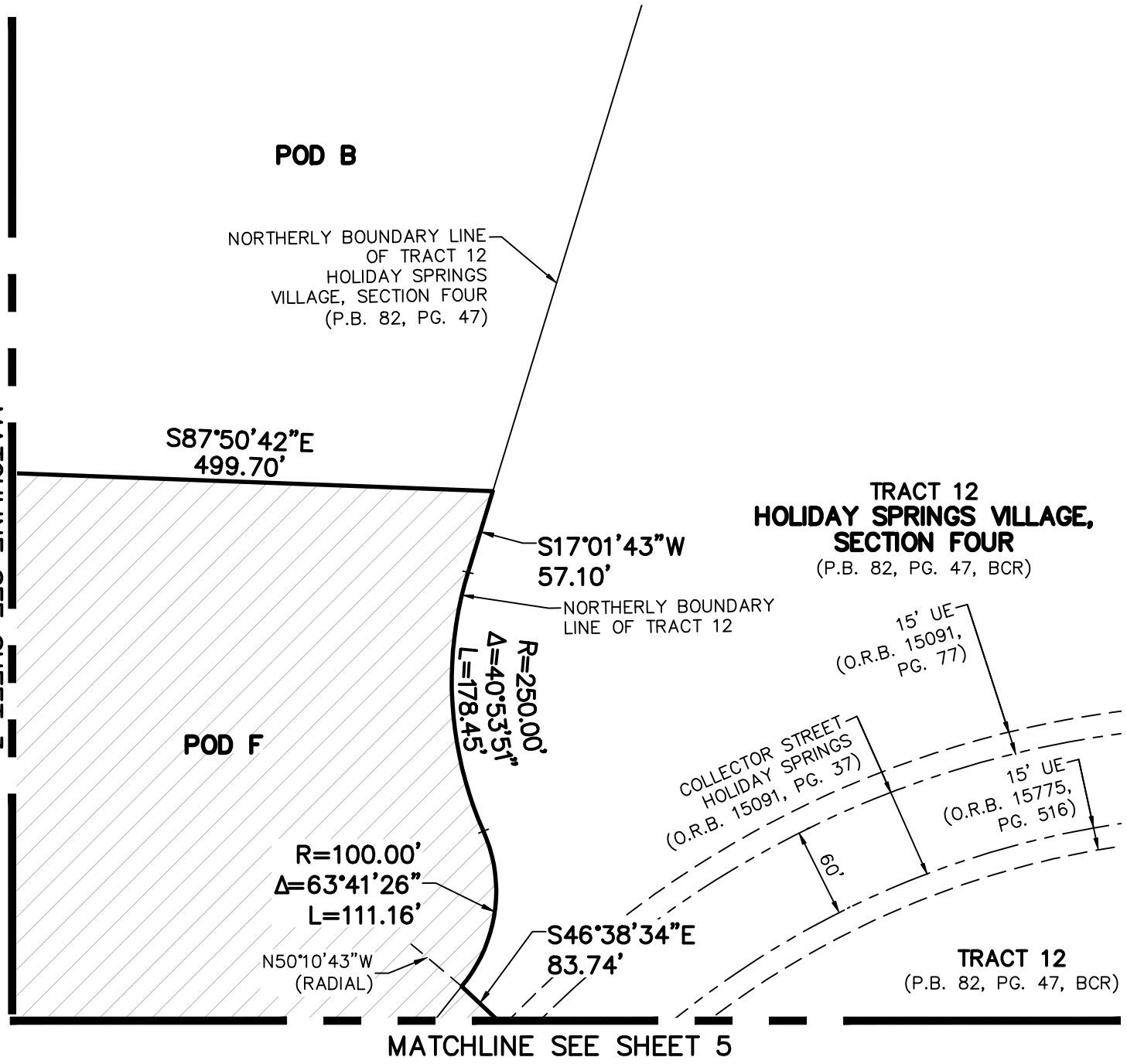
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 6

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

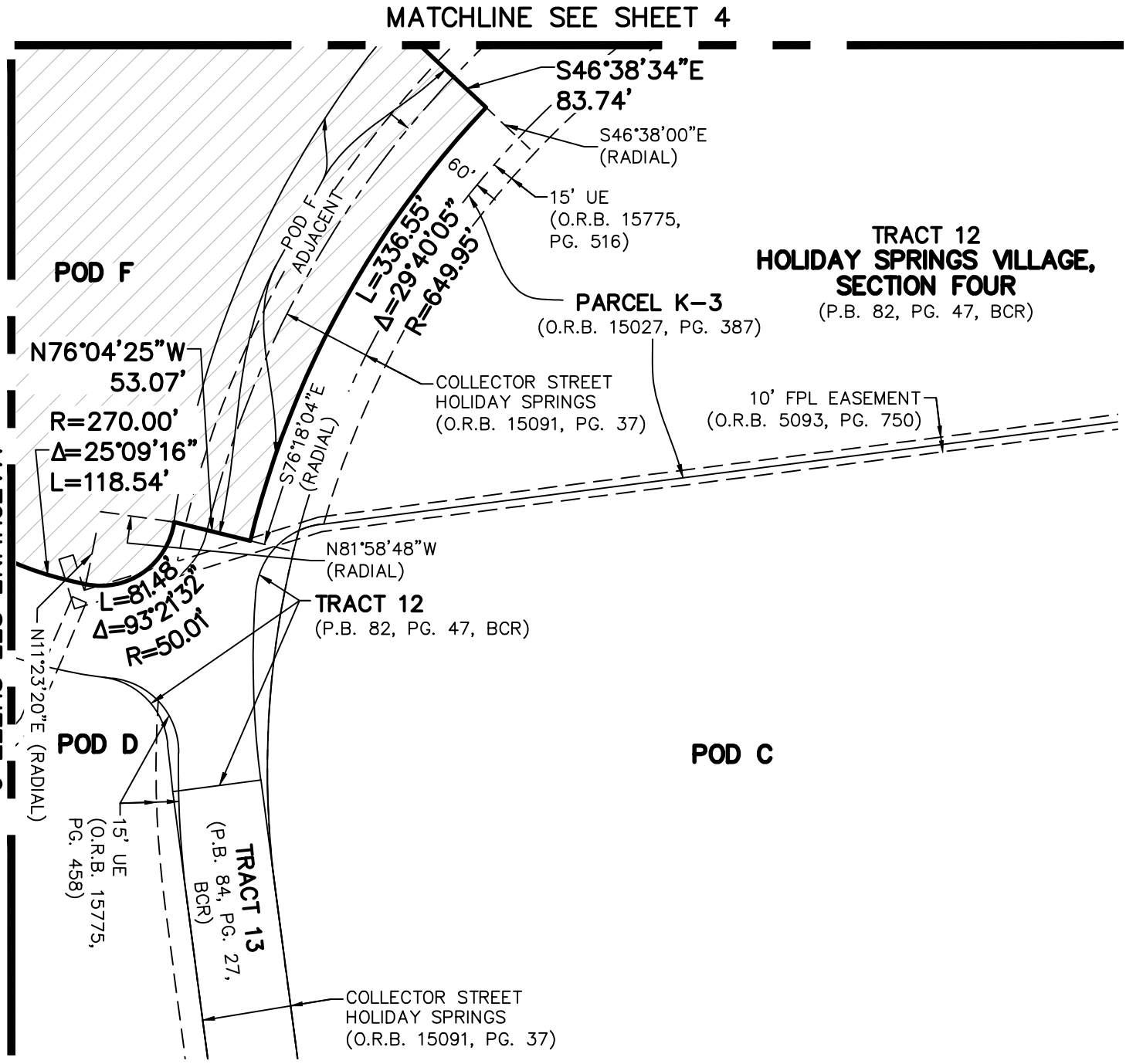
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 5 OF 6

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

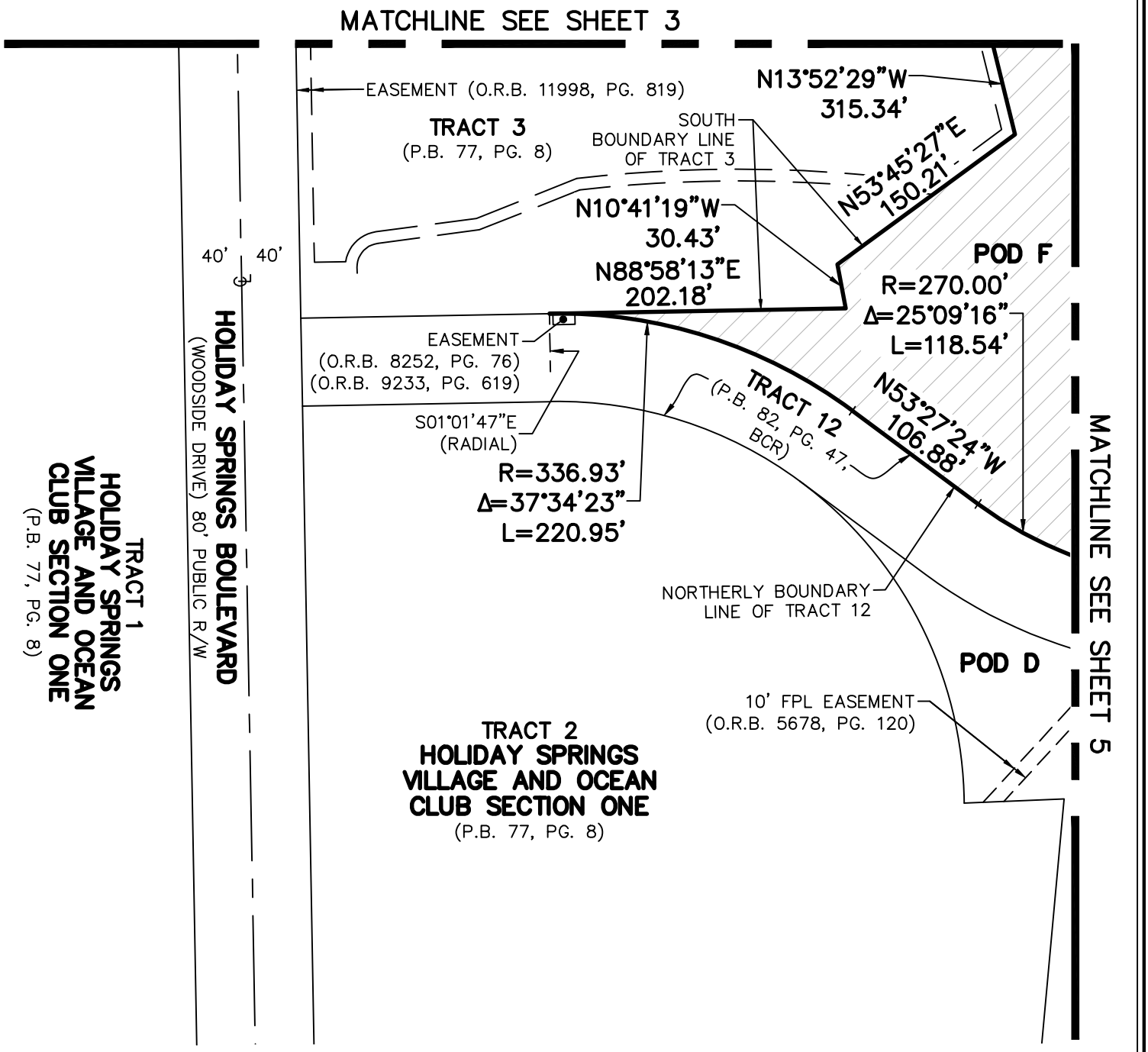
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 6 OF 6

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "N", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "N", THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S09°55'17"E, A DISTANCE OF 194.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 29°08'07"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 762.76 FEET TO A POINT OF TANGENCY; THENCE S19°12'50"W, A DISTANCE OF 479.94 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 21°36'04"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 141.38 FEET TO A POINT OF TANGENCY; THENCE S40°48'54"W, A DISTANCE OF 89.71 FEET; THENCE S84°51'17"W, A DISTANCE OF 434.61 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE N43°20'37"E, A DISTANCE OF 395.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 20°35'42"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 269.59 FEET TO A POINT OF TANGENCY; THENCE N22°44'55"E, A DISTANCE OF 292.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 20°58'58"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 274.66 FEET TO A POINT OF TANGENCY; THENCE N01°45'57"E, A DISTANCE OF 482.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 64°30'57"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 56.30 FEET TO A POINT OF NON-TANGENCY; THENCE N23°45'08"W, A DISTANCE OF 30.00 FEET; THENCE N66°16'54"E, A DISTANCE OF 124.39 FEET; THENCE S23°45'08"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 386,403 SQUARE FEET OR 8.8706 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
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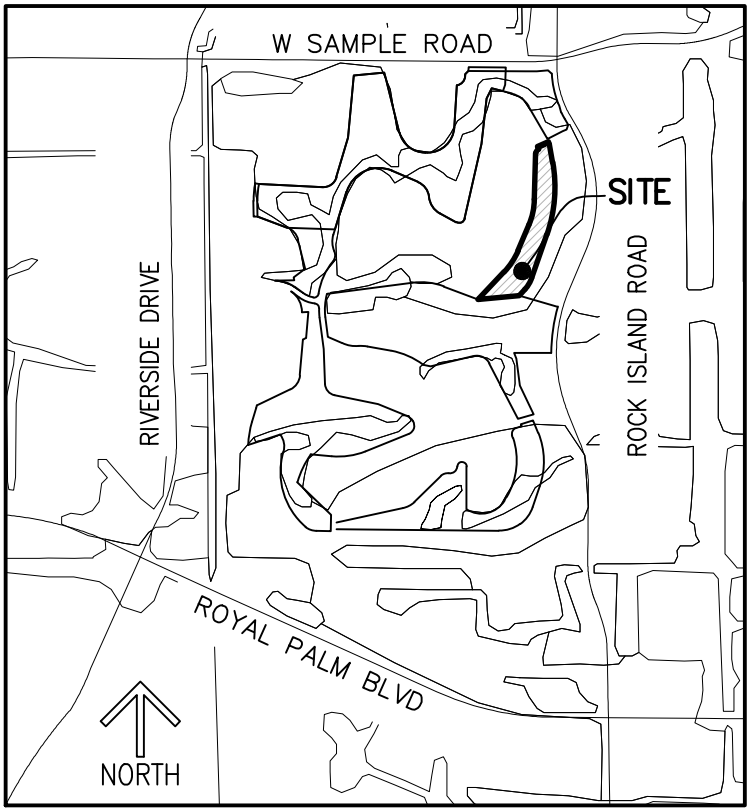
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD G

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

P.B. – PLAT BOOK
PG(S). – PAGE(S)
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
LB. – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORDS BOOK
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
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Δ – DELTA (CENTRAL ANGLE)
L – ARC LENGTH
R – RADIUS
BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

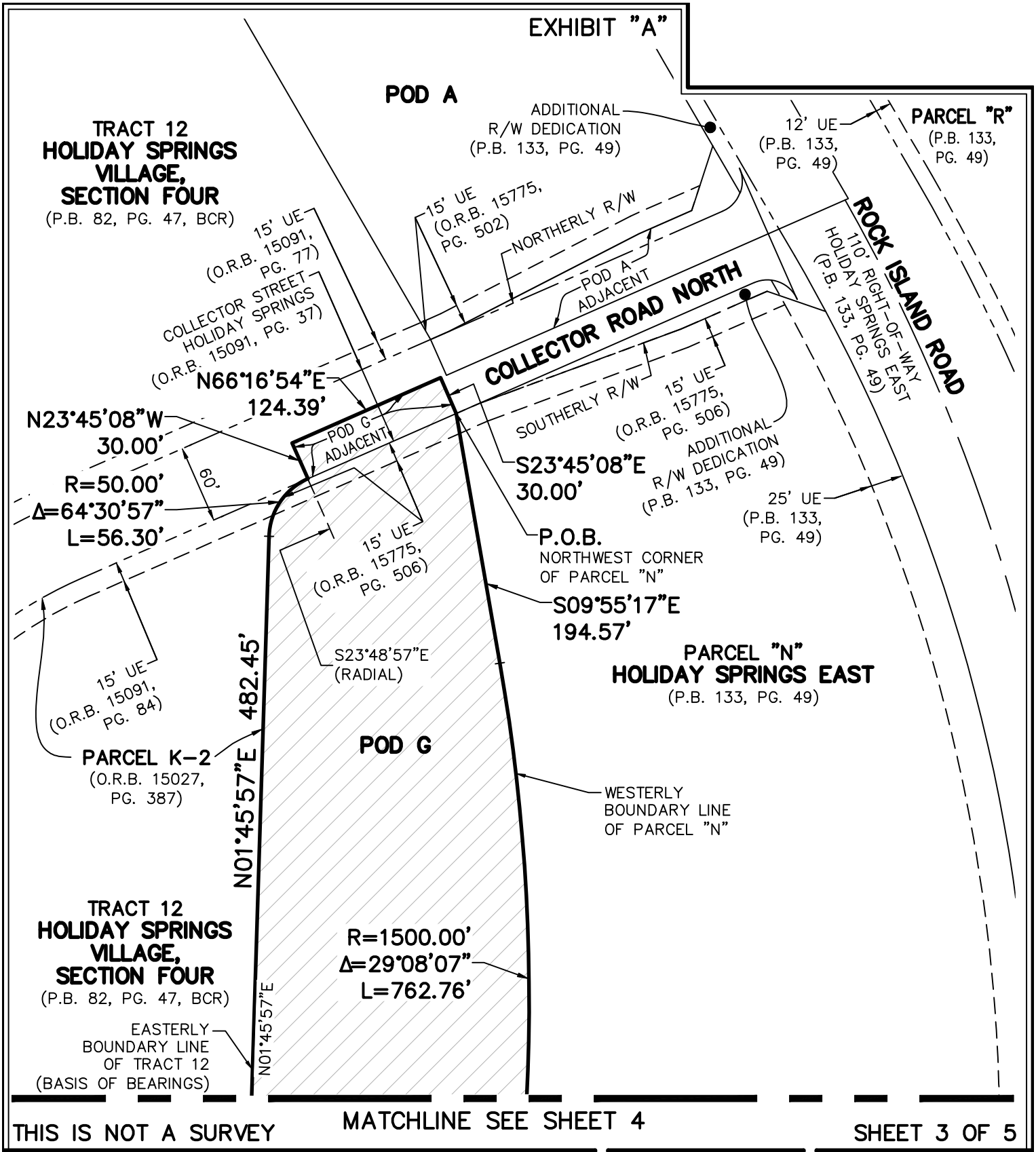
1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N01°45'57"E, ALONG THE EASTERLY BOUNDARY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3–10–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD G



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MATCHLINE SEE SHEET 4

SHEET 3 OF 5

CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

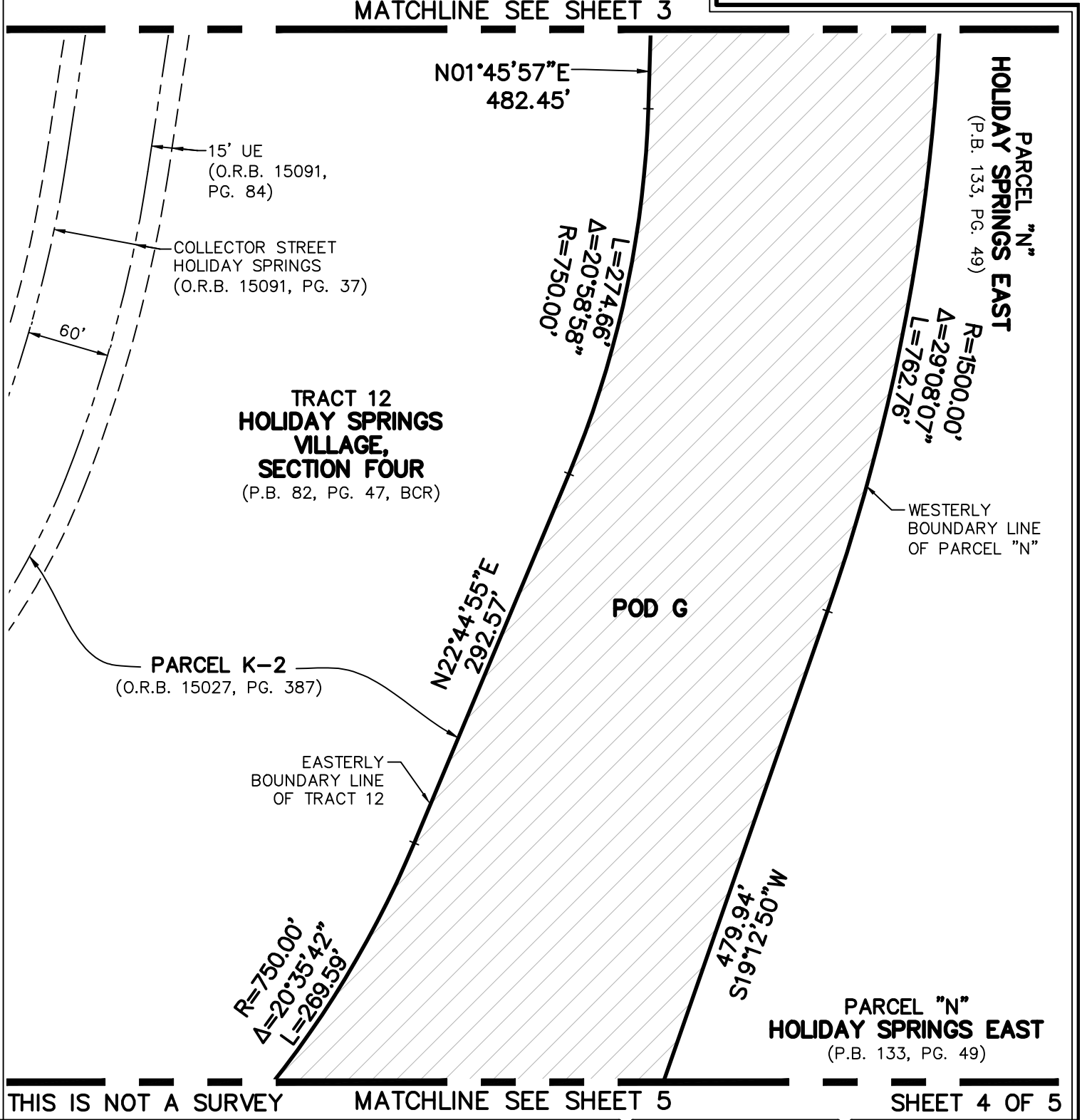
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD G

POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



SHEET 4 OF 5

CAULFIELD & WHEELER, INC.
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NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
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F.B./ PG.	N/A
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SKETCH AND DESCRIPTION

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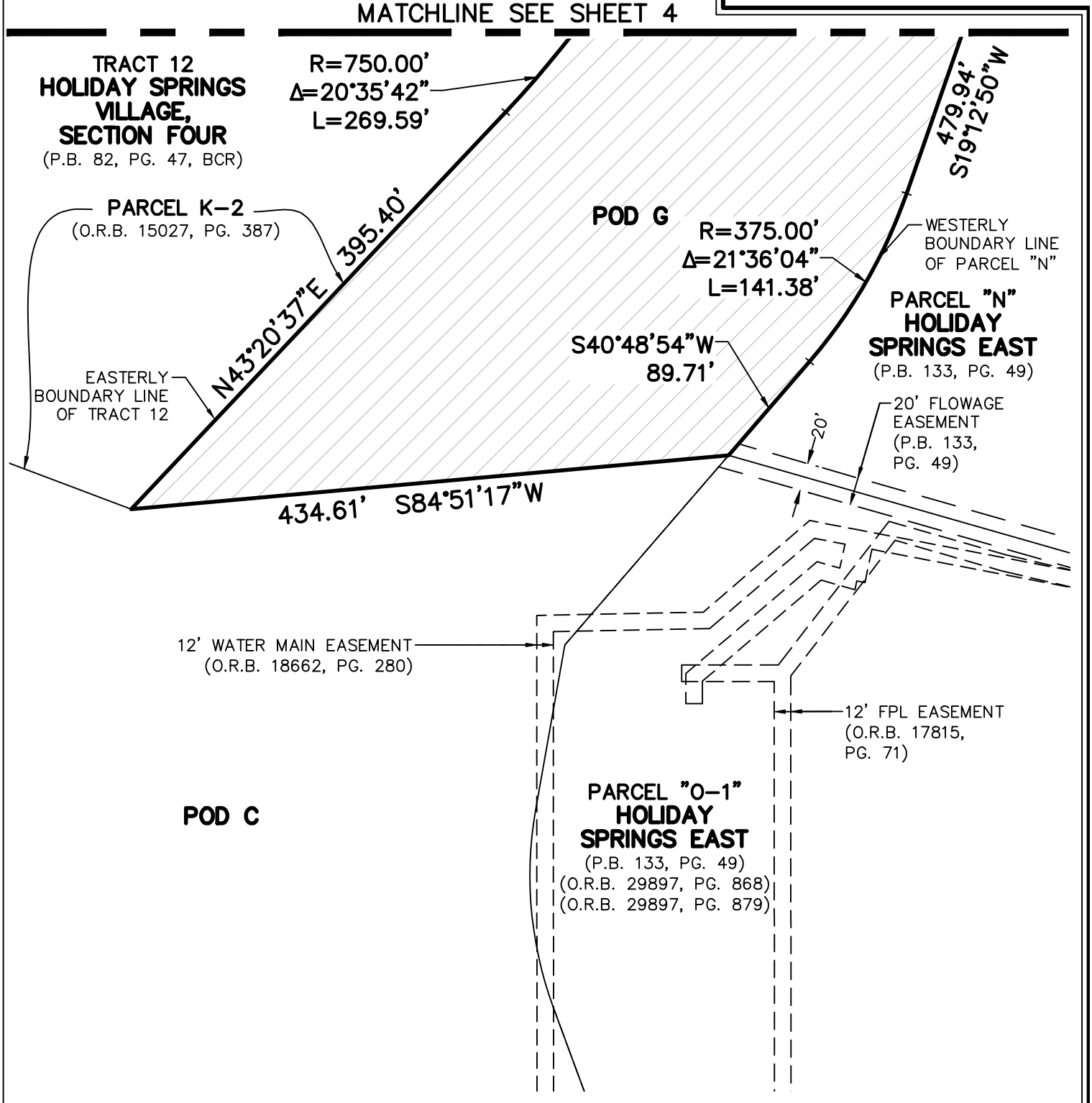

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SHEET 5 OF 5

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NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD G

POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PARCEL "P-1", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "O", AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG THE WEST LINE OF SAID PARCEL "O", THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S20°10'15"E, A DISTANCE OF 64.27 FEET; THENCE S07°30'04"E, A DISTANCE OF 283.49 FEET; THENCE S25°18'34"E, A DISTANCE OF 366.51 FEET; THENCE S73°39'42"W, A DISTANCE OF 168.67 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N27°27'41"W, A DISTANCE OF 685.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 75°52'41"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 198.65 FEET TO A POINT OF NON-TANGENCY; THENCE N77°24'39"E, A DISTANCE OF 97.17 FEET; THENCE N87°41'11"E, A DISTANCE OF 335.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 160,435 SQUARE FEET OR 3.6831 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

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3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°58'46"W, ALONG THE NORTH LINE OF PARCEL "O", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 01, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
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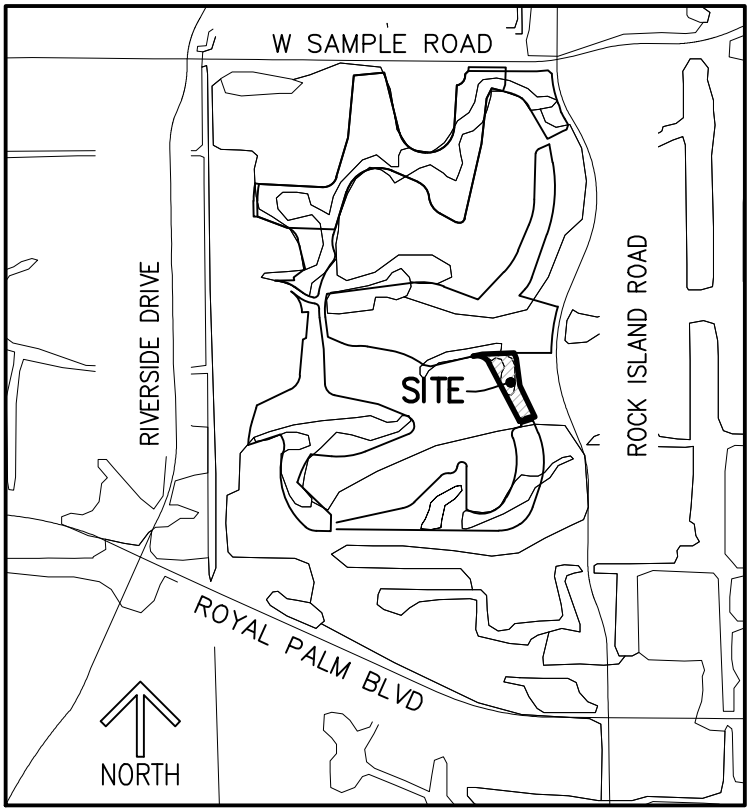
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD H (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD H

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

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R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
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Δ – DELTA (CENTRAL ANGLE)
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R – RADIUS
BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

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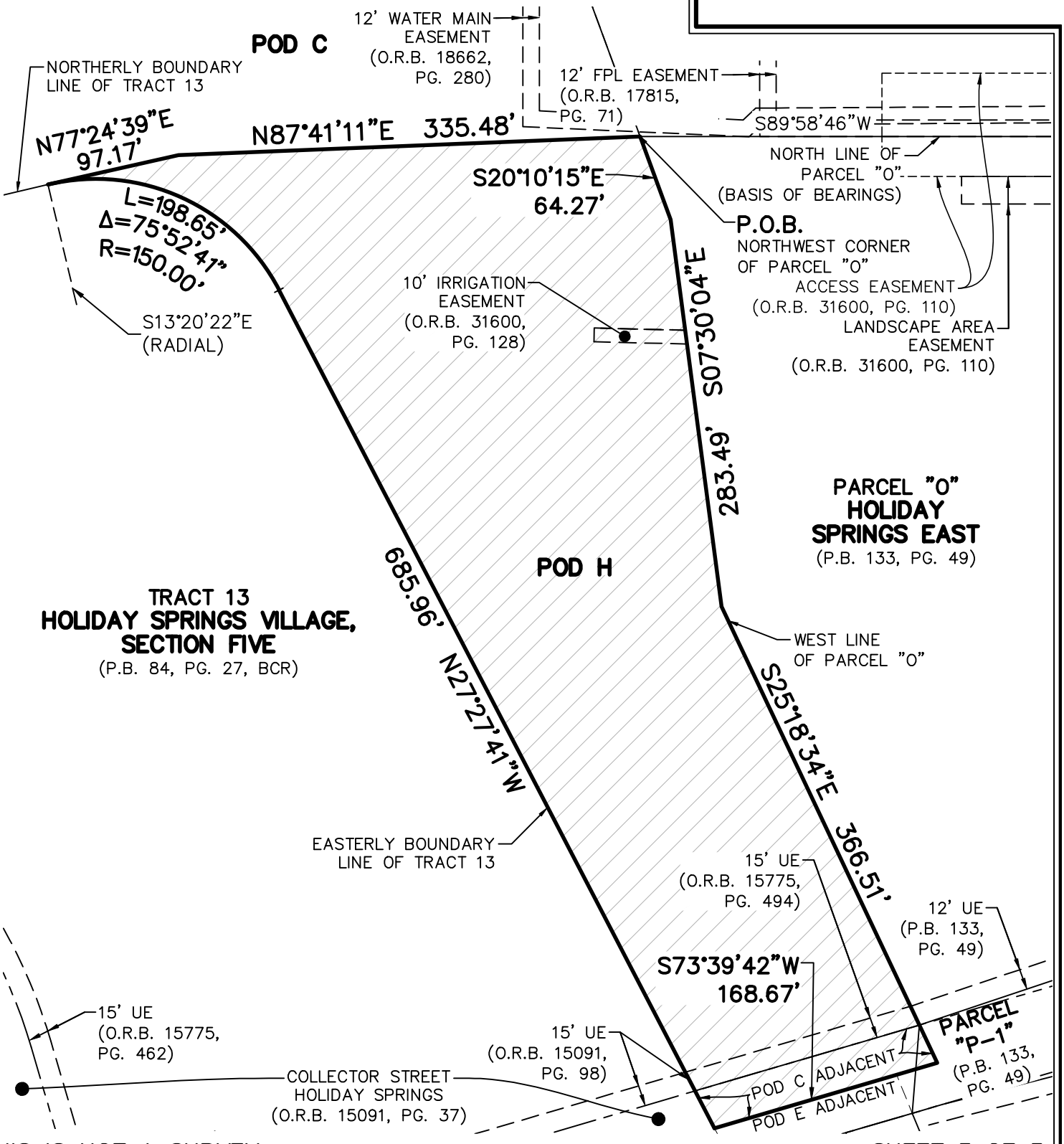
POD H (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8–01–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD H

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD H

POD H (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT B

PROPOSED LAND USES

CITY OF MARGATE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA APPROVING A DEVELOPMENT AGREEMENT PURSUANT TO FLORIDA STATUTES SECTIONS 163.3220-163.3243 KNOWN AS THE "FLORIDA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT" TO GOVERN THE DEVELOPMENT OF THE APPROXIMATELY 143.5 ACRES LOCATED NORTH OF ROYAL PALM BOULEVARD, SOUTH OF WEST SAMPLE ROAD, EAST OF HOLIDAY SPRINGS BOULEVARD, AND WEST OF NORTH ROCK ISLAND ROAD, AT 3011 NORTH ROCK ISLAND ROAD. THE PROPOSED DEVELOPMENT CONSISTS OF 540 TOWNHOUSES AT A MAXIMUM DENSITY OF 10 UNITS PER ACRE, NOT EXCEEDING 35 FEET IN HEIGHT, MAXIMUM OF 30,000 SQUARE FEET OF COMMERCIAL SPACE NOT EXCEEDING 40 FEET IN HEIGHT, AND NOT LESS THAN 65.3 ACRES OF OPEN SPACE.

_____

WHEREAS, Rosemurgy Acquisitions, LLC ("ROSEMURGY") is under contract to purchase real property located at 3011 North Rock Island Road, more particularly described in Exhibit "A" to the Development Agreement; and

WHEREAS, ROSEMURGY intends to develop a project of a maximum of 540 townhouses, maximum of 30,000 commercial space, and not less than 65.3 acres of open space on the 143.5 Carolina Club Golf Course; and

WHEREAS, the City Commission of the City of Margate desires to enter into a Development Agreement with ROSEMURGY to provide for requirements of this project, including but not limited to a residential project density limitation of 540 townhouses at a maximum density of 10 dwelling units per acre and not exceeding 35 feet in height, maximum of 30,000 square feet of commercial space not exceeding 40 feet in height, and not less than 65.3 acres of open space.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That the City Commission of the City of Margate, Florida, hereby approves a Development Agreement with

ROSEMURGY for development of a project at 3011 North Island Road.

SECTION 2: That the Mayor and City Manager are hereby authorized and directed to execute said Agreement on behalf of the City of Margate.

SECTION 3: That the Administration is authorized and directed to execute any related documents and take all steps necessary to provide for this Agreement.

SECTION 4: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS_____day of_____2025.

ATTEST:

_____ _____

JENNIFER M. JOHNSON MAYOR ARLENE R. SCHWARTZ
CITY CLERK

RECORD OF VOTE

Ruzzano _____
Caggiano _____
Simone _____
Arserio _____
Schwartz _____

This Instrument Prepared by:
Record and Return to:

Scott Backman, Esq.
Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR PROCESSING DATA **SPACE ABOVE THIS LINE FOR PROCESSING DATA**

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered as of this _____day of _____, 2025, by and between the **CITY OF MARGATE**, a municipal corporation ("City") and **ROSEMURGY ACQUISITIONS, LLC,** a Florida limited liability company ("Developer"). The City and Developer and their respective successors and assigns are individually referred to as "Party" and collectively "Parties".

WHEREAS, this Agreement is entered in accordance with the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Fla. Stat. (the "Act"); and

WHEREAS, Developer is the contract purchaser of that certain property located in the City of Margate, Broward County, Florida, more particularly described in attached Exhibit “A” (the "Property"); and

WHEREAS, the Property is comprised of "Pod A", “Pod B”, “Pod C”, and “Pods D, E, F, G & H”, as more particularly described in Section 2(c) of this Agreement and in Exhibit “B” attached hereto; and

WHEREAS, Developer desires to develop the Property as a mixed-use community with up to five hundred forty (540) townhouse units, up to thirty thousand (30,000) square feet of commercial uses, including amenities, and approximately sixty five (65) net acres/sixty seven (67) gross acres of open space and recreational trails (the “Project”); and

WHEREAS, construction of the Project will require a land use plan amendment and rezoning of the Property;

WHEREAS, based upon the commitments set forth herein, the proposed development is consistent with the goals, policies, and objectives within the City and Broward County Future Land Use Plans; and

WHEREAS, Developer and the City desire to establish certain terms and conditions relating to the Project in accordance with the Act; and

WHEREAS, in order to foster comprehensive and sound capital facilities planning and financing, to ensure the provision of adequate public facilities for development concurrent with the impacts of development, to encourage the efficient use of resources, to reduce the economic cost of development, and to afford certainty in the approval of development, the City and Developer desire to establish by agreement the terms under which the Property may be developed; and

WHEREAS, public hearings regarding this Agreement have been noticed and conducted pursuant to Section 163.3225, Florida Statutes; and

WHEREAS, this Agreement describes any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and

WHEREAS, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.

NOW, THEREFORE, in consideration of the mutual covenants entered between the Parties, and in consideration of the benefits to accrue to each, the Parties hereby agree as follows:

1. **Accuracy of Recitals / Defined Terms**.

   a. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

   b. Unless otherwise defined in this Agreement, the following terms shall have the meanings below:

      "Governmental Authority(ies)" shall mean any federal, state or local agency, department, commission, board, bureau, administrative or regulatory body having jurisdiction over the Property.

      "Conceptual Master Plan" shall refer to the Conceptual Master Plan submitted to the City Commission for consideration concurrently with this Agreement and attached hereto as Exhibit "C".

      "Project" shall mean development of the Property as described in this Agreement.

2. **Mandatory Development Agreement Provisions Pursuant to the Act.**

a. **Legal Description and owner.**

The owner of legal and equitable title to the Property is J & D GOLF PROPERTIES, LLC and the contract purchaser is ROSEMURGY ACQUISITIONS, LLC, a Florida limited liability company. The legal description of the Property is set forth in Exhibit "A".

b. **Duration of Agreement.**

This Agreement shall expire thirty (30) years after the Effective Date (hereinafter defined), unless earlier terminated or extended pursuant to the Act, and except as otherwise provided herein.

c. **Future Land Use Map and Zoning Designations.**

The Property is currently designated CR, Commercial Recreation of the City's Future Land Use Map. The Property is designated Commercial Recreation on the County's BrowardNext Land Use Plan for the area around the existing clubhouse, and Recreation and Open Space for the balance of the former golf course area. The Property is further located within a Dashed-Line Area allowing a maximum density of seven (7) dwelling units per acre. The Property has a zoning designation of S-2, Open Space District. The Developer has submitted applications to amend the land use and zoning designations for the parcels identified on the Conceptual Site Plan, as follows:

i. "Pod A": Developer submitted applications to amend the City's future land use designation of the +/- 5.75 net acre/+/- 7.5 gross acre Pod A boundary to Commercial (C) within a 7.0 Dashed-Line area and to amend the County's future land use designation to Commerce within a 7.0 Dashed-Line Area. Developer submitted applications to rezone Pod A to B-2, Community Business District.

ii. "Pod B": Developer submitted applications to amend the City's future land use designation of the +/- 37.12 net acre/+/- 37.8 gross acre Pod B boundary to R(10), Residential up to 10 dwelling units per acre, and to amend the County's future land use designation to an Irregular Residential Future Land Use Designation. Developer submitted applications to rezone Pod B to R-3A, Multiple Dwelling District.

iii. "Pod C": Developer submitted applications to amend the City's future land use designation of the +/-35.307 net acre/+/- 36.2 gross acre Pod C boundary to R(10), Residential up to ten (10) dwelling units per acre and to amend the County's future land use designation to an Irregular

Residential Future Land Use Designation. Developer submitted applications to rezone Pod C to R-3A, Multiple Dwelling District.

iv. "Pods D, E, F, G & H": Developer submitted applications to amend the City's future land use designation of the +/-65 net acre/+/- 67 gross acre area of Pods D, E, F, G & H to the City's Park and Recreation Future Land Use Designation.

v. The Developer shall grant a perpetual easement to the Master Association of the Development, or other maintenance entity, for the ongoing maintenance of the entrance sign currently located at the southwest corner of Sample Road and Rock Island Road, or such other signage that may be approved at this location. The Master Association, or other maintenance entity, shall agree to indemnify and hold the City harmless resulting from any damages, claims, suits, and causes of action that may result from the presence, construction, maintenance of such sign. Any insurance coverage and insurance certificates shall provide for the City to be an additional insured, and the forms of coverage and insurance certificates shall be reviewed and approved by the City Attorney and Risk Manager.

d. **Uses, Densities, Intensities and Height of Property.**

Developer shall develop the Property with the following uses:

i. "Pod A": Developer shall develop Pod A with a maximum of thirty thousand (30000) square feet of only commercial uses, and related amenities and accessory uses. The maximum height permitted for commercial buildings within Pod A shall be three (3) stories and forty feet (40'). In addition to uses not otherwise permitted within the B-2 zoning district, the following uses shall be prohibited within Pod A: night clubs, teen clubs, catering halls or dance clubs, smoke shops, gas stations, convenience stores, automotive repair facilities, car washes, public or private elementary, middle or high schools, places of worship, pawn shops, dollar stores, thrift stores, sober homes, recovery facilities, and residential treatment facilities. In addition, no more than one (1) drive-thru shall be permitted on Pod A. Developer acknowledges drive-thru use shall require special exception approval. A Declaration of Restrictive Covenants will be recorded against the Property to restrict such uses in perpetuity and shall be substantially similar to the form attached hereto as Exhibit "D".

"Pod B": Developer shall develop Pod B with a maximum of two hundred ninety (290) residential townhouse units, related amenity and accessory uses. The townhouse units shall include gated access with

video surveillance to view license plates and shall be of quality construction and designed for market-rates, which shall include the use of concrete block construction on all floors, windows and doors with enhanced storm protecting treatment, and energy star appliances. The minimum interior ceiling height shall be nine (9) feet. There shall be a minimum of four (4) floor plan offerings, three (3) unit types, and two (2) distinct architectural elevations for the townhouse products. The maximum height of the residential townhouse units within Pod B shall be two (2) stories. A minimum fifty-foot (50') separation shall be provided between all existing and proposed residential buildings. In addition to uses not permitted within the R-3A zoning district, the following uses shall be prohibited within Pod B: sober homes; recovery facilities; and residential treatment facilities. In addition, no dwelling unit may be occupied in a manner inconsistent with the City's definition of "family" or "single family home." A Declaration of Restrictive Covenants will be recorded against the Property to restrict such uses in perpetuity and shall be substantially similar to the form attached hereto as Exhibit "D".

ii. "Pod C": Developer shall develop Pod C with a maximum of two hundred fifty (250) residential townhouse units, related amenity and accessory uses. The townhouse units shall include gated access with video surveillance to view license plates and shall be of quality construction and designed for market-rates, which shall include the use of concrete block construction on all floors, windows and doors with enhanced storm protecting treatment, and energy star appliances. The minimum interior ceiling height shall be nine (9) feet. There shall be a minimum of four (4) floor plan offerings, three (3) unit types, and two (2) distinct architectural elevations for the townhouse products. The maximum height of the residential townhouse units within Pod B shall be two (2) stories. A minimum fifty-foot (50') separation shall be provided between all existing and proposed residential buildings. In addition to uses not permitted within the R-3A zoning district, the following uses shall be prohibited within Pod B: sober homes; recovery facilities; and residential treatment facilities. In addition, no dwelling unit may be occupied in a manner inconsistent with the City's definition of "family" or "single family home." A Declaration of Restrictive Covenants will be recorded against the Property to restrict such uses in perpetuity and shall be substantially similar to the form attached hereto as Exhibit "D". A Declaration of Restrictive Covenants will be recorded against the Property to restrict such uses in perpetuity and shall be substantially similar to the form attached hereto as Exhibit "D".

iii. "Pods D, E, F, G & H": Pods D, E, F, G & H shall be restricted to +/-65 net acre/+/- 67 gross acres of open space, which shall be improved with stormwater management lakes, recreational trails, and passive

recreational activities. The stormwater management lakes shall be owned and maintained by Developer and/or their successors and assigns in perpetuity and are included as part of the stormwater management system that serves the entire Project. The recreational trails, passive parks and green areas shall be dedicated and maintained and preserved in perpetuity by Developer, the Master Association or other maintenance entity, at no expense to the City. A Maintenance Easement Agreement will be recorded against the Property to allow Developer and/or the Master Association or other maintenance entity to access the public open space areas for maintenance purposes.

All recreational trails depicted on the Conceptual Master Plan shall be a minimum of eight feet (8') in width and shall be open to the Carolina Club community from sunrise to sunset. The Developer shall complete the construction of the recreational trails and amenities to be constructed by Developer, as shown on the approved construction drawings and only to the extent not assumed by the Master Association, or other maintenance entity, in Pods D, E, F, G and H prior to the issuance of the certificates of occupancy ("COs") for fifty percent (50%) of the residential units in Pods B and C. The recreational trails in Pods B and C must be completed prior to the issuance of the COs for fifty percent (50%) of the dwelling units in each respective Pod. Developer shall post signage at strategic trail head locations identifying that the recreational trails are open to the Carolina Club community from dawn to dusk. All trails and crosswalks identified on the Conceptual Master Plan are conceptual and final locations and quantities shall be determined as part of the site planning process.

A minimum of four (4) pocket parks shall be provided in locations generally as depicted on the Conceptual Site Plan and shall include a minimum of one (1) bench, one (1) trash receptable and one (1) dog station in locations approved by the City. Four (4) outdoor exercise stations shall be provided either within a pocket park or along the recreational trails. All exercise equipment, signage, and amenities for the pocket parks and recreational trails shall be the same or better than the City's standards for amenities within City parks. The Developer shall complete construction of the pocket parks prior to the issuance of the COs for fifty percent (50%) of the residential units in Pods B and C. Developer and/or their successors and assigns shall be responsible for the ongoing maintenance of the recreational trails and recreational amenities. The Developer shall establish a Master Association, or other maintenance entity, and the City shall have the right to review and approve the Master Association or other maintenance entity documents in order to ensure that any ongoing maintenance obligations are clearly the responsibility of the Master Association, or other maintenance entity, and that the parks and trails are maintained to a standard equal to or better than City maintenance standards for parks and trails.

The Developer shall be required to obtain permits from any regulatory authorities to mitigate any hazardous materials which may exist on the Property, including the

former golf course property. Developer shall bear all costs for the removal of any hazardous materials and contaminated soils from the Property in compliance with applicable laws and regulations. Developer shall comply with all applicable City of Margate ordinances, regulations, and codes, in connection with the development and operation of the Project.

e. **Public Facilities.**

The public facilities that will serve the Property shall be those described in Section 5 of this Agreement.

i. Traffic Report

a. The Developer shall reimburse the City for the cost to retain a third-party traffic engineer, approved by the City, to review Developer's traffic study and provide recommendations to the City and Developer on potential improvements to the roadway network within the vicinity of the Project. To the extent any improvements are identified and mutually agreed upon by the Parties, the Developer shall construct such improvements at its own cost. Developer shall post payment and performance bonds, in a form approved by the City Attorney at a level of 125% of the estimated cost prior to commencing the construction of any required improvements to be paid for by Developer. Such performance bond shall be released upon completion of the corresponding improvements and closure of all applicable permits.

b. Prior to the approval of any site plan for the Project, the Developer shall provide a pre-application letter from the Florida Department of Transportation (the "FDOT") confirming that FDOT has reviewed the proposed access from State Road 834 (Sample Road). In conjunction with the pre-application review, the Developer shall determine whether any future roadway projects are in the works by FDOT that would increase capacity through their corridor. Such FDOT pre-application letter will indicate whether Developer is required to construct any improvements on Sample Road in conjunction with the proposed access. Any improvements shall be bonded in accordance with FDOT requirements.

c. Developer shall also provide a separate traffic statement, including trip generations as part of the site plan applications for each development pod.

ii. Roadway Improvements – Increase level of service of driving surfaces

a. Prior to the issuance of any building permit for the construction of residential units within the Project, Developer shall contribute one hundred thousand dollars ($100,000.00) to be used by the City for a street improvement study to assess impacts to the local roads that serve the existing neighborhoods adjacent to the Property that may be impacted as a result of the Project, such as Holiday Springs Blvd, Pinewalk Drive South and Pinewalk Drive North, and for any recommended improvements that may be identified within such study, including improvements related to

traffic calming, speed cushions, installation of new speed tables, or other repairs within the existing community. Such contribution shall be made in full satisfaction of Developer obligations for traffic calming improvements within the existing community.

b. Developer shall repair, where damaged by construction of the improvements contemplated within this Agreement, existing public surfaces within fifty (50) feet connecting to the Project's required pedestrian walkways, parks, and other public amenities immediately adjacent to the development area, prior to the final CO for each residential Pod.

iii. Water and Sewer: Developer is responsible for identifying all necessary improvements required to provide adequate water and sewer service to proposed development prior to site plan approval other than for existing Equivalent Residential Connections ("ERC"). The Developer shall bear all costs associated with designing, permitting, and constructing such improvements, ensuring full compliance with all applicable codes, standards, and regulatory requirements. Additionally, the Developer shall be responsible for the full payment of all applicable impact water & sewer connection fees. No reductions, waivers, or credits toward impact water & sewer connection fees shall be granted for improvements that serve only the Project and do not provide public benefits external to the Project. Any portions of the water supply and wastewater collection systems, and wastewater transmission system, including lift stations, located within private roadways or roads access through gates shall be privately owned and maintained, in perpetuity.

iv. Stormwater Improvements and Management

a. Developer intends to install new stormwater management lakes on the Property as part of the Project's overall drainage design, which shall be an integral part of the larger stormwater management system that currently serves the Project and adjacent communities. The new stormwater management lakes shall provide additional drainage capacity and shall not negatively impact adjacent parcels and communities that currently drain through the Property. The proposed stormwater management system for the Project must be constructed in connection with a phasing plan to be provided by the project engineer prior to site plan approval to accommodate the connection to the existing outfalls to ensure adjacent parcels and communities are not adversely impacted by the Project. The Project's drainage system, which includes the stormwater management lakes, shall be engineered to ensure that post-development stages for the ten (10), twenty-five (25), and one hundred (100) year storm events are anticipated to be equal to or lower than pre-development stages for those same events. Final design is subject to applicable regulatory agency review and approval. The Developer shall record all necessary easements, declarations, and covenants that will ensure that the stormwater management system will be

privately owned, and will be maintained in perpetuity by the Developer, its successors and assigns.

b. The Developer acknowledges it shall be responsible for any costs associated with downstream improvements, prior to the connection to the One Mile Canal, that may be required in the event the Drainage Analysis shows an increase in run off from the Project. Whether such improvements are required will be demonstrated by the Drainage Analysis prepared by Developer's civil engineer and submitted to the City prior to final approval of the Project.

c. The Developer shall avoid disrupting irrigation systems of any adjacent communities that are permitted to irrigate using water from or through the Property. In the event the irrigation systems of adjacent properties are permitted to and connected to the Property, Developer shall work with the user to ensure the irrigation systems continue to function. Impacts, if any, and needed improvements for adjacent properties shall be identified prior to site plan approval and constructed in connection with a phasing plan to be provided by the project engineer and approved by the City.

v. For Parcel ID 484123151010 on NW 29th Street

a. Prior to the issuance of the first engineering permit for the Project, the City shall transfer ownership of Parcel ID 484123151010 on NW 29th Street ("City Parcel") to Developer for incorporation into the stormwater management system for the Project. Developer is required to identify and resolve existing stormwater constraints that may lie outside of the Property but that have a direct connection to deliver stormwater runoff from the stormwater management lakes within the Project to the adjacent City canal system. The Developer shall provide necessary modeling, at Developer's expense, of the stormwater runoff from the development to the adjacent City canal system for peer review, prior to site plan approval for each applicable Pod. In the event the model identifies necessary improvements, City shall coordinate with Project engineer to identify reasonable public improvements that may be necessary to support the Project. Developer shall be responsible for any agreed upon reasonable improvements identified by the modeling in association with the Project. in accordance with a phasing plan provided by the Project engineer and approved by the City.

vi. Prior to the issuance of the COs for fifty percent (50%) of the residential units within the Project, Developer will construct improvements to the City swales in the locations identified by the City staff and Developer as areas requiring improvement and depicted on the plan attached hereto as Exhibit "E". The swales will be reconstructed to remove the organic materials (at a maximum depth of 1.5') and replaced with clean free draining material for the limited area described in Exhibit "E". The swales shall be resodded with like material sod.

vii. The Developer agrees that the residents who will reside in the proposed residential units constructed pursuant to this Agreement will likely use the City's public parks and that the public parks are a benefit to the Project. Therefore, the Developer shall contribute one hundred fifty thousand dollars ($150,000) towards improvements at Fire Fighters Park, which may be used towards the construction of additional parking spaces, installation of shade structures, or any other improvements the City deems necessary for the betterment of Fire Fighters Park.

viii. Prior to second reading and adoption of the Land Use Plan Amendment, Developer shall complete a Fire Concurrency Study pursuant to Chapter 15 of the Florida Fire Code ("Fire Study"). Developer and its consultant shall coordinate methodology for the Fire Study with the City fire chief or designated representative. The Fire Study will determine what, if any, improvements, including, but not limited to, financial contributions, land dedications, or public safety facilities would be required for the Project to meet Fire Concurrency standards. In addition, prior to the first reading of the Land Use Plan Amendment, Developer shall identify two (2) potential locations, for a future fire station, each measuring at least one (1) acre in size and identified on the Conceptual Master Plan. If required by the Fire Study, prior to the issuance of the first engineering permit for the Project, the Developer shall, at a minimum, convey to the City at least one (1) acre of real property, at one of the potential locations identified in the conceptual plan, for public safety purposes, including, but not limited to a fire station.

f. **Reservation or Dedication of Land.**

Unless otherwise identified in this Agreement, Developer shall not be required by the City to reserve or dedicate land in connection with development of the Property, except as may be required by permits issued by Governmental Authorities. Notwithstanding the foregoing, Developer shall be required to grant utility and access easements to the City as may be necessary by the City, in order for the City to service and maintain the public facilities serving the Property. Such easements shall be identified prior to the approval of any site plans for the Property and shall be provided prior to the issuance of any building or development permits for the property. Any easements shall be accompanied by a title opinion evidencing ownership of the Property and signatory authority, subject to the review and approval of the City Attorney.

g. **Development Permits Approved or Needed to Be Approved for the Project.**

1) The land development approvals required for the Project are:

a. City and County future land use plan amendments;

b. Rezonings;
c. Site Plan Approval(s);
d. Platting;
e. Special Exception, if applicable;
f. Utility Service Permits;
g. Building Permits;
h. Engineering Permits, including FEMA review if necessary;
i. South Florida Water Management District Permit;
j. Broward County Permits, as applicable;
k. Environmental permitting as may be required by applicable jurisdictional authorities; and
l. Any other official action of the City having the effect of permitting the development of land.

2) The Developer shall utilize the City's Building Department for all plan reviews and inspections associated with the development of the Property.

3) The governmental approvals for the Property described in this subsection (h) and the expiration of all applicable appeal periods with respect thereto are collectively referred to as the "Governmental Approvals".

h. **Responsibility for Land Development Approvals.**

Developer shall use reasonable efforts to attempt to obtain all Governmental Approvals as required in connection with the Property and consistent with the Conceptual Master Plan.

i. **Consistency with the City's Comprehensive Plan and Land Development Code.**

Based upon the commitments contained herein, following the approval of the future land use plan amendment and rezonings outlined in Section 2(b) of this Agreement, the Project will be consistent with the City's Comprehensive Plan and Land Development Code. Nothing herein shall be deemed to be an approval of any development permit or provide any vested rights to any development approval. Such approval may only be granted in accordance with the applicable provisions of Florida law and the City of Margate Code of Ordinances.

j. **Compliance with Other Law.**

Pursuant to Florida Statutes section 163.3227(1)(i), the failure of this Agreement to address a particular permit, condition, term, or restriction shall

not relieve Developer or the City of the necessity of complying with the law governing such permitting requirement, condition, term, or restriction. Any matter or thing required to be done under existing ordinances of the City of Margate or Broward County shall not be otherwise amended, modified, or waived unless such amendment, modification or waiver is expressly provided for in this Agreement with specific reference to the City Land Development Code provision so amended, modified, or waived.

3. **Authorization to Develop Property.**

Developer may proceed to develop the Property in accordance with the Conceptual Master Plan. Developer shall obtain all Governmental Approvals as enumerated in paragraph 2(h) above upon approval as required by the City Land Development Code. Developer shall receive any and all applicable building permits authorized, subject to the terms, conditions, reservations and requirements of this Agreement and compliance with all approved plans, and applicable building and engineering codes.

The terms of this Agreement shall govern the development of the Property for the duration of this Agreement.

4. **Conceptual Master Plan Adjustments and Revisions.**

The Director of Development Services, or his/her designee, shall have jurisdiction to make adjustments to the Conceptual Master Plan without reconsideration of this Agreement by the City Commission, as may be permitted by the City's Land Development Code. The approvals shall be in substantial compliance with the approved Conceptual Master Plan. For the purposes of this section, "substantial compliance" shall mean there are no significant modifications or deviations from the approved Conceptual Master Plan that would impact density, intensity, decrease in open space or any change that significantly alters the development's general function, form, intensity, character, demand on public facilities, impact on adjacent properties, or significantly modify other characteristics from that indicated on the Conceptual Master Plan. Developer shall be responsible for all costs and fees associated with any such revision to this Agreement or plans associated with the Project.

5. **Adequacy of Public Facilities; Continued Reservation of Capacity.**

Based upon the Developer's compliance with its obligations as set forth in this Agreement, the following items in regard to the adequacy of public facilities for the Property in this area are acknowledged:

a. Drainage: All construction activities will be in accordance with applicable City of Margate, Broward County and South

Florida Water Management District permitting standards and regulations. In accordance with the foregoing regulations at the time of approvals, The Engineer model shall demonstrate that the Project, and the stormwater management system that serves the Project, will not adversely affect drainage of any adjacent properties which are not part of the Project ("Drainage Analysis").

b. Potable Water:

Potable water supply services will be provided to the Property by the City. Prior to site plan approval for any of the pods in the Project, Developer shall provide data to the City to perform a hydraulic model evaluation in accordance with the City's requirements as part of the site plan approval process for each pod. Developer shall be responsible for the City's costs associated with the preparation of the hydraulic model. Developer shall be responsible to construct any reasonable improvements identified by the modeling as required to support the Project as provided in this Agreement. Developer shall be responsible for the required water and sewer connection fees and shall not seek water and sewer connection credits for improvements that serve only the Project and do not provide public benefits external to the Project. Any portions of the water supply system located within private roadways or roads access through gates shall be privately owned and maintained, in perpetuity.

c. Sanitary Sewer:

Primary wastewater collection, transmission and treatment services, which are public on the date of this

	Agreement shall continue to be public. Primary wastewater collection and transmission services, including lift stations installed by Developer and located outside of private roadways or roads accessed through gates, shall be dedicated to the public. Wastewater collection, and wastewater transmission system, including lift stations, located within private roadways or roads accessed through gates shall be privately owned and maintained, in perpetuity. Prior to site plan approval, Developer shall provide data to the City to perform a hydraulic model evaluation in accordance with the City's requirements as part of the site plan approval process for the Project. Developer shall be responsible for the City's costs associated with the preparation of the hydraulic model. In the event the model identifies needed improvements, City shall coordinate with Project engineer to identify reasonable improvements that may be necessary to support the Project. Developer shall be responsible for any reasonable improvements identified by the modeling as required to support the Project. Additionally, the Developer shall be responsible for the required water and sewer connection fees and shall not seek water and sewer connection credits for improvements that serve only the Project and do not provide public benefits external to the Project.
d. Solid Waste:	Sufficient capacity exists in the Broward County Land Fill to service the demands associated with the development of the Property as of the date of this Agreement.

e. Parks:	Sufficient park facilities exist or are being provided in conjunction with the development of the Property as provided in this Agreement.
f. Roads:	Development of the Property is expected to generate additional new external daily trips, when compared with the former development of the Property. The Project with either a) not degrade the level of service on external roadways; or b) if any roadway within one (1) mile of the project's boundaries falls below the acceptable level of service as defined in the City's Comprehensive Plan after the new trips generated by this development are accounted for, then the developer shall be required to pay for and construct the improvements necessary to mitigate the impact to the level of service. Internal roadways will be built in conjunction with the Project and will be sized to meet or exceed projected trip demands. Any non-gated portions of the new roadways shall be conveyed to the City following completion.
g. Irrigation:	Non-potable water from lakes, canals, wells or cisterns shall be used for all irrigation within the Project subject to approval by the South Florida Water Management District.
h. Landscaping	The Project shall not include any new Sabal Palms within the Project.

If the City lacks sufficient capacity at the time of the land use plan amendment and rezoning approvals to comply with any obligations under this section, the Developer shall pay all costs and expenses related to ensure that the Project is able to receive the municipal services.

6. **Vacation and Dedication of Easements.**

Developer acknowledges that any easements in conflict with the Conceptual Master Plan or site plan must be vacated and agrees to dedicate easements necessary to accommodate City utility service to the Property. The City acknowledges that any easement abandonments shall be approved subject to relocation of utility facilities and dedication of new easements, if required, and that the Ordinance(s) approving any easement abandonments shall be recorded following relocation of utility facilities.

7. **Developer's Acknowledgement, Agreement, and Waiver of Certain Rights.**

Developer further declares that it has examined and is familiar with the provisions of Section 489.113(3), Florida Statutes, and knowingly and specifically waives any rights it may have thereunder, and further agrees to be bound by the City's Policies, Procedures, Standard Details and Specifications for Water Distribution and Sewage Collection Systems, including but not limited to the requirement that all underground water and wastewater system work required herein shall be performed by a contractor or subcontractor holding one of the following licenses pursuant to this section:

a. State of Florida Certified Underground Utility & Excavation Contractor;

b. BC Certificate of Competency — General Engineered Construction; or

c. BC Certificate of Competency lA — Primary Pipelines.

Developer agrees to comply with the City of Margate permitting requirements, including all licensing requirements associated with the Development Services Department and Engineering Division.

8. **Indemnification.**

Developer agrees to indemnify, defend, and hold harmless the City, its officers, agents, volunteers and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, court costs, or other alternative dispute resolution costs, arising from claims of personal injury or property damage out of or caused by the construction of the Project under this Agreement; provided however, that Developer shall not indemnify the City for claims arising out of negligent acts, errors, or omissions or misconduct of the City, its officers, agents, volunteers and employees while acting in the course and scope of employment. The City reserves the right, but not the obligation, to participate in its defense without relieving Developer of any obligation hereunder. This

Indemnification Clause shall continue indefinitely and shall survive the cancellation, termination, expiration, lapse or suspension of this Agreement.

9. **Amendment, Cancellation, Termination, Term.**

a. Amendment/Cancellation. This Agreement may only be amended or cancelled (unless this Agreement sets forth the basis for cancellation of this Agreement) by written mutual consent of the Parties to this Agreement, or by their successors and assigns, and shall terminate upon its expiration as set forth in Section 2(b). Prior to amending this Agreement, the City shall hold two (2) public hearings consistent with the requirements of Section 163.3225 of the Act.

b. Termination by Developer. Notwithstanding any other provision of this Agreement, Developer may, at any time through the effective period of this Agreement, and upon satisfaction of all of Developer's obligations to the City's satisfaction as described herein, declare that the development of the Property is completed and that the terms and conditions of this Agreement shall terminate (except as expressly provided herein). Any such declaration shall be in writing and provided to City.

10. **Recording of Agreement.**

This Agreement shall be recorded by the Developer in the Public Records of Broward County within fourteen (14) days after the Developer acquires fee title to the Property.

11. **Effective Date.**

This Agreement shall be effective ("Effective Date") on the date that all of the following shall have occurred: (i) the date the appeal period for the authorizing ordinance has expired without any appeal of such authorizing ordinance have been filed; or the date of dismissal of any appeal of the authorizing ordinance; and (ii) Developer has acquired fee simple title to all of the Property; and (iii) the fully executed Agreement has been recorded in the Public Records of Broward County.

12. **Annual Review.**

In accordance with Section 163.3235 of the Act, the City shall review the development for the Property that is subject to this Agreement every twelve (12) months, commencing twelve (12) months after the Effective Date. The purpose of this review shall be to determine whether the Parties are in good faith compliance with the terms of this Agreement. If the City finds, on the basis of competent substantial evidence, that there has been a failure to substantially comply with the terms of this Agreement by Developer with respect to their obligations as indicated in the Agreement, and such failure to comply continues beyond any applicable notice and

cure period as provided herein, the Agreement may be revoked or modified by the City Commission at a properly noticed public hearing. Notwithstanding anything to the contrary herein contained, upon the City's determination of a failure to substantially comply with the terms of this Agreement by Developer with respect to their obligations pursuant to this Agreement, then the City shall provide written notice to such respective party and such party shall have no less than Thirty (30) days to cure such compliance failure, or undertake such compliance efforts and diligently pursue to completion, prior to the City revoking or modifying this Agreement

13. **Notices.**

The Parties designate the following persons as representatives to be contacted and to receive all notices regarding this Agreement:

Developer:	Alexander Rosemurgy 1801 S Federal Highway Boca Raton, FL 33432
With Counterpart to:	Scott Backman, Esq. Miskel Backman LLP 14 SE 4th Street, Suite 36 Boca Raton, FL 33432
For the City of Margate:	City of Margate Development Services Department Attn: Director 901 NW 66th Avenue, Suite C Margate, FL 33063
With Counterpart to:	Margate City Attorney City of Margate City Attorney's Office 5790 Margate Boulevard Margate, FL 33063

14. **Binding Effect.**

The obligations imposed pursuant to this Agreement upon Developer and/or upon the Property run with and bind the Property as covenants running with the Property and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees, mortgagees and assigns. This Developer's Agreement shall survive the foreclosure of any mortgage now or hereafter placed upon all or part of the Property. Developer will have no further obligation or liability under this Development Agreement with respect to the transferred property except for any unperformed obligations that arose before the assignment (unless assumed in writing by the assignee).

15. **Enforcement.**

Any Party or aggrieved or adversely affected person as defined in Section 163.3215(2) of the Act may file an action for injunctive relief in the Broward County circuit court to enforce the terms of this Agreement or to challenge compliance of this Agreement with the Act. The laws of the State of Florida, without regard to its conflict of laws principles, shall govern the interpretation and enforcement of this Agreement. The Parties hereby agree to waiver of jury trial. Should either party hereto bring an action against the other to enforce the terms and provisions hereof, then the party prevailing in said action shall be entitled to a judgement against the other for reasonable attorneys' fees and costs at both the trial and appellate level.

16. **Successors and Assigns.**

This Agreement shall be binding upon the Parties, their successors and assigns. In the event of an assignment of part or all of its obligations under this Agreement, the assigning Party shall notify the other Party in writing within thirty (30) days of such assignment. Upon an assignment of this Agreement and the assumption of the assignor's rights, obligations, and liabilities by said assignee, the assignor/grantor shall be deemed released from all rights, obligations and liabilities hereunder (arising thereafter other than the City shall not be released of its governmental and legislative obligations as set forth in this Agreement), and the assignee/grantee shall be deemed to have assumed all rights, obligations and liabilities hereunder.

17. **Severability.**

In the event that any portion or section of this Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdictions, such decision shall in no manner affect the remaining portions or sections of this Agreement, which shall remain in full force and effect.

18. **Entire Agreement.**

This Agreement constitutes the entire understanding and agreement between the Parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein.

19. **Waiver**.

The failure of any Party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach or of any future violation, breach or wrongful conduct.

20. **Attorneys' Fees.**

In the event of any controversy arising under or related to the interpretation or implementation of this Agreement or any breach thereof, each party shall bear its own fees for all reasonable attorneys' fees, paralegals' fees, experts' fees, mediation fees and costs incurred in connection therewith both at the trial and appellate levels.

21. **Exhibits.**

Notwithstanding anything herein to the contrary, the exhibits hereto are subject to final approval by all applicable governmental agencies with jurisdiction over the Property and are therefore subject to revision. Provided that such revisions are not material (as determined by City, in its reasonable discretion), this Agreement shall not be amended to refer to any such revisions.

[INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused the execution of this Agreement by their duly authorized officials as of the day and year first above-written.

Signed, sealed and delivered
In the presence of:

Developer:

Rosemurgy Acquisitions, LLC
a Florida limited liability company

Witnesses:

_____
(signature)

By:

_____
(signature)

_____
Print Name

Date: _____

_____
(signature)

_____
Print Name

ACKNOWLEDGEMENT:

State of Florida)
) SS
County of _____)

The foregoing instrument was acknowledged before me this_____ day of _____, 2025, by _____, as Manager of Rosemurgy Acquisitions, LLC, a Florida limited liability company, freely and voluntarily on behalf of said company. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

My commission expires:

_____
Print name:

CITY:

Witnesses:

City of Margate,
a Florida municipal corporation

_____
(signature)

By: _____
(signature)

_____
Print Name

Printed Name: _____

Title: _____

_____
(signature)

Date: _____

_____
Print Name

ACKNOWLEDGEMENT:

State of Florida)
) SS
County of Broward)

The foregoing instrument was acknowledged before me this_____ day of _____, 2025, by _____, as _____ of the City of Margate, a Florida municipal corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

My commission expires:

_____
Print name:

List of Exhibits

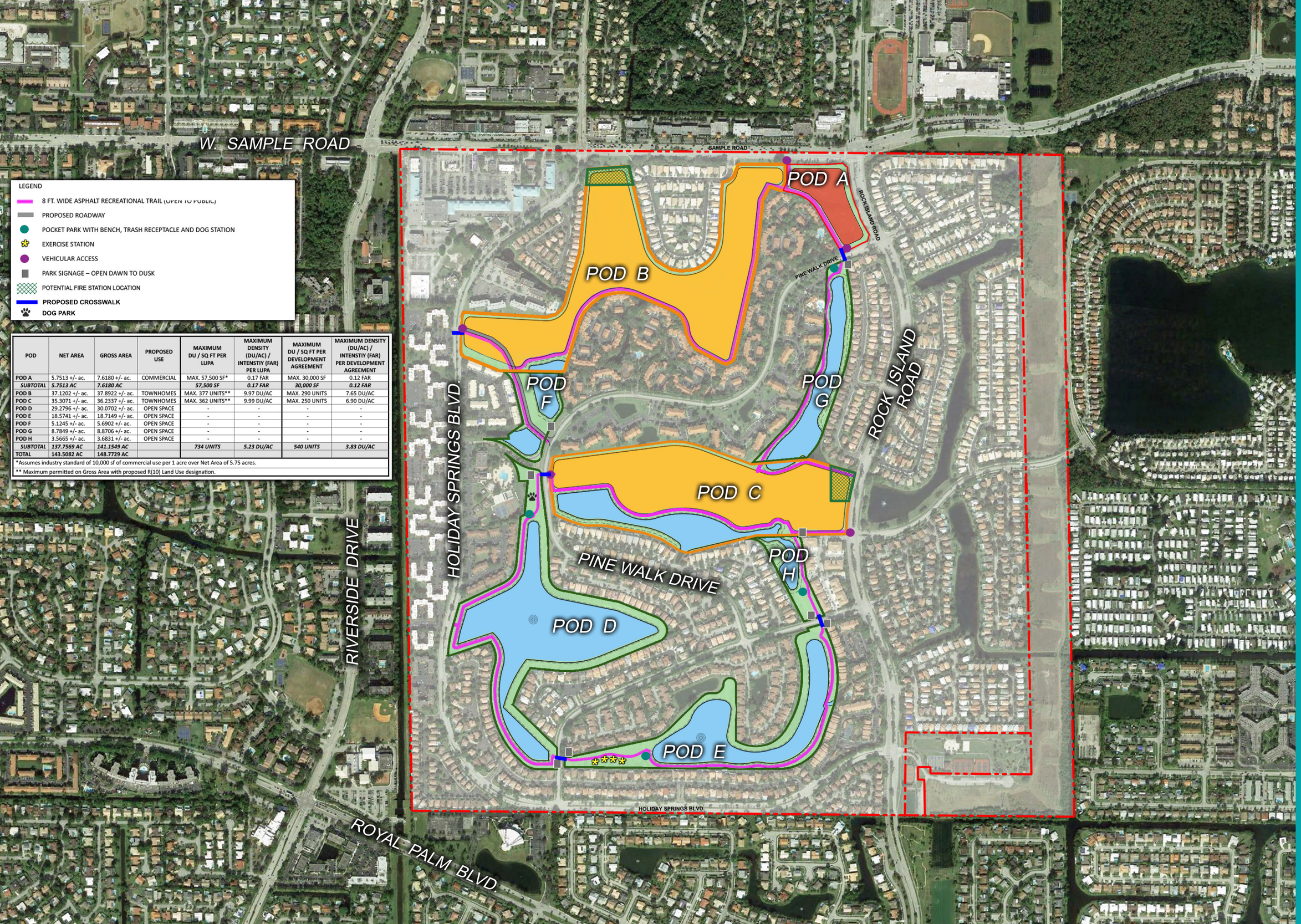
Exhibit A	Legal Description of the Property
Exhibit B	Description and Depiction of Pods A through H
Exhibit C	Conceptual Master Plan
Exhibit D	Declaration of Restrictive Covenants
Exhibit E	Swale Improvement Areas

Exhibit "A"
Legal Description of the Property

Exhibit "B"
Description and Depiction of Pods A through H

Exhibit "C"
Conceptual Master Plan

Exhibit "D"
Declaration of Restrictive Covenants



POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DU / SQ FT PER LUPA	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR) PER DEVELOPMENT AGREEMENT
POD A	5.7513 +/- ac.	7.6180 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR	MAX. 30,000 SF	0.12 FAR
SUBTOTAL	***5.7513 AC***	***7.6180 AC***		***57,500 SF***	***0.17 FAR***	***30,000 SF***	***0.12 FAR***
POD B	37.1202 +/- ac.	37.8922 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC	MAX. 290 UNITS	7.65 DU/AC
POD C	35.3071 +/- ac.	36.2337 +/- ac.	TOWNHOMES	MAX. 362 UNITS**	9.99 DU/AC	MAX. 250 UNITS	6.90 DU/AC
POD D	29.2796 +/- ac.	30.0702 +/- ac.	OPEN SPACE	-	-	-	-
POD E	18.5741 +/- ac.	18.7149 +/- ac.	OPEN SPACE	-	-	-	-
POD F	5.1245 +/- ac.	5.6902 +/- ac.	OPEN SPACE	-	-	-	-
POD G	8.7849 +/- ac.	8.8706 +/- ac.	OPEN SPACE	-	-	-	-
POD H	3.5665 +/- ac.	3.6831 +/- ac.	OPEN SPACE	-	-	-	-
SUBTOTAL	***137.7569 AC***	***141.1549 AC***		***734 UNITS***	***5.23 DU/AC***	***540 UNITS***	***3.83 DU/AC***
TOTAL	**143.5082 AC**	**148.7729 AC**					

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over Net Area of 5.75 acres.

** Maximum permitted on Gross Area with proposed R(10) Land Use designation.

urban design studio

CAROLINA CLUB

CONCEPTUAL MASTER PLAN

NORTH

CAROLINA CLUB

FUTURE LAND USE MAP - CITY

urban design studio

RECREATION AND OPEN SPACE (COUNTY)
LOW-MEDIUM (10) RESIDENTIAL (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
COMMUNITY (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
COMMUNITY (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
CONSERVATION NATURAL RESERVATIONS (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
CITY OF CORAL SPRINGS
MEDIUM (16) RESIDENTIAL (COUNTY)
W. SAMPLE ROAD
COMMERCE (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
COMMUNITY (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
COMMERCE (COUNTY)
COMMUNITY (COUNTY)
COMMUNITY (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
CITY OF CORAL SPRINGS
RIVERSIDE DRIVE
HIGH (50) RESIDENTIAL (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
RECREATION AND OPEN SPACE (COUNTY)
MEDIUM (16) RESIDENTIAL (COUNTY)
COMMUNITY (COUNTY)
MEDIUM-HIGH (25) RESIDENTIAL (COUNTY)
COMMUNITY (COUNTY)
ROYAL PALM BLVD.
COMMERCE (COUNTY)
LOW (5) RESIDENTIAL (COUNTY)

COMMERCIAL RECREATION
COMMERCIAL
OFFICE PARK
R (25)
R (7)
POD B
R (7)
COMMERCIAL RECREATION
PROPOSED FLU: R (10)
POD A
COMMERCIAL RECREATION
PROPOSED FLU: COMMERCIAL
R (10)
CONSERVATION
PARK
R (16)
R (20)
OPEN SPACE
PARK
R (12)
7
POD G
R (7)
COMMERCIAL RECREATION
PROPOSED FLU: PARK
R (10)
R (10)
COMMERCIAL RECREATION
PROPOSED FLU: PARK
R (5)
R (7)
POD F
R (25)
HOLIDAY SPRINGS BLVD.
POD C
ROCK ISLAND ROAD
PARK
COMMERCIAL RECREATION
PROPOSED FLU: R (10)
PARK
R (10)
R (5)
R (20)
POD H
COMMERCIAL RECREATION
PROPOSED FLU: PARK
PINE WALK DRIVE
R (7)
POD D
COMMERCIAL RECREATION
PROPOSED FLU: PARK
R (7)
R (7)
R (20)
R (10)
POD E
COMMERCIAL RECREATION
PROPOSED FLU: PARK
UTILITIES
R (3)
R (16)
PARK
OPEN SPACE
R (7)
R (10)
COMMERCIAL
R (4)
R (16)
R (4)
PARK
R (10)

NORTH

Exhibit “I”

LPA and City Commission Meeting Minutes

MEETING OF
THE PLANNING AND ZONING BOARD
REGULAR MEETING
https://us02web.zoom.us/j/83897575721
MINUTES

Thursday, October 7, 2025
6:30 p.m.
City of Margate
City Commission Chambers at City Hall

PRESENT:
Sloan Robbins, Secretary (Acting Chair)
Joseph F. Eppy, Board Member
Elsa J. Sanchez, Board Member

ABSENT:
Joao D. Brandao, Chair
Shekinah Awofadeju-Major, Vice Chair

ALSO PRESENT:
David Tolces, City Attorney
Cale Curtis, City Manager
Andrew Pinney, AICP, Senior Planner
Christopher Gratz, AICP, Senior Planner
Paul Ojeda, Development Services Office Manager
David Scholl, Fire Marshal
Richard Nixon, Building Department Director
Matthew H. Scott, Greenspoon Marder, LLP
Scott Backman, Miskel Backman, LLP
Chris Heggen, Kimley-Horn and Associates
Ron L. Book, P.A.
Mike Troxell, Thomas Engineering

The regular meeting of the Planning and Zoning Board (PZ) of the City of Margate, having been properly noticed, was called to order at 6:40 p.m. on Thursday, October 7, 2025, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. The Pledge of Allegiance was recited.

City Attorney David Tolces advised that as the Board Chair was not present, a motion to name an Acting Chair would be in order.

Mr. Eppy made the following motion, seconded by Ms. Sanchez:

City Commission
Mayor Arlene R. Schwartz
Vice Mayor Antonio V. Arserio
Anthony N. Caggiano
Tommy Ruzzano
Joanne Simone

City Manager
Cale Curtis

City Attorney
David Tolces

City Clerk
Jennifer M. Johnson, MMC

MOTION: TO NAME SLOAN ROBBINS AS ACTING CHAIR.

ROLL CALL: Mr. Robbins – Yes; Mr. Eppy – Yes; Ms. Sanchez – Yes. The motion passed with a 3-0 vote.

1) APPROVAL OF MINUTES

A) *ID2025-273*
APPROVAL OF PLANNING AND ZONING BOARD MEETING MINUTES

Mr. Eppy made the following motion, seconded by Ms. Sanchez:

MOTION: TO APPROVE THE MINUTES OF THE SEPTEMBER 11, 2025, PLANNING AND ZONING BOARD MEETING AS PRESENTED.

ROLL CALL: Mr. Robbins – Yes; Mr. Eppy – Yes; Ms. Sanchez – Yes. The motion passed with a 3-0 vote.

2) NEW BUSINESS

A) *ID2025-269*
CONSIDERATION OF A LAND USE PLAN AMENDMENT FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400057).

B) *ID2025-270*
CONSIDERATION OF A REZONING FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400056).

David Tolces, City Attorney, introduced the items by title only, then explained the items before the Board were quasi-judicial in nature and outlined the rules and procedures to be followed.

City Attorney Tolces asked for any ex-parte disclosures from the Board. Mr. Eppy disclosed a conversation with Attorney Matthew Scott. Ms. Sanchez stated she met with staff and City Attorney Tolces to discuss the application. Acting Chair Robbins had no disclosures.

City Attorney Tolces swore in those planning to provide testimony.

Applicant Presentation

Matthew H. Scott, Esq., Greenspoon Marder, LLP, presented on behalf of the applicant, Rosemurgy Properties, and the development team. He provided a brief background on the Lakes of Carolina project and the two (2) applications before the Board at this time. He clarified the

approvals sought did not authorize construction on the site but would be the first step in a potentially long process toward redevelopment.

Attorney Scott stated the Carolina Club Golf Course had been an existing, long-term problem for the City and the surrounding community for quite some time and discussed the proposed comprehensive solution. He shared images of existing conditions, advising that it was dilapidated and overgrown, and while Rosemurgy Properties have the property under contract for potential redevelopment, they are not the current owners. Attorney Scott reviewed existing entitlements for the unique property, advising the site is in a dashed-line area which allows for up to seven (7) units per acre, which would allow over 1,000 units on the 148-acre property. He stated the existing Future Land Use for the property is Commercial Recreation with a Zoning designation of Open Space (S-2). He noted unlike many golf courses, the property's use is not governed by a restriction to the benefit of neighboring property owners, and the restrictive covenant impacting the property had expired decades prior. He commented that these amendments are a common application, with 10-15 Land Use Plan Amendments (LUPA) processed by Broward County each year.

Continuing, Attorney Scott shared a history of the property, which was opened in 1971 and closed in 2018. He stated since that time, the owners have marketed the property to a variety of different buyers for development, and the site has sat vacant, becoming an increasing nuisance. He discussed previous offers and advised none were interested in operating it as a golf course. He noted the Rosemurgy Properties proposal had been selected because they are a local company with deep roots in the community and a proven track record of delivering what they propose in South Florida. He shared examples to illustrate the quality of work the applicant was committed to providing. Attorney Scott reviewed the property information, noting it was an a permanently closed golf course with a dilapidated clubhouse and environmental contamination onsite which requires remediation. He discussed the conceptual master plan, including pods as follows:

- Pod A – Commercial (C)
    - Max Intensity: 57,500 Square Feet
- Pod B – Residential (R10)
    - Max Intensity: 377 Units (Townhomes)
- Pod C – Residential (R14)
    - Max Intensity: 507 Units (Apartments)
- Pod D-H – Open Space (S-2)
    - 65 acres

Attorney Scott highlighted the desire to maximize open space, with lakes and pocket parks, to create a development that would not only benefit the residents of the community, but existing residents. He pointed to a proposed mini dog park and more than three (3) miles of walking trails. He discussed benefits to residents, including environmental remediation, improved water retention, and publicly accessible walking trails. Attorney Scott provided an overview of the multi-year process with City, County, and State approvals and shared conceptual renderings. He reviewed the framework of the plan for redevelopment, including a series of meetings with stakeholders to hear concerns and integrate feedback. He advised that in response to feedback

from neighboring residents, the conceptual master plan had been revised to include no apartments whatsoever, and density as follows:

- Pod A – Commercial (C)
    - Max Intensity: 30,000 Square Feet
- Pod B – Residential (R10)
    - Max Intensity: 290 Units (Townhomes)
- Pod C – Residential (R10)
    - Max Intensity: 250 Units (Townhomes)
- Pod D-H – Open Space (S-2)
    - 65 acres

Attorney Scott provided the Development Agreement for context, advising the document binds the developer to the various commitments made. He stated the applicant was seeking a positive recommendation from the Planning and Zoning Board on the revised Development Agreement, LUPA subject to proposed reductions, Rezoning subject to proposed reductions, and the associated Text Amendment. He reiterated the community benefits briefly, including the projected positive impact on property values, and shared a letter from a Certified General Real Estate Appraiser stating the townhome development would cause a property value increase for properties adjacent to the golf course.

Attorney Scott reviewed the LUPA criteria and stated the application complied with all criteria, including potable water capacity, wastewater capacity, drainage capacity, solid waste capacity, school capacity, environmental review – Phase II Environmental Assessment, endangered or threatened species, parks and open space, traffic, and compatibility. He noted the proposed Future Land Use designations:

- Pod A – Commercial (C) with a 7.0 Dashed-Line Area
    - 7.6180 gross acres
- Pod B – Residential (R10) with a 7.0 Dashed-Line Area
    - 37.8922 gross acres
- Pod C – Residential (R10) with a 7.0 Dashed-Line Area
    - 36.2337 gross acres
- Pod D-H – Park with a 7.0 Dashed-Line Area
    - 67.029 gross acres

Continuing, Attorney Scott reviewed the proposed Zoning designations (as amended), advising the request was rezoning of 81.7439 gross acres from Open Space (S-2) to:

- Pod A – Community Business (B-2) District
- Pod B – Multiple Family Dwelling (R-3A) District
- Pod C – Multiple Family Dwelling (R-3A) District
- Pod D-H – Rezoning not required, as it is already designated Open Space (S-2), which allows for the use of the property as a community-serving open space

Attorney Scott shared an article from the Sun Sentinel showing declining enrollment in Broward County Schools and stated there would not be an issue with schools becoming overcrowded as a result of this project.

Chris Heggen, Traffic Engineer, Kimley-Horn and Associates, discussed the traffic analysis conducted, including the procedures and methodology, and advised the evaluation showed no roadway segments were anticipated to be significantly impacted. He stated a Traffic Impact Analysis (TIA) would be reviewed during the Site Plan approval process to include adjacent intersection operations and access points to identify the need for site-related access and traffic operation improvements based upon the specific details of the proposed development. He highlighted a 38 percent reduction in traffic counts over the initial plan and commented on growth across Broward County, as well as the congestion benefits of mixed-use strategies.

Attorney Scott commented that concerns are frequently raised that traffic counts may be taken during summer when there is no school or during COVID-19. He asked Mr. Heggen to confirm that traffic counts were conducted in February 2024. Mr. Heggen confirmed and stated the team would continue to work with the City to conduct additional counts as needed.

Attorney Scott discussed environmental concerns. He stated if redevelopment does not take place, contamination on site will not be addressed and will continue in perpetuity. He advised that if the project is approved, an extensive process of permitting through the County and State to remediate the issues and remove the contamination. He noted this takes place at the time of Site Plan review and discussed the timeline briefly.

Ron L. Book, P.A., governmental affairs expert, reviewed public policy considerations, trends in the State legislature, and the continued erosion of Home Rule. He discussed the Live Local Act, and stated redevelopment of an unused golf course into multi-family housing was exactly what the legislature was telling local governments they need to do. He commented on example projects. Attorney Scott asserted this developer was proposing to be a partner with the City, as the reality was that this discretion could be taken in the future.

Attorney Scott highlighted population trends and stated every city around Margate has grown in the past five (5) years, while Margate has been stagnated, according to U.S. Census Bureau data. He stated 93 percent of Broward County households cannot afford the median-priced home, and the lack of supply is fueling an affordability crisis. He asked the Board to consider a recommendation of approval.

Ms. Sanchez noted the traffic study did not include the intersection of Atlantic Boulevard and Rock Island Road. She stated this is an extremely busy intersection already and suggested that if another traffic study was conducted, this intersection should be included. Attorney Scott advised that Code requires that the traffic study look at one (1) mile radius, and this intersection fell outside that area, but as part of the project, potential improvements to Rock Island Road were being reviewed.

Ms. Sanchez commented that 540 townhouses were being proposed, but the traffic study showed only 142 trips going out and 48 trips in during peak morning hours. She questioned whether only this number of people would be going to work or bringing their children to school in the morning. Attorney Scott clarified the methodology and the formula used to determine trips by category. He commented on growing traffic from development in other municipalities and reiterated the potential impact of improvements to Rock Island Road as a result of this development.

Staff Presentation

Andrew Pinney, AICP, Senior Planner, presented on behalf of staff. He clarified the agenda for this meeting was limited to the LUPA and Rezoning, and the Development Agreement, while attached for reference, was not under purview.

Mr. Pinney reviewed the subject property, located at 3011 Rock Island Road, and shared an aerial image showing the current conditions. He stated site was 143.5 net acres and 148.7 gross acres. He reviewed the historical context, including an aerial from 1973 when Holiday Springs Golf was being constructed, at which time a Rezoning application was approved, and details on the platting of 5.9 acres for the clubhouse in 1988, at which time there was a significant remodel and change in name to Carolina Club. He advised the remainder of the property had not yet been platted. He stated the business started to shut down in 2018, and all operations and the Local Business Tax Receipt (LBTR) records indicate it was closed for business in 2022.

Mr. Pinney shared the applicant's concept drawing and proposal for pods A-H. He noted this was also spelled out and restricted in the Development Agreement, along with height and specific uses. He outlined the details of the requested LUPA, which would break 148.7 acres of Commercial Recreation Land Use into 7.6 acres of Commercial, 74.1 acres of Residential (R10), and 67 acres of Park. He shared the City's Future Land Use Plan Map and explained the definition of Dashed-Line Area, as follows:

> *An area on the Future Land Use Plan Map bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land uses within the area, and/or a particular total number of dwelling units permitted within the area. The density with a Dashed-Line Area may be an irregular density.*

Mr. Pinney explained Dashed-Line Area A, which is a total of 636.18 acres at a maximum density of seven (7) units per acre, and explained there are 1,070 dwelling units available in the area. He explained with the proposed project, 530 dwelling units would remain vested on the map. Continuing, he reviewed the Text Amendment requested, which would amend Policy 1.2.6 of the Margate Future Land Use Plan, which identifies all the various dashed-line areas on the map and their maximum build-out potential. He stated the revisions would assign the existing residential acreage, increase commercial use, and decrease commercial recreation use.

Mr. Pinney discussed the required LUPA considerations identified in the plan and how the individual requirements were addressed by the developer. He provided an overview of the steps

in the LUPA process, including Development Review Committee (DRC) review, followed by this hearing Planning and Zoning Board (PZB). He advised that the PZB meeting was the first public hearing, and the item would move forward to the City Commission with whatever recommendation was made, followed by reviews by the State and County, second reading by the City Commission, and finally recertification by Broward County Planning Commission. Continuing, Mr. Pinney outlined the details of the Rezoning application, which would break 148.7 acres of Open Space (S-2) into 7.6 acres of Community Business (B-2), 74.1 acres of Multiple Dwelling (R-3A), and 67 acres of Open Space (S-2). He shared the City's Zoning Map and reviewed the Rezoning process as stated in Section 40.303 of the Universal Land Development Code (ULDC).

Mr. Pinney discussed the required Rezoning process as stated in Section 40.303 of the Unified Land Development Code (ULDC) and how the individual requirements were addressed by the developer. He stated staff had raised concern during the DRC process as to condition C, which reads: "Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change". He commented as it was a golf course and the zoning was S-2, it was zoned logically. He stated there was question as to whether criterion I, which reads "There are substantial reasons why the property cannot be used in accord with existing zoning" had been met, as new golf courses are being developed in Florida.

Mr. Pinney shared the DRC staff review by department, including Development Services, Environmental and Engineering Services (DEES), Fire, Building, Public Works, Police, and Community Redevelopment Agency (CRA), identifying positive findings and questions raised in each area which would result in additional responses from the applicant.

Acting Chair Robbins inquired as to whether the project was measured against recently increased parking standards. Mr. Pinney confirmed any new development would be subject to the new parking requirements. He noted maximums, or not to exceed, levels were being reviewed with this application, and finite details would be worked out at the site plan level. Discussion continued regarding changes that may take place in the site plan process.

Mr. Pinney continued to review DRC comments. He clarified that the permit authority on contamination remediation would the County and State, and the City would have visibility of the plans. He stated compatibility concerns had been alleviated by the revision to remove apartment units from the proposed plan. He noted the DRC had completed two (2) cycles of review and had recommended resubmitting the application in both cases to provide additional information. The applicant had chosen to conduct community workshopping and proceed to the PZB without a recommendation of approval from the DRC.

Acting Chair Robbins asked staff why there was not a requirement for the seller to maintain the land. He asserted it was a growing trend that commercial spaces could neglect their spaces without consequence. Mr. Pinney stated his understanding was that all properties are required to be maintained, whether occupied or vacant, improved or unimproved.

Acting Chair Robbins asked if there were liens on the property. City Attorney Tolces advised the City has a very robust Code Enforcement division that handles those things separate and apart from the considerations before the Board with respect to the application. He stated the seller does have a duty to maintain the property while it is on the market, and the City is using the Code Enforcement process to the best of its ability to ensure the property is maintained in a condition on a regular basis. He noted the meeting was not regarding whether the condition was satisfactory or to debate Code Enforcement issues.

Acting Chair Robbins questioned whether the property was priced as a defunct golf course or as a property to be rezoned for tremendous development. He stated it may be that no golf course had put in an offer because they were priced out of the market. He noted Coral Springs had been able to sell off some land and maintain a golf course. Attorney Scott provided background on the maintenance issue and communication with the seller. He stated the property was not posted with a list price, but with a request for best offers on proposed projects and associated pricing. He noted that he was not saying golf was dead, but that this golf course was not coming back because there had not been a redevelopment offer over the course of the seven (7) year listing for a variety of reasons. He added that there had been several proposals for the site, including a wave park.

Ms. Sanchez noted staff had pointed out there were more units available in the area and asked if needed to be rezoned because there were more units that were going to be built. Mr. Pinney explained the units were referenced in the presentation in relation to the LUPA and the Land Use Plan because there are 636 acres that are allowed up to seven (7) units per acre but only 3,383 units were built, so there is excess within the red lines where units could be landed on a property. He stated the majority of the dashed-line area had been developed, apart from the golf course and the FPL easement, so this development would consume the last open space, and they were leaving those units undeveloped.

Mr. Eppy asked if anything would restrict the open space so that it could not ever be developed. City Attorney Tolces advised that this would be contained in the development agreement and recorded in the public records. He noted additional covenants may also be recorded to restrict the use of the Open Space as well as the development of the units. Mr. Pinney added that the restriction would not just be on this developer, but on their assigns and their heirs, as well.

Public Comment

Acting Chair Robbins opened the item to public comment.

Commissioner Tommy Ruzzano, 116 Palm Drive, Margate, spoke in opposition. He stated the attorney said substantial, competent evidence, and asserted that the approximately 150 people gathered were probably not for the project. He asserted the golf course property sits open for a reason, and the Land Use Plan Amendment states that because of the density in the area, the open space is needed as designed. He added that the potential financial benefit to the City was an unknown. He stated the owner had not wanted to talk to developers who wanted to make the property a golf course, but he believed the golf course could come back.

Christopher Snare, 2741 SW 81st Way, Davie, read from the Brownfields Redevelopment Act from Florida Statute and stated the authority for environmental remediation had been handed to the County. He discussed arsenic concerns and concerns with the contaminant blowing around the community during the remediation process. He asserted no plan had been presented as to how arsenic mitigation would be taken care of and the meeting should be deferred.

Allen Copelman, 2870 NW 74th Avenue, Margate, stated he had argued with everyone on the development team about the project, and they had made changes based on feedback from Fairway Estates residents. He asserted the City has done a bad job of enforcing rules on the current owner. He stated the project would increase home values, and his only real concern was public access to the walking trails because they don't want strangers walking behind people's houses. He noted the contamination was a huge issue and had to be addressed. He stated he wished it would stay a golf course, but after eight (8) years of it looking bad, it was time to decide if this was the best choice or if the application should be deferred.

Cecilia Cohn, 6791 NW 34th Street, Margate, spoke in opposition. She commented that she understood everything being said, but when she leaves her house in the morning, there is already a traffic problem. She stated she did not understand how adding to the problem made sense to anyone. She asserted there were plenty of shopping plazas around, and open space was needed. She stated the golf course should become a City park and added that Margate can be an example by not allowing development and maintaining open space.

John Deming, 7770 NW 29th Street, Margate, spoke in opposition. He stated this was far too many units and adding 540 townhouses would add to traffic congestion and have a lot of problems that are avoidable. He commented that when the area was laid out, this was intended to be green space. He stated based on his research, data shared regarding values not going up in the area were untrue. He argued homeowners had paid extra to live on a green space and this development would impact the quality of life of every resident of the Carolina Club.

Catherine Nieves, 3151 Holiday Springs Boulevard, Margate, asked how many years it would take for the project to be approved and constructed. She stated she saw the proposal had a gate or entrance on Holiday Springs and noted that traffic is already heavy at 5:30 a.m. when she leaves for work. She commented that residents bought their houses because of the openness and peacefulness and asked how close these townhouses would be to them.

Louise Acciaccarelli, 3190 Holiday Springs Boulevard, Margate, spoke in support. She stated she was president of Holiday Springs Village Condominium Association 1 and 2 and the Recreation Center. She commented that residents needed to stop listening to the rumors and get the facts themselves. She encouraged people to read the plans and ask their questions and go in with an open mind. She asserted the area was an eyesore and needed to be beautified. She stated this project would bring infrastructure improvements and millions in annual property revenue, as well as increase property values. She agreed there would be more traffic but noted

there would also be traffic lights and stop signs. She noted the area is growing and this was going to be beautiful. She encouraged residents to educate themselves.

Aya Ikematsu 7530 NW 29th Street, Margate, spoke in support. She commented that she would be adjacent to Pod C and had been a resident there for five (5) years. She stated she loves the open feel and pushed back on people expressing concern that strangers would walk on the paths behind the houses, as strangers walk through the property every day. She argued that more chemicals would be placed on top of the existing chemicals if the property was kept a golf course, and traffic would still come. She noted this company has proposed a plan to create the parks the residents asked for, creating dog parks to bond with your neighbors, and cleaning the existing waterways. She stated she believes in this plan and in building before the local voice is taken away and the chance to improve the neighborhood is lost. She asserted this company has the neighborhood's best interest at heart and was making the best offer possible.

Pete Martino, 7401 NW 29th Street, Margate, spoke in support. He stated he had attended a meeting regarding the development and realized apartments were not going to be positive for the community, and after discussion with the developer they had made exceptions and dropped down to townhomes instead of apartments as well as reducing the heights to fit into the community. He likened the existing conditions to an armpit, noting the clubhouse was boarded up and there were weeds. He stated he did not believe the property would be revived to be a golf course, though he would rather see greenspace. He noted this company was trying to turn it into something, and he didn't see anyone coming along to try to build a golf course. He stated the City had mishandled the Code Enforcement process related to the project. He stated this project would add to the community and its home values.

Emily Canedo, 2401 NW 72nd Avenue, Margate, spoke in opposition. She stated according to the developer's traffic study the project would add thousands of new daily trips onto the roads that are already failing the community. She noted nearby intersections are at a Level of Service F by 2030 and questioned the formula used for analysis. She stated residents don't want a Boca-style redevelopment they want open space. She commented that she walks her dog through the park every day and walking paths already exist. She asserted this was not a minor change and changes could always be made in the future.

Tony Spavento, 3194 W Buena Vista Drive, Margate stated he had heard promises before regarding roadway improvements by developments and asserted traffic was dangerous. He argued it made no sense to do this because it is not in the City plan. He discussed planning issues and narrow streets in his community and other developments, as well as agreements regarding protections from developments. He stated he was not completely against the project and added that a traffic light was needed at Rock Island Road and 30th Street.

Nina Culver stated she had come to the meeting to learn. She noted traffic would be an issue, and Broward County would need to work with timing at the lights and other improvements. She stated she was not happy with the proposal for apartments, but when the residents were able to advocate with the developers and have real conversations that led to changes in the plan that

cost them money, it showed they wanted to make the property better for other people. She commented on the distance from existing homes to the townhomes and stated the toxic soil had to be removed due to genuine health concerns. She asked that the City work with the developer and make a plan so that everyone can be on the same page before they get nothing.

Jan Trump, 5524 Lakewood Circle, Margate, spoke in support. She stated the project would be a good thing.

Juli VanDerMeulen, 2913 NW 68th Lane, Margate, spoke in opposition. She stated the community asked that the Board uphold their responsibilities and recommend a denial of the LUPA and Rezoning. She asserted the application was inaccurate and incomplete, with multiple fatal defects, and staff had found the application fails to demonstrate adequate capacity for drainage, water, and sewer. She stated that studying these things after approving the density violates the Comprehensive Plan and the traffic study was fraudulent. She advised that Police concerns regarding safety hazards had been ignored and questioned the zoning designation requested as well as traffic. She stated this would ruin the neighborhood.

Arthur Dragone, 3241 Holiday Springs Boulevard, Margate, spoke in opposition. He distributed photos of the golf course on the dais and stated there may be some areas that need to be cleaned up. He stated under this plan the pond would be filled in and there was no canal being built for drainage. He asserted the condos are lower than the level of the land being developed, and there was no protection from flooding. He stated traffic on Holiday Springs Boulevard was already busy. He added that all he would see in his 55 plus community was roofs and most people living in the community can't leave. He noted he did not see property values going up.

Richard Zucchini, Lakewood on the Green, spoke in support. He stated he understood the emotionality of the subject, but they should be talking about facts. He commented that an average golf course uses 50,000 pounds of pesticides each year, including various toxins. He stated living near a golf course had been found to increase the chances of developing Parkinson's Disease, and people were arguing to save this. He argued it was a toxic dump, not green space. He stated the developer's offer to trade toxic land for 65 acres of true green space was reasonable. He noted 55 plus residents should not argue against development, because they count on the younger families to pick up the excess property taxes and maintain safety personnel. He added that the Live Local Act would force high density if terms were not negotiated now.

Anthony Kempiak, 7332 Pinewalk Drive South, Margate, spoke in support. He stated when he was looking for a house in the area it took months because housing was not available, and an opportunity to increase housing was great for Margate. He commented that he appreciated the walking path and the open lake and park. He noted that starter homes are a rarity and difficult for future families to afford.

Lauren Baraka, Paradise Gardens 3, Margate, spoke in opposition. She stated references that the senior community pay less in taxes were inaccurate and asserted there had been deception said during the meeting tonight, whether intentional or not. She commented requesting the R-10

designation was not a commitment to the number of units referenced, but a permanent legal right to develop at higher density. She stated the commitment in a development agreement was temporary, but the LUPA was permanent and could be exploited in the future. She commented that the developer had failed to prove concurrency.

Paul Murphy, 7220 NW 29th Court, Margate, spoke in opposition. He stated he purchased his home because of the golf course and noted he is a golfer and works at a golf course. He asserted there are golf courses all over South Florida and the industry is not dying. He stated Palm Beach County had put together a golf course in a park run by the County and it is difficult to get a tee time because they are busy and making a profit. He asserted the Carolina Club property is embarrassing and had been let go for some time. He stated the green space was needed and highlighted issues with traffic.

Eric Allison, 3325 Pinewalk Drive, Margate, stated he was a retired commercial real estate broker and avid golfer and had sold a few golf courses. He noted the owners of this course had been approached for years by people who wanted to build a golf course but had always asked too high of a price. He suggested the City come up with a bond to purchase the golf course and take their time in developing it with resident input. He stated it was an excellent location for a golf course.

Jeffrey Odum spoke in opposition. He stated he bought his house because it was on a golf course, and he is an avid golfer who has played many hours on this course. He agreed with the previous idea to invest in a golf course. He commented that people like the idea of it being a golf course or a park but keeping it green.

Acting Chair Robbins closed public comment.

Attorney Scott thanked everyone for getting up to speak about their concerns and stated the developer did not take these lightly. He responded to comments briefly, noting that golf courses owned by Pompano Beach and Delray Beach are subsidized by taxpayer dollars, and addressing bond discussion. He noted this would be a big commitment for the 50,000 taxpayers who do not live on the golf course. Continuing, Attorney Scott referenced comments on the difficulty young families have in affording housing in Margate and stated the County had determined it must develop 200,000 more homes, and this is the type of project the County and State are looking for. He addressed environmental concerns briefly, pointing out this was a County and State permitting issue which would be addressed later in the process. He stated this project creates an opportunity where the developer will be required to remediate the issue.

Board Discussion

Mr. Eppy stated the Board had to consider the fact that the developer had put money into the project and the State or County may come in with changes. He noted he also loved golf, but it was unrealistic to believe this could be turned back into a golf course and the City could go into developing. He stated when you purchase a home, you are not guaranteed your views, and to stop development in Margate was a serious problem. He commented that the tax base needed

to grow, or services would be cut in the City. He agreed the 67 acres would be true greenspace, but it was economically unrealistic to expect the entire thing to remain open. He stated development was a fact of life, and mixed space was profitable.

Acting Chair Robbins commented that he liked the idea of attracting quality commercial properties, but he also liked the idea of splitting the parcel and having the commercial pay for the golf course if there was a potential to not develop all of it. He noted the community was divided.

Mr. Eppy stated there was a developer here who was willing to make concessions, but somehow this was going to be cleaned up. He asserted they would not be doing their job if they didn't allow the City to use this land for development.

Acting Chair Robbins stated it was his understanding that the City makes more money off of Commercial taxes, so he would not be opposed to the larger intensity for Pod A of 57,500 square feet if this was a possibility.

City Attorney Tolces reminded the Board that they were to focus on making recommendations related to the presentation before the Board and the applications submitted.

Ms. Sanchez thanked the applicant for the meetings and changes to the original plans. She stated there were issues that had to be resolved, but at this time the City has a say in what can be done with the property and could face worse conditions in the future. She commented that she heard and understood residents wanted this to remain a green space, but that was not possible as the owner would be selling the property and there were no golf course buyers. She noted there were already 20 parks in the nine (9) square miles of Margate. She added that the soil remediation would have to be taken care of, and traffic could be worse either way.

Mr. Eppy made the following motion, seconded by Ms. Sanchez:

MOTION: TO RECOMMEND THE CITY COMMISSION APPROVE A LAND USE PLAN AMENDMENT FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400057) BASED UPON THE TESTIMONY AND EVIDENCE PRESENTED.

ROLL CALL: Mr. Robbins – Note; Mr. Eppy – Yes; Ms. Sanchez – Yes. The motion passed with a 2-1 vote.

Mr. Eppy made the following motion, seconded by Ms. Sanchez:

MOTION: TO RECOMMEND THE CITY COMMISSION APPROVE A REZONING FOR THE REDEVELOPMENT OF CAROLINA CLUB GOLF COURSE (DRC NO. 24-00400056) BASED UPON THE TESTIMONY AND EVIDENCE PRESENTED.

ROLL CALL: Mr. Robbins – No; Mr. Eppy – Yes; Ms. Sanchez – Yes. The motion passed with a 2-1 vote.

3) GENERAL DISCUSSION

None.

4) ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:33 p.m.

Respectfully submitted,

_____

Joao D. Brandao, Chair

City of Margate

5790 Margate Boulevard
Margate, FL 33063
954-972-6454
www.margatefl.com

Meeting Minutes

Regular City Commission Meeting

Mayor Arlene R. Schwartz
Vice Mayor Antonio V. Arserio
Commissioners:
Anthony N. Caggiano, Tommy Ruzzano, Joanne Simone

City Manager Cale Curtis
City Attorney Weiss Serota Helfman Cole & Bierman
City Clerk Jennifer M. Johnson

Wednesday, November 5, 2025 **6:30 PM** **Commission Chambers and Zoom.us**
Webinar ID: 860 4770 0835

https://us02web.zoom.us/j/86047700835

CALL TO ORDER

ROLL CALL

Present: 5 - Commissioner Tommy Ruzzano, Commissioner Anthony N. Caggiano, Commissioner Joanne Simone, Vice Mayor Antonio V. Arserio and Mayor Arlene R. Schwartz

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) PRESENTATION(S)

A. ID 2025-233 MAYOR'S CHOICE FOR MARGATE EMPLOYEE OF THE YEAR

STUDENTS AND TEACHERS OF THE MONTH

B. ID 2025-277 ABUNDANT LIFE CHRISTIAN ACADEMY: ALICIA AUGUSTIN (STUDENT), THOMAS LAWLOR (TEACHER), (Ms. Latoya Dean, Principal)

ASCEND ACADEMY CHARTER HIGH SCHOOL: NATALY MIRABAL (STUDENT), TRACEY HARRIS-DOWDELL (TEACHER), (Dr. Kathrine Pierandozzi, Principal and/or Ms. Neisha Billy, Assistant Principal)

ATLANTIC WEST ELEMENTARY: AVARI WORRIE (STUDENT), MARCO ABREU (TEACHER), (Ms. Shereen R. Reynolds, Principal and/or Ms. Corrine Mendez, Assistant Principal)

BROWARD MATH AND SCIENCE SCHOOLS: SAMUEL GENET (STUDENT), EDNA SLOAN (TEACHER), (Mr. Hasan Kose, Principal and/or Ms. Katy Twist, Assistant Principal)

LIBERTY ELEMENTARY: ANDREW FRAZIER (STUDENT), REBECCA FEIS (TEACHER), (Ms. Vicki Flournoy, Principal and/or Ms. Donna Styles, Assistant Principal)

MARGATE ELEMENTARY: KISHAN GARIB (STUDENT), LATAURA YOUNG-WILLIS (TEACHER), (Mr. Thomas J. Schroeder, Principal and/or Ms. Donna Rucker, Assistant Principal)

MARGATE MIDDLE: ASHLEY TERRON (STUDENT), ELKA COOLS-LARTIGUE (TEACHER), (Ms. Sabine Phillips, Principal and/or Ms. Krystal Coke, Assistant Principal)

PHYL'S ACADEMY PREPARATORY SCHOOL: AMIR HANSON (STUDENT), YANICK PRESMY (TEACHER), (Ms. Afua Baptiste, Principal and/or Ms. Jalaja Cooke, Elementary School Director)

RISE ACADEMY SCHOOL OF SCIENCE AND TECHNOLOGY: KAELEN HIGGINS (STUDENT), STEPHANIE EDWARDS (TEACHER), (Dr. Adriana Guerra, Principal)

WEST BROWARD ACADEMY: MEGAN KATAKITI (STUDENT), LOUIDJY LOUIS (TEACHER), (Mr. Derrick Hugue, Principal and/or Ms. Rossana Padron, Assistant Principal)

2) PUBLIC DISCUSSION

Anyone wishing to comment on any matter relating to City business or on any item on the Consent Agenda should approach the podium now. Each speaker is limited to three (3) minutes.

3) COMMISSION COMMENTS

4) CITY MANAGER'S REPORT

5) CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired by the Commission, the item(s) will be removed from the Consent Agenda and will be considered separately.

A. ID 2025-282 MOTION - APPROVAL OF CITY COMMISSION MINUTES: SEPTEMBER 17, 2025 REGULAR CITY COMMISSION MEETING AND OCTOBER 8, 2025 REGULAR CITY COMMISSION MEETING @ 6PM

B. ID 2025-298 A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING TERMINATION OF NEGOTIATIONS WITH THE TOP RANKED FIRM, LAWRENCE LEE CONSTRUCTION SERVICES, INC., RELATED TO REQUEST FOR QUALIFICATIONS (RFQ) 2025-007 - WASTEWATER TREATMENT PLANT (WWTP) AERATION BASIN UPGRADES; AUTHORIZING THE ADMINISTRATION TO COMMENCE NEGOTIATIONS FOR AN AGREEMENT

WITH THE SECOND HIGHEST RANKED FIRM, GLOBALTECH, INC. FOR THE PROJECT; PROVIDING FOR AN EFFECTIVE DATE.

C. ID 2025-301 A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, ACCEPTING CONVEYANCE OF NEWLY CONSTRUCTED WATER MAINS, ACCEPTING NEW UTILITY AND ACCESS EASEMENTS FOR MAINTENANCE OF WATER FACILITIES, AND TERMINATING AND RELEASING PORTIONS OF EXISTING EASEMENTS ON PRIVATE PROPERTY LOCATED AT 1049 LYONS ROAD (S/W/C OF COCONUT CREEK PARKWAY AND LYONS ROAD, A/K/A STRADA), COCONUT CREEK, FLORIDA 33063; PROVIDING FOR A PUBLIC RESPONSE; PROVIDING FOR AN EFFECTIVE DATE.

FIRST: Commissioner Simone
SECOND: Vice Mayor Arserio

CONSENT AGENDA APPROVED 5-0

6) ORDINANCE(S) - FIRST READING

A. ID 2025-276 DISCUSSION AND POSSIBLE ACTION - WAIVING OF RENTAL FEES FOR THE USE OF THE COVERED FIELD AT MARGATE SPORTS COMPLEX IN AN AMOUNT NOT TO EXCEED $550. REQUEST TO WAIVE FEES MADE BY FELLOWSHIP RECOVERY COMMUNITY ORGANIZATION

FIRST: Commissioner Caggiano
SECOND: Vice Mayor Arserio

APPROVED 5-0

B. ID 2025-260 AMENDING FISCAL YEAR 2026 BUDGET (ORDINANCE NUMBER 2025-5); PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

FIRST: Commissioner Caggiano
SECOND: Vice Mayor Arserio

APPROVED 5-0

C. ID 2025-288 AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM 148.7729 ACRES OF COMMERCIAL RECREATION TO 74.1259 ACRES OF R(10) RESIDENTIAL, 7.618 ACRES OF COMMERCIAL AND 67.029 ACRES OF PARK; PROVIDING FOR AN ASSIGNMENT OF AVAILABLE RESIDENTIAL DENSITY WITHIN THE 636.18-ACRE IRREGULAR DENSITY DASHED-LINE AREA "A" WHICH WILL MAINTAIN AN AVERAGE DENSITY OF 7.0 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND

USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 3011 N ROCK ISLAND ROAD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

FIRST: Commissioner Caggiano
SECOND: Vice Mayor Arserio

APPROVED 3-2 (Mayor Schwartz NO and Commissioner Ruzzano NO)

D. ID 2025-289 AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA AMENDING SECTION 40.502 OF THE MARGATE UNIFIED LAND DEVELOPMENT CODE, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MARGATE, FLORIDA, TO PROVIDE FOR THE REZONING OF REAL PROPERTY LOCATED AT 3011 NORTH ROCK ISLAND ROAD, MARGATE, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN, 7.618 ACRES FROM OPEN SPACE S-2 DISTRICT TO COMMUNITY BUSINESS B-2 DISTRICT, AND 74.1259 ACRES FROM OPEN SPACE S-2 DISTRICT TO MULTIPLE DWELLING R-3A DISTRICT; PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE

FIRST: Commissioner Caggiano
SECOND: Vice Mayor Arserio

APPROVED 3-2 (Mayor Schwartz NO and Commissioner Ruzzano NO)

7) PUBLIC HEARING(S)

A. ID 2025-296 CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR THE CAROLINA GOLF COURSE DEVELOPMENT

No Action- 2nd Public Hearing @ Commission Meeting 6/17/26 @ 6:30 PM

B. ID 2025-287 RESOLUTION - APPROVING THE FIRST AMENDMENT TO THE 2017 MARGATE COMMUNITY REDEVELOPMENT PLAN INCORPORATING THE INTERLOCAL AGREEMENT DATED JUNE 10, 2025, BETWEEN BROWARD COUNTY, THE CITY OF MARGATE, AND MARGATE COMMUNITY REDEVELOMENT AGENCY; PROVIDING FOR AN EFFECTIVE DATE.

FIRST: Commissioner Caggiano
SECOND: Vice Mayor Arserio

APPROVED 5-0

C. ID 2025-291 CONSIDERATION OF A DEVELOPMENT AGREEMENT FOR THE COCOGATE DEVELOPMENT

FIRST: Commissioner Caggiano
SECOND: Commissioner Simone

APPROVED 5-0

8) DISCUSSION AND POSSIBLE ACTION

A. ID 2025-276 DISCUSSION AND POSSIBLE ACTION - WAIVING OF RENTAL FEES FOR THE USE OF THE COVERED FIELD AT MARGATE SPORTS COMPLEX IN AN AMOUNT NOT TO EXCEED $550. REQUEST TO WAIVE FEES MADE BY FELLOWSHIP RECOVERY COMMUNITY ORGANIZATION

FIRST: Commissioner Caggiano
SECOND: Vice Mayor Arserio

APPROVED 5-0

ADJOURNMENT

PLEASE NOTE:

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

[Unified Land Development Code – Section 40.300(C)] Any representation made before any City Board, any Administrative Board, or the City Commission in the application for a variance, special exception, conditional use or request for any other permit shall be deemed a condition of the granting of the permit. Should any representation be false or should said representation not be continued as represented, same shall be deemed a violation of the permit and a violation of this section.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.

One or more members of the City of Margate Boards may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 860 4770 0835 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

• A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

THROUGH THE CITY'S WEBSITE:
Go to www.margatefl.com
Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information

ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US

Instructions:
Topic: "Margate Regular City Commission Meeting"

Enter the following link to join the webinar: https://us02web.zoom.us/j//86047700835

Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 929 205 6099

Exhibit “J”

Survey

DESCRIPTION

PARCEL 1:

ALL OF PARCELS 4–A AND "D–1" OF HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH CAROLINA GOLF COURSE BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1749.15 FEET: THENCE SOUTH 00 DEGREES 30' 15" WEST 806.02 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT–OF–WAY LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO BEING LOCATED ON THE NORTHERLY AND WESTERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY: THENCE NORTH 30 DEGREES 10'02" WEST, 400.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA 45 DEGREES 37' 13", AN ARC DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY; NORTH 75 DEGREES 47'15" WEST, 97.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE OF TRACT 12 THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

1. NORTH 75 DEGREES 47'15" WEST, 120.95 FEET;
2. NORTH 26 DEGREES 52'22" WEST, 119.85 FEET;
3. SOUTH 06 DEGREES 05'25" WEST, 478.62 FEET;
4. SOUTH 12 DEGREES 50'05" WEST, 801.11 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
5. SOUTHERLY SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA 105 DEGREES 15' 17", AN ARC DISTANCE OF 110.22 FEET TO A POINT OF TANGENCY;
6. NORTH 61 DEGREES 54'39" WEST, 197.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
7. NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 220.00 FEET, A DELTA OF 56 DEGREES 33' 51 ", AN ARC DISTANCE OF 217.19 FEET TO A POINT OF REVERSE CURVE;
8. CONTINUING NORTHWESTERLY ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.53 FEET, A DELTA 61 DEGREES 38' 34", AN ARC DISTANCE OF 204.99 FEET TO A POINT OF TANGENCY;
9. NORTH 66 DEGREES 59'22" WEST, 298.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
10. NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A DELTA 95 DEGREES 58'55", AN ARC DISTANCE 586.32 FEET TO A POINT OF TANGENCY;
11. SOUTH 17 DEGREES 01'44" WEST, 472.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;
12. SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA OF 40 DEGREES 53' 51 ", AN ARC DISTANCE OF 178.45 FEET TO A POINT OF REVERSE CURVE;
13. SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET, A DELTA 63 DEGREES 41' 53", AN ARC DISTANCE OF 111.17 FEET TO A POINT OF REVERSE CURVE;
14. SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 673.11 FEET, A DELTA OF 31 DEGREES 47' 58", AN ARC DISTANCE 373.58 FEET TO A POINT OF REVERSE CURVE;
15. SOUTHERLY, SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 93 DEGREES 21'37", AN ARC DISTANCE OF 81.47 FEET TO A POINT OF COMPOUND CURVE;
16. NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 25 DEGREES 09' 12", AN ARC DISTANCE OF 118.53 FEET TO A POINT OF TANGENCY;
17. NORTH 53 DEGREES 27'24" WEST, 19.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
18. NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS 336.93 FEET, A DELTA OF 37 DEGREES 34'23", AN ARC DISTANCE OF 220.95 FEET TO A POINT OF CUSP, SAID POINT BEING LOCATED ON THE SOUTH LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE SECTION ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE SOUTH, EASTERLY AND NORTHERLY LINES OF SAID TRACT 3, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

1. NORTH 88 DEGREES 58' 14" EAST, 202.19 FEET;
2. NORTH 10 DEGREES 41' 19" WEST, 30.43 FEET;
3. NORTH 53 DEGREES 45'29" EAST, 150.21 FEET;
4. NORTH 13 DEGREES 52'29" WEST, 315.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 180.00 FEET, A DELTA 55 DEGREES 32' 34", AN ARC DISTANCE OF 174.49 FEET TO A POINT OF TANGENCY;
6. NORTH 69 DEGREES 25' 03" WEST, 333.55 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT–OF–WAY LINE OF HOLIDAY SPRINGS BOULEVARD AS SHOWN ON SAID PLAT OF HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE;

THENCE NORTH 01 DEGREES 01' 47" WEST ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 163.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT–OF–WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 868.27 FEET, A DELTA OF 11 DEGREES 48' 59", AN ARC DISTANCE OF 179.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF TRACT 4 OF SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79 DEGREES 12' 48" EAST); THENCE SOUTH 87 DEGREES 00' 21" EAST ALONG THE SAID SOUTH LINE OF TRACT 4, A DISTANCE OF 666.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 146.72 FEET, A DELTA 76 DEGREES 20' 09", AN ARC DISTANCE OF 195.48 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 4;

THENCE NORTH 16 DEGREES 39' 31" EAST, ALONG SAID EAST LINE AND THE EAST LINE OF PARCEL 4–A, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 528.23 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF PARCEL 4–A THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 46 DEGREES 11' 17" EAST, 249.54 FEET;
2. NORTH 16 DEGREES 08'47" EAST, 259.62 FEET;
3. SOUTH 89 DEGREES 29'45" EAST, 90.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID TRACT 5, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 14 DEGREES 02' 16" EAST, 569.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 75 DEGREES 52' 02", AN ARC DISTANCE OF 370.76 FEET TO A POINT OF TANGENCY;
3. SOUTH 89 DEGREES 54' 18" EAST, 23.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 86 DEGREES 35'09", AN ARC DISTANCE OF 423.14 FEET TO A POINT OF TANGENCY;
5. NORTH 03 DEGREES 30' 33" EAST, 596.23 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT–OF–WAY LINE OF SAMPLE ROAD, AS DEDICATED BY SAID PLAT OF HOLIDAY SPRINGS EAST;

THENCE SOUTH 89 DEGREES 29' 45" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE 717.64 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2009.86 FEET, A DELTA OF 06 DEGREES 32' 50", AN ARC DISTANCE OF 229.67 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF ROCK ISLAND ROAD AS DEDICATED BY SAID PLAT OF HOLIDAY SPRINGS EAST, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 06 DEGREES 02'35" WEST);

THENCE ALONG SAID WESTERLY RIGHT–OF–WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 49 DEGREES 44'46" EAST, 50.61 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 86 DEGREES 33' 04" EAST);
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1060.00 FEET, A DELTA OF 17 DEGREES 11' 19", AN ARC DISTANCE OF 318.00 FEET TO A POINT OF TANGENCY;
3. SOUTH 27 DEGREES 32'05" EAST, 28.55 FEET;
4. SOUTH 16 DEGREES 51' 26" EAST, 77.94 FEET TO AN INTERSECTION WITH THE ARC OF A NON–RADIAL CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 63 DEGREES 39' 18" EAST);
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1067.00 FEET, A DELTA OF 03 DEGREES 50' 19", AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY;
6. SOUTH 30 DEGREES 11' 01" EAST, 75.35 FEET TO THE INTERSECTION WITH THE SAID NORTHERLY RIGHT–OF–WAY LINE OF COLLECTOR ROAD NORTH;

THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 18 DEGREES 02'57" WEST, 52.21 FEET;
2. SOUTH 66 DEGREES 16' 55" WEST, 44.20 FEET;
3. SOUTH 62 DEGREES 46'46" WEST, 163.69 FEET;
4. SOUTH 66 DEGREES 16'55" WEST, 15.65 FEET TO THE POINT OF BEGINNING;

LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 03 DEGREES 30'33" WEST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 40.06 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT–OF–WAY LINE OF SAMPLE ROAD AS DEDICATED BY HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'45" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 114.08 FEET; THENCE SOUTH 45 DEGREES 30' 15" WEST, 49.50 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST, 15.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.00 FEET, A DELTA OF 81 DEGREES 08'45", AN ARC DISTANCE OF 145.88 FEET TO AN INTERSECTION WITH THE SAID EAST LINE OF TRACT 5 (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 08 DEGREES 20' 59" WEST); THENCE NORTH 03 DEGREES 30'33" EAST, ALONG SAID EAST LINE, 151.98 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 03 DEGREES 30'33" WEST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 40.06 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT–OF–WAY LINE OF SAMPLE ROAD AS DEDICATED BY HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'45" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 114.08 FEET; THENCE SOUTH 45 DEGREES 30' 15" WEST, 49.50 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST, 15.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.00 FEET, A DELTA OF 81 DEGREES 08'45", AN ARC DISTANCE OF 145.88 FEET TO AN INTERSECTION WITH THE SAID EAST LINE OF TRACT 5 (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 08 DEGREES 20' 59" WEST); THENCE NORTH 03 DEGREES 30'33" EAST, ALONG SAID EAST LINE, 151.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (THE FIRST DESCRIBED PARCEL NOT THE LESS OUT PARCEL ABOVE)

DESCRIPTION

PARCEL 2:

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1729.04 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST, 862.76 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF PARCEL "N" OF SAID PLAT OF HOLIDAY SPRINGS EAST, AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. SOUTH 09 DEGREES 55' 17" EAST, 194.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, A DELTA OF 29 DEGREES 08'07", AN ARC DISTANCE OF 762.76 FEET TO A POINT OF TANGENCY;
3. SOUTH 19 DEGREES 12'50" WEST, 479.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 21 DEGREES 36' 04", AN ARC DISTANCE OF 141.38 FEET TO A POINT OF TANGENCY;
5. SOUTH 40 DEGREES 48'54" WEST, 271.21 FEET;
6. SOUTH 10 DEGREES 02'00" WEST, 121.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;
7. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A DELTA OF 30 DEGREES 12' 15", AN ARC DISTANCE OF 144.97 FEET TO A POINT OF TANGENCY;
8. SOUTH 20 DEGREES 10' 15" EAST, 276.94 FEET;
9. SOUTH 07 DEGREES 30'04" EAST, 283.49 FEET;
10. SOUTH 25 DEGREES 18'34" EAST, 336.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COLLECTOR ROAD SOUTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 73 DEGREES 39' 42" WEST, ALONG SAID NORTHERLY RIGHT–OF–WAY LINE 169.87 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:.....

1. NORTH 27 DEGREES 27'42" WEST, 655.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 75 DEGREES 52' 41 ", AN ARC DISTANCE OF 198.65 FEET TO A POINT OF TANGENCY;
3. SOUTH 78 DEGREES 39' 37" WEST, 60.60 FEET;
4. NORTH 78 DEGREES 26' 13" WEST, 79.78 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PARCEL L–4 OF SAID PLAT OF HOLIDAY SPRINGS EAST AND WITH THE ARC OF A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 36 DEGREES 57' 51" WEST);

THENCE ALONG THE SAID NORTHERLY LINE OF PARCEL L–4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A DELTA OF 26 DEGREES 31' 39", AN ARC DISTANCE OF 370.29 FEET TO A POINT OF TANGENCY;
2. NORTH 79 DEGREES 33' 21" WEST, 251.00 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTH;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A DELTA OF 14 DEGREES 50' 04", AN ARC DISTANCE OF 90.62 FEET TO A POINT OF REVERSE CURVE;
4. NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 25 DEGREES 34' 22", AN ARC DISTANCE OF 180.47 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE SAID NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE NORTH 66 DEGREES 48' 59" WEST, ALONG SAID NORTHERLY LINE OF TRACT 13, A DISTANCE OF 162.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT–OF–WAY LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07 DEGREES 29'53" WEST, ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 211.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT–OF–WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 420.00 FEET, A DELTA OF 22 DEGREES 32' 51", AN ARC DISTANCE OF 243.99 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AND WITH THE ARC OF A NON–RADIAL CURVE CONCAVE TO THE SOUTHEAST (RADIAL LINES THROUGH SAID POINT BEAR SOUTH 74 DEGREES 57' 01" EAST (620.00 FOOT RADIUS) AND SOUTH 24 DEGREES 30'43" EAST (50.00 FOOT RADIUS); THENCE ALONG SAID SOUTHERLY LINE OF TRACT 12, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTHEASTERLY ALONG THE ARC OF SAID NON–RADIAL CURVE, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 17 DEGREES 10' 43", AN ARC DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY;
2. NORTH 82 DEGREES 40'00" EAST, 885.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A DELTA OF 27 DEGREES 56'57", AN ARC DISTANCE OF 341.46 FEET TO A POINT OF TANGENCY;
4. SOUTH 69 DEGREES 23'04" EAST, 466.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
5. NORTH 43 DEGREES 20' 38" EAST, 395.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 20 DEGREES 35' 42", AN ARC DISTANCE OF 269.59 FEET TO A POINT OF TANGENCY;
7. NORTH 22 DEGREES 44' 56" EAST, 292.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
8. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 20 DEGREES 58' 58", AN ARC DISTANCE OF 274.66 FEET TO A POINT OF TANGENCY;
9. NORTH 01 DEGREES 45' 58" EAST, 482.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
10. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 64 DEGREES 30' 57", AN ARC DISTANCE OF 56.30 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE SAID SOUTHERLY RIGHT–OF–WAY LINE OF COLLECTOR ROAD NORTH;

THENCE NORTH 66 DEGREES 16'55" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE 124.41 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

PARCEL 3:

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 28'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1215.08 FEET; THENCE NORTH 00 DEGREES 31'16" EAST, 360.00 FEET TO THE NORTHWEST CORNER OF PARCEL M OF SAID PLAT OF HOLIDAY SPRINGS EAST, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT–OF–WAY LINE OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31' 16" EAST, ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 71.28 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE NORTH 77 DEGREES 46'53" EAST, ALONG SAID SOUTHERLY LINE, 708.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A DELTA OF 32 DEGREES 09' 14", AN ARC DISTANCE OF 140.30 FEET TO A POINT OF TANGENCY AND THE SOUTHERLY MOST CORNER OF PARCEL L–3 OF SAID PLAT OF HOLIDAY SPRINGS EAST;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL L–3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 45 DEGREES 37' 39" EAST, 388.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH;
2. EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A DELTA OF 53 DEGREES 02' 02", AN ARC DISTANCE OF 92.56 FEET TO A POINT OF REVERSE CURVE;
3. NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 97 DEGREES 28' 51", AN ARC DISTANCE OF 127.60 FEET TO A POINT OF REVERSE CURVE;
4. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 178 DEGREES 54' 47", AN ARC DISTANCE OF 156.13 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON SAID SOUTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 13 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 05'36" WEST, 447.63 FEET TO AN INTERSECTION WITH THE ARC OF A NON–RADIAL CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 33 DEGREES 39' 24" EAST);
2. EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 93 DEGREES 05'45", AN ARC DISTANCE OF 454.95 FEET TO A POINT OF TANGENCY;
3. NORTH 30 DEGREES 33' 41" EAST, 44.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
4. NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 48 DEGREES 51' 03", AN ARC DISTANCE OF 639.46 FEET TO A POINT OF TANGENCY;
5. NORTH 18 DEGREES 17' 22" WEST, 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A DELTA OF 90 DEGREES 00' 00", AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY;
7. NORTH 71 DEGREES 42' 38" EAST, 68.62 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT 13;

THENCE NORTH 27 DEGREES 27'42" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT 13, A DISTANCE OF 23.40 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT–OF–WAY OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 73 DEGREES 39'42" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 135.12 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 22 DEGREES 02' 55" EAST, 141.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A DELTA OF 40 DEGREES 53'05", AN ARC DISTANCE OF 570.86 FEET TO A POINT OF TANGENCY;
3. SOUTH 18 DEGREES 50' 10" WEST, 231.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.79 FEET, A DELTA OF 35 DEGREES 21' 31 ", AN ARC DISTANCE OF 222.65 FEET TO A POINT OF COMPOUND CURVE;
5. SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 377.39 FEET, A DELTA OF 36 DEGREES 19' 35", AN ARC DISTANCE OF 239.27 FEET TO A POINT OF TANGENCY;
6. NORTH 89 DEGREES 28'44" WEST, 1700.43 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

PARCEL 4:

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 28'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1155.08 FEET; THENCE NORTH 00 DEGREES 31' 16" EAST, 340.00 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT–OF–WAY LINE OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 11, HOLIDAY SPRINGS VILLAGE SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 11, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

DESCRIPTION

1. NORTH 89 DEGREES 28'

POD	NET ACREAGE	ADJACENT LANDS	GROSS ACREAGE
POD A (ALL OF PARCEL 5A) (PORTION OF PARCEL 1)	250,529±SF OR 5.75±AC	76,105±SF OR 1.747±AC	326,634±SF OR 7.497±AC
POD B (PORTION OF PARCEL 1)	1,616,954±SF OR 37.12±AC	29,408±SF OR 0.675±AC	1,646,362±SF OR 37.795±AC
POD C (PORTION OF PARCEL 2)	1,537,975±SF OR 35.307±AC	40,366±SF OR 0.927±AC	1,578,341±SF OR 36.234±AC
POD D (ALL OF PARCEL 4)	1,275,417±SF OR 29.28±AC	34,435±SF OR 0.790±AC	1,309,852±SF OR 30.07±AC
POD E (ALL OF PARCEL 3)	809,086±SF OR 18.574±AC	6,132±SF OR 0.141±AC	815,218±SF OR 18.715±AC
POD F (PORTION OF PARCEL 1)	223,225±SF OR 5.124±AC	24,642±SF OR 0.565±AC	247,867±SF OR 5.689±AC
POD G (PORTION OF PARCEL 2)	382,672±SF OR 8.785±AC	3,732±SF OR 0.085±AC	386,404±SF OR 8.87±AC
POD H (PORTION OF PARCEL 2)	155,358±SF OR 3.566±AC	5,077±SF OR 0.116±AC	160,435±SF OR 3.682±AC
TOTAL ACREAGE	143.506	5.046	148.552

ALSO KNOWN AS
PODS A THROUGH H

POD A
(PARCEL 5A)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2194.00 FEET; THENCE SOUTH 01 DEGREES 10' 22" WEST 100.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 29'45" EAST, 214.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2009.86 FEET, A DELTA OF 06 DEGREES 32' 50", AN ARC DISTANCE OF 229.67 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD AS DEDICATED BY SAID PLAT OF HOLIDAY SPRINGS EAST, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 06 DEGREES 02'35" WEST); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 49 DEGREES 44'46" EAST, 50.61 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 86 DEGREES 33' 04" EAST);
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1060.00 FEET, A DELTA OF 17 DEGREES 11' 19", AN ARC DISTANCE OF 318.00 FEET TO A POINT OF TANGENCY;
3. SOUTH 27 DEGREES 32'05" EAST, 28.55 FEET;
4. SOUTH 16 DEGREES 51' 26" EAST, 77.94 FEET TO AN INTERSECTION WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 63 DEGREES 39' 18" EAST);
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1067.00 FEET, A DELTA OF 03 DEGREES 50' 19", AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY;
6. SOUTH 30 DEGREES 11' 01" EAST, 75.35 FEET TO THE INTERSECTION WITH THE SAID NORTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 18 DEGREES 02'57" WEST, 52.21 FEET;
2. SOUTH 66 DEGREES 16' 55" WEST, 44.20 FEET;
3. SOUTH 62 DEGREES 46'46" WEST, 163.67 FEET;
4. SOUTH 66 DEGREES 16'54" WEST, 15.65 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY AND THE EASTERLY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AS RECORDED IN PLAT BOOK 82, PAGE 47, BROWARD COUNTY PUBLIC RECORDS;

THENCE ALONG SAID EASTERLY LINE FOR THE NEXT THREE (3) COURSES AND DISTANCES:

1. NORTH 30 DEGREES 10'02" WEST, 400.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
2. NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA 45 DEGREES 37' 13", AN ARC DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY;
3. NORTH 75 DEGREES 47'15" WEST, 97.41 FEET

THENCE DEPARTING SAID EASTERLY LINE, THENCE NORTH 20 DEGREES 49' 37" EAST A DISTANCE OF 73.65 FEET; THENCE NORTH 01 DEGREES 10' 22" EAST A DISTANCE OF 140.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN ADJACENT PARCEL OF LAND BEING A PART OF A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2194.00 FEET; THENCE SOUTH 01 DEGREES 10' 22" WEST 100.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE,SOUTH 89 DEGREES 29'45" EAST, 214.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2009.86 FEET, A DELTA OF 06 DEGREES 32' 50", AN ARC DISTANCE OF 229.67 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD AS DEDICATED BY SAID PLAT OF HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 49 DEGREES 44'46" EAST, 50.61 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 86 DEGREES 33' 04" EAST);
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1060.00 FEET, A DELTA OF 17 DEGREES 11' 18", AN ARC DISTANCE OF 318.00 FEET TO A POINT OF TANGENCY;
3. SOUTH 27 DEGREES 32'05" EAST, 28.55 FEET;
4. SOUTH 16 DEGREES 51' 26" EAST, 77.94 FEET TO AN INTERSECTION WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE NORTHEAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 63 DEGREES 39' 18" EAST);
5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1067.00 FEET, A DELTA OF 03 DEGREES 50' 19", AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY;
6. SOUTH 30 DEGREES 11' 01" EAST, 75.35 FEET TO THE INTERSECTION WITH THE SAID NORTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 18 DEGREES 02'57" WEST, 52.21 FEET;
2. SOUTH 66 DEGREES 16' 55" WEST, 44.20 FEET;
3. SOUTH 62 DEGREES 46'46" WEST, 163.67 FEET;
4. SOUTH 66 DEGREES 16'54" WEST, 15.65 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY AND THE EASTERLY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AS RECORDED IN PLAT BOOK 82, PAGE 47, BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 23' 43' 06" EAST, A DISTANCE OF 30.00 FEET. THENCE NORTH 66' 16' 54" EAST, A DISTANCE OF 336.90 FEET. THENCE NORTH 30' 11' 01" WEST, A DISTANCE OF 167.69 FEET TO THE BEGINNING OF A CURVE; ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 535.60 FEET, THROUGH A CENTRAL ANGLE OF 30' 41' 16", HAVING A RADIUS OF 1000.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 14' 50' 23" WEST A DISTANCE OF 529.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. THENCE NORTH 00' 30' 15" EAST, A DISTANCE OF 7.60 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 326.65 FEET, THROUGH A CENTRAL ANGLE OF 09' 30' 04", HAVING A RADIUS OF 1969.82 FEET, AND WHOSE LONG CHORD BEARS SOUTH 85' 45' 13" WEST FOR A DISTANCE OF 326.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE SOUTH 89 DEGREES 29'45" EAST, A DISTANCE OF 214.82 FEET; THENCE SOUTH 01' 10' 22" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

POD B
(PORTION OF PARCEL 1)

ALL OF PARCEL 4–A AND OF HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH CAROLINA GOLF COURSE BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1749.15 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST 806.02 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALSO BEING LOCATED ON THE NORTHERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE NORTH 30 DEGREES 10'02" WEST, 400.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 280.00 FEET, A DELTA 45 DEGREES 37' 13", AN ARC DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY; NORTH 75 DEGREES 47'15" WEST, 97.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF TRACT 12 THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. NORTH 75 DEGREES 47'15" WEST, 120.95 FEET;
2. SOUTH 26 DEGREES 52'22" WEST, 119.85 FEET;
3. SOUTH 06 DEGREES 05'24" WEST, 478.62 FEET;
4. SOUTH 12 DEGREES 50'04" WEST, 801.11 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
5. SOUTHERLY SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA 105 DEGREES 15' 17", AN ARC DISTANCE OF 110.22 FEET TO A POINT OF TANGENCY;
6. NORTH 61 DEGREES 54'39" WEST, 197.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
7. NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 220.00 FEET, A DELTA OF 56 DEGREES 33' 51 ", AN ARC DISTANCE OF 217.19 FEET TO A POINT OF REVERSE CURVE;
8. CONTINUING NORTHWESTERLY ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.53 FEET, A DELTA 61 DEGREES 38' 34", AN ARC DISTANCE OF 204.99 FEET TO A POINT OF TANGENCY;
9. NORTH 66 DEGREES 59'22" WEST, 298.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
10. NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A DELTA 95 DEGREES 58'55", AN ARC DISTANCE 586.32 FEET TO A POINT OF TANGENCY;
11. SOUTH 17 DEGREES 01'44" WEST, 415.48 FEET;

THENCE DEPARTING THE WEST LINE OF TRACT 12, NORTH 87 DEGREES 50'42" WEST, 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 69 DEGREES 25' 03" WEST, 333.55 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF HOLIDAY SPRINGS BOULEVARD AS SHOWN ON SAID PLAT OF HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE NORTH 01 DEGREES 01' 47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 163.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 868.27 FEET, A DELTA OF 11 DEGREES 48' 59", AN ARC DISTANCE OF 179.07 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF TRACT 4 OF SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 79 DEGREES 12' 48" EAST); THENCE SOUTH 87 DEGREES 00' 21" EAST ALONG THE SAID SOUTH LINE OF TRACT 4, A DISTANCE OF 666.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 146.72 FEET, A DELTA 76 DEGREES 20' 09", AN ARC DISTANCE OF 195.48 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 4;THENCE NORTH 16 DEGREES 39' 13" EAST, ALONG SAID EAST LINE AND THE EAST LINE OF PARCEL 4–A, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 435.51 FEET TO THE WEST LINE OF PARCEL 4–A, HOLIDAY SPRINGS EAST, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID WEST, NORTH AND EAST LINE OF TRACT 4–A FOR THE FOLLOWING 2 COURSES,

1. NORTH 5 DEGREES 11'05" WEST, 653.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4–A;

2. NORTH 84 DEGREES 46'28" WEST, 321.26 FEET TO THE NORTHEAST CORNER OF SAID TRACT 4–A;

THENCE DEPARTING SAID NORTHEAST CORNER OF TRACT 4–A AND SOUTHERLY ALONG THE WEST LINE OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID TRACT 5, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 14 DEGREES 02' 22" EAST, 645.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 75 DEGREES 52' 02", AN ARC DISTANCE OF 370.76 FEET TO A POINT OF TANGENCY;
3. SOUTH 89 DEGREES 54' 18" EAST, 23.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 86 DEGREES 35'09", AN ARC DISTANCE OF 423.14 FEET TO A POINT OF TANGENCY;
5. NORTH 03 DEGREES 30' 28" EAST, 444.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 103.00 FEET, A DELTA OF 81 DEGREES 08'45", AN ARC DISTANCE OF 145.87 FEET TO THE INTERSECTION OF A TANGENT LINE; THENCE NORTH 0 DEGREES 30' 15" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 45 DEGREES 30' 15" EAST, A DISTANCE OF 49.50 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAMPLE ROAD AS DEDICATED BY HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 29' 45" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 388.65 FEET;THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTH 01 DEGREES 10' 22" WEST A DISTANCE OF 140.44 FEET; THENCE SOUTH 20 DEGREES 49' 37" WEST A DISTANCE OF 73.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD B – ADJACENT LAND #1
AN ADJACENT PARCEL OF LAND BEING A PART OF A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2194.00 FEET; THENCE SOUTH 01 DEGREES 10' 22" WEST 100.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD AS SHOWN IN SAID PLAT OF HOLIDAY SPRINGS EAST, AND ALSO BEING THE POINT OF BEGINNING. THENCE NORTH 89' 29' 45" WEST, A DISTANCE OF 388.65 FEET. THENCE SOUTH 01' 10' 22" WEST, A DISTANCE OF 40.00 FEET. THENCE SOUTH 89' 29' 45" EAST, A DISTANCE OF 388.65 FEET. THENCE NORTH 01' 10' 22" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

POD B – ADJACENT LAND #2

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF HOLIDAY SPRINGS BOULEVARD(WOOSIDE ROAD), AS SHOWN IN HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER TRACT 3 OF SAID PLAT; THENCE SOUTH 88' 58' 13" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 01' 01' 47" WEST, A DISTANCE OF 163.13 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 187.32 FEET, THROUGH A CENTRAL ANGLE OF 11' 48' 59", HAVING A RADIUS OF 908.27 FEET, AND WHOSE LONG CHORD BEARS NORTH 04' 52' 42" EAST FOR A DISTANCE OF 186.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE SOUTH 79' 12' 48" EAST, A DISTANCE OF 40.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 179.07 FEET, THROUGH A CENTRAL OF 11' 48' 59", HAVING A RADIUS OF 868.27 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04' 52' 49" WEST A DISTANCE OF 178.75 FEET; THENCE SOUTH 01' 01' 47" EAST, A DISTANCE OF 163.13 FEET TO THE POINT OF BEGINNING.

POD C
(PORTION OF PARCEL 2 AND ALL OF PARCEL O–1)

ALL OF PARCEL "O–1" OF HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH CAROLINA GOLF COURSE BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "O–1" OF SAID PLAT OF HOLIDAY SPRINGS EAST;THENCE ALONG THE NORTH LINE OF SAID TRACT O–1, SOUTH 74 DEGREES 01'15 EAST, A DISTANCE OF 418.96 FEET TO A POINT OF INTERSECTION OF A CURVE CONCAVE SOUTHEASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 73 DEGREES 59' 23" EAST) AND ALSO BEING THE WEST RIGHT OF WAY LINE OF ROCK ISLAND ROAD, AS SHOWN IN SAID PLAT OF HOLIDAY SPRING EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1755.00 FEET, A DELTA OF 15 DEGREES 59' 55", AN ARC DISTANCE OF 490.04 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, SOUTH 89 DEGREES 58' 46" WEST, 388.47 FEET ALONG THE SOUTH LINE OF SAID TRACT O–1 TO THE SOUTHWEST CORNER OF SAID TRACT O–1; THENCE SOUTH 87 DEGREES 47' 11" WEST, A DISTANCE OF 335.48 FEET; THENCE SOUTH 77 DEGREES 24' 39" WEST, 97.17 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 76 DEGREES 39' 37" WEST, 460.60 FEET;
2. NORTH 78 DEGREES 26' 13" WEST, 79.78 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PARCEL L–4 OF SAID PLAT OF HOLIDAY SPRINGS EAST AND WITH THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 36 DEGREES 57' 51" WEST);

THENCE ALONG THE SAID NORTHERLY LINE OF PARCEL L–4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A DELTA OF 26 DEGREES 31' 12", AN ARC DISTANCE OF 370.29 FEET TO A POINT OF TANGENCY;
2. NORTH 79 DEGREES 33' 21" WEST, 251.00 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE SOUTH;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A DELTA OF 14 DEGREES 50' 04", AN ARC DISTANCE OF 90.62 FEET TO A POINT OF REVERSE CURVE;
4. NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 27 DEGREES 34' 26", AN ARC DISTANCE OF 180.47 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE SAID NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE NORTH 66 DEGREES 48' 58" WEST, ALONG SAID NORTHERLY LINE OF TRACT 13, A DISTANCE OF 162.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 07 DEGREES 29'53" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 211.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 620.00 FEET, A DELTA OF 22 DEGREES 32' 51", AN ARC DISTANCE OF 243.99 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AND WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE SOUTHEAST (RADIAL LINES THROUGH SAID POINT BEAR SOUTH 74 DEGREES 57' 01" EAST (620.00 FOOT RADIUS) AND SOUTH 24 DEGREES 30'43" EAST (50.00 FOOT RADIUS); THENCE ALONG SAID SOUTHERLY LINE OF TRACT 12, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTHEASTERLY ALONG THE ARC OF SAID NON-RADIAL CURVE, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 17 DEGREES 10' 43", AN ARC DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY;
2. NORTH 82 DEGREES 40'00" EAST, 885.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH;
3. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A DELTA OF 27 DEGREES 56'57", AN ARC DISTANCE OF 341.46 FEET TO A POINT OF TANGENCY;
4. SOUTH 69 DEGREES 23'04" EAST, 383.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT 12, NORTH 84 DEGREES 51' 17" EAST, A DISTANCE OF 434.61 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH...

TOGETHER WITH:

POD C ADJACENT LAND #1

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF COLLECTOR ROAD NORTH, AND ALSO BEING A PORTION OF TRACT 13, AS SHOWN IN HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, AT PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT 13 OF SAID PLAT; THENCE SOUTH 07' 30' 08" EAST, A DISTANCE OF 79.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07' 29' 53" EAST, A DISTANCE OF 211.31 FEET; THENCE SOUTH 82' 30' 07" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 07' 29' 53" WEST, A DISTANCE OF 211.31 FEET TO THE BEGINNING OF A CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 255.79 FEET, THROUGH A CENTRAL ANGLE OF 22' 32' 50", HAVING A RADIUS OF 650.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 03' 46' 32" WEST A DISTANCE OF 254.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL LINE. THENCE SOUTH 74' 57' 03" EAST, A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 243.99 FEET, THROUGH A CENTRAL ANGLE OF 22' 32' 50", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 03' 46' 32" WEST FOR A DISTANCE OF 242.41 FEET TO THE POINT OF BEGINNING....

POD C ADJACENT LAND #2

AN ADJACENT PARCEL OF LAND BEING A PART OF A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT O–1 OF SAID PLAT; THENCE SOUTH 73' 59' 23" EAST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 474.69 FEET, THROUGH A CENTRAL ANGLE OF 15' 59' 55", HAVING A RADIUS OF 1700.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 08' 00' 39" WEST FOR A DISTANCE OF 473.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.THENCE NORTH 89' 59' 18" WEST, A DISTANCE OF 55.00 FEET TO A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 490.04 FEET, THROUGH A CENTRAL ANGLE OF 15' 59' 55", HAVING A RADIUS OF 1755.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 08' 00' 39" EAST FOR A DISTANCE OF 488.45 FEET TO THE POINT OF BEGINNING.

POD D
(ALL OF PARCEL 4)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 28'44" EAST, AL

POD E

(ALL OF PARCEL 3)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 28'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 1215.08 FEET; THENCE NORTH 00 DEGREES 31'16" EAST, 360.00 FEET TO THE NORTHWEST CORNER OF PARCEL M OF SAID PLAT OF HOLIDAY SPRINGS EAST, SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31' 16" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 71.28 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE NORTH 77 DEGREES 46'53" EAST, ALONG SAID SOUTHERLY LINE, 708.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A DELTA OF 32 DEGREES 09' 14", AN ARC DISTANCE OF 140.30 FEET TO A POINT OF TANGENCY AND THE SOUTHERLY MOST CORNER OF PARCEL L-3 OF SAID PLAT OF HOLIDAY SPRINGS EAST;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL L-3, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 45 DEGREES 37' 39" EAST, 388.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH;
2. EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A DELTA OF 53 DEGREES 02' 02", AN ARC DISTANCE OF 92.56 FEET TO A POINT OF REVERSE CURVE;
3. NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 97 DEGREES 28' 51", AN ARC DISTANCE OF 127.60 FEET TO A POINT OF REVERSE CURVE;
4. NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 178 DEGREES 54' 47", AN ARC DISTANCE OF 156.13 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON SAID SOUTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 13 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 05'36" WEST, 447.63 FEET TO AN INTERSECTION WITH THE ARC OF A NON-RADIAL CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 33 DEGREES 39' 24" EAST);
2. EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A DELTA OF 93 DEGREES 05'43", AN ARC DISTANCE OF 454.95 FEET TO A POINT OF TANGENCY;
3. NORTH 30 DEGREES 33' 41" EAST, 44.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
4. NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 48 DEGREES 51' 03", AN ARC DISTANCE OF 639.46 FEET TO A POINT OF TANGENCY;
5. NORTH 18 DEGREES 17' 22" WEST, 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
6. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A DELTA OF 90 DEGREES 00' 00", AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY;
7. NORTH 71 DEGREES 42' 38" EAST, 68.62 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT 13;

THENCE NORTH 27 DEGREES 27'42" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT 13, A DISTANCE OF 23.40 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF COLLECTOR ROAD SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 73 DEGREES 39'42" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 135.12 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 22 DEGREES 02' 55" EAST, 141.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A DELTA OF 40 DEGREES 53'05", AN ARC DISTANCE OF 570.86 FEET TO A POINT OF TANGENCY;
3. SOUTH 18 DEGREES 50' 10" WEST, 231.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.79 FEET, A DELTA OF 35 DEGREES 21' 31 ", AN ARC DISTANCE OF 222.65 FEET TO A POINT OF COMPOUND CURVE;
5. SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 377.39 FEET, A DELTA OF 36 DEGREES 19' 35", AN ARC DISTANCE OF 239.27 FEET TO A POINT OF TANGENCY;
6. NORTH 89 DEGREES 28'44" WEST, 1700.43 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

POD E – ADJACENT PARCEL #1

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF COLLECTOR ROAD SOUTH, AS DESCRIBED IN OFFCIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE NORTHWEST CORNER OF PARCEL P, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133 AT PAGE 49, OF SAID PUBLIC RECORDS; THENCE SOUTH 73' 39' 42" WEST, A DISTANCE OF 135.09 FEET; THENCE NORTH 27' 27' 42" WEST, A DISTANCE OF 30.57 FEET; THENCE NORTH 73' 39' 42" EAST, A DISTANCE OF 137.99 FEET; THENCE SOUTH 22' 02' 55" EAST, A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

POD E – ADJACENT PARCEL #2

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING HALF OF THE RIGHT OF WAY OF COLLECTOR ROAD SOUTH, AS DESCRIBED IN OFFCIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE NORTHWEST CORNER OF PARCEL M, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89' 28' 44" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00' 31' 17" EAST, A DISTANCE OF 64.49 FEET; THENCE NORTH 77' 46' 54" EAST, A DISTANCE OF 30.76 FEET; THENCE SOUTH 00' 31' 17" WEST, A DISTANCE OF 71.27 FEET TO THE POINT OF BEGINNING.

POD F

(PORTION OF PARCEL 1)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT REFERENCE POINT "A", THENCE SOUTH 87 DEGREES 50' 42" EAST, 499.70 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 17 DEGREES 01' 43" WEST, ALONG SAID WESTERLY LINE OF TRACT 12 A DISTANCE OF 57.10 FEET

TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA OF 40 DEGREES 53' 51 ", AN ARC DISTANCE OF 178.45 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 100.00 FEET, A DELTA 63 DEGREES 41' 53", AN ARC DISTANCE OF 111.17 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 673.11 FEET, A DELTA OF 31 DEGREES 47' 58", AN ARC DISTANCE 373.58 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 93 DEGREES 21'37", AN ARC DISTANCE OF 81.47 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 25 DEGREES 09' 12", AN ARC DISTANCE OF 118.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 53 DEGREES 27'24" WEST 106.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS 336.93 FEET, A DELTA OF 37 DEGREES 34'23", AN ARC DISTANCE OF 220.95 FEET TO A POINT OF CUSP, SAID POINT BEING LOCATED ON THE SOUTH LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;THENCE ALONG THE SOUTH, EASTERLY AND NORTHERLY LINES OF SAID TRACT 3, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. NORTH 88 DEGREES 58' 13" EAST, 202.18 FEET;
2. NORTH 10 DEGREES 41' 19" WEST, 30.43 FEET;
3. NORTH 53 DEGREES 45'29" EAST, 150.21 FEET;
4. NORTH 13 DEGREES 52'29" WEST, 315.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 180.00 FEET, A DELTA 55 DEGREES 32' 34", AN ARC DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD F – ADJACENT LAND

AN ADJACENT PARCEL OF LAND LYING WITHIN AND BEING A PORTION OF THE RIGHT OF WAY OF COLLECTOR ROAD NORTH, AS DESCRIBED IN OFFCIAL RECORDS BOOK 15091, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY,FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF TRACT 3, AS SHOWN IN HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, AS RECORDED IN PLAT BOOK 77, PAGE 8, OF SAID PUBLIC RECORDS; THENCE NORTH 74° 47' 09" EAST, A DISTANCE OF 301.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 46° 38' 34" EAST, A DISTANCE OF 83.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, ALONG SAID CURVE TURNING TO THE LEFT A DISTANCE OF 336.55 FEET, THROUGH A CENTRAL ANGLE OF 29° 40' 05", HAVING A RADIUS OF 649.95 FEET, AND WHOSE LONG CHORD BEARS SOUTH 28° 31' 58" WEST FOR A DISTANCE OF 332.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 76° 04' 25" WEST, A DISTANCE OF 53.07 FEET TO A NON-TANGENTIAL CURVE; ALONG SAID CURVE TURNING TO THE RIGHT A DISTANCE OF 373.58 FEET, THROUGH A CENTRAL ANGLE OF 31° 47' 57", HAVING A RADIUS OF 673.11 FEET, AND WHOSE LONG CHORD BEARS NORTH 23° 55' 46" EAST FOR A DISTANCE OF 368.80 FEET TO THE POINT OF BEGINNING.

POD G

(PORTION OF PARCEL 2)

POD G

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29'45" WEST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1729.04 FEET; THENCE SOUTH 00 DEGREES 30' 15" WEST, 862.76 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF COLLECTOR ROAD NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF PARCEL "N" OF SAID PLAT OF HOLIDAY SPRINGS EAST, AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 09 DEGREES 55' 17" EAST, 194.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, A DELTA OF 29 DEGREES 08'07", AN ARC DISTANCE OF 762.76 FEET TO A POINT OF TANGENCY;
3. SOUTH 19 DEGREES 12'50" WEST, 479.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 21 DEGREES 36" 04', AN ARC DISTANCE OF 141.38 FEET TO A POINT OF TANGENCY;
5. SOUTH 40 DEGREES 48'54" WEST, 89.71 FEET TO THE NORTHWEST CORNER OF PARCEL O-1;

THENCE SOUTH 84 DEGREES 51' 17" WEST, A DISTANCE OF 434.61 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF TRACT 12 HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 43 DEGREES 20' 38" EAST, 395.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 20 DEGREES 35' 42", AN ARC DISTANCE OF 269.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 22 DEGREES 44' 55" EAST, 292.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A DELTA OF 20 DEGREES 58' 58", AN ARC DISTANCE OF 274.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 45' 57" EAST, 482.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 64 DEGREES 30' 57", AN ARC DISTANCE OF 56.30 FEET TO A POINT OF TANGENCY, SAID POINT BEING LOCATED ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COLLECTOR ROAD NORTH; THENCE NORTH 66 DEGREES 16'54" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 124.39 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

POD G – ADJACENT LAND

AN ADJACENT PARCEL OF LAND BEING A PART OF A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "N" OF SAID PLAT; THENCE SOUTH 66° 16' 54" WEST, A DISTANCE OF 124.39 FEET; THENCE NORTH 23° 43' 08" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 66° 16' 54" EAST, A DISTANCE OF 124.39 FEET; THENCE SOUTH 23° 43' 08" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

POD H

(PORTION OF PARCEL 2)

A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF TRACT O-1, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,THENCE ALONG THE WEST LINE OF SAID PLAT OF HOLIDAY SPRINGS EAST, SOUTH 20 DEGREES 10' 15" EAST, A DISTANCE OF 64.27 FEET; THENCE SOUTH 07 DEGREES 30'04" EAST, 283.49 FEET; THENCE SOUTH 25 DEGREES 18'34" EAST, 336.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COLLECTOR ROAD SOUTH AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;THENCE SOUTH 73 DEGREES 39' 42" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 169.84 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: .....

1.NORTH 27 DEGREES 27'41" WEST, 655.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
2.NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 75 DEGREES 52' 41 ", AN ARC DISTANCE OF 198.65 FEET TO A POINT OF CUSP;

THENCE NORTH 77 DEGREES 24'39 EAST A DISTANCEOF 97.17 FEET; THENCE NORTH 87 DEGREES 41'11 EAST A DISTANCE OF 335.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

POD H – ADJACENT LAND

AN ADJACENT PARCEL OF LAND BEING A PORTION OF PARCEL P-1, A RIGHT OF WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, AT PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "O" OF SAID PLAT; THENCE SOUTH 25° 18' 34" EAST, A DISTANCE OF 30.37 FEET; THENCE SOUTH 73° 39' 42" WEST, A DISTANCE OF 168.67 FEET; THENCE NORTH 27° 27' 41" WEST, A DISTANCE OF 30.57 FEET; THENCE NORTH 73° 39' 42" EAST, A DISTANCE OF 169.84 FEET TO THE POINT OF BEGINNING.

SCHEDULE B SECTION II EXCEPTIONS AMERICAN LAND TITLE ASSOCIATION COMMITMENT

5. UTILITY EASEMENTS, FLOWAGE EASEMENTS, RIGHT TURN DECELERATION LANE EASEMENTS, AND NON VEHICULAR ACCESS LINES, AND USE RESTRICTIONS, ALL AS RESERVED AND LOCATED ON THE RECORDED PLAT OF HOLIDAY SPRINGS EAST, AS FILED IN PLAT BOOK 133, PAGE 49, [AFFECTS – SHOWN HEREON] AS AFFECTED BY AGREEMENTS FOR AMENDMENT OF NOTATION ON PLAT IN OFFICIAL RECORDS BOOK 17362, PAGE 39, [AFFECTS – NOT PLOTTABLE] OFFICIAL RECORDS BOOK 18824, PAGE 621,[AFFECTS – NOT PLOTTABLE] OFFICIAL RECORDS BOOK 22425, PAGE 384 [AFFECTS – NOT PLOTTABLE] AND OFFICIAL RECORDS BOOK 22567, PAGE 290 [AFFECTS – SHOWN HEREON] , AND OFFICIAL RECORDS BOOK 22167, PAGE 684, [AFFECTS – SHOWN HEREON] OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS PARCEL 4–A AND O–1 IN PARCEL 1)

6.RESTRICTIONS CONTAINED IN PARAGRAPHS 2 AND 4 OF EXHIBIT "C" OF DEED RECORDED IN OFFICIAL RECORDS BOOK 15948, PAGE 990; (AFFECTS GOLF COURSE PROPERTY AND PARCEL 4–A WITHIN PARCELS 1 TO 4).
[AFFECTS – SHOWN HEREON]

7.RESTRICTIONS CONTAINED IN DEED FILED SEPTEMBER 3, 1992, IN OFFICIAL RECORDS BOOK 19835, PAGE 37. (EASEMENT PARCELS)
[AFFECTS – SHOWN HEREON]

8.TERMS AND CONDITIONS OF RECIPROCAL DECLARATION OF EASEMENT, FILED FEBRUARY 4, 1994, IN OFFICIAL RECORDS BOOK 21722, PAGE 546. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 7)
[AFFECTS – SHOWN HEREON]

9.TERMS AND CONDITIONS OF RECIPROCAL DECLARATION OF EASEMENT, FILED JULY 19, 1994, IN OFFICIAL RECORDS BOOK 22394, PAGE 54. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 10)
[AFFECTS – SHOWN HEREON]

10. TERMS AND CONDITIONS OF RECIPROCAL DECLARATION OF EASEMENT FILED DECEMBER 1, 1994, IN OFFICIAL RECORDS BOOK 22882, PAGE 620. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 11)
[AFFECTS – SHOWN HEREON]

11. CITY OF MARGATE DEVELOPER AGREEMENT, FILED JANUARY 26, 1988, IN OFFICIAL RECORDS BOOK 15139, PAGE 930 (AS TO ALL PARCELS); AS AFFECTED BY ASSIGNMENTS OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 16004, PAGE 907 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16123, PAGE 148 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16123, PAGE 198 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16269, PAGE 228 (AS TO ALL PARCELS), OFFICIAL RECORDS BOOK 16785, PAGE 971 (AS TO ALL PARCEL W), OFFICIAL RECORDS BOOK 17074, PAGE 401 (AS TO ALL PARCEL O–1), OFFICIAL RECORDS BOOK 17178, PAGE 530 (AS TO ALL PARCEL L–1), OFFICIAL RECORDS BOOK 17178, PAGE 582 (AS TO ALL PARCEL X), OFFICIAL RECORDS BOOK 17178, PAGE 589 (AS TO ALL PARCEL O–1), IN OFFICIAL RECORDS BOOK 17515, PAGE 171 (AS TO ALL PARCEL O–1), OFFICIAL RECORDS BOOK 17515, PAGE 178 (AS TO ALL PARCEL X), AND OFFICIAL RECORDS BOOK 29971, PAGE 1746 (AS TO ALL PARCEL I–4).
[AFFECTS – NOT PLOTTABLE]

12. TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT FILED DECEMBER 26, 1991, IN OFFICIAL RECORDS BOOK 19028, PAGE 733. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 8)
[AFFECTS – SHOWN HEREON]

13. TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT, FILED NOVEMBER 9, 1992, IN OFFICIAL RECORDS BOOK 20052, PAGE 807. (FEE ESTATE AND EASEMENT ESTATE AT PARCEL 9)
[AFFECTS – SHOWN HEREON]

14. ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE FILED OCTOBER 1, 1999, IN OFFICIAL RECORDS BOOK 29897, PAGE 863, AND OFFICIAL RECORDS BOOK 29897, PAGE 879, AS ASSIGNED IN OFFICIAL RECORDS BOOK 34163, PAGE 1238. (AS TO FEE ESTATE AND EASEMENT ESTATE AT PARCEL 12).
[AFFECTS – SHOWN HEREON]

15. TERMS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT AND JOINT USE AND MAINTENANCE AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 31600, PAGE 110. (AS TO A PORTION OF PARCEL 1 AND EASEMENT ESTATE AT PARCEL 12)
[AFFECTS – SHOWN HEREON]

16. EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, AS SET FORTH IN UNDERGROUND EASEMENT DATED DECEMBER 6, 1972, AND FILED DECEMBER 15, 1972, IN OFFICIAL RECORDS BOOK 5093, PAGE 750 (AFFECTS LANDS IN SECTION 23); EASEMENT FILED MARCH 18, 1974, IN OFFICIAL RECORDS BOOK 5678, PAGE 120. (AFFECTS LANDS IN THE W1/2 OF SECTION 23); AND EASEMENT FILED OCTOBER 5, 1990, IN OFFICIAL RECORDS BOOK 17815, PAGE 71 (AFFECTS PARCEL O–1 IN PARCEL 1).
[AFFECTS – SHOWN HEREON]

17. RIGHT OF WAY EASEMENT, IN FAVOR OF HOLIDAY SPRINGS VILLAGE RECREATION CORPORATION, INC., FILED JUNE 5, 1979, IN OFFICIAL RECORDS BOOK 8252, PAGE 76. (PUMP HOUSE AND ROADWAY EASEMENT LOCATED WITHIN THE ENTRANCE ROAD TO TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR AS FILED IN PLAT BOOK 82, PAGE 47).
[AFFECTS – SHOWN HEREON]

18. EASEMENT IN FAVOR OF HOLIDAY SPRINGS VILLAGE ASSOCIATION, INC., FILED IN OFFICIAL RECORDS BOOK 9233, PAGE 619. (AFFECTS A PORTION OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, AS FILED IN PLAT BOOK 82, PAGE 47.
[AFFECTS – SHOWN HEREON]

19. GRANT OF EASEMENT FILED SEPTEMBER 14, 1984, IN OFFICIAL RECORDS BOOK 11998, PAGE 819. (A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE DRAINAGE AND FLOW OF WATER FROM THE EXISTING LAKES AND CANALS LOCATED ON TRACT 3 OF HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB, SECTION ONE, FILED IN PLAT BOOK 77, PAGE 8, INTO THE LAKE SYSTEM LOCATED IN OR UPON ADJOINING SUBJECT PROPERTY; AS TO THE FEE ESTATE AND EASEMENT ESTATE AT PARCEL 6); AND GRANT OF EASEMENT FILED NOVEMBER 30, 1984, IN OFFICIAL RECORDS BOOK 12164, PAGE 160. (A TEMPORARY NON-EXCLUSIVE EASEMENT FOR THE DRAINAGE AND FLOW OF WATER FROM TRACT 10 OF HOLIDAY SPRINGS VILLAGE SECTION TWO, AS FILED IN PLAT BOOK 80, PAGE 24, INTO THE LAKE SITE LOCATED IN OR UPON ADJOINING SUBJECT PROPERTY; AS TO THE FEE ESTATE AND EASEMENT ESTATE AT PARCEL 5).
[AFFECTS – SHOWN HEREON]

20. CAROLINA CLUB UTILITY EASEMENT, IN FAVOR OF THE CITY OF MARGATE, FILED AUGUST 15, 1991, IN OFFICIAL RECORDS BOOK 18662, PAGE 280.
[AFFECTS – SHOWN HEREON]

21. EASEMENTS IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH FILED SEPTEMBER 13, 1988, IN OFFICIAL RECORDS BOOK 15775, PAGE 458; OFFICIAL RECORDS BOOK 15775, PAGE 474; OFFICIAL RECORDS BOOK 15775, PAGE 486; OFFICIAL RECORDS BOOK 15775, PAGE 490; OFFICIAL RECORDS BOOK 15775, PAGE 494; OFFICIAL RECORDS BOOK 15775, PAGE 498; OFFICIAL RECORDS BOOK 15775, PAGE 502 AND OFFICIAL RECORDS BOOK 15775, PAGE 506.
[AFFECTS – SHOWN HEREON]

22. CAROLINA GOLF COURSE SURFACE WATER MANAGEMENT SYSTEM MAINTENANCE EASEMENT IN FAVOR OF CAROLINA MAINTENANCE ASSOCIATION, INC., FILED NOVEMBER 10, 1988, IN OFFICIAL RECORDS BOOK 15948, PAGE 967.
[AFFECTS – SHOWN HEREON]

23. GRANT OF EASEMENT TO MAINTAIN AND REPAIR AN UNDERGROUND SEWER LINE IN FAVOR OF THE WILLIAM LYON COMPANY, FILED NOVEMBER 10, 1988, IN OFFICIAL RECORDS BOOK 15949, PAGE 1. (AFFECTS PARCEL 4–A IN PARCEL 1).
[AFFECTS – SHOWN HEREON]

24. SIDEWALK EASEMENT IN FAVOR OF THE STATE OF FLORIDA, FILED MARCH 22, 1990, IN OFFICIAL RECORDS BOOK 17265, PAGE 158. (AFFECTS PARCEL O–1 IN PARCEL 1).
[AFFECTS – SHOWN HEREON]

25. GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE FOR AN UNDERGROUND DRAINAGE CULVERT IN FAVOR OF LANDSTAR DEVELOPMENT CORPORATION, FILED FEBRUARY 4, 1994, IN OFFICIAL RECORDS BOOK 21722, PAGE 538.
[AFFECTS – SHOWN HEREON]

26. IRRIGATION EASEMENT IN FAVOR OF CENTEX HOMES RECORDED IN OFFICIAL RECORDS BOOK 31600, PAGE 128. (AS TO PARCEL O–1 IN PARCEL 1 AND EASEMENT ESTATE AT PARCEL 12)
[AFFECTS – SHOWN HEREON]

27. DRAINAGE/FLOWAGE EASEMENT IN FAVOR OF CENTEX HOMES RECORDED IN OFFICIAL RECORDS BOOK 31600, PAGE 139. (AS TO PARCEL O–1 IN PARCEL 1 AND EASEMENT ESTATE AT PARCEL 12).
[AFFECTS – SHOWN HEREON]

28. PCS SITE AGREEMENT IN FAVOR OF METROPCS FLORIDA, LLC, RECORDED FEBRUARY 5, 2008 IN OFFICIAL RECORDS BOOK 45066, PAGE 35.
[AFFECTS – NOT PLOTTABLE]

29. DECLARATION OF RESTRICTIVE COVENANTS RECORDED JUNE 12, 2008 IN OFFICIAL RECORDS BOOK 45443, PAGE 92.
[AFFECTS – SHOWN HEREON]

30. RESOLUTION NO. 11–994 OF THE CITY OF MARGATE, FLORIDA RECORDED OCTOBER 24, 2011 IN OFFICIAL RECORDS BOOK 48261, PAGE 500.
[AFFECTS – NOT PLOTTABLE]

31. ANY LOSS OR DAMAGE OCCASIONED BY CLAIMS, DEMANDS, INTERESTS OR RIGHTS ASSERTED BY OTHERS THAT PREVENT THE INSURED FROM USING OR MAINTAINING THE LAND OTHER THAN AS A GOLF COURSE OR THAT AFFECT THE DESIGN OF THE LAND OR THE IMPROVEMENTS OR LANDSCAPING THEREON.

32. WIRELESS COMMUNICAT

NORTH

GRAPHIC SCALE IN FEET

120 0 60 120 240

1" = 120' @ 24X36

REVISIONS	DATE	BY

FILE NAME: 8047Surf Pods A-H

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
CAROLINA CLUB WEDDING AND BANQUETS
3011 N ROCK ISLAND ROAD
MARGATE, FL 33063

DATE	3/3/24
DRAWN BY	SF
F.B./ PG.	ELEC
SCALE	1"=120'

JOB #	8047
SHT.NO.	4
OF	7 SHEETS

GRAPHIC SCALE IN FEET
120 0 60 120 240
1" = 120' @ 24"X36"

MATCH LINE SHEET 4

NORTH

POD C
PORTION OF PARCEL 2
AND ALL OF PARCEL 0-1
(P.B. 133, PG. 49)
1,537,975± SQ FT OR 35.307± ACRES

PARCEL 2
1,818,383± SQ FT OR 41.744± ACRES

POD G
PORTION OF PARCEL 2
382,672± SQ FT OR
8.784± ACRES

POD H
PORTION OF PARCEL 2
155,358± SQ FT OR 3.566±
ACRES

POD D
PARCEL 4
1,275,417± SQ FT OR 29.280± ACRES

POD E
PARCEL 3
809,086± SQ FT OR 18.576± ACRES

POD C ADJACENT LAND #1
LIMITS ARE HATCHED
0.316± ACRES

POD C ADJACENT LAND #2
LIMITS ARE HATCHED
0.609± ACRES

POD D ADJACENT LAND #1
LIMITS ARE HATCHED
0.295 ACRES

POD D ADJACENT LAND #2
LIMITS ARE HATCHED
0.349± ACRES

POD H ADJACENT LAND
LIMITS ARE HATCHED
0.918± ACRES

POD F ADJACENT LAND
LIMITS ARE HATCHED
0.565± ACRES

P.O.B. POD H
S.W. CORNER
TRACT O-1

POB POD C
N.W. CORNER
PARCEL O-1

FLOOD ZONE AE (EL 11 FEET)

FLOOD ZONE X

COLLECTOR ROAD NORTH

COLLECTOR ROAD SOUTH

SOUTH COLLECTOR ROAD

ROCK ISLAND ROAD

HOLIDAY SPRINGS BOULEVARD

MATCH LINE SHEET 6

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE · SURVEYING
7900 GLADES ROAD-SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

BY	DATE	REVISIONS

FILE NAME: 8047Sur7 Pods A–H

BOUNDARY SURVEY
CAROLINA CLUB WEDDING AND BANQUETS
3011 N ROCK ISLAND ROAD
MARGATE, FL 33063

DATE	3/3/24
DRAWN BY	SF
F.B./ PG.	ELEC
SCALE	1"=120'

JOB #	8047
SHT.NO.	5
OF	7 SHEETS

NORTH

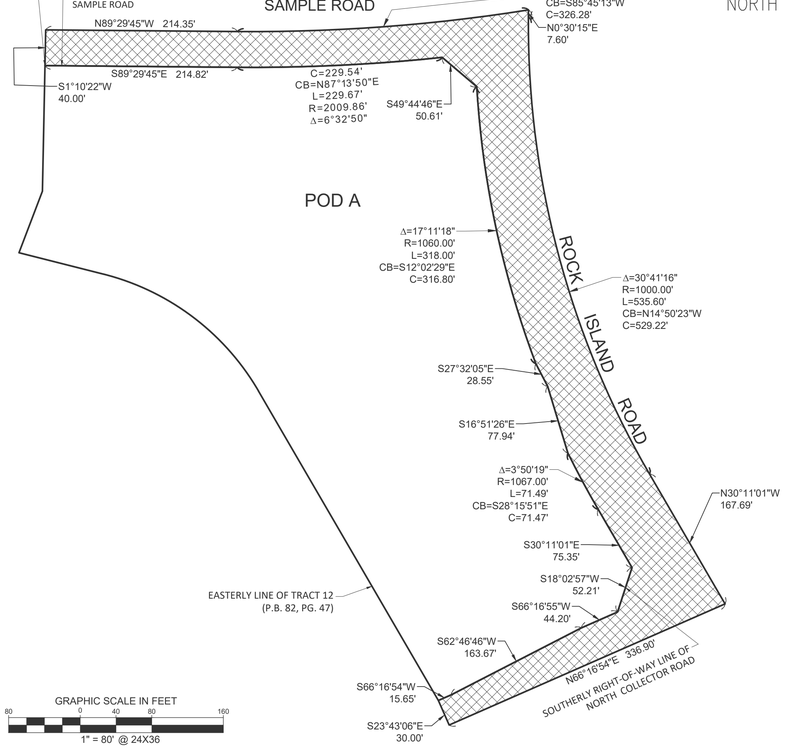
GRAPHIC SCALE IN FEET
120 0 60 120 240
1" = 120' @ 24X36

MATCH LINE SHEET 5

ADJACENT LANDS

POD A – ADJACENT AREA

76,105± SQUARE FEET OR 1.747± ACRES
MORE OR LESS



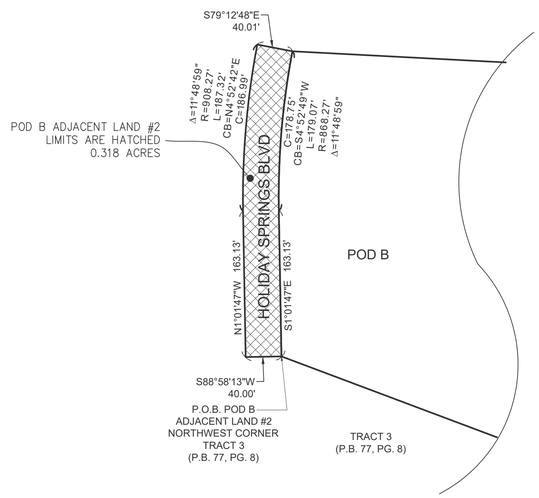
NORTH

GRAPHIC SCALE IN FEET
80 0 40 80 160
1" = 80' @ 24X36

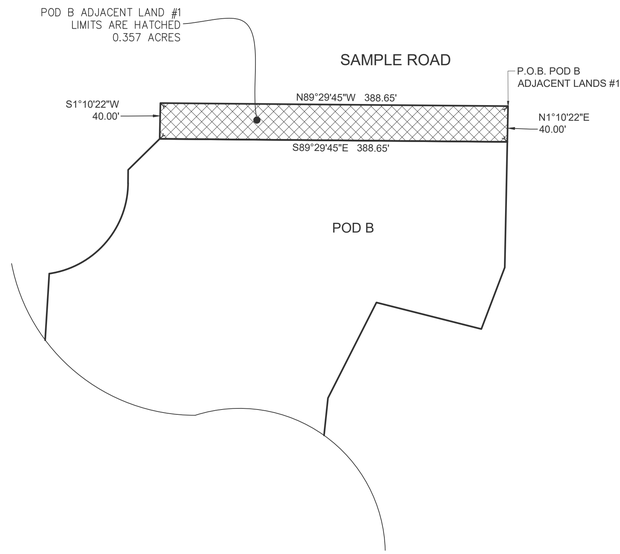
POD B ADJACENT AREAS

ADJACENT LAND #1 – 15,546± SF OR 0.357± AC
ADJACENT LAND #2 – 13,853± SF OR 0.318± AC

TOTAL AREA
29,408± SQUARE FEET OR 0.675± ACRES
MORE OR LESS



NORTH



GRAPHIC SCALE IN FEET
80 0 40 80 160
1" = 80' @ 24X36

	REVISIONS	DATE BY
	FILE NAME 8047Sur7 Pods A–H	

CAULFIELD & WHEELER, INC.
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BOUNDARY SURVEY
CAROLINA CLUB WEDDING AND BANQUETS
3011 N ROCK ISLAND ROAD
MARGATE, FL 33063

DATE	3/3/24
DRAWN BY	AMS
F.B./ PG.	ELEC
SCALE	SHOWN

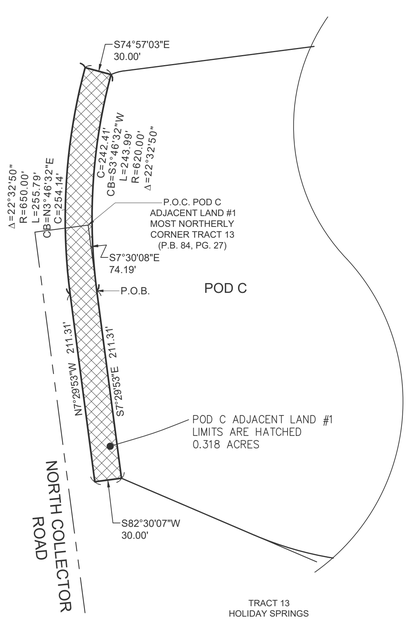
JOB #	8047
SHT.NO.	6
	OF 7 SHEETS

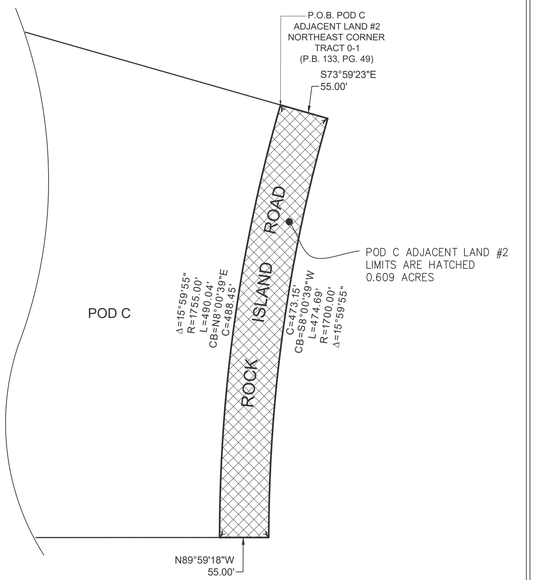
ADJACENT LANDS

POD C ADJACENT AREAS

ADJACENT LAND #1 – 13,836± SF OR 0.318± AC
ADJACENT LAND #2 – 26,530± SF OR 0.609± AC

TOTAL AREA
40,366± SQUARE FEET OR 0.927± ACRES
MORE OR LESS

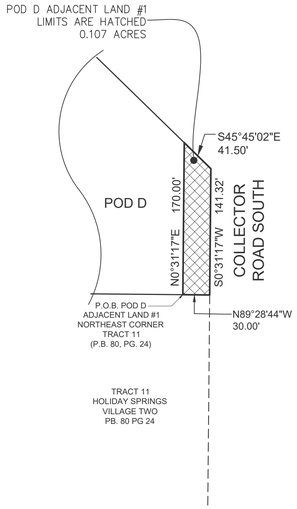


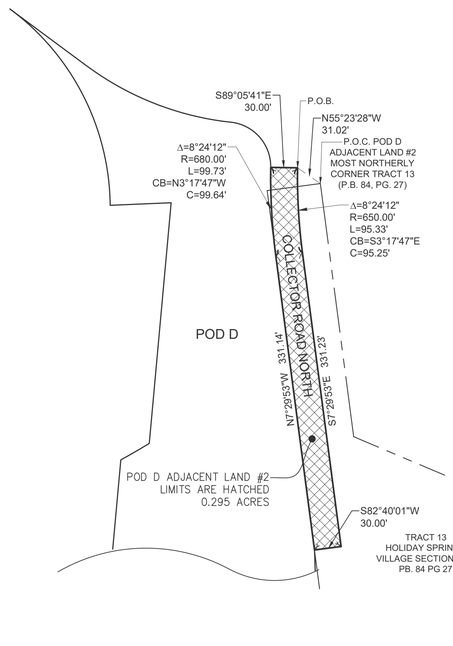


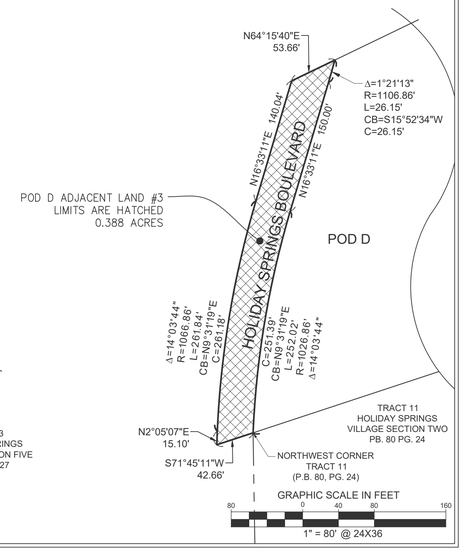
POD D ADJACENT AREAS

ADJACENT LAND #1 – 4,667± SF OR 0.107± AC
ADJACENT LAND #2 – 12,861± SF OR 0.295± AC
ADJACENT LAND #2 – 16,906± SF OR 0.388± AC

TOTAL AREA
34,435± SQUARE FEET OR 0.790± ACRES
MORE OR LESS



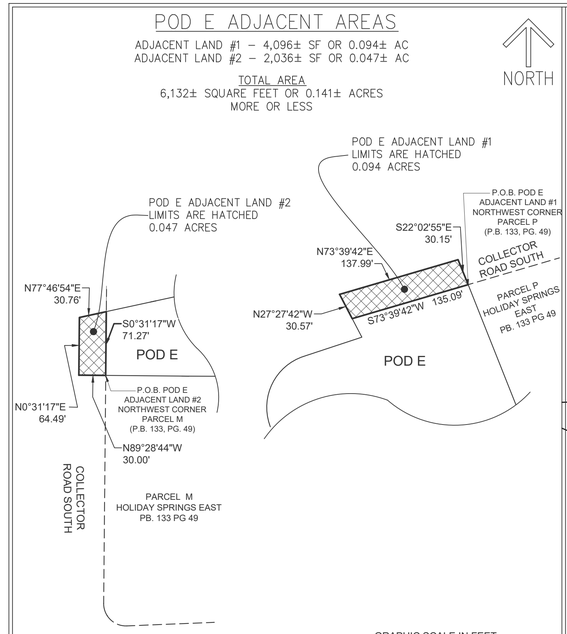




POD E ADJACENT AREAS

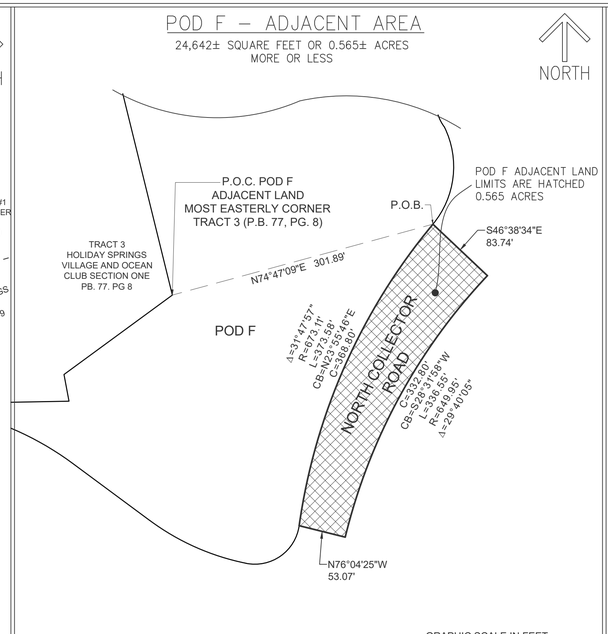
ADJACENT LAND #1 – 4,096± SF OR 0.094± AC
ADJACENT LAND #2 – 2,036± SF OR 0.047± AC

TOTAL AREA
6,132± SQUARE FEET OR 0.141± ACRES
MORE OR LESS



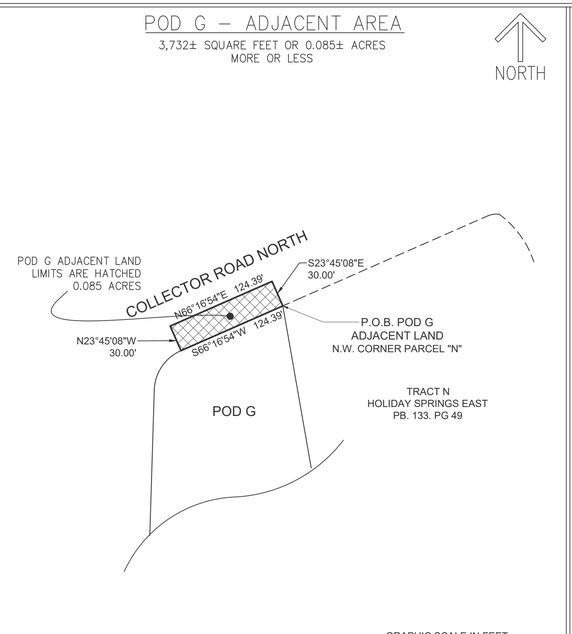
POD F – ADJACENT AREA

24,642± SQUARE FEET OR 0.565± ACRES
MORE OR LESS



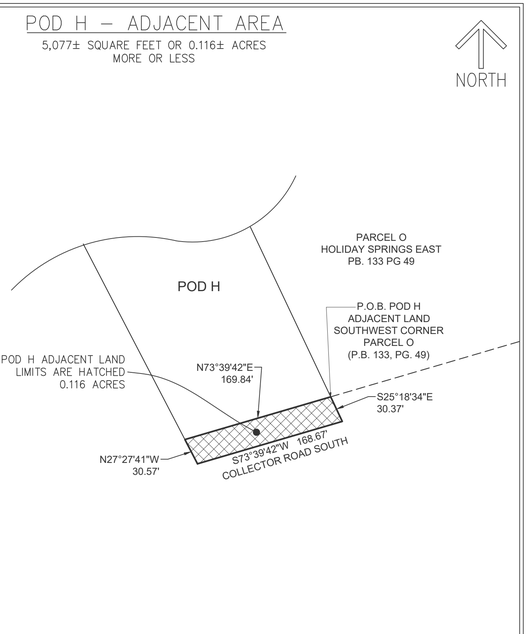
POD G – ADJACENT AREA

3,732± SQUARE FEET OR 0.085± ACRES
MORE OR LESS



POD H – ADJACENT AREA

5,077± SQUARE FEET OR 0.116± ACRES
MORE OR LESS



		DATE	BY
	REVISIONS		
	FILE NAME 8047Bur7 Pods A-H		

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
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BOUNDARY SURVEY
CAROLINA CLUB WEDDING AND BANQUETS
3011 N ROCK ISLAND ROAD
MARGATE, FL 33063

DATE	3/3/24
DRAWN BY	SF
F.B./ PG.	ELEC
SCALE	SHOWN

JOB #	8047
SHT.NO.	7
OF	7 SHEETS

Exhibit “K”

Pod Sketches and Legal Descriptions

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60–FOOT WIDE PUBLIC RIGHT–OF–WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT–OF–WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF RIGHT–OF–WAY DEDICATION, AS SHOWN ON SAID HOLIDAY SPRINGS EAST, TOGETHER WITH A PORTION OF PUBLIC RIGHT–OF–WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 1,654.79 FEET; THENCE S00°30'15"W, A DISTANCE OF 21.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'15"W, A DISTANCE OF 18.80 FEET TO THE POINT OF CURVE OF A NON–TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°10'55"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°41'16", A DISTANCE OF 535.60 FEET TO A POINT OF NON–TANGENCY; THENCE S30°11'01"E, A DISTANCE OF 167.98 FEET; THENCE S66°16'54"W, A DISTANCE OF 334.45 FEET; THENCE N23°43'06"W, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N30°10'02"W, A DISTANCE OF 400.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 45°37'13"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY; THENCE N75°47'15"W, A DISTANCE OF 97.41 FEET; THENCE N20°49'37"E, A DISTANCE OF 73.65 FEET; THENCE N01°10'22"E, A DISTANCE OF 191.19 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°27'26"E, A DISTANCE OF 207.47 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,714.81 FEET AND A CENTRAL ANGLE OF 07°27'28"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 223.20 FEET TO A POINT OF NON–TANGENCY; THENCE N83°37'13"E, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 331,841 SQUARE FEET OR 7.6180 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B. – PLAT BOOK
PG(S). – PAGE(S)
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
LB. – LICENSED BUSINESS
O.R.B. – OFFICIAL RECORDS BOOK
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – ARC LENGTH
R – RADIUS
BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 04, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J–17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

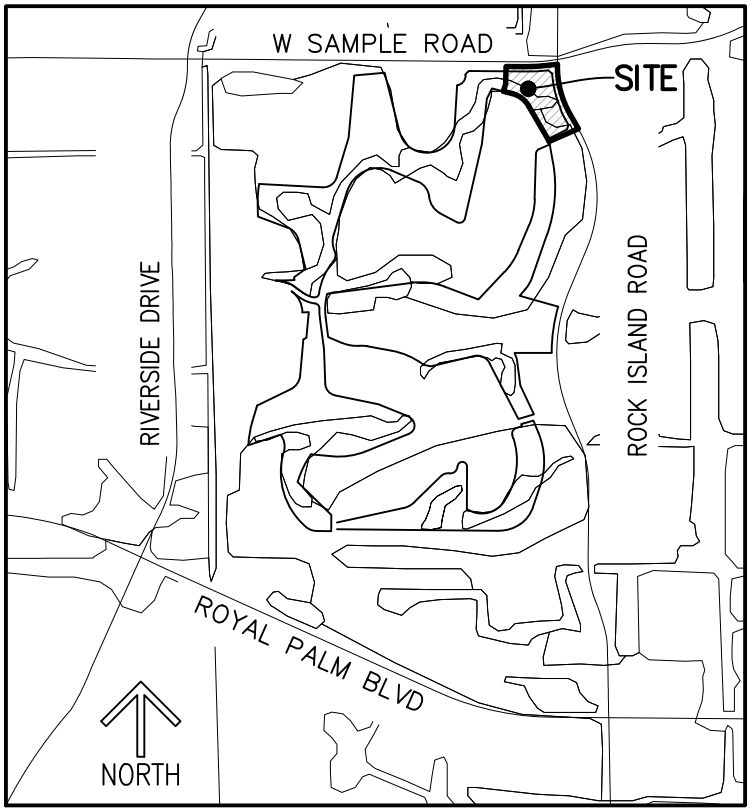
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	8–04–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD A

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°29'45"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
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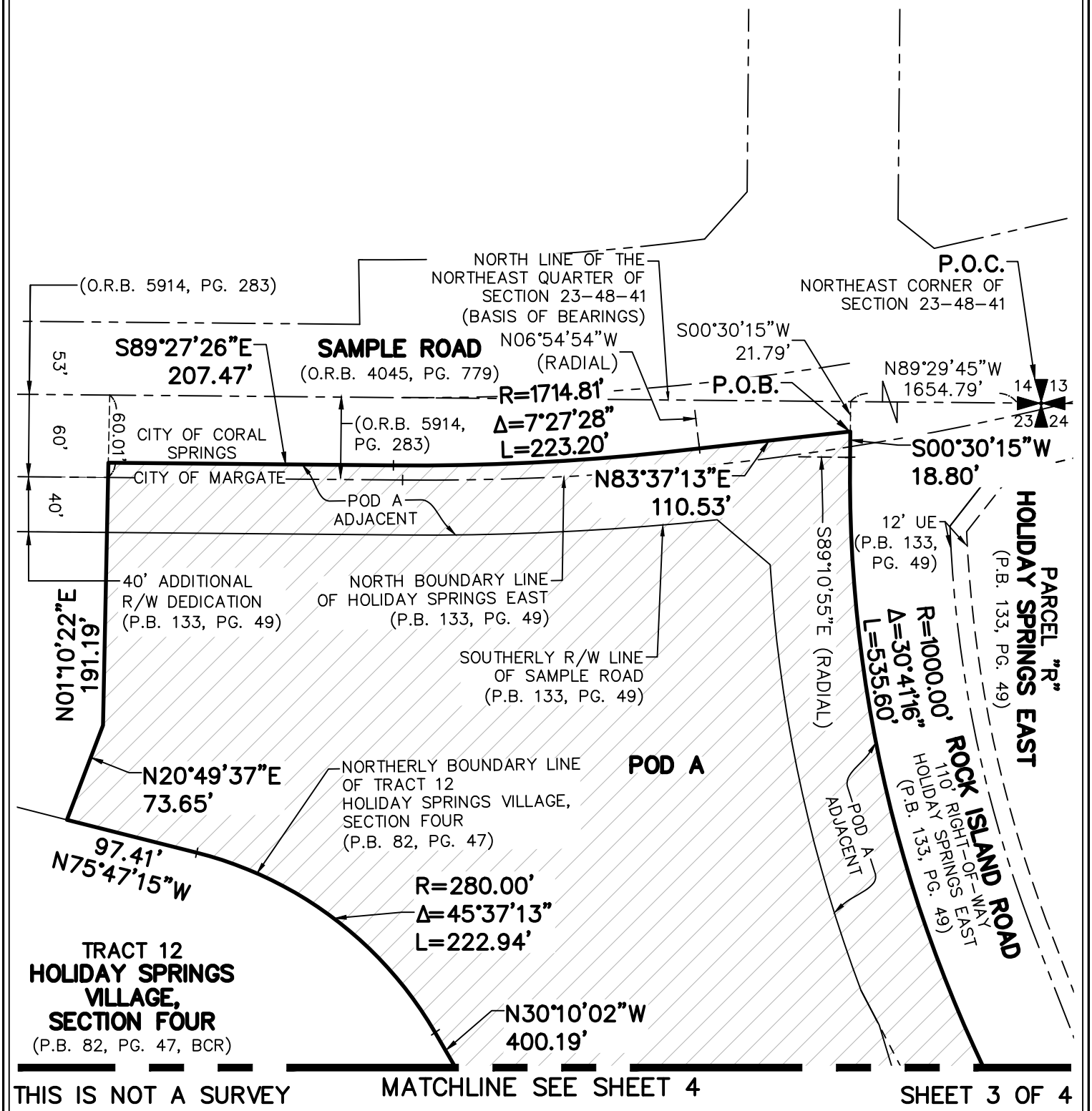
POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD A

EXHIBIT "A"



THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 4

SHEET 3 OF 4

CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

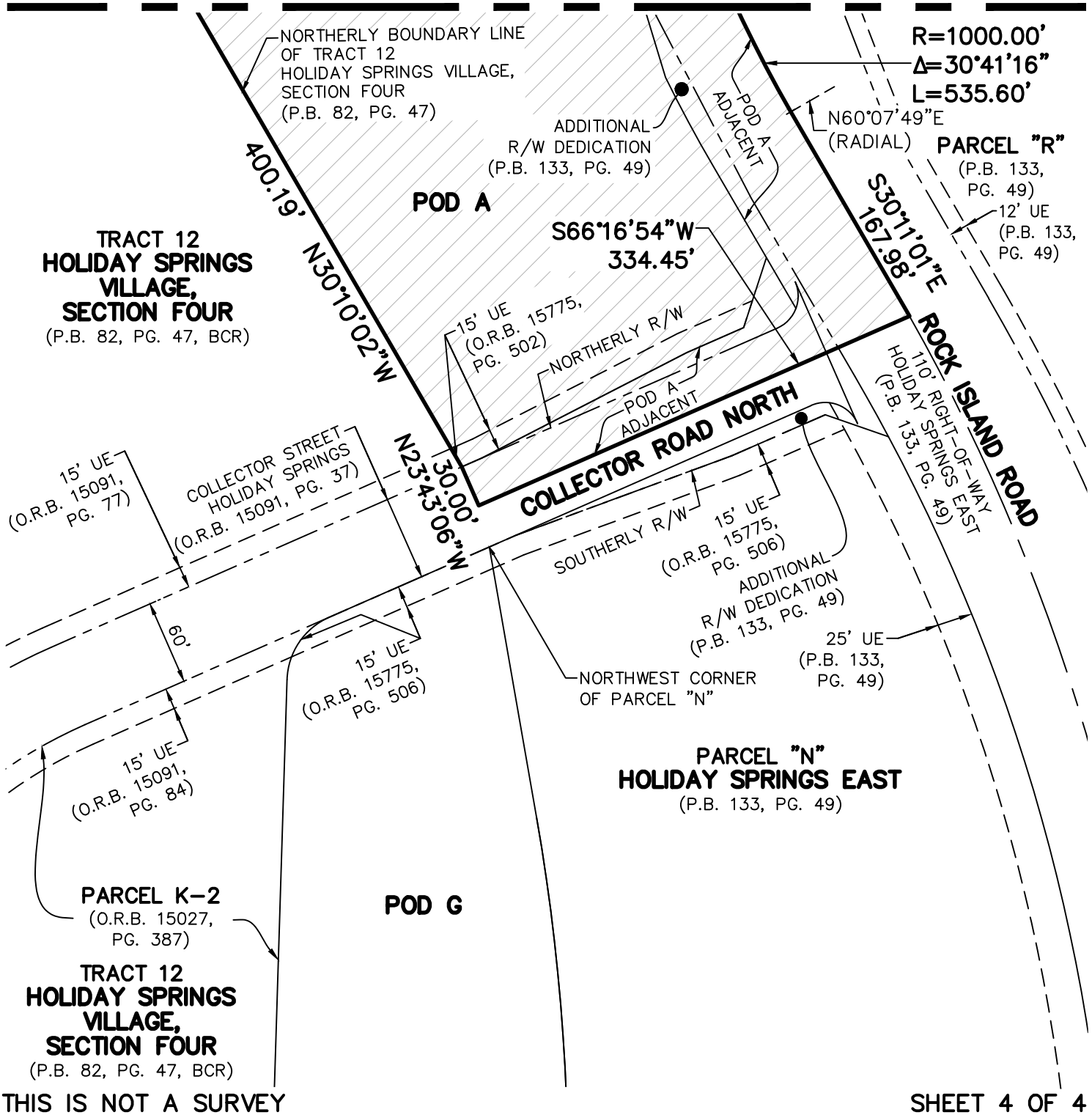
0 50' 100'

1 INCH = 100 FEET

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD A

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 4

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD A

POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING ALL OF PARCEL 4-A AND A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD (WOODSIDE DRIVE), HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 49.26 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE AND TO THE POINT OF BEGINNING; THENCE S01°10'22"W, A DISTANCE OF 191.19 FEET; THENCE S20°49'37"W, A DISTANCE OF 73.65 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: THENCE N75°47'15"W, A DISTANCE OF 120.95 FEET; THENCE S26°52'21"W, A DISTANCE OF 119.85 FEET; THENCE S06°05'24"W, A DISTANCE OF 478.62 FEET; THENCE S12°50'04"W, A DISTANCE OF 801.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 105°15'17"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 110.22 FEET TO A POINT OF TANGENCY; THENCE N61°54'39"W, A DISTANCE OF 197.20 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 56°33'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 217.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 190.53 FEET AND A CENTRAL ANGLE OF 61°38'34"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 204.99 FEET TO A POINT OF TANGENCY; THENCE N66°59'22"W, A DISTANCE OF 298.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 95°58'55"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 586.32 FEET TO A POINT OF TANGENCY; THENCE S17°01'43"W, A DISTANCE OF 415.48 FEET; THENCE N87°50'42"W, A DISTANCE OF 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF TRACT 3, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE ALONG SAID NORTH BOUNDARY LINE, N69°25'03"W, A DISTANCE OF 333.55 FEET; THENCE S88°58'13"W, A DISTANCE OF 40.00 FEET; THENCE N01°01'47"W, A DISTANCE OF 163.13 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N88°58'19"E, A RADIAL DISTANCE OF 908.27 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°48'59", A DISTANCE OF 187.32 FEET TO A POINT OF NON-TANGENCY; THENCE S79°12'48"E, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF TRACT 4, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE ALONG SAID SOUTH BOUNDARY LINE, S87°00'21"E, A DISTANCE OF 666.12 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 146.72 FEET AND A CENTRAL ANGLE OF 76°20'26"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 195.49 FEET TO A POINT OF TANGENCY; THENCE N16°39'13"E, A DISTANCE OF 435.51 FEET;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

EXHIBIT "A"

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE N05°11'05"E, A DISTANCE OF 653.58 FEET; THENCE N84°46'28"E, A DISTANCE OF 321.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 25 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S14°02'22"E, A DISTANCE OF 645.86 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°57'39"E, A RADIAL DISTANCE OF 280.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°52'02", A DISTANCE OF 370.76 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 5; THENCE ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°54'23"E, A DISTANCE OF 23.97 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 86°35'09"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 423.14 FEET TO A POINT OF TANGENCY; THENCE N03°30'28"E, A DISTANCE OF 444.13 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N08°21'00"W, A RADIAL DISTANCE OF 103.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 81°08'45", A DISTANCE OF 145.87 FEET TO A POINT OF TANGENCY; THENCE N00°30'15"E, A DISTANCE OF 15.00 FEET; THENCE N45°30'15"E, A DISTANCE OF 49.50 FEET; THENCE N01°10'22"E, A DISTANCE OF 51.02 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, S89°27'26"E, A DISTANCE OF 388.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,650,582 SQUARE FEET OR 37.8922 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B.	– PLAT BOOK
PG(S).	– PAGE(S)
P.O.B.	– POINT OF BEGINNING
P.O.C.	– POINT OF COMMENCEMENT
LB.	– LICENSED BUSINESS
O.R.B.	– OFFICIAL RECORDS BOOK
R/W	– RIGHT-OF-WAY
BCR	– DENOTED BROWARD COUNTY PUBLIC RECORDS
23-48-41	– SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST
UE	– UTILITY EASEMENT
DE	– DRAINAGE EASEMENT
Δ	– DELTA (CENTRAL ANGLE)
L	– ARC LENGTH
R	– RADIUS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 01, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
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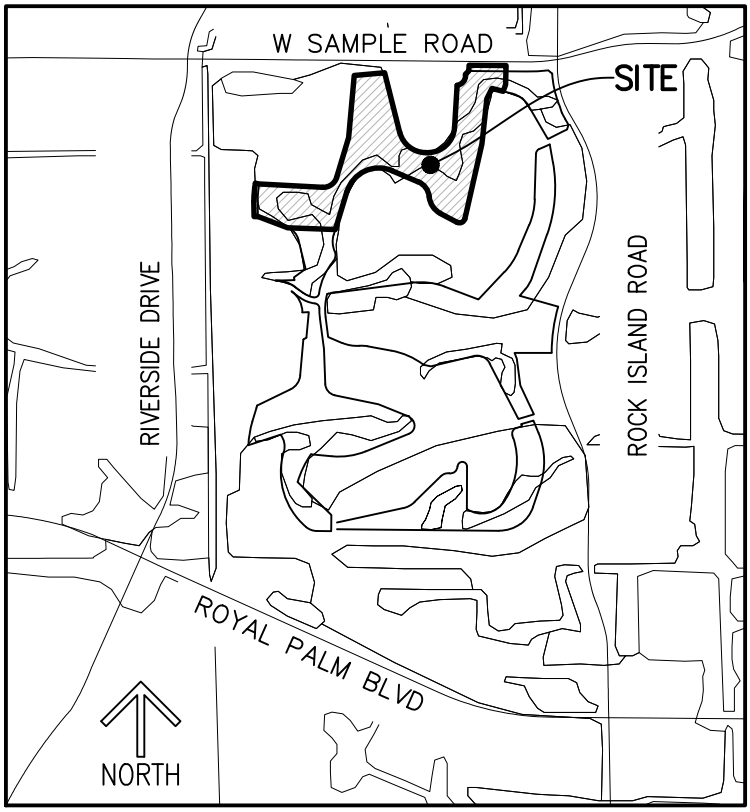
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°29'45"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

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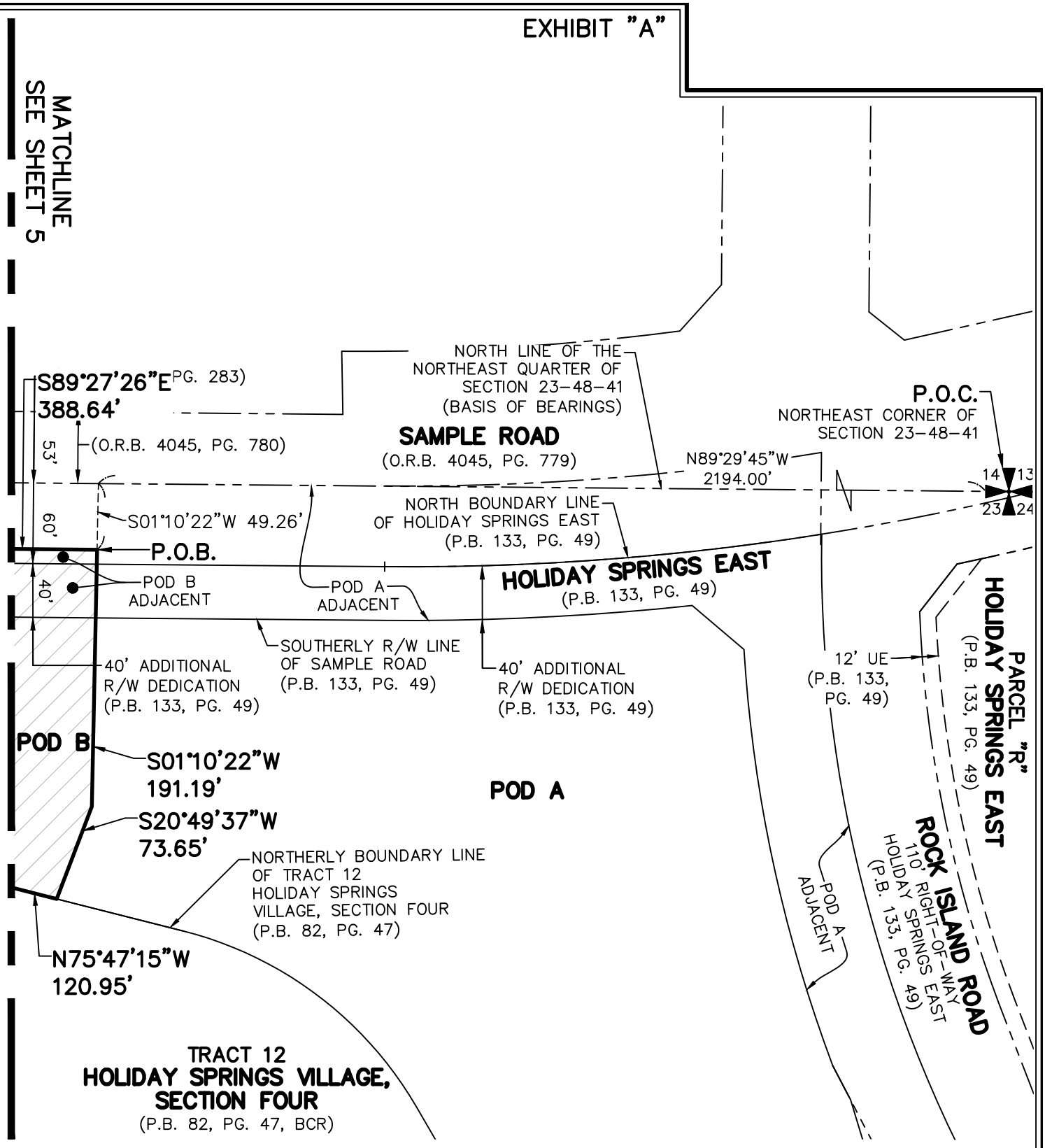
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

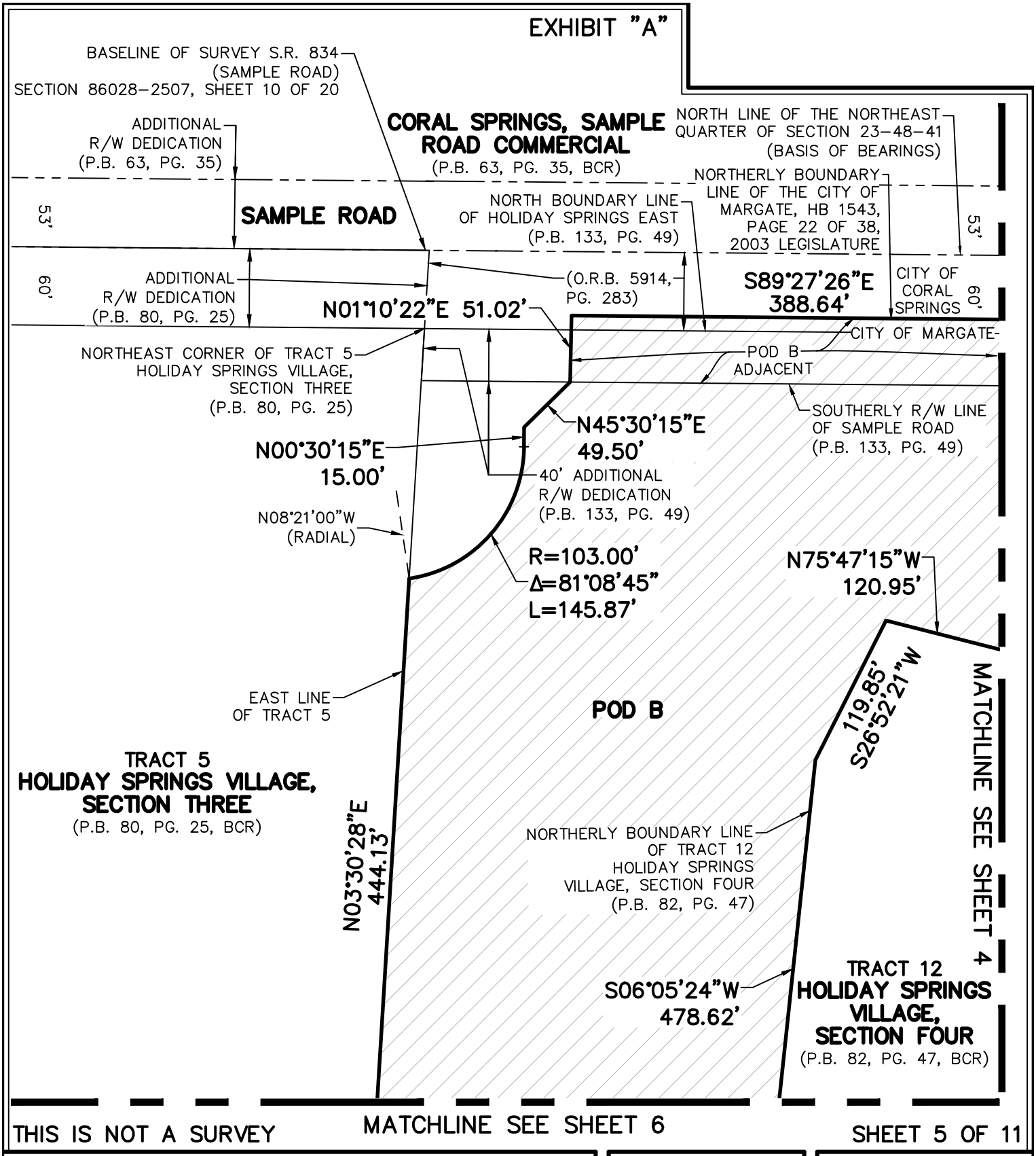
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 5 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

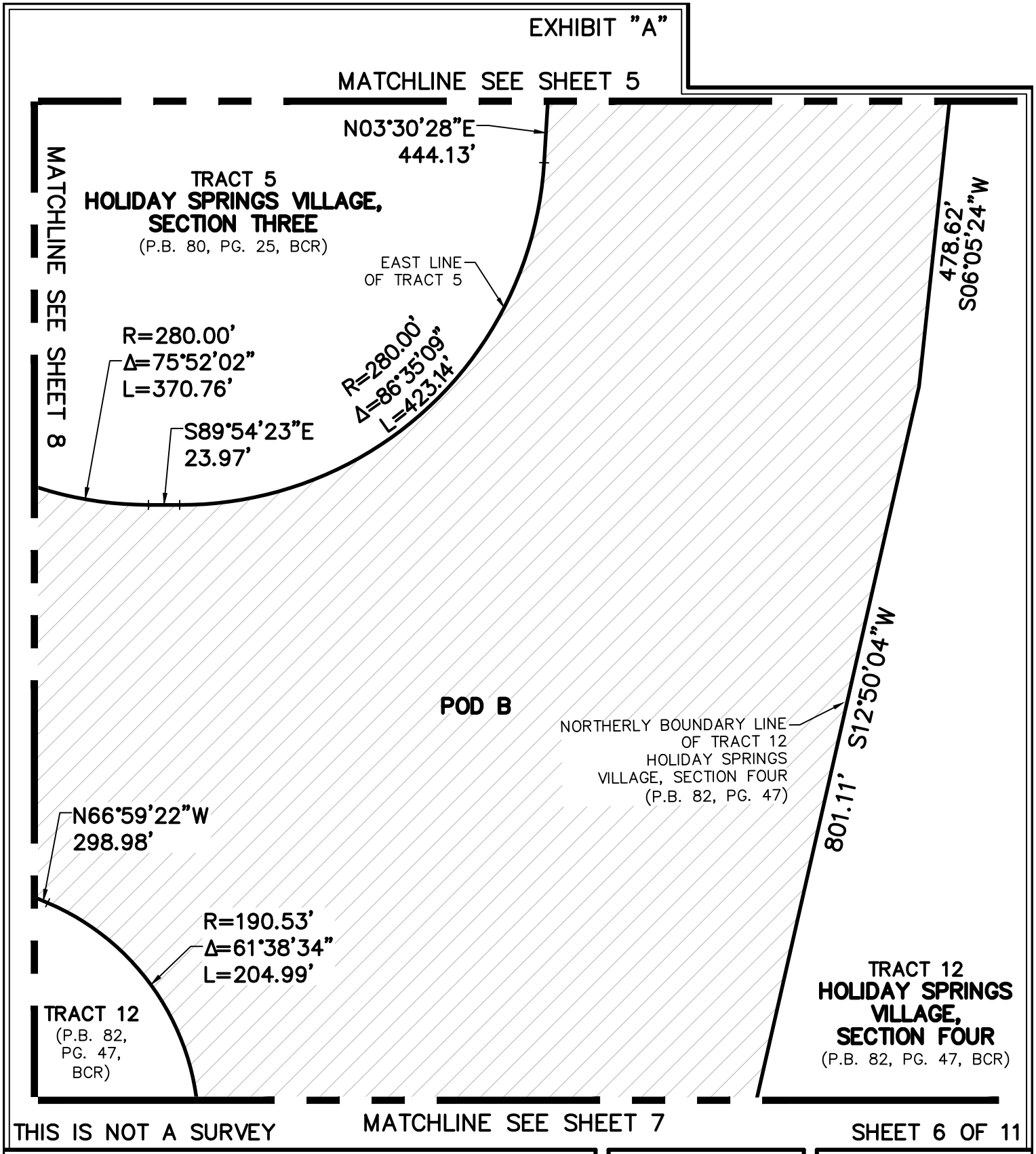
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 6 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

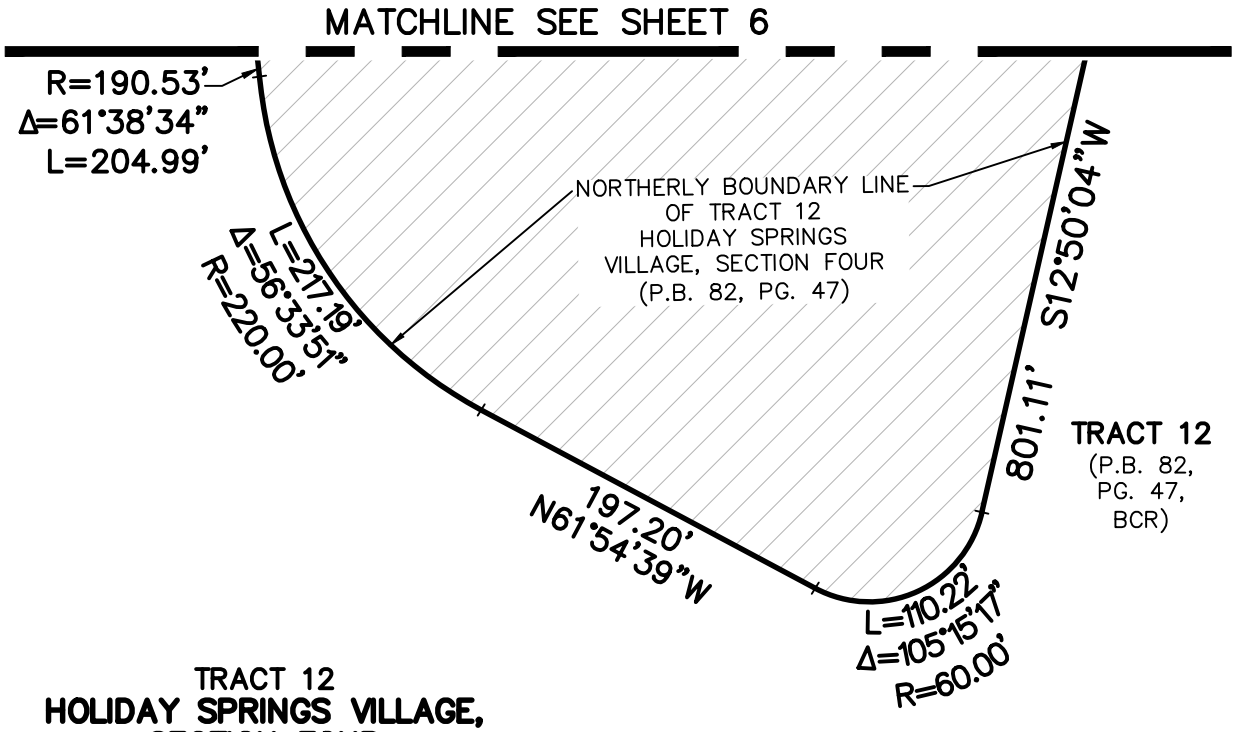
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



TRACT 12
HOLIDAY SPRINGS VILLAGE, SECTION FOUR
(P.B. 82, PG. 47, BCR)

THIS IS NOT A SURVEY

SHEET 7 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
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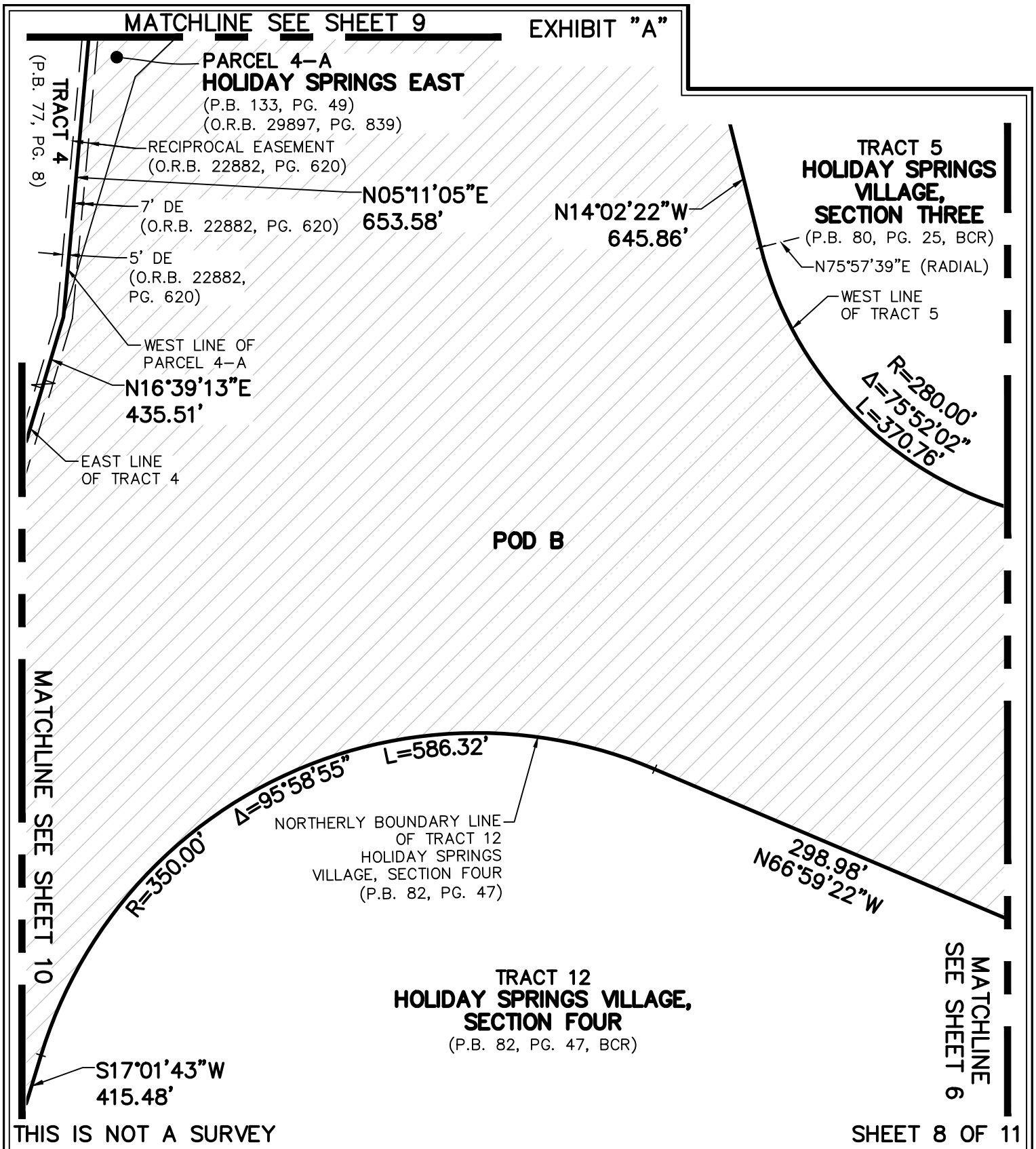
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

NORTH
0 50' 100'
1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B



THIS IS NOT A SURVEY

SHEET 8 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

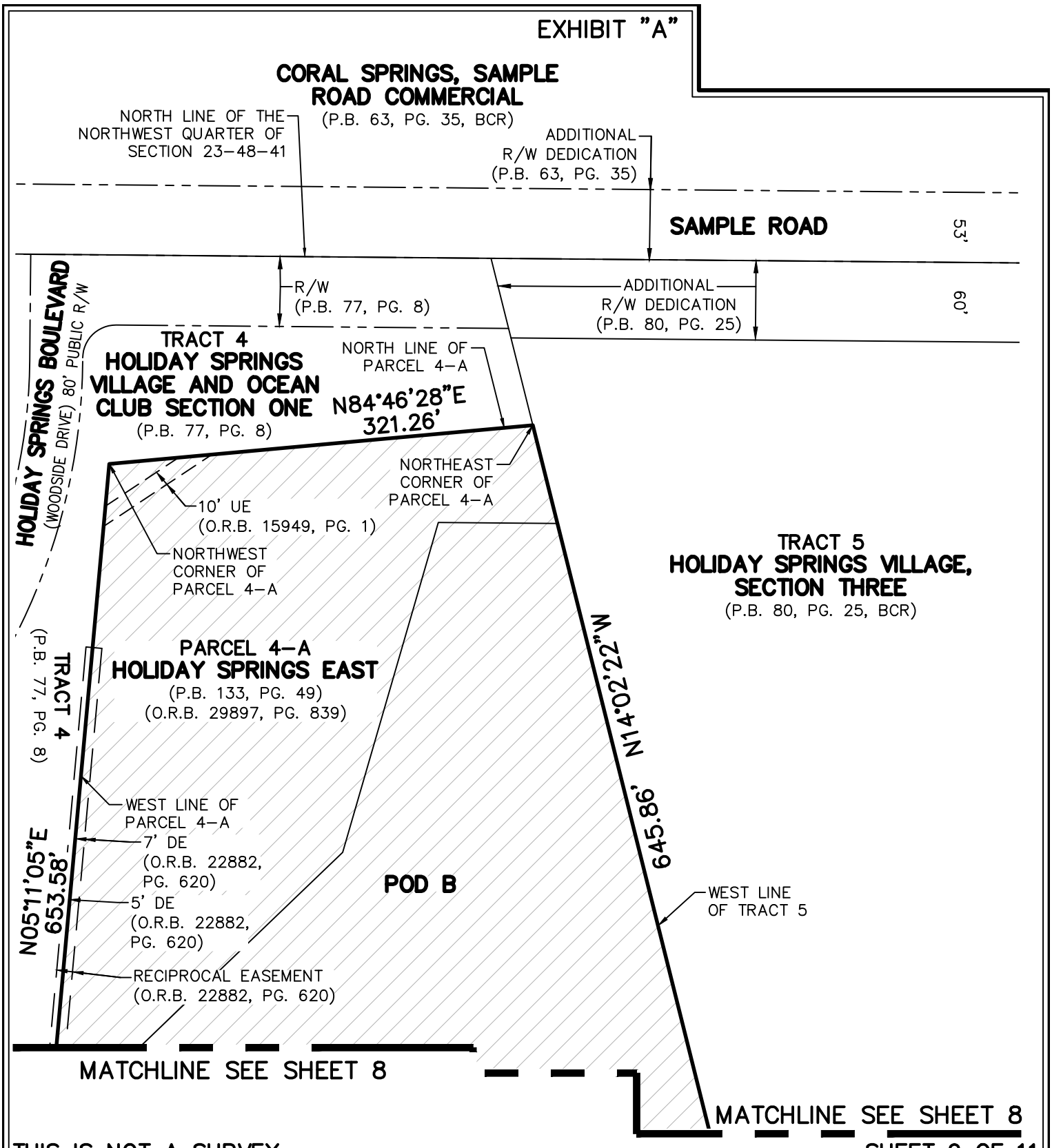
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 9 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

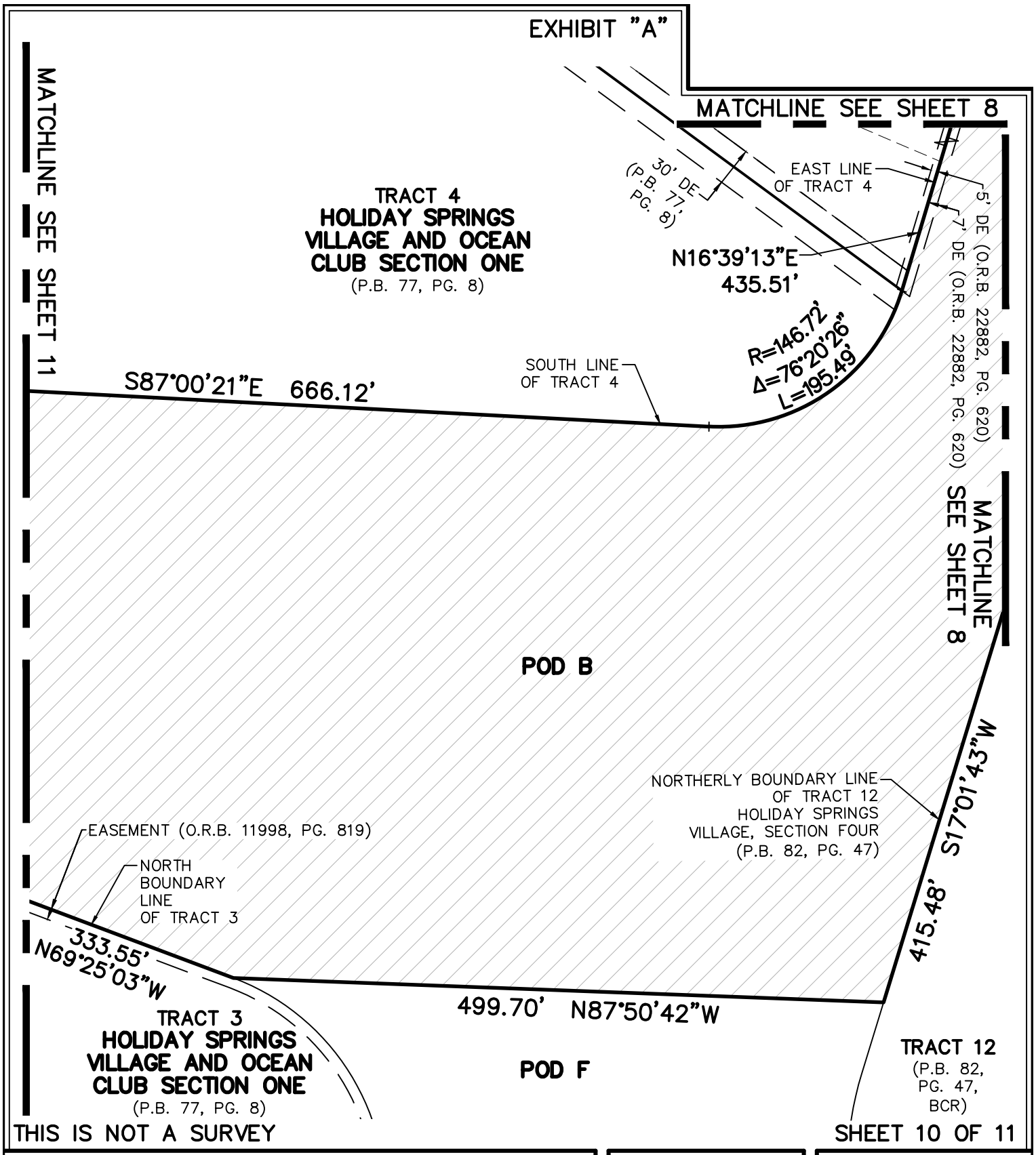
NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION



CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

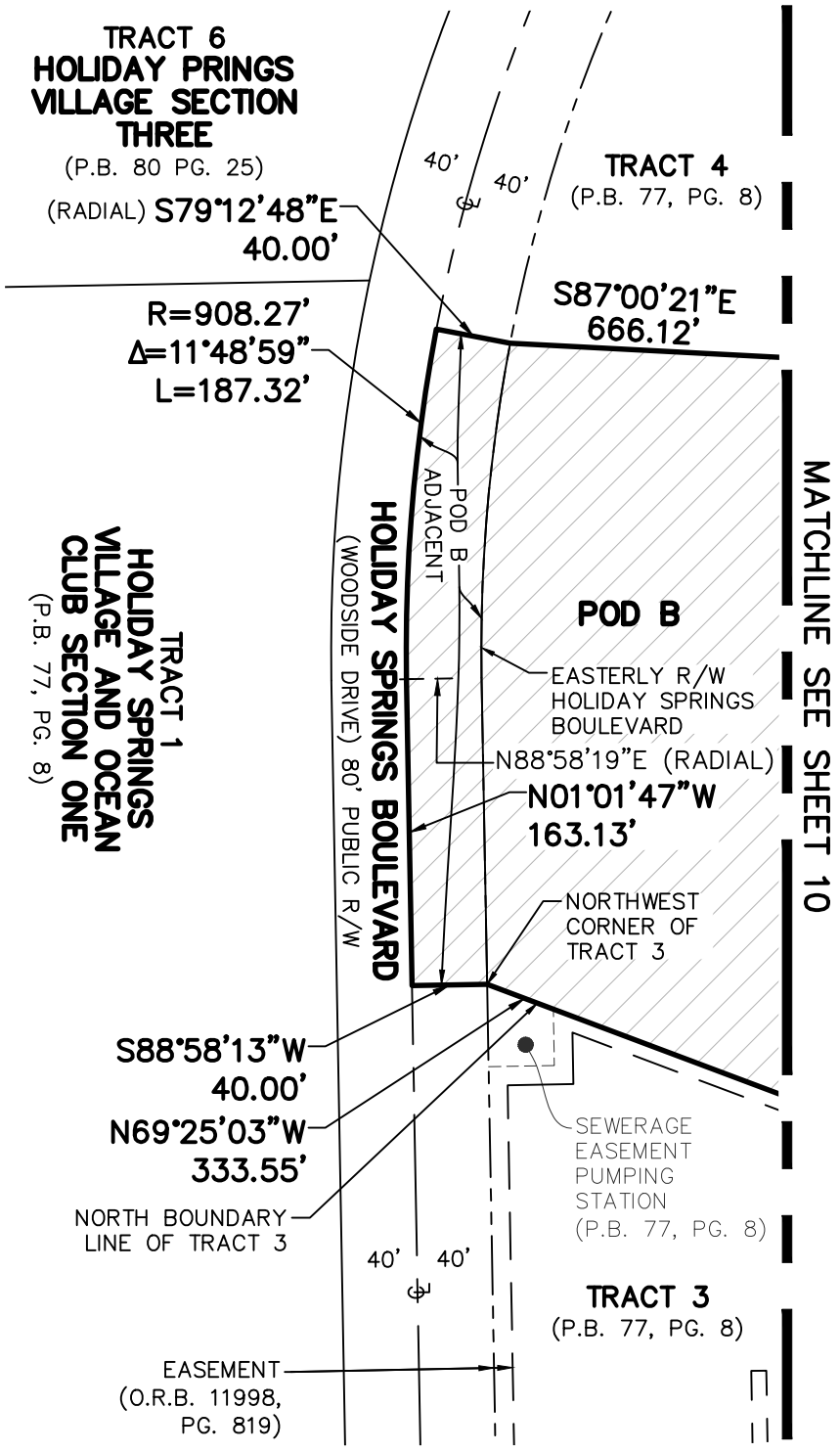
0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 11 OF 11

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACTS 12 AND 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "O-1" AND A PORTION OF 110-FOOT WIDE PUBLIC RIGHT-OF-WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "O-1"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "O-1", S74°01'15"E, A DISTANCE OF 418.96 FEET; THENCE S73°59'23"E, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°59'23"E, A RADIAL DISTANCE OF 1,700.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°59'55", A DISTANCE OF 474.69 FEET TO A POINT OF NON-TANGENCY; THENCE N89°59'18"W, A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "O-1"; THENCE ALONG SAID SOUTH LINE, S89°58'46"W, A DISTANCE OF 388.47 FEET; THENCE S87°41'11"W, A DISTANCE OF 335.48 FEET; THENCE S77°24'39"W, A DISTANCE OF 97.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S76°39'38"W, A DISTANCE OF 460.60 FEET; THENCE N78°26'12"W, A DISTANCE OF 79.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF PARCEL L-4, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S36°57'51"W, A RADIAL DISTANCE OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°31'09", A DISTANCE OF 370.28 FEET TO A POINT OF NON-TANGENCY; THENCE N79°33'20"W, A DISTANCE OF 251.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 14°50'04"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 90.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 27°34'26"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 180.47 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH SAID NORTHERLY BOUNDARY LINE OF TRACT 13; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, N66°48'58"W, A DISTANCE OF 162.00 FEET; THENCE S82°30'07"W, A DISTANCE OF 30.00 FEET; THENCE N07°29'53"W, A DISTANCE OF 211.31 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 22°32'50"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 255.79 FEET TO A POINT OF NON-TANGENCY; THENCE S74°57'03"E, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S24°30'43"E, A RADIAL DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°10'42", A DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY; THENCE N82°39'59"E, A DISTANCE OF 885.46 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 27°56'57"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 341.46 FEET TO A POINT OF TANGENCY; THENCE S69°23'04"E, A DISTANCE OF 383.41 FEET; THENCE N84°51'17"E, A DISTANCE OF 434.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,578,342 SQUARE FEET OR 36.2337 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
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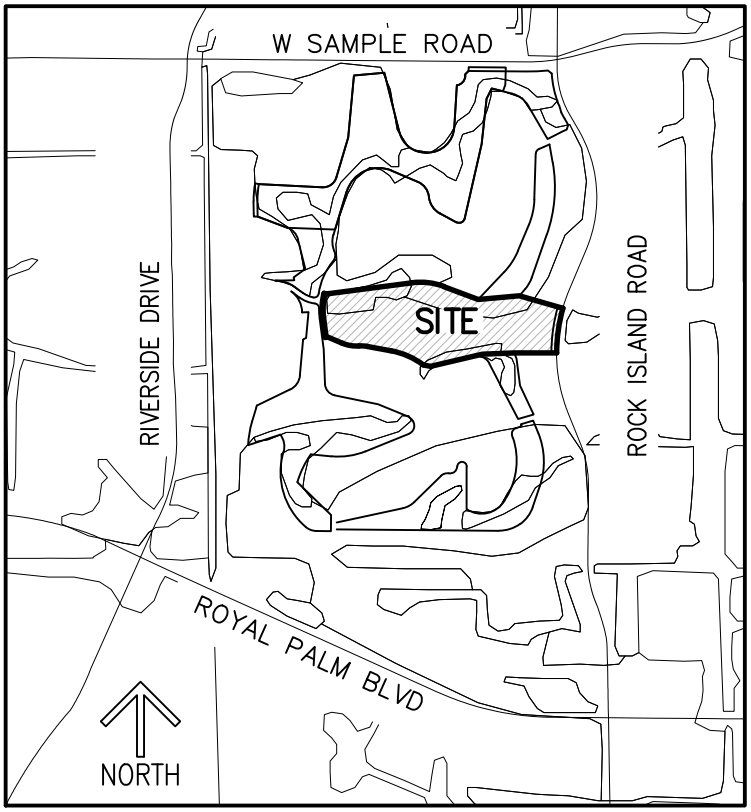
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD C

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

P.B.	–	PLAT BOOK
PG(S).	–	PAGE(S)
P.O.B.	–	POINT OF BEGINNING
P.O.C.	–	POINT OF COMMENCEMENT
LB.	–	LICENSED BUSINESS
O.R.B.	–	OFFICIAL RECORDS BOOK
R/W	–	RIGHT–OF–WAY
UE	–	UTILITY EASEMENT
DE	–	DRAINAGE EASEMENT
Δ	–	DELTA (CENTRAL ANGLE)
L	–	ARC LENGTH
R	–	RADIUS
BCR	–	DENOTED BROWARD COUNTY PUBLIC RECORDS
23–48–41	–	SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

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3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S74°01'15"E, ALONG THE NORTH LINE OF PARCEL "O–1", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

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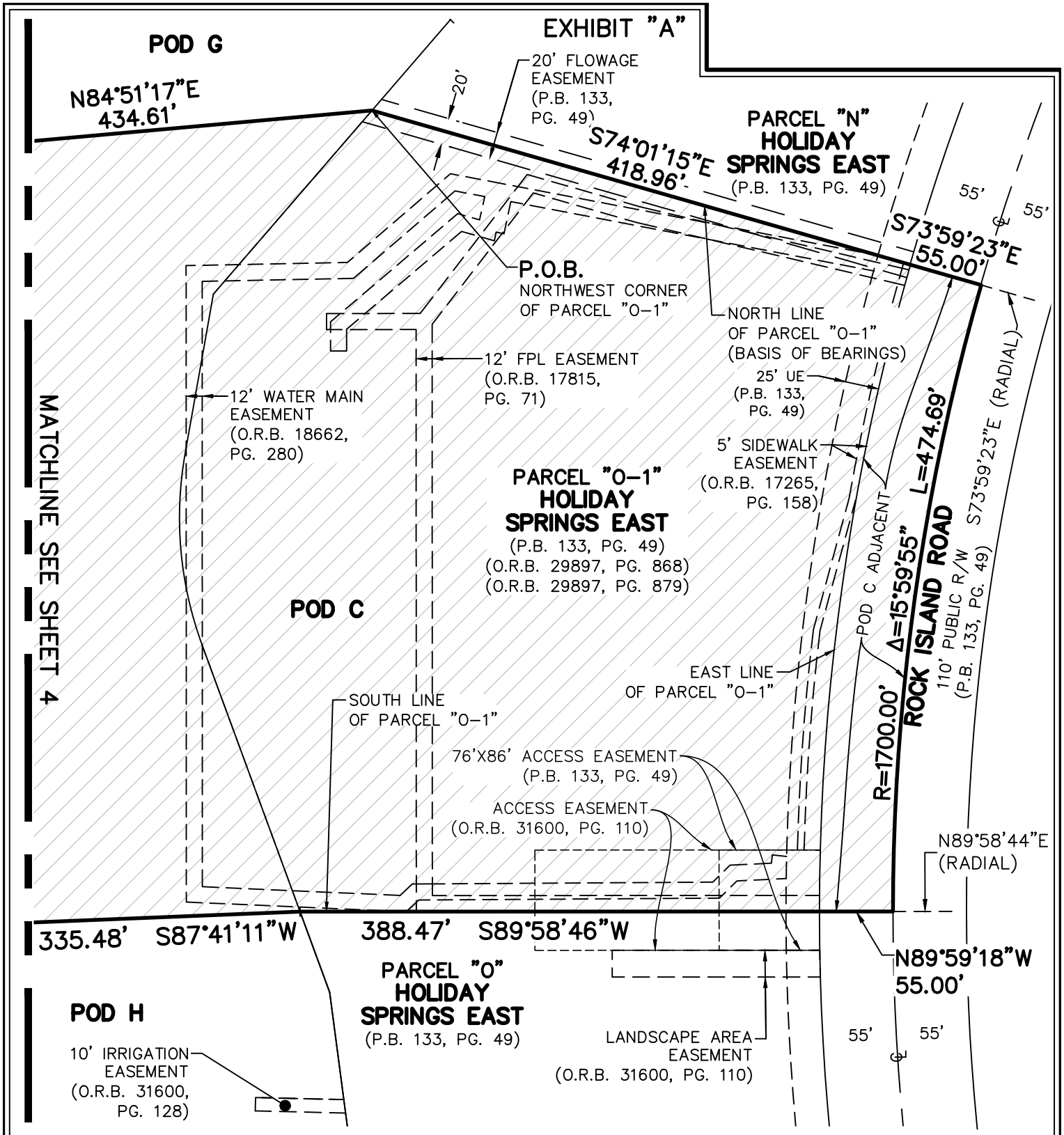
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE	3–10–2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047–POD C



THIS IS NOT A SURVEY

SHEET 3 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

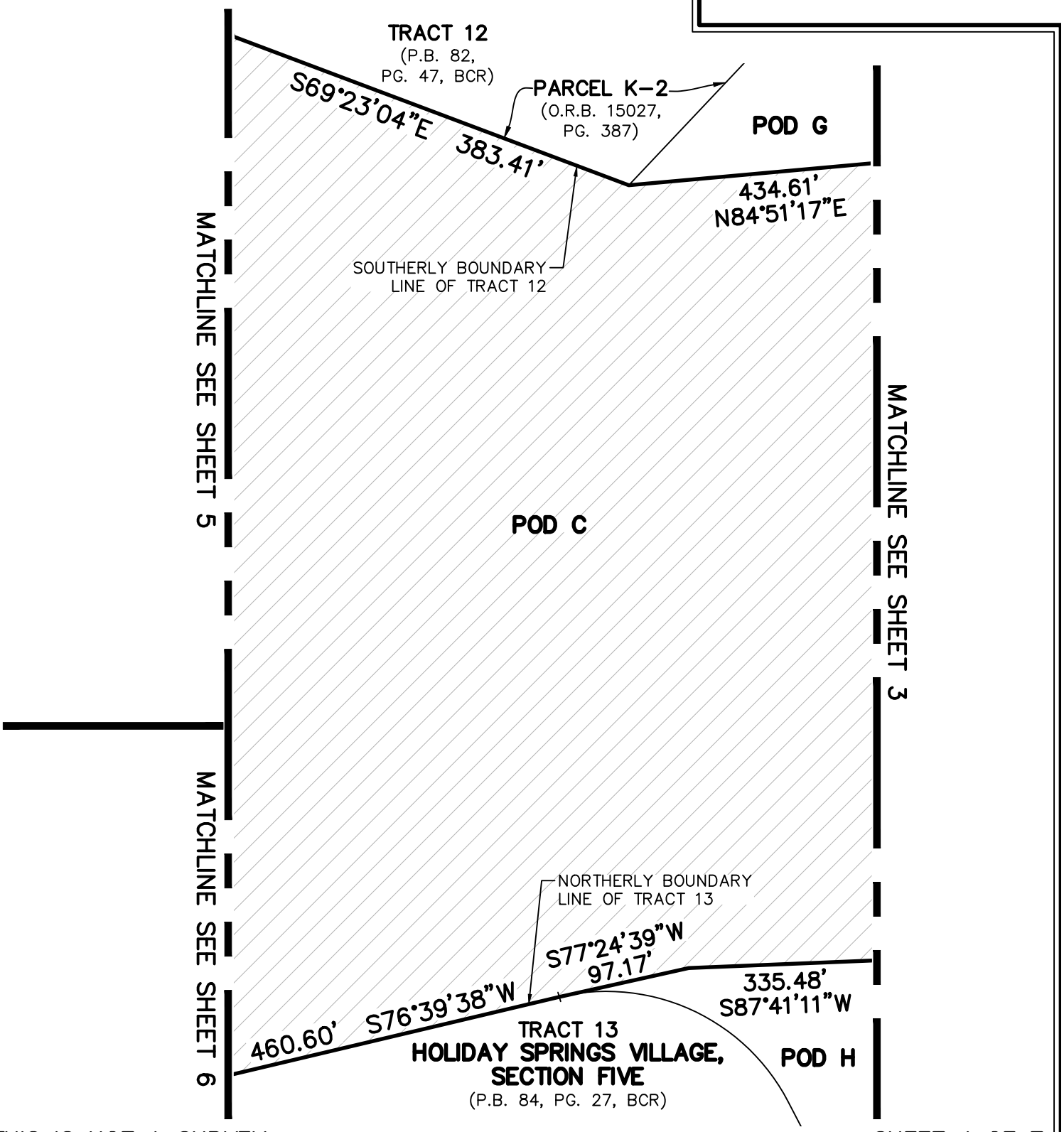
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD C

POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

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DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
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SKETCH AND DESCRIPTION

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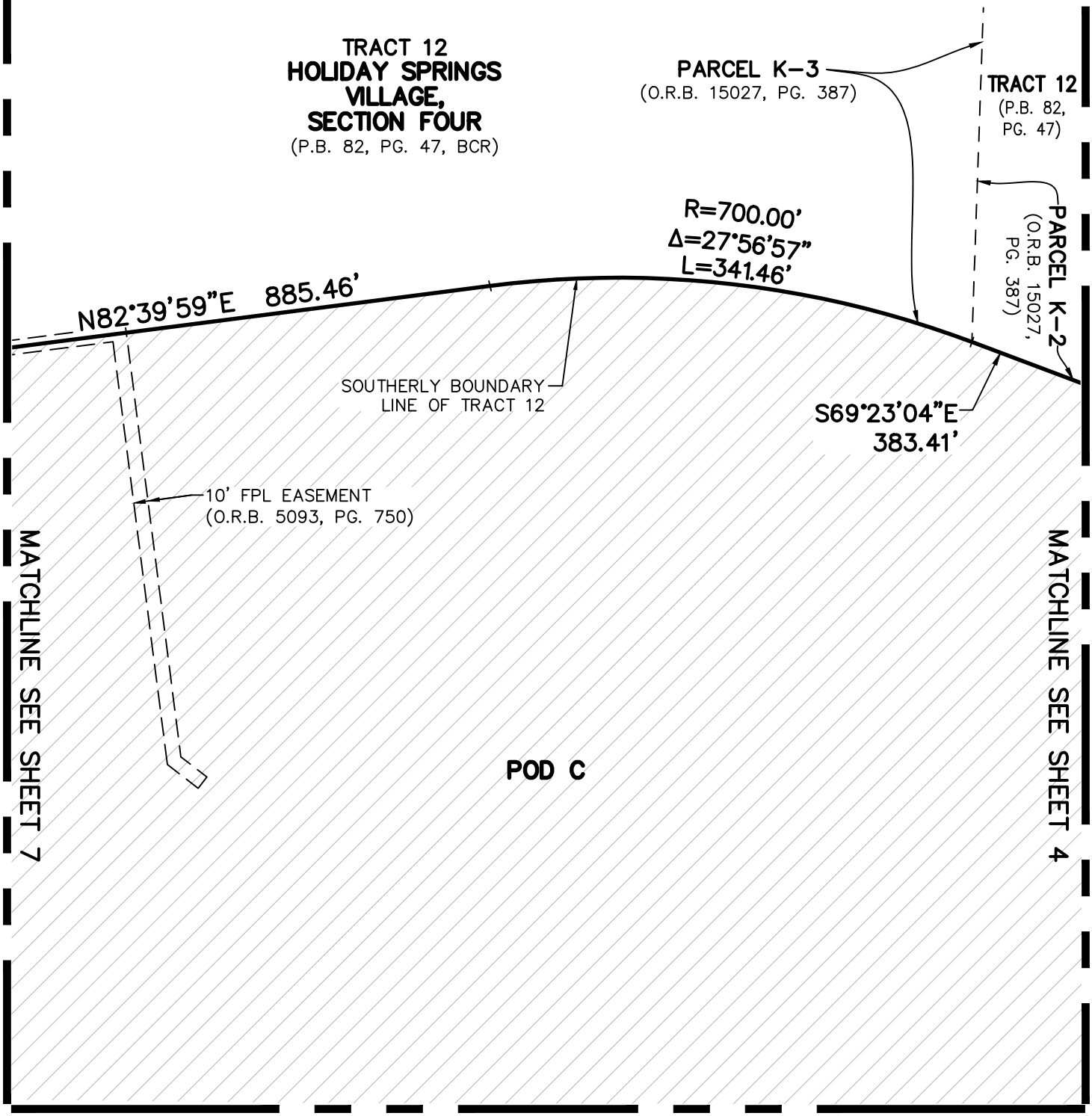

MATCHLINE SEE SHEET 6

THIS IS NOT A SURVEY

SHEET 5 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
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0 50' 100'

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DATE	3-10-2025
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SKETCH AND DESCRIPTION

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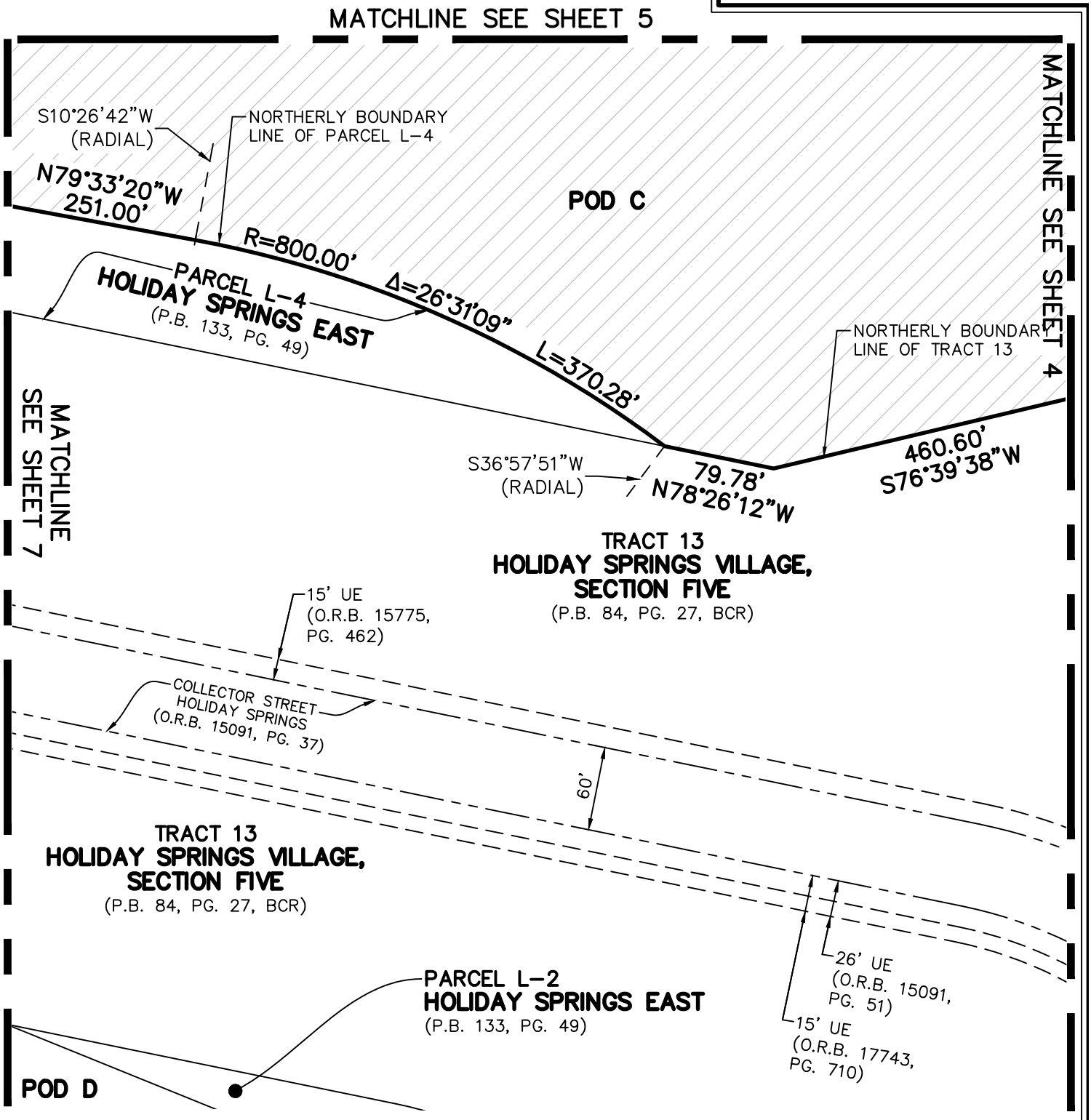


THIS IS NOT A SURVEY

SHEET 6 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

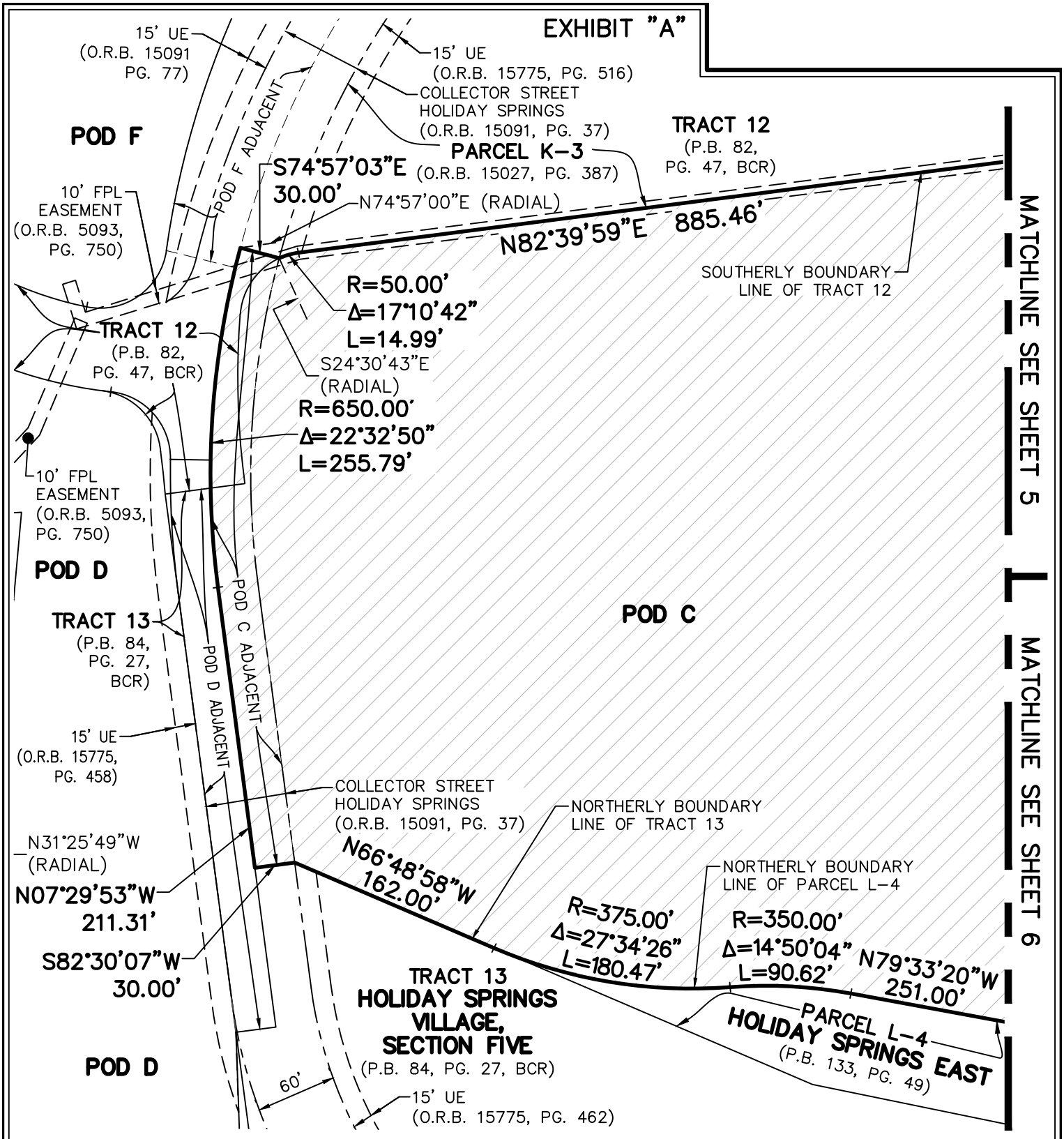
0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD C

POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 7 OF 7

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTH

0 50' 100'

1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD C

POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION

Exhibit “L”

BCPC Acreage Determination

BROWARD COUNTY Planning Council

February 15, 2024

Scott E. Backman, Esquire
Dunay, Miskel & Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Via Email Only

Dear Mr. Backman:

Subject: Margate - Acreage Determination (Carolina Club)

This letter is an update to our previous correspondence dated January 2, 2019, to verify gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located on the south side of Sample Road, on both sides of Rock Island Road, in the City of Margate.

The BCLUP utilizes the following definition to calculate gross acreage:

- "Gross Acre" – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on our coordination with the City of Margate staff regarding the northern boundary and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 636.2 gross acres, which is designated by the BCLUP as indicated below:

BROWARDNEXT - BCLUP DESIGNATION	GROSS ACRES
Irregular (7) Residential within a Dashed-Line Area	366.1
Commerce within a Dashed-Line Area	104.9
Recreation and Open Space within a Dashed-Line Area	158.6
Commercial Recreation within a Dashed-Line Area	6.6
	636.2

Planning Council staff notes that a survey was not provided due to the size of the dashed-line area. Therefore, the gross acreage provided should not be utilized for official purposes unless independently accepted by the local government.

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions in this regard, please feel free to contact Deanne Von Stetina of Planning Council staff.

Respectfully,

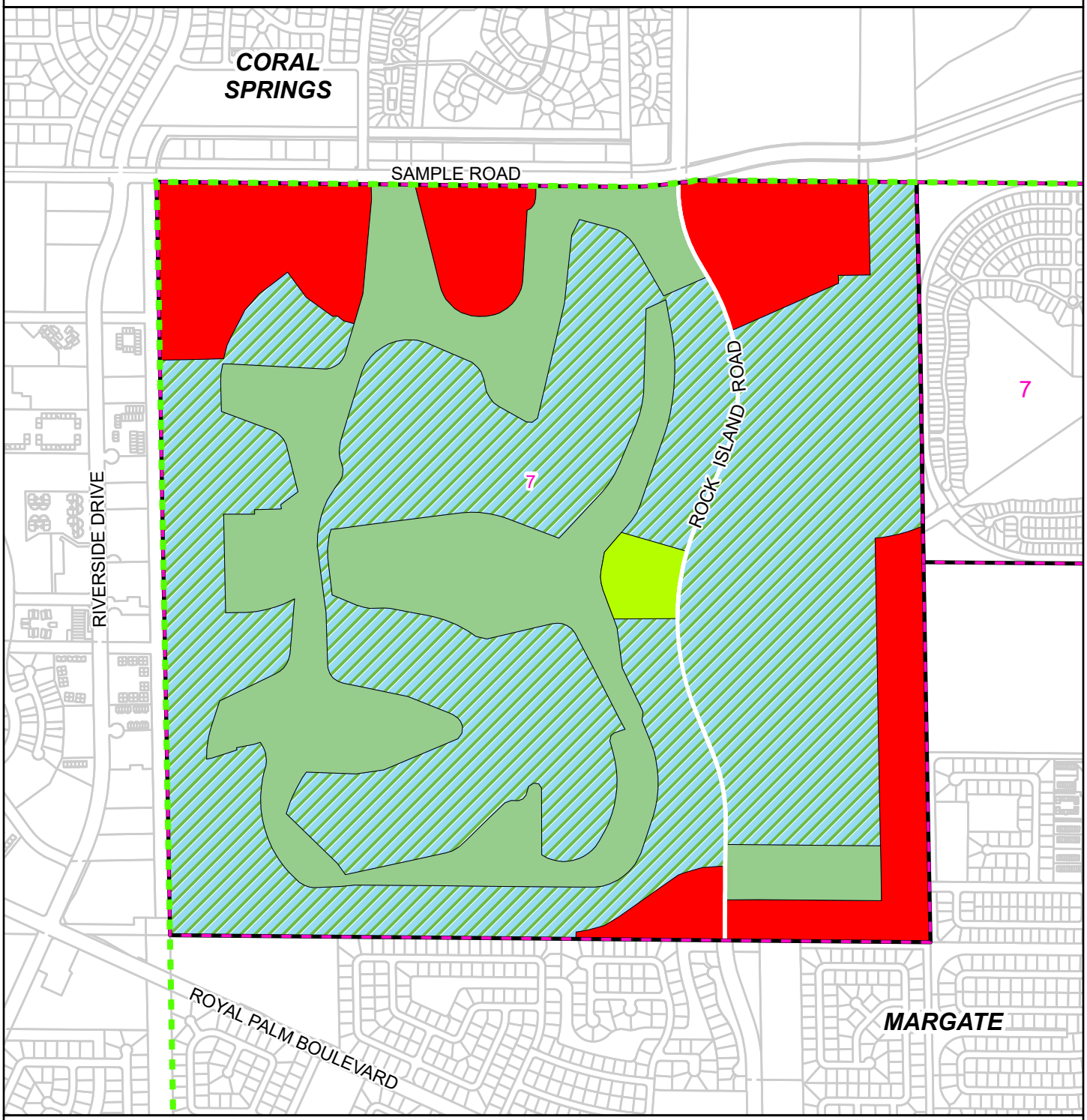
Barbara Blake Boy
Executive Director

BBB:DDV
Attachment

cc/email/att: Cale Curtis, City Manager
City of Margate

Elizabeth Taschereau, Director, Development Services
City of Margate

Broward County Land Use Plan
Acreage and Land Use Confirmation



Municipal Boundary
Parcels
0.0 Dashed-Line Area

Irregular Residential (366.1 acres)
Commerce (104.9 acres)
Recreation and Open Space (158.6 acres)
Commercial Recreation (6.6 acres)

Total Gross Acres = 636.2

AD 24-001 Backman Margate
Acreage Determination

N

1,000 500 0 1,000 Feet

Exhibit “M”

Surrounding Use Map

urban design studio

CAROLINA CLUB

SURROUNDING USE MAP

W. SAMPLE ROAD

COMMERCIAL

SINGLE FAMILY

CONDOMINIUM

PROPOSED TOWNHOMES

PROPOSED COMMERCIAL

SINGLE FAMILY

APARTMENTS

PROPOSED OPEN SPACE

CONDOMINIUM

PROPOSED TOWNHOMES

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

PROPOSED OPEN SPACE

ROCK ISLAND ROAD

HOLIDAY SPRINGS BLVD.

CONDOMINIUM

CONDOMINIUM

CONDOMINIUM (RECREATION)

RIVERSIDE DRIVE

PINE WALK DRIVE

PROPOSED OPEN SPACE

SINGLE FAMILY

PROPOSED OPEN SPACE

CONDOMINIUM

SINGLE FAMILY

OPEN SPACE

SINGLE FAMILY

TOWNHOMES

APARTMENTS

SINGLE FAMILY

PROPOSED OPEN SPACE

PUBLIC PARK

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

ROYAL PALM BLVD.

NORTH

Exhibit “N”

Water & Wastewater Request Letter

Matt Cigale

Subject: FW: Carolina Club Water Sewer Availability Request

From: Matt Cigale
Sent: Tuesday, June 18, 2024 2:20 PM
To: Frank Youngman <fyoungman@Thomaseg.com>; rdaniel@margatefl.com
Subject: RE: Carolina Club Water Sewer Availability Request

Hey Randy.

Just following up on the availability request.

See attached.

Thanks

Matthew J. Cigale, PE

THOMAS ENGINEERING GROUP

THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, Fl 33309

P: 954-202-7000
C: 954-804-0011
E: mcigale@thomaseg.com
www.ThomasEngineeringGroup.com

From: Frank Youngman <fyoungman@Thomaseg.com>
Sent: Tuesday, April 16, 2024 10:58 AM
To: rdaniel@margatefl.com
Cc: Ryan Thomas <rthomas@Thomaseg.com>; Matt Cigale <mcigale@thomaseg.com>
Subject: RE: Carolina Club Water Sewer Availability Request

Hi Randy,

I just wanted to follow up on this. Have you had a chance to review? Please let me know if you have any questions.

Thank you,

Frank Youngman, P.E.

Project Manager

THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

P: 954-202-7000
E: fyoungman@thomaseg.com
www.ThomasEngineeringGroup.com

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From: Frank Youngman
Sent: Wednesday, April 10, 2024 3:34 PM
To: rdaniel@margatefl.com
Cc: Ryan Thomas <rthomas@Thomaseg.com>; Matt Cigale <mcigale@Thomaseg.com>
Subject: RE: Carolina Club Water Sewer Availability Request

Good afternoon Randy,

I hope you're doing well. As discussed, I updated the availability request letter and the calculations per our conversation, please see attached. In the calculations I show the calcs from the availability letter you previously provided on 11/6/2023 and the current demand. At the bottom of the calculation sheet, I also summarize the difference between the original request and what we are requesting the availability letter for now. Please let me know if you have any questions or need anything additional to provide us with the availability letter.

Thank you,

Frank Youngman, P.E.
Project Manager

THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

P: 954-202-7000
E: fyoungman@thomaseg.com
www.ThomasEngineeringGroup.com

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From: Matt Cigale <mcigale@thomaseg.com>
Sent: Friday, January 26, 2024 5:46 PM

To: rdaniel@margatefl.com
Cc: Ryan Thomas <rthomas@Thomaseg.com>; Frank Youngman <fyoungman@Thomaseg.com>
Subject: Carolina Club Water Sewer Availability Request

Hey Randy.

Attached please find our Water-Sewer availability request for the above referenced project.

The attached utility demand pdf provides a breakdown of how we calculated the flows based upon the City code.

Have a nice weekend!

Matthew J. Cigale, PE

THOMAS ENGINEERING GROUP

THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, Fl 33309

P: 954-202-7000
C: 954-804-0011
E: mcigale@thomaseg.com
www.ThomasEngineeringGroup.com

THOMAS ENGINEERING GROUP

6300 NW 31st Avenue, Ft. Lauderdale, FL 33309
Tel: 954-202-7000
Fax: 954-202-7070

Date: 6/20/2024
Project: Carolina Club
Project No: F230079

Calculated By: MJC
Checked By: ROT

UTILITY DEMAND CALCULATIONS

Project: Carolina Club
Location: SWC Sample Road and Rock Island Road
City of Margate, FL

	11/6/2023 Calculations	Current Request	
RESIDENTIAL:			
TYPE OF USE:	180	377	Townhouse Units
	425	507	Multi Family Apartment Units
GPD PER ERC:	335	335	GPD/ERC
TOWNHOUSE UNIT DEMAND (WATER & SEWER):	1	1	ERC/UNIT
MULTIFAMILY RESIDENCE UNIT DEMAND (WATER):	0.537	0.537	ERC/UNIT
MULTIFAMILY RESIDENCE UNIT DEMAND (SEWER):	0.66	0.66	ERC/UNIT
POTABLE WATER DEMAND:			
TOWNHOUSE AVERAGE WATER DEMAND:	60,300.00	126,295.00	GPD
APARTMENT AVERAGE WATER DEMAND:	76,455.38	91,206.77	GPD
TOTAL AVERAGE WATER DEMAND:	**136,755.38**	**217,501.77**	**GPD**
WASTEWATER DEMAND:			
TOWNHOUSE AVERAGE WASTEWATER DEMAND:	60,300.00	126,295.00	GPD
APARTMENT AVEREAGE WASTEWATER DEMAND:	93,967.50	112,097.70	GPD
TOTAL AVERAGE WASTEWATER DEMAND:	**154,267.50**	**238,392.70**	**GPD**

COMMERCIAL:

	11/6/2023 Calculations	Current Request
TYPE OF USE:	8,000 sf of Restaurant	18,500 sf of Restaurant
	(Assuming 6,000 sf of Coventional Restaurant, 200 seats)	(Assuming 2,500 sf of Coventional Restaurant, 83 seats)
	(Assuming 2,000 sf of Fast-Food Restaurant, 50 seats)	(Assuming 16,000 sf of Fast-Food Restaurant, 356 seats)
	6,000 sf of Retail	28,018 sf of Retail
	(Assuming 5 Retail Bays approx. 1,200 sf each)	(Assuming 20 Retail Bays approx. 1,200 sf each)
	12,000 sf of Medical Office	10,982 sf of Medical Office

GPD PER ERC:	335	GPD/ERC
CONVENTIONAL RESTAURANT UNIT DEMAND (WATER & SEWER):	30	GPD/SEAT
FAST-FOOD RESTAURANT UNIT DEMAND (WATER & SEWER):	40	GPD/SEAT
RETAIL UNIT DEMAND (WATER & SEWER):	1	ERC PER COMMERCIAL UNIT BAY
MEDICAL OFFICE UNIT DEMAND (WATER & SEWER):	0.6	GPD/SF

POTABLE WATER DEMAND:

	11/6/2023 Calculations	Current Request	
CONVENTIONAL RESTAURANT AVERAGE WATER DEMAND:	6,000.00	2,490.00	GPD
FAST-FOOD RESTAURANT AVERAGE WATER DEMAND:	2,000.00	14,240.00	GPD
RETAIL AVERAGE WATER DEMAND:	1,675.00	6,700.00	GPD
MEDICAL OFFICE AVERAGE WATER DEMAND:	7,200.00	6,589.20	GPD
TOTAL AVERAGE WATER DEMAND:	**16,875.00**	**30,019.20**	**GPD**

WASTEWATER DEMAND:

CONVENTIONAL RESTAURANT AVERAGE SEWER DEMAND:	6,000.00	2,490.00	GPD
FAST-FOOD RESTAURANT AVERAGE SEWER DEMAND:	2,000.00	14,240.00	GPD
RETAIL AVERAGE SEWER DEMAND:	1,675.00	6,700.00	GPD
GROCERY STORE AVERAGE SEWER DEMAND:	7,200.00	6,589.20	GPD
TOTAL AVERAGE WASTEWATER DEMAND:	**16,875.00**	**30,019.20**	**GPD**

TOTAL RESIDENTIAL & COMMERCIAL WATER DEMAND:	**153,630.38**	**247,520.97**	**GPD**
	0.154	**0.248**	**MGD**
	458.598	**738.869**	**ERC**
TOTAL RESIDENTIAL & COMMERCIAL SEWER DEMAND:	**171,142.50**	**268,411.90**	**GPD**
	0.171	**0.268**	**MGD**
	510.873	**801.230**	**ERC**

DEMAND INCREASE FOR CURRENT REQUEST (Based on availability letter from 11/6/2023):

WATER DEMAND INCREASE:	**93,890.59**	**GPD**
	0.094	**MGD**
WASTEWATER DEMAND INCREASE:	**97,269.40**	**GPD**
	0.097	**MGD**

NOTE: **THIS DOES NOT INCLUDE IRRIGATION DEMAND.**
IRRIGATION IS ANTICIPATED TO BE PULLED FROM THE ONSITE LAKES.

THOMAS ENGINEERING GROUP

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
P: 954-202-7000
F: 954-202-7070

June 20, 2024

City of Margate
901 NW 66th Avenue, Suite A
Margate, FL 33063

Attention: Randy Daniel, P.E., PMP, CFM
Assistant DEES Director, Engineering

RE: Professional Engineering Services
Carolina Club
Margate, FL

Dear Randy:

As a requirement for LUPA we are requesting an updated availability letter. We are proposing 507 Multifamily Apartment Units, 377 Townhouse Units and approximately 57,500 SF of Retail Development, which is an increase in both residential units and commercial square footage from the availability letter provided 11/6/2023. We have included a water and sewer demand calculation with this request of availability for these two uses per Chapter 24 of the Margate code of ordinances (total estimated water demand: 247,521 GPD, total estimated sewer demand: 268,411.9 GPD). The calculation sheet shows the difference between the calculations provided for the previously provided availability letter, and the current demand calculations. We request the following information from the City of Margate and confirmation that the city has the current capacity to serve our project. We would request the following chart to be filled out so we can get a better understanding of where the city is with respect to capacity.

A.	Current Treatment Plant Capacity	_____ MGD
B.	Current Treatment Plant Usage	_____ MGD
C.	City Committed Capacity (future reserved Projects)	_____ MGD
D.	Remaining Plant Capacity	_____ MGD

We understand that the request of availability is not a guarantee from the city. The developer would have to pay the required water and sewer fees to actually reserve the capacity (line C above).

Thank you very much for your help with this request. Should you have any questions or require any additional information, please do not hesitate to contact me at 954-202-7000.

Sincerely,
THOMAS ENGINEERING GROUP, LLC

Ryan O. Thomas, P.E.
President

Exhibit “O”

Solid Waste Service Letter

Chris Martinez

From: Robert Hely <rhely@win-waste.com>
Sent: Monday, February 12, 2024 10:54 AM
To: Chris Martinez
Subject: RE: Letter of Availability

Please accept this email in response to your request. Win- waste innovations is the processor for the City of Margate's municipal solid waste. We process the MSW at our facility located at 4400 South State Road 7 Fort Lauderdale, Florida 33314. We can currently process 825,000 tons per year and we have a current demand of 725,000 annual tons. We have ample capacity to process the MSW anticipated to be generated by your development project. This development and the anticipated additional MSW will have no adverse impact on our operations.

WIN WASTE INNOVATIONS®

PERFORMANCE FOR THE PLANET

Bob Hely/ Market Manager
Office (954) 581-6606 x 285
Cell (954) 980-6998
4400 South State Road 7, Fort Lauderdale, Fl 33314
www.win-waste.com

From: Chris Martinez <cmartinez@thomaseg.com>
Sent: Monday, February 12, 2024 10:37 AM
To: Robert Hely <rhely@win-waste.com>
Subject: Letter of Availability

You don't often get email from cmartinez@thomaseg.com. Learn why this is important

EXTERNAL Email: Only open links or attachments from TRUSTED sources.

Good Morning Bob,

We need an updated Letter of Availability containing the following information:

- Confirmation of the landfill/plant being utilized for this service area
- Landfill plant capacity
- Current and committed demand on the landfill/plant capacity
- Planned landfill/plant capacity

Site Location:
Carolina Club Development

3011 N Rock Island Road
Margate FL 33063

Thank you,
Chris Martinez

THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

P: 954-202-7000
E: cmartinez@thomaseg.com
www.ThomasEngineeringGroup.com

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Exhibit “P”

Drainage Service Provider Letter

Public Works Department – Water and Wastewater Services
WATER MANAGEMENT DIVISION
2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

TO: Justine A. Leonor, E.I.
Thomas Engineering Group
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: "Carolina Club" Land Use Plan Amendment – Drainage Analysis

Dear Sir/Madam,

The information in your land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
E-mail: JHeilman@Broward.org

Exhibit "Q”

Margate-Recertified Open Space Inventory

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Public Community Parks	Net Acreage	Public Access	Signage
Calypso Cove at Royal Palm Park	3.88	Yes	Yes
Centennial Park	4.05	Yes	Yes
Coral Gate Park	4.09	Yes	Yes
David Park	5.50	Yes	Yes
Firefighters Park	9.00	Yes	Yes
Greenwald Park	0.13	Yes	No
Kaye Stevens Park	1.90	Yes	Yes
Lemon Tree Lake Park	0.72	Yes	Yes
Legacy Park	0.34	Yes	Yes
Margate Elementary(Park)	0.92	Yes	Yes
Margate Middle School - Andrews Park	10.11	Yes	Yes
Margate Sports Complex	12.03	Yes	Yes
Oriole Park/Margate Marina	8.34	Yes	Yes
Rock Island Fitness	0.42	Yes	Yes
Serino Park	2.15	Yes	Yes
Southeast Park	11.12	Yes	Yes
Southgate Park	1.47	Yes	Yes
Veteran's Memorial Park	1.13	Yes	Yes
Vinson Park	6.93	Yes	Yes
Winfield Park	1.82	Yes	Yes
Total:	**86.05**		

Public Regional Parks	Net Acreage	**Credit Allowed** (max 25% of requirement)
Fern Forest Nature Center (Margate portion)	24.50	
Herman & Dorothy Shooster Preserve	19.83	
Cypress Creek Greenway	18.19	
Total:	**62.52**	**48.12**

Private Recreation Open Space	Net Acreage	> 0.25ac	Deed	Zoned	Credit Allowed
Aztec Rec Area	4.39	Yes	No	No	0.00
Coconut Key Rec Area	0.60	Yes	No	No	0.00
Colonies East Rec Area	2.53	Yes	No	No	0.00
Colonies West Rec Area	3.28	Yes	No	No	0.00
Coral Cay Rec Facility	6.67	Yes	No	No	0.00
Coral Gate Rec Area	3.76	Yes	No	No	0.00
Holiday Springs Rec Area	6.43	Yes	No	No	0.00
Holiday Springs Rec Facility	7.53	Yes	No	No	0.00
Lakewood on the Green Rec Area	3.69	Yes	No	No	0.00
Lakewood on the Green Rec Facility	3.05	Yes	No	No	0.00
Merrick Rec Area	0.17	No	No	No	0.00
Monte Carlo Rec Area	0.49	Yes	No	No	0.00
North/South Bay Park (less wetlands)	7.53	Yes	No	No	0.00
Oakland Hills Rec Area	2.52	Yes	No	No	0.00
Oakland Hills Rec Facility	3.26	Yes	No	No	0.00
Palm Lakes Rec Area	0.68	Yes	No	No	0.00
Paradise Gardens 1 Rec Facility	2.34	Yes	No	No	0.00
Paradise Gardens 2 Rec Facility	1.19	Yes	Yes	Yes	1.19
Paradise Gardens 3 Rec Facility	2.31	Yes	No	No	0.00
Paradise Gardens 4 Rec Facility	3.54	Yes	No	No	0.00
Peninsula at Coral Bay	1.06	Yes	No	No	0.00
Royal Park Gardens Rec Area	2.83	Yes	No	No	0.00
The Courtyards Rec Area	0.97	Yes	No	No	0.00
The Falls Rec Area	1.01	Yes	No	No	0.00
The Lakes Rec Area	1.05	Yes	No	No	0.00
The Laurels Rec Area	0.96	Yes	No	No	0.00
The Laurels Rec Facility	0.80	Yes	No	No	0.00
Townhomes of Oriole Rec Facility	1.23	Yes	No	No	0.00

RECERTIFIED: 4.25.24

EFFECTIVE: 12.19.24

MARGATE RECREATION AND OPEN SPACE CALCULATIONS 2020-45

Golf Courses	Net Acreage	Credit Allowed (max 25% of requirement)
Carolina (18 holes)	146.00	
Oriole- Margate (18 holes)	115.90	
Palm Lakes (9 holes) [closed]	17.43	
Total:	**279.33**	**48.12**

Private Recreation Open Space	Net Acreage	> 0.25ac	Deed	Zoned	Credit Allowed
Woodlake Isles Rec Area	1.01	Yes	No	No	0.00
Marquesa (Pending Construction)	0.24	No	No	No	0
The Forest (Pending Construction)	0.06	No	No	No	0
Nove of Margate (Pending Construction)	1.2	Yes	Yes	Yes	0
Total:	**78.38**				**1.19**

Community Lakes & Waterways	Net Acreage	Public Access	Signage	Credit Allowed
Coral Gate Section 3 Lake	12.45	No	No	0.00
Lake Margate	11.20	No	No	0.00
Lemon Tree Lake	57.00	Yes	Yes	57.00
IBEC Addition No. 4 Lake	5.69	No	No	0.00
IBEC Addition No. 2 Lake	1.09	Yes	Yes	1.09
Sunflower Lake	6.49	No	No	0.00
Blueway Trail	44.58	Yes	Yes	44.58
Total:	138.5			**102.67**

Private Conservation/Wetlands	Net Acreage	Land Use	Deed Restricted	Public Access	Credit Allowed
Twin S Limited Cypress Wetlands	1.55	Cons	No	No	0.00
Infante Preserve	6.75	AC/Cons	Yes	Yes	6.75
Newth Plat Wetlands	1.23	AC	No	No	0.00
South Bay Park Wetlands	1.69	Park	No	Yes	1.69
Total:	**11.22**				**8.44**

Level of Service Determination: Parks and Recreation Acreage 2025-2050	Population Forecast - Per Broward County PFAM 2024 Model	Broward County Min Standard: 3ac/1,000
2025	58,371	175.1
2030	58,565	175.7
2035	58,509	175.5
2040	59,619	178.9
2045	62,045	186.1
2050	64,163	192.5
Source: Broward County Planning and Development Management Division		

Type of Facility - 2050	Total Acreage	% Avail	Acreage Applied	Acreage Required	Difference
Public Community Parks	86.05	100%	86.05		
Public Regional Parks	62.52	25% of Req.	48.12		
Golf Courses	279.33	25% of Req.	48.12		
Private Conservation/Wetlands	11.22	100%	8.44		
Private Recreation Open Space	78.38		1.19		
Community Lakes and Waterways	102.67	100%	102.67		
Total:	**620.16**		**294.59**	**192.5**	**102.10**

Exhibit “R”

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment for
Carolina Club
3011 N Rock Island Road, Margate, FL

Prepared for:
Rosemurgy Acquisitions, LLC

Prepared by:

WGI, Inc.
2035 Vista Parkway
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WGI Project No. 10469.00

Report Issuance Date: March 21, 2024
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APPENDICES

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Appendix G: Pertinent Regulatory Files for the Subject Property

LIST OF ACRONYMS

AAI	All Appropriate Inquiry
AS/SVE	air sparge / soil vapor extraction
AST	aboveground storage tank
ASTM	American Society of Testing and Materials
ATRP	Abandoned Tank Restoration Program
AULs	Activity and Use Limitations
BTEX	benzene, toluene, ethylbenzene, and xylenes
C&D	construction and demolition
CAR	contamination assessment report
CE-SQG	Conditionally Exempt Small Quantity Generator
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System federal database (now SEMS)
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
EDI	Early Detection Initiative program
EDR	Environmental Data Resources, Inc.
EL	Environmental Lien
EPA	U.S. Environmental Protection Agency
EPGMD	Broward County Environmental Protection and Growth Management Department
ESA	Environmental Site Assessment
FDEP	Florida Department of Environmental Protection (formerly Dept. of Environmental Regulation, DER)
FINDS	Facility Index System / Facility Registry System database
GCTL	Groundwater Cleanup Target Level
HREC	Historical Recognized Environmental Condition
LLPs	Landowner Liability Protections
LUST	a database containing information on leaking underground storage tanks
MOP	Monitoring Only Plan
MTBE	methyl tert-butyl ether
NADC	Natural Attenuation Default Concentration
NAM	natural attenuation monitoring
NFRAP	a federal database of archived non-NPL sites with no further remedial action planned
NGVD	National Geodetic Vertical Datum
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NRCS	Natural Resources Conservation Service
OCULUS	an FDEP electronic database
OHMIT	Oil and Hazardous Materials Incident Tracking
PAH	polycyclic aromatic hydrocarbon
PARM	Post Active Remediation Monitoring
PCB	polychlorinated biphenyl
PCE	tetrachloroethylene
PCPP	Petroleum Cleanup Participation Program
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RQ	Reportable Quantity
SAR	Site Assessment Report
SCTL	Soil Cleanup Target Level
SEMS	Superfund Enterprise Management System (formerly CERCLIS)
SHWS	Florida's State-Funded Action Sites database
SPILLS	a statewide database of oil and hazardous materials inland incidents
SQG	Small Quantity Generator
SRCO	Site Rehabilitation Completion Order
TCAR	Tank Closure Assessment Report
TDS	Total Dissolved Solids
TSD	federal RCRA Transporters, Storage and Disposal database
ug/L	micrograms per liter
U.S.C.	Unites States Code
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	underground storage tank

EXECUTIVE SUMMARY

WGI has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society of Testing and Materials (ASTM) Practice E1527-21 of approximately 143 acres of land at or near 3011 N Rock Island Road in Margate, Florida, the subject property.

Summary of the Subject Property

- The subject property is an inactive golf course. The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.
- There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.
- There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989. Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024. The known PAH contamination is a REC.
- There are two fuel storage tanks that remain today. Both are at the maintenance area:
    - Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building. Given the size, it does not require registration.
    - Tank #4 (Remains): Broward County records indicate there is a 600 gallon underground storage tank (UST) for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. It remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.
- There are several 55-gallon drums of hazardous substances or petroleum products, primarily or entirely waste oil, at the maintenance building next to the AST and UST. WGI found no evidence of a significant release from these containers.
- The maintenance building contains a chemical room with agrichemicals such as pesticides, herbicides, and fungicides. The chemical room is poorly maintained but generally dry with no evidence of a substantial release.
- The subject property contains an inactive clubhouse, restaurant, and golf cart barn. These were constructed in 1992-1993. At least recently (2018) the golf carts were electric; there is no evidence that fuel tanks were ever installed at or near the golf cart barn. The carts and their batteries have been removed.
- The subject property has had several Broward County Hazardous Waste Management Licenses for batteries associated with rooftop cell phone tower(s).
- Arsenic above soil and groundwater cleanup target levels has been documented at the maintenance area as well as outside the maintenance area.

Recognized Environmental Conditions (RECs)

- **REC 1**: PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 06/8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Maps are provided in **Appendix G**. Additional soil removal is anticipated to occur in 2024.
- **REC 2**: Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

Controlled Recognized Environmental Conditions (CRECs)

- **CREC 1**: Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious "Paved Cap Area" and a "Clean Fill Cap Area". The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.

Environmental Liens (ELs) and Activity and Use Limitations (AULs)

- WGI found evidence of AULs. The DRC dated April 17, 2008 (provided in **Appendix F**) requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The search for ELs and AULs by the Environmental Professional (WGI) is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.

Historical Recognized Environmental Conditions (HRECs)

- None. There is no evidence of a past release of any hazardous substances or petroleum products that has affected the subject property and has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority without subjecting the subject property to any controls.

De minimis conditions - not considered RECs

- Oily water and stained concrete at the maintenance area within the secondary containment wall of the AST and drum storage area. *De minimis* conditions are related to a release but generally do not present a threat

to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Business Environmental Risks

- See Section 10.

Significant Data Gaps

- None. WGI believes that any data gaps and/or data failures did not impede our ability to adequately assess the subject property or impede our ability to identify RECs.

Recommendations

- Recommendations for a Phase II ESA or other assessment activities are specifically not required by ASTM E1527-21. If applicable, WGI will provide any recommendations separately.

1.0 INTRODUCTION

1.1 Purpose

WGI, Inc. (WGI) was contracted by Rosemurgy Acquisitions, LLC to conduct a Phase I Environmental Site Assessment (ESA) of the subject property listed below.

Subject Property Description	
Project name, if any	Carolina Club
Address	3011 N Rock Island Road, Margate, Florida
Subject property ID number(s)	Broward County Parcel ID # Acres 4841-23-00-0020 137.5 4841-23-06-0040 5.9
Location	See **Appendix A** for maps
Size	143 acres

Source(s):
County Property Appraiser's website

WGI completed the Phase I ESA of the subject property pursuant to the standards and conditions set forth in American Society of Testing and Materials (ASTM) Designation E1527-21, *The Standard Practice for Site Assessments, Phase I Environmental Site Assessment Process,* and the U.S. Environmental Protection Agency's (EPA) All Appropriate Inquiry (AAI) rule (40 CFR 312).

The Phase I ESA provides a "snapshot" picture of the environmental conditions of a site at any given point in time. According to ASTM Designation E1527-21, the purpose of performing a Phase I Environmental Audit is "*to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 United States Code [U.S.C.] § 9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the landowner liability protections or LLPs): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined by 42 U.S.C. § 9601 (35)(B)*."

The goal of the Site Assessment through the ASTM standard is to identify **Recognized Environmental Conditions** (RECs). As defined by ASTM, the term REC means "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." A *de minimis* condition is not a REC.

hazardous substances or petroleum products include substances defined as hazardous substances pursuant to CERCLA 42 U.S.C.§9601(14), and those substances included within the meaning of the petroleum exclusion including crude oil, gasoline, kerosene, diesel oil, jet fuels, fuel oil, natural gas, and synthetic gas usable for fuel. The terms do not include all substances that may pose business environmental risks.

material threat is an obvious threat which is likely to lead to a release and that, in the opinion of the Environmental Professional, would likely result in impact to public health or the environment.

Likely is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on logic, experience, and/or available evidence.

A **Controlled Recognized Environmental Condition** (CREC) is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use restrictions).

A **Historical Recognized Environmental Condition** (HREC) is defined by ASTM as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority and meeting unrestricted use criteria established by the regulatory authority without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

A ***de minimis*** condition is not identified as a REC; it is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

A **business environmental risk** (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated under ASTM E1527-21. Some substances and conditions may be present that may pose a business environmental risk but would not be identified as a REC because they are not within the scope of ASTM E1527-21. These non-scope business environmental risks include, but are not limited to: asbestos-containing building materials unrelated to releases into the environment, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint unrelated to releases into the environment, lead in drinking water, mold or microbial growth conditions, PCB-containing building materials (e.g., interior fluorescent light ballasts, paint, and caulk), naturally-occurring radon, regulatory compliance, and substances not defined as hazardous (including some substances sometimes generally referred to as emerging contaminants, including per and polyfluoroalkyl substances, PFAS/PFOS), and wetlands.

1.2 Detailed Scope-of-Services

The methodology used to perform the ESA reflects the contracted scope-of-services, which is described below.

In accordance with the ASTM Designation E1527-21 guidelines, this Phase I ESA included the following scope-of-services:

- WGI interviewed the User (Client or Client's designated representative) and the Owner (or designated representative) to assess knowledge of site-specific conditions or uncover available information, which may help to identify RECs.
- WGI conducted a site reconnaissance to identify RECs in connection with the subject property. WGI assessed the uses and conditions of the subject property, to the extent visually and/or physically observed during the site inspection of accessible area, including:
  - Current uses on the subject property likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products.
  - Inspection of the subject property for evidence of storage tanks, drums, polychlorinated biphenyl (PCB)-containing equipment, pools of liquid, odors, pits/ponds/lagoons, stained soil or pavement, stressed vegetation, drains, wastewater disposal system, wells, and other features. A general description of the current onsite structures was noted, if applicable.
  - Current uses of adjoining properties as limited to the extent visually and/or physically observed from property boundaries ("adjoining properties" are defined by ASTM as any real property or properties the

border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street).

- Current uses of surrounding area as limited to extent visually and/or physically observed during a drive-through of the area.

- WGI obtained and reviewed "reasonably ascertainable" records of standard sources (as defined in ASTM Designation E1527-21), which are "publicly available", obtainable within reasonable time and cost constraints, and "practically reviewable" (in a form that yields information without the need for extraordinary analysis of irrelevant data). These records included:
  - Applicable regulatory files held by the County environmental department and Florida Department of Environmental Protection (FDEP), which pertain to the use and handling of hazardous waste, hazardous substances, and petroleum products for the subject property, adjoining properties, and surrounding properties (within the designated search distance, per ASTM Designation E1527-21).
  - Physical setting sources, including a current United States Geological Survey (USGS) 7.5 Minute Topographic Map, and current technical documentation on the regional surficial soil type and distribution and regional geologic and hydrogeologic environmental setting.
  - Standard historical sources, used to develop an understanding of the previous uses or occupants of the subject property and adjoining properties, which may indicate potential RECs. These sources included (at a minimum) city directories, aerial photographs, fire insurance maps (if available), building records, and zoning and land use records which were reasonably ascertainable (at approximately 5-year intervals back to first use or the year 1940, whichever is earlier).
- WGI attempted to conduct interviews with individuals knowledgeable of the subject property to obtain information that may indicate the potential for RECs associated with the subject property.
- WGI relied on the information provided by the User and/or owner of the subject property to establish qualification in one of the three LLPs under CERCLA as required by ASTM Designation E1527-21.
- WGI prepared this final report, which summarizes the methodology and findings of the Phase I ESA. As recommended by ASTM Designation E1527-21, the final report includes a summary of the User-Provided Information, Record Review, Site Reconnaissance, Interviews, and Evaluation with Findings and Opinion. The Conclusions section clearly states if RECs were identified in connection with the subject property. Documentation of pertinent resources, references, and key exhibits support the report findings, when appropriate.

1.3 Significant Assumptions

Information regarding the subject property was reasonably ascertainable, and therefore, no significant assumptions have been made unless otherwise noted in a specific section of this report.

1.4 Limitations and Exceptions

The findings, observations, conclusions, and recommendations of this report are limited by the methods used to perform the services outlined in the scope of work. Performance of the ASTM practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. No environmental assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a subject property. The limitations and exceptions of the ESA are listed below:

- Limitations of the contracted scope-of-services and the specified time frames for completion of the contracted scope-of-services. The ASTM practice recognizes reasonable limits of time and cost. All appropriate inquiry does not mean an exhaustive assessment. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the

competing goals of limiting the costs and time demands inherent in performing an environmental assessment and reducing uncertainty about unknown conditions resulting from additional information.

- Limitations associated with the collection of data and information that is secondhand, flawed, or incomplete. This assessment relied upon information and records supplied to WGI by representatives of the Client and by government agencies. The conclusions presented in this report are based on data provided by others; such data may be flawed or incomplete.
- The fact that while "reasonable efforts" have been made to visually identify the presence of environmental items of concern such as drums and underground storage tanks (USTs), "reasonable efforts" may not always identify evidence of all items of concern, which could be hidden from view. Although this assessment attempted to identify RECs, WGI is not responsible for potential sources of contamination that may have escaped detection because of the inability to readily observe RECs due to weather conditions, vegetation cover, debris, vehicles, other obstruction, or anything limiting visual observation of or physical access to the subject property and neighboring properties.
- The Phase I ESA is based upon conditions at the time of completion of the individual environmental site assessment elements.
- The Phase I ESA does not include business environmental risk issues including, but not limited to, asbestos-containing building materials unrelated to releases into the environment, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint unrelated to releases into the environment, lead in drinking water, mold or microbial growth conditions, PCB-containing building materials (e.g., interior fluorescent light ballasts, paint, and caulk), naturally-occurring radon, regulatory compliance, and substances not defined as hazardous (including some substances sometimes generally referred to as emerging contaminants), and wetlands. These assessments are not within the scope of work of ASTM E1527-21.

1.5 Data Gap and Data Failure

According to EPA's AAI rule, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. Data failure, which is a type of a data gap, occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed, but have not been conclusive enough to meet the objective of the EPA's AAI rule. When data gaps are encountered, the environmental professional must identify the data gap, identify the sources of information used to address the data gap, comment on the significance of the data gap, and form an opinion about the impact of the data gap. Data gaps and data failures, if any, are identified in the specific sections of this report and a summary of any significant data gaps or data failure is provided in Section 8.

1.6 Special Terms and Conditions

This Phase I ESA was prepared in accordance with ASTM E1527-21 and the Client required no special terms and conditions, unless otherwise noted in this report.

1.7 User Reliance

The contents of this Phase I ESA are for the exclusive use of the User(s) specifically listed in Section 11.

It may not be appropriate to use this document to satisfy the needs of others. All original documents, including, but not limited to, drawings, sketches, specifications, maps, as-built drawings, reports, test reports, etc., are not intended or represented to be suitable for re-use by others. Unauthorized third parties rely at their own risk, and shall indemnify and hold WGI harmless against any liability for any loss arising out of, or related to, reliance by any third party on any work performed thereunder, or the contents of this report.

The assessment procedure was based on the Client's agreement in a level of investigation considered to be prudent from a risk management philosophy and guided by common sense, professional judgment, and evaluation techniques being developed and used by governmental agencies for the investigation of properties subject to possible contamination. WGI exercised the same degree of care and skill generally exercised by Environmental Professionals under similar circumstances and conditions. No other warranty is expressed or implied.

Observations and conclusions presented are not scientific certainties but are solely professional opinions based upon the information available to WGI which may be incomplete or inaccurate. The services provided herein are in no way intended to be legal advice and should not be relied upon in any way for legal interpretations.

1.8 Viability of Phase I ESA

According to ASTM E1527-21, a Phase I ESA is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). In calculating the Report Expiration Date, WGI used the earliest date of the following tasks:

		Date conducted:
i.	the earliest interview of owners, operators, and occupants	see Section 7
ii.	the search for recorded environmental liens (if within WGI's contract)	see Appendix F
iii.	the review of government records	see Appendix E
iv.	the visual inspection	see Section 6.1
v.	the declaration by the environmental professional	see Section 11

The report expiration date is listed on the cover of this report.

1.9 Conflict Certification

WGI has no present or contemplated future ownership or financial interest in the real estate that is the subject of the report. WGI has no personal interest with respect to the subject matter of the report or the parties involved, and WGI has no relationship with the subject property or the owners thereof which would prevent an independent analysis of the environmental conditions of the subject property.

1.10 Confidentiality

The information provided within the Phase I ESA is confidential; therefore, under Florida law, WGI has no obligation to report findings of contamination. However, the owner of the subject property may have such a reporting obligation and should seek legal advice regarding such.

2.0 PHYSICAL SETTING

2.1 Physical Setting

WGI performed an assessment of the geologic, hydrogeologic, topographic, and other physical conditions of the subject property and the surrounding areas. The purpose of the assessment was to determine the natural conditions of the area and to evaluate how these conditions may influence impacts that may have occurred at the subject property or in the vicinity of the subject property.

Physical Setting	
Topography	**Appendix A** contains a LiDAR image showing the topography. Topographic maps are provided in **Appendix D**. The topography in this part of the County is nearly flat. The direction of flow of a contamination spill either onsite or offsite is more likely to be affected by localized curbs, structures, swales, canals, berms, or other drainage features than regional topography. The golf course has undulating man-made topography typical of a golf course. Much of the golf course is approximately 12 feet National Geodetic Vertical Datum (NGVD) in elevation, according to USGS topographic data. Many of the tee boxes and greens are approximately 3 to 4 feet higher. East of the maintenance area (downrange of the driving range) is a berm that is approximately 23 ft NGVD. There are several lakes.
Soil Type	According to the U.S. Department of Agriculture Natural Resources Conservation Service, the subject property is mapped as having several soil types (**Appendix A**). The predominant soil types are as follows: --Matlacha gravelly fine sand, limestone substratum. 48 inches of gravelling fine sand, fine sand, and fine sandy loam overlying bedrock. --Hallandale Fine Sand: 12 inches of fine sand overlying bedrock. --Boca Fine Sand: 30 inches of fine sand and fine sandy loam overlying bedrock. --Plantation, ponded-Matlacha-Urban land complex: 10 inches of muck, then fine sand and fine sandy loam to 33 inches, then bedrock. The soil types generally allow vertical migration of potential contamination; the soil types generally do not contain low permeability layers that facilitate substantial horizontal migration of contaminants in the vadose zone. Given the extensive earthwork that occurred to create the golf course and stormwater management system, the natural soil profile likely has been substantially disrupted or destroyed in most or all of the property.
Regional Geology	The surficial geology has been mapped as Quaternary shell beds, undifferentiated. Based on USGS data (Causaras, 1985), the geology of the project area consists of a thin or non-existent layer of sands of the Pamlico Sand (well sorted, coarse to fine grained quartzose sands), underlain by the Fort Thompson Formation. The geology generally allows vertical and horizontal migration of potential contamination below the water table.
Aquifer	The uppermost aquifer is a shallow unconfined water table aquifer that has a mixture of hydrogeological layers that allow both vertical and horizontal migration of groundwater. The Pamlico Sand, Anastasia Formation, and Fort Thompson Formation are part of the surficial aquifer system, of which the Biscayne Aquifer is the major component in Broward County. These units are highly permeable and yield abundant supplies of groundwater. The sequence has been subjected to solution by groundwater, resulting in a cavity-riddled mass of permeability rock. Solution cavities are as much as several feet in diameter and filled or partially-filled with fine and medium grained quartz sand. This sequence extends to approximately -185 ft NGVD at which depth Tertiary deposits are present (Causaras, 1985).
Depth to Groundwater	At the maintenance area, the depth to groundwater is approximately 4.8 to 7.3 feet below land surface; this is based on information in a Template Site Assessment Report dated 3/31/2016 for the maintenance area. The depth to groundwater is not well established in other parts of the golf course. Based on the water levels in the lakes within or proximal to the subject property, the depth to groundwater is likely to be approximately 2 to 5 feet in most parts of the golf course. The depth to groundwater likely varies seasonally and may be locally influenced by several factors such as proximity to water bodies.

Groundwater Flow Direction	Groundwater flow direction is important in assessing contamination potential. According to the sources cited below, regional flow direction in this part of the County is to the southeast. Groundwater flow direction can be locally influenced by canals, lakes, and other features. Also, groundwater flow direction can change seasonally as surface water levels vary during the wet and dry seasons. A Template Site Assessment Report dated 3/31/2016 indicated groundwater flow direction at the southwest corner of the maintenance building in December 2014 was to the north and stated that the flow direction is variable. A Remedial Action Interim Report for the maintenance area dated 12/17/2018 indicated groundwater flow at the maintenance area in November 2018 was to the southeast.

Source(s):

Andreyev Engineering, Inc "Carolina Club Annual Natural Attenuation Monitoring Report" May 9, 2017.

Broward County Wellfield Map, Pollution Prevention, Remediation and Air Quality Division, Print Date November 5, 2013

Causaras, C.R., 1985. Geology of the Surficial Aquifer System, Broward County, Florida, U.S. Geological Survey, Water Resources Investigations Report 84-4068.

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS) http://websoilsurvey.nrcs.usda.gov/app/

U.S. Geological Survey, National Geologic Map Database, http://ngmdb.usgs.gov/ngmdb/ngmdb_home.html

3.0 USER-PROVIDED INFORMATION

WGI provided the User with a User Questionnaire in accordance with ASTM E1527-21. The User was represented by Richard Stephano of Rosemurgy Acquisitions, LLC. Mr. Stephano completed the User Questionnaire. The User Questionnaire is provided in **Appendix B**.

3.1 Title Records

A search of land title records was not provided by the User.

3.2 Environmental Liens or Activity and Use Limitations

The User provided a Declaration of Restrictive Covenant for the subject property.

3.3 Specialized Knowledge

The User indicated he had no specialized knowledge or experience about the subject property with respect to potential contamination.

3.4 Value Reduction for Environmental Issues

The User indicated that the purchase price for the subject property had not been reduced below fair market value due to known or perceived contamination at the subject property.

3.5 Information about the Subject Property

The User indicated the subject property has been a golf course.

3.6 Reason for Performing Phase I

The User shall make known to the Environmental Professional the reason the User wants to have a Phase I ESA performed. If the User does not identify the purpose of the Phase I ESA, the Environmental Professional shall assume the purpose is to qualify for an LLP to CERCLA liability and so state.

The User indicated that the ESA is being performed because the User intends to purchase the subject property. The Environmental Professional understands the purpose of this Phase I ESA is to qualify for an LLP to CERCLA liability.

3.7 Other User-Provided Information

The User indicated WGI previously conducted a Phase I ESA on the subject property in 2018.

4.0 RECORDS REVIEW

4.1 Standard Environmental Records Sources, Federal and State

WGI used Environmental Data Resources (EDR) to conduct a search of reasonably ascertainable federal, tribal, state, and local environmental regulatory records. The sources include, as a minimum, the standard environmental records sources identified by ASTM E1527-21. The database sources, approximate minimum search distance, and detailed research findings are presented in the EDR Report in **Appendix E**. WGI also reviewed the subject property and other selected sites in the database sources listed below.

Source(s):
EDR Radius Report (provided in Appendix E)
FDEP, Drycleaning Solvent Cleanup Program, Drycleaning registration certificates
FDEP, Drycleaning Solvent Cleanup Program, Priority Ranking List
FDEP OCULUS database
FDEP Contamination Locator Map
FDEP Map Direct, Division of Waste Management Layers
FDEP, List of Cattle Dip Vats
Broward County Contaminated Site Locations
Broward County Enviros

4.2 Summary of Database Research for the Subject Property

Broward County Hazardous Material Management Facility Licenses

The maintenance facility located on the subject property has had a Broward County Hazardous Waste Management License (HS-04056) from 2000 to the present for petroleum, batteries, pesticides, fertilizers, fluorescent light bulbs, etc. Broward County periodically inspects the hazardous materials at the maintenance facility, including the 600 gallon UST. The most recent inspection report is dated 2/23/2024.

The subject property has had several other hazardous material licenses for batteries for rooftop cell phone tower(s). These have included T-Mobile USA Inc 6FB1074C (facility ID 14887) and MetroPCS FL657SW243 (facility ID 197405 and facility ID 11498).

Storage Tanks

- Tank #1 (Removed). FDEP records indicate there was a 1000 gallon underground storage tank (UST) for leaded gasoline that was installed in June 1983 and was subsequently removed. A Preliminary Contamination Assessment dated January 1990 documented that the UST was removed in October 1989. The UST was located at the west end of the maintenance building; a map is provided in **Appendix G**. Soil and groundwater testing found groundwater testing; remediation of PAHs in this area continues to present.

- Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building.

- Tank #3 (Removed). FDEP records indicate there was a 1000 gallon UST for diesel that was installed in July 1972 and was subsequently removed. A Preliminary Contamination Assessment dated January 1990 documented that the UST was removed in October 1989. The UST was located at the west end of the maintenance building; a map is provided in **Appendix G**. Soil and groundwater testing found groundwater testing; remediation of PAHs in this area continues to present.

- Tank #4 (Remains): Broward County records indicate there is a 600 gallon UST for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. Records indicate it remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.

Arsenic in Soil and Groundwater at the Maintenance Area

FDEP Facility ID # ERIC_6801 (Waste Cleanup)

Broward County Contaminated Sites Inventory, Facility ID 1363B

The FDEP Contamination Locator Map indicates the subject property has contamination at the maintenance facility, and the subject property is listed in the Broward County Contaminated Sites Inventory (Facility ID 1363B). There is a long history of assessment and clean-up associated with the facility dating back to 1999. At the maintenance facility, there was an agrichemical load-mix area, equipment wash down area, and septic tank / drainfield area. Reportedly, agrichemicals were discharged to the subsurface via the septic tank during maintenance equipment wash down activities. A Phase II Environmental Assessment dated September 2, 2000 tested the soils for organochlorinated pesticides (OCP), polychlorinated biphenyls (PCBs), herbicides, and metals. Arsenic was identified as the only contaminant of concern. Arsenic was found in soil and groundwater above cleanup target levels. Arsenic in groundwater was assessed during several quarterly monitoring events in 2003-2004. Groundwater was delineated to 50 ug/L which was the GCTL at the time (it is now 10 ug/L). The highest concentration in February and April 2003 was 440 ug/L in MW-26 (**Appendix G**), and the highest concentration in November 2004 was 830 ug/L in MW-7C. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also states that the soil contamination is slightly outside the main area because contamination was also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg (the residential direct exposure soil cleanup target level is 2.1 mg/kg). Natural Attenuation Monitoring occurred in 2004 and Broward County approved No Further Action with Conditions in 2006. On April 26, 2007, Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so a proposed golf-course-only restriction should apply to the entire property. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious “Paved Cap Area” and a “Clean Fill Cap Area”. The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area to be a Controlled Recognized Environmental Condition (CREC) because arsenic contamination has been approved to remain in place with engineering and institutional controls.

PAH Soil and Groundwater Contamination at the Southwest Corner of the Maintenance Area

FDEP Facility ID # 06/8732113 (Storage Tanks)

Petroleum hydrocarbon contamination by polycyclic aromatic hydrocarbons (PAHs) is present in soil and groundwater at the southwest corner of the maintenance building. Maps are provided in **Appendix G**. The PAH contamination is associated with a Discharge Reporting Form dated 6/15/1983 and a release in September 1988 and is in the vicinity where two USTs were removed in 1989 near the southwest corner of the maintenance building. Natural Attenuation Monitoring of groundwater was conducted from 2016 through 2017, followed by active remediation (vacuum groundwater extraction) in 2019, but groundwater contamination by PAHs persisted. A Limited Scope Remedial Action Plan dated 10/2/2020 indicates the groundwater plume is approximately 1,100 square feet. It was concluded that groundwater is impacted by soils leaching PAH contaminants from the smear zone. FDEP has approved the plan to remove the impacted soils; the removal is anticipated to occur in 2024. Groundwater monitoring is proposed to occur after soil removal to determine if the groundwater plume attenuates after the source removal.

The PAH soil contamination and PAH groundwater plume is not covered by the DRC for arsenic. WGI identifies the PAH soil contamination and PAH groundwater plume at the maintenance building as a Recognized Environmental Condition (REC) because it is a known area of soil and groundwater contamination and remediation is ongoing.

4.3 Environmental Liens (ELs) and Activity and Use Limitations (AULs)

An environmental lien (EL) is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation. Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of ELs and AULs that are filed or recorded against the property must be conducted. ELs and AULs are legally distinct instruments and have very different purposes and both can commonly be found within recorded land title records (e.g., County Recorder/ Registry of Deeds). The types of title reports that may disclose ELs and AULs include title insurance documentation such as Preliminary Title Reports and Title Commitments, and title search information reports such as Condition of Title, Title Abstracts, and EL/AUL Reports. Chain of title reports will not normally disclose ELs or AULs. ELs and AULs that are imposed by judicial authorities may be recorded or filed in judicial records only. In jurisdictions where ELs or AULs are only recorded or filed in judicial records, the judicial records must be searched for ELs and AULs. Title search information reports shall review land title records for documents recorded between 1980 and the present.

ASTM E1527-21 does not impose on the Environmental Professional (WGI) the responsibility to undertake a review of recorded land title records and judicial records for ELs and AULs. Any ELs and AULs known to the User should be reported to the Environmental Professional conducting a Phase I ESA. The User should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for ELs and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the Environmental Professional.

WGI performed a supplementary search for ELs and AULs by reviewing institutional control registries as described in Section 4.1 and by reviewing the institutional control layer in the FDEP Map Direct database (**Appendix F**).

1. WGI found a Declaration of Restrictive Covenant (DRC) dated April 17, 2008. The DRC is provided in **Appendix F**. The DRC identifies the maintenance facility as a contaminated property. Due to the presence of arsenic, the DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility.

The search for ELs and AULs in this section is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.

4.4 Summary of Database Research for Surrounding Properties

WGI reviewed reasonably ascertainable federal, tribal, state, and local environmental regulatory records of surrounding lands to determine if they pose a potential significant environmental concern to the subject property. This section does not include a summary of every site identified in the database research; for example, facilities such as successfully remediated sites far downgradient of the subject property that have a negligible risk of posing a potential environmental concern to the subject property are not summarized herein.

Sunshine #520 Chevron Gas Station / Sunoco – Carl's / Mobil Station #02-533 (7801 W Sample Road). FDEP Facility ID 8502368 (Storage Tanks). Broward County Site No. 1546. This site is approximately 300 feet northwest of the subject property at the northwest corner of Sample Road and SW 78th Avenue / Woodside Drive. A discharge date of December 15, 1988 is listed on a Property Owner Conditional Closure Agreement. A remediation system was in place on the site to treat the groundwater contamination. Groundwater sampling in 2016 indicated the groundwater contamination was mostly onsite and had not migrated into the Sample Road right-of-way. Monitored natural attenuation is ongoing. The most recent report is dated 11/27/2023; it indicates that the groundwater plume is small and has not migrated off the gas station property. The report indicates the groundwater flow direction is towards the southwest. Given that the recent groundwater sampling in 2023 demonstrated that the contamination has not migrated offsite in the direction of the subject property, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

Mobil Oil / Mobil #02-AQB/Union 76 / 7-Eleven Store #34949 (7844 W Sample Rd., Coral Springs, FL 33065). Broward County Site No. 1198C. This gas station is located approximately 500 feet to the northwest of the subject property within the Carolina Springs shopping plaza (aka Holiday Springs shopping center). Soil and groundwater contamination was initially discovered in 1987; this discharge was addressed with active remediation and monitoring from 1991 to 2010 when a SRCO was issued. Soil and possible groundwater contamination was detected again in 2022 during tank closure activities. A Site Assessment Report dated 9/18/2023 found localized soil contamination on the gas station property but no groundwater contamination. Given the limited extent of soil contamination, and absence of a groundwater plume, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

Wawa Food Market #5338 (7305 W Sample Road). FDEP Facility ID 9817136 (Storage Tanks). This gas station is at the northwest corner of Sample Road and Rock Island Road, approximately 200 feet north of the subject property. It is relatively new – the USTs were installed in 2019. There have been no documented releases. Given that there have been no documented releases, the USTs are new and presumably in good condition, and the distance, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

One Price Drycleaning (7675 W Sample Rd., Coral Springs, FL 33065). This drycleaner is located approximately 250 feet north of the subject property, across Sample Road. There are no documented releases from the facility. Given the distance from the subject property and the lack of any documented releases from the drycleaner, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

One Hour Cleaners (7881 W Sample Rd., Coral Springs, FL 33065). This facility is located approximately 700 feet to the northwest of the subject property. The facility began operation in 1985. In 1996 the facility applied to the Dry Cleaning Solvent Program and was accepted. A remedial action plan was put in place in May 1999. An air sparge and soil vapor extraction system was installed at the site in July 2000 and operated until August 2002. The system was shut down because it had reduced the PCE to below the GCTLs. A Natural Attenuation Monitoring plan was put in place after the shutdown. A Post Active Remediation Monitoring (PARM) plan was put into place and through that process a No Further Action without Conditions Criteria was recommended. A Site Rehabilitation Completion Order was issued on February 14, 2008 and a site closure report was submitted on May 28, 2008. The facility is no longer a dry cleaner. Given that remediation was completed and a SRCO was issued, and given the distance, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

E-Z Drycleaners (7958 W Sample Rd. Margate, FL 33065). Broward County Site No. 3601. FDEP Facility ID 9502194 and ERIC_4178. This facility is located approximately 800 feet to the west of the subject property in the Carolina Springs shopping plaza (aka Holiday Springs shopping center). The facility has been in operation since August 1990. The facility entered into the Dry Cleaning Solvent Program in 1999. A Remedial Action Plan was put in place in January 2002. A soil vapor extraction system was put in place and into operation in October 2002 and discontinued in 2011. A Post Active Remediation Monitoring (PARM) plan was put into place and a No Further Action without Conditions was included with the SRCO issued March 13, 2014. The facility continues to operate as a

drycleaners and has a Broward County Hazardous Material license (HM-01601). Given that remediation was completed and a SRCO was issued, and given the distance, it is WGI's opinion that this site does not pose a substantial threat to the subject property and is therefore not a REC.

Margate Economic Enhancement District (MEED) Brownfield Area. FDEP Brownfield Area ID BF061101000, City of Margate resolution number 11-826. The Carolina Springs shopping plaza (aka Holiday Springs shopping center) is a dis-contiguous portion of a larger Brownfield Area that includes the Margate Community Redevelopment Agency (CRA) District. The Brownfield designation was established to encourage economic development and does not imply the area is contaminated. Therefore, the Brownfield Area does not pose a substantial threat to the subject property and is therefore not a REC.

4.5 Vapor Migration Analysis

WGI assessed the subject property for the potential that vapors of hazardous substances or petroleum products may have migrated upward through the soil or originated from an offsite location and migrated laterally to the subject property. If there is soil or groundwater contamination nearby, a vapor risk may be present. Lateral vapor migration can be facilitated in urban areas where underground utilities can provide preferential flow paths for transport. Also, lateral vapor migration through the vadose zone can be facilitated by clay layers or other confining units that block upward migration and spread the vapors laterally.

The assessment focused on whether there are any known plumes within a critical search distance of 100 feet for volatile organic compounds and 30 feet for petroleum products. Based on the agency file reviews in Sections 4.2 and 4.4 above, there are no known plumes within the search radius other than the PAH plume at the golf course maintenance area. Given that the plume of PAHs at the maintenance area has low concentrations (dissolved phase only, no free product), is small, and has an approved remediation plan which is scheduled to be implemented in 2024, the potential for vapor migration is negligible. Given the absence of other known or suspect contamination within the search radius, and given the relatively thin vadose zone and absence of confining units that could promote horizontal migration, it is concluded the risk from vapor migration from offsite is minimal and no additional REC is identified based on vapor migration.

5.0 HISTORICAL REVIEW

The objective of reviewing historical information is to develop a history of previous uses of the subject property and the surrounding area and to determine the probability that past land uses have caused RECs.

5.1 Aerial Photograph Review

WGI reviewed historical aerial photographs to determine the past uses of the project area and to search for photographic evidence of potential contamination sites. WGI found and reviewed historical aerial photographs including but not necessarily limited to 1940, 1947, 1952, 1957, 1961, 1968, 1971, 1973, 1976, 1981, 1988, 1992, and every year from 1998 to 2023. Specific results of the evaluation for the subject property and the adjacent properties are presented below. Selected aerial photographs are provided in **Appendix D**.

Source(s):
Florida Department of Transportation, Surveying and Mapping Office, Aerial Photography Archive Collection (APAC)
County Property Appraiser's website
EDR Aerial Photo Decade Package
Broward County Highway Construction and Engineering Division Aerial Photographs

The Subject Property

Based on the historical photographs, the subject property was undeveloped forested lands until circa 1971. The first development occurred between 1971 and 1973 with construction of the golf course and the maintenance area. The

original clubhouse and cart barn was not in the location of the current clubhouse and cart barn; the original one was offsite to the northwest at or near what is currently 3350 NW 78th Avenue in The Enclave at Carolina III residential community. The existing clubhouse and cart barn was constructed sometime between 1984 and 1992, and the former clubhouse and cart barn offsite were concurrently demolished at that time.

There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The entrance road to the maintenance area was also changed from the east side to the west side between 1988 and 1992. The changes to the ponds and access road occurred concurrently with, and apparently associated with, development of the residential community around the golf course.

The golf course became inactive circa 2019.

There is no evidence on the historical photographs of former agriculture on the subject property.

Adjoining Properties

Interior areas: The interior areas of the golf course, which are currently residential and not part of the subject property, were undeveloped vegetated lands until sometime between 1984 and 1995 at which time residences were constructed. The residential areas have remained virtually unchanged to the present.

The commercial development along Sample Road occurred primarily between 1980 and 1984. There appears to have been a gas station approximately 500 feet to the northwest of the subject property from circa 1981 until the present - at the location of the current Mobil gas station at 7844 W Sample Road. There appears to have been a gas station at the northwest corner of Sample Road and Rock Island Road (current Wawa gas station at 7305 W Sample Road) circa 2020 to the present.

Other adjoining areas were undeveloped in 1971 and transitioned to mostly residential uses (single and multi-family) in the 1970s to the 1990s. By 1995, the adjoining lands were substantially built out and have remained similar to the present.

5.2 USGS Topographic Maps

Topographic maps can provide information on past uses of an area and, in some cases, can reveal topographic changes due to mining, landfilling, and similar large-scale activities. WGI found and reviewed historical topographic maps including, but not necessarily limited to, the following:

- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1946
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1949
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1962
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1969
- USGS 7.5 minute quadrangle for West Dixie Bend, dated 1983

The topographic maps indicate most or all of the subject property was wetlands in 1946, 1949, 1962, and 1969. The maps indicate that the golf course and associated ponds and maintenance building were constructed sometime between 1969 and 1983. The topographic maps provide no evidence of mining, landfilling, or similar large-scale activities on the subject property. Selected topographic maps are provided in **Appendix D**.

Source(s):
United States Geological Survey topographic maps

5.3 Fire Insurance Maps

Fire insurance maps, many of which were created by the Sanborn® Map Company, were created as early as the 1860s. They were mainly designed to help fire insurance agents determine risks and establish premiums and to determine the amount of loss after a fire. The maps illustrate building construction, uses, and potential fire hazards such as storage tanks, and therefore can provide information on the potential presence of RECs. There are fire insurance maps for many cities in the U.S., Canada, and Mexico but they have generally only been created for historically urban areas. WGI found that there are no fire insurance maps for this area.

Source(s):
EDR Certified Sanborn® Map Report
State Universities Libraries of Florida, Publication of Archival Library & Museum Materials (PALMM), Sanborn Fire Insurance Maps of Florida

5.4 City Directories

WGI reviewed historical city directories to obtain information on past ownership and use. WGI found and reviewed city directories for the years 2020, 2018, 2012, 2005, 2006, 2000, 1998, 1982, 1977, 1972, 1967, and 1964. The following addresses that were researched included but were not necessarily limited to:

- 2600 - 3400 of Rock Island Road (includes the subject property)
- 3131 - 7400 of Holiday Springs Blvd
- Pinewalk Drive
- 7305 - 7804 Sample Road

Source(s):
EDR City Directory Image Report
Various years as cited, various sources may include Cole Information Services, Hill-Donnelly Information Services, City Publishing Company, Southern Bell, R.L. Polk & Co., The Price & Lee Co., Southern Directory Company, Ernest H. Miller, and/or Miller & Mayfield city directories.

<u>The Subject Property</u>

The following were the listings for the subject property:

- 3011 Rock Island Road: Carolina Country Club / Carolina Club (1992, 1995, 2000, 2005, 2006, 2010, 2012, 2018), McDivots restaurant (1992, 2010, 2018), J & D Golf Properties Inc (2006, 2012, 2018), Franklin Golf Properties Inc (1992, 2000, 2010, 2014), Players Golf Academy, golf shop, and similar golf-related businesses (1995-2014).

<u>Nearby Parcels</u>

The following is a summary of some of the listings for nearby parcels:

- 3131 Holiday Springs Blvd: Holiday Springs Village residential (1980 to 2005)
- 7305 W Sample Road: East Ridge Professional Building with various professional tenants and medical offices (1980 to 2005). This is currently a Wawa gas station at the northwest corner of Sample Road and Rock Island Road.
- Most other listings are residential, schools, tutoring, childcare, home offices, and similar land uses.

The city directories revealed no historical drycleaners, printing companies, or industrial facilities on parcels adjoining the subject property.

5.5 Previous Environmental Reports

In addition to the reports summarized in Section 4, WGI reviewed the following previous environmental reports:

- Phase I Environmental Site Assessment for Carolina Club, prepared by WGI for 13th Floor Investments, December 2018.
- Phase II Environmental Site Assessment for Carolina Club, prepared by WGI for Rosemurgy Acquisitions, March 2024.
    - WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. This testing also found that the groundwater has arsenic above its GCTL in multiple locations.

5.6 Other Historical Records

County property appraiser records provide information on three buildings:

- Building 1: 8421 square feet, built in 1973 or 1974. This is the maintenance building.
- Building 2: 37,003 square feet, built in 1992 or 1993. This is the clubhouse with restaurant and cart barn.

Property appraiser records indicate the owners have included:

- J & D Golf Properties, LLC (circa 2002 to present)
- CGC Properties, LLC (circa 1999 - 2002)
- Carolina Golf Properties, Inc formerly known as (fka) Franklin Golf Properties, Inc, fka Valassis Golf Properties Inc (circa 1988 – 2002)
- The William Lyon Company (circa 1988 and earlier)

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

WGI conducted site reconnaissance during a site visit to the subject property. The inspection was conducted by walking the perimeter of the subject property boundaries, and by conducting transects within the subject property and biased toward those areas that the inspector thought would most likely exhibit contamination, as readily allowed by access. The subject property was “visually and/or physically observed” for “obvious” conditions according to the ASTM guideline. As defined by ASTM, “visually and/or physically observed” means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. “Obvious” means that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the property.

Limiting conditions include:

- The abandoned club house building is locked. The inaccessible area(s) do not appear to be where significant quantities of hazardous substances or petroleum products are stored or released.

Limiting conditions, if any, may be routine and not significant. Any significant limitations are discussed in Section 8.3.

6.2 Site Inspection of the Subject Property

A field inspection checklist was used at the subject property. The inspection checklist is summarized below. Photographs are provided in **Appendix C**.

Date of site reconnaissance	March 11, 2024
Inspector(s)	John Abbott, Rachel Starck
Current use(s)	Inactive golf course
Past use(s)	Golf course
Structures and other improvements	Inactive maintenance building. Inactive club house, restaurant, and cart barn.
Roads / parking areas	Parking at the club house.
Potable water supply	Municipal
Sewage disposal system	Municipal
Hazardous substances and petroleum products	Gasoline, diesel, waste oil, and agrichemicals at the maintenance building.
USTs (fill ports, vent pipes, dispensers, product lines, pavement patching, concrete pads)	One gasoline UST at the maintenance building.
ASTs	Waste oil ASTs and diesel AST at the maintenance building.
Odors	In the chemical room
Standing water, pools, sumps likely to contain hazardous substances or petroleum products	None evident
Drums, totes, and intermediate bulk containers	16 drums of waste oil in the maintenance area. One IBC possibly for fertilizer.
Unidentified substance containers	None
PCB-containing items / electrical or hydraulic equipment	Some pad-mounted transformers
Heating / cooling	Presumably electric
Stains or corrosion related to a release	Not evident.
Drains and sumps	None evident
Pits, ponds, lagoons (excluding stormwater)	None evident
Stained soil or pavement	Staining and oily liquid (apparent mix of rainwater and waste oil) on the concrete floor inside the secondary containment (concrete wall) of the waste oil drum storage area. Also, minor de minimis staining at the maintenance area.
Stressed vegetation	None evident
Solid waste disposal evidence including debris, mounds, depressions, landfilling, disturbed soil	Some soil and debris mounds around the edges of the maintenance area.
Water / wastewater	Presumably municipal
Wells	Monitoring wells at maintenance building. One or more water supply wells.
Septic system or cesspool	Probable former septic system at maintenance building
Looks like current or former gas station or drycleaner	No
Oil/water separator	Not evident
Batteries	A few automobile batteries
Hazardous materials placards	At the mechanics shop at the maintenance building
Floor drain	Floor drains inside mechanics shop at the maintenance building. Floor drains in the cart building.
Elevator / lift	Not evident
Grease trap	At the club house for the former restaurant
Other	

Inactive Golf Course: There is an inactive golf course with 18 holes and a driving range. The golf course appears to have been inactive for several years.

Inactive Club House: On the east side of the subject property, there is an inactive club house with a golf shop and restaurant.

Inactive Golf Cart Barn: On the east side of the subject property, south of the club house, in an inactive golf cart barn. The structure appears to have been primarily used for storing electric golf carts. There is a small shop area in the cart barn which appeared to be for repairing the electric carts. There is no significant storage of hazardous substances or petroleum products in the cart barn. There appears to have been a former snack shop attached to the golf cart barn structure.

Maintenance Area: Near the center of the subject property is a maintenance area with a building.

Chemical Room: Inside the maintenance building, near the southeast corner of the building, is a chemical room where chemicals are stored. Chemicals stored in this area include herbicides, pesticides, and fungicides. There is a chemical odor in the room. There is some staining on the concrete floor, and some spillage of liquids and powders on the concrete floor. There are no pools of liquid and the room appears to be generally dry. Given that there was no evidence of a release other than *de minimis* releases, WGI does not consider the chemical room to be a REC.

Mechanical Repair Shop / Equipment Storage Area: Inside the maintenance building are several mechanical repair bays. There are small quantities of hydraulic fluid, motor oil, waste oil (in several 55-gallon drums), a small parts washer, and a metal cabinet for flammables. There are some mowers and sprayers stored in the bays. There are floor drains in the area; it is unknown where these lead but it possible that they have led to a septic system. Given that there was no evidence of a release, WGI does not consider the mechanical repair shop / equipment storage area to be a REC.

Covered storage area. The north side of the maintenance building is a covered storage area with open sides. It contains equipment, lumber, PVC pipes, and miscellaneous household and other debris.

ASTs and Waste Oil Drums: Under the covered storage area on the north side of the maintenance area is an AST and waste oil drum storage area. The ASTs and most of the waste oil drums are in secondary containment: they are on a concrete floor with a concrete perimeter wall for spill containment. Four waste oil drums are outside the secondary containment. One of the ASTs is connected to a fuel pump and presumably contains diesel. It is approximately 3 feet in diameter and 8 feet long and appears to be approximately 500 gallons. There are two smaller ASTs, about 150 gallons each, that appear to be inactive and empty. There is an AST labeled “used oil” that appeared to be in use; it is an oval-shaped tank approximately 2 feet to 3 feet in diameter and 4 feet long and appears to be approximately 150 gallons. Inside the secondary containment there are about twelve 55-gallon steel drums, some smaller metal drums, and several 5-gallon buckets. Some of them were labeled and the labels indicated the contents were oil, used oil, and hydraulic fluid. The smaller metal drums contain oily rags. There is heavy staining on the concrete floor inside secondary containment with a small pool (approximately 1 gallon) of oily liquid which appeared to be a mix of rainwater and waste oil. The AST and drum storage area is under a roof, but wind-blown driving rain from the north could enter the area. Given that the spills around the ASTs and drums appear to have been contained by the secondary containment system, WGI does not consider the AST and drum storage area to be a REC.

UST: Immediately north of the AST and drum storage area is a UST. It is under a concrete pad that has manholes and a fill port. There is a monitoring well next to the concrete pad. Given that the well has been tested in the past and there was no documented plume, WGI does not consider the UST to be a REC.

Monitoring Wells: There are numerous flush-mounted groundwater monitoring wells near the southwest corner and west side of the maintenance building.

Soil Piles and Debris: There are numerous piles of soil and yard waste around the maintenance area. There is also scattered debris such as tires and equipment including a discarded sprayer.

6.3 Site Inspection of Adjoining and Surrounding Properties

WGI conducted a windshield inspection of adjoining properties. Almost all adjoining properties are residential lands (single and multi-family) which surround the golf course. To the north is Sample Road; there are commercial businesses on the north side of Sample Road. To the northwest is the Carolina Springs shopping plaza (aka Holiday Springs shopping center) at or near 7404-8092 Sample Road. There are gas stations and possible drycleaners along Sample Road:

- Wawa gas station at 7305 W Sample Road. At the northwest corner of Sample Road and Rock Island Road, approximately 200 feet north of the subject property.
- Chevron gas station at 7801 W Sample Road. At the northwest corner of Sample Road and Woodside Drive, approximately 300 feet north of the subject property.
- Mobil gas station at 7844 W Sample Road. Approximately 500 feet northwest of the subject property.
- CJL Coin Laundry at 7918 W Sample Road in the Carolina Springs shopping plaza (aka Holiday Springs shopping center). Approximately 600 feet from the subject property.
- E Z Dry Cleaners at 7958 W Sample Road in the Carolina Springs shopping plaza (aka Holiday Springs shopping center). Approximately 800 feet from the subject property.

7.0 INTERVIEWS

7.1 Interviews with Owner

According to the Property Appraiser's website, the owner is J & D Golf Properties, LLC. John Abbott of WGI spoke with Danny Avila of J & D Golf Properties, LLC on 3/7/2024. Mr. Avila stated that, to the best of his knowledge, there is no contamination other than that which has been previously documented at the maintenance building area.

7.2 Interviews with Site Manager

WGI spoke with John Orange on 3/11/2024 during the field inspection; Mr. Orange is the site manager. Mr. Orange provided access for WGI to enter the maintenance building and the cart barn. Mr. Orange stated he has worked at Carolina Club for four or five years. He stated that the only place where hazardous substances or petroleum products are kept is at the maintenance building. He stated that, to the best of his knowledge, there is no contamination other than that which has been previously documented at the maintenance building area.

During a previous Phase I ESA, WGI spoke with Tom McGuire on 12/2/2018. He was the former golf course superintendent. He stated he no longer works there and provided no other information.

During a previous Phase I ESA, WGI spoke with several members of the administrative staff on 12/7/2018; they arranged a site inspection with a maintenance supervisor named Millian (spelling and full name uncertain due to strong accent). Millian explained the operations at the maintenance area and provided access into the chemical storage room. He stated that the active AST contained diesel and the UST contained gasoline. He stated that the UST is in service. He stated that the maintenance area was the only place at the Carolina Club where fuel and chemicals are kept.

7.3 Interviews with Occupants

The site is a golf course; there were no occupants other than the site manager described above.

7.4 Interviews with Local Government Officials

Recent and historical information from local governments was obtained online from FDEP and the County, as presented in Section 4. No others with knowledge of the subject property were identified.

7.5 Interviews with Others

No others with potential knowledge of the subject property were identified.

8.0 EVALUATION, FINDINGS AND OPINION

8.1 Findings and Opinion

1. The subject property is an inactive golf course. The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.
2. There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.
3. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building which is located near the center of the subject property. Two USTs were removed from this location in 1989. Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024. The known PAH contamination is a REC.
4. There are two fuel storage tanks that remain today. Both are at the maintenance area:
    - Tank #2 (Remains). FDEP records indicate there is a 549 gallon aboveground storage tank (AST) for diesel that was installed in August 1981 and remains in service. The AST is on the north side of the maintenance building. Given the size, it does not require registration.
    - Tank #4 (Remains): Broward County records indicate there is a 600 gallon UST for gasoline located at the site; Broward County records indicate it was installed in December 1992 and is a double-wall fiberglass tank. It remains in service. The UST is periodically inspected by FDEP; the most recent UST inspection was on 3/3/2023; that inspection revealed several violations related to spill bucket corrosion, inadequate annual release detection and integrity testing, and similar issues. The UST is on the north side of the maintenance building.
5. There are several 55-gallon drums of hazardous substances or petroleum products, primarily or entirely waste oil, at the maintenance building next to the fuel AST and UST.
6. The maintenance building contains a chemical room with agrichemicals such as pesticides, herbicides, and fungicides. The chemical room is poorly maintained but generally dry with no evidence of a substantial release.
7. The subject property contains an inactive clubhouse, restaurant, and golf cart barn. These were constructed in 1992-1993. At least recently (2018) the golf carts were electric; there is no evidence that fuel tanks were ever installed at or near the golf cart barn. The carts and their batteries have been removed.
8. Arsenic in Soil and Groundwater at the Maintenance Area: Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious "Paved Cap Area" and a "Clean Fill Cap Area". The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.
9. Presence of Arsenic outside the Maintenance Area: A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but

also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

10. WGI found evidence of AULs. The DRC dated April 17, 2008 (provided in **Appendix F**) requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The search for ELs and AULs by the Environmental Professional (WGI) is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.
11. The subject property has had several Broward County Hazardous Waste Management Licenses for batteries associated with rooftop cell phone tower(s).
12. HRECs (Historical Recognized Environmental Conditions, not considered RECs):
    - None. There is no evidence of a past release of any hazardous substances or petroleum products that has affected the subject property and has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority without subjecting the property to any controls.
13. *De minimis* conditions (not considered RECs) included:
    - Oily water and stained concrete at the maintenance area within the secondary containment wall of the AST and drum storage area. *De minimis* conditions generally do not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
14. There is no evidence that surrounding areas have contaminated the subject property by migration, including solids or liquids migrating at the surface (e.g., contamination in stormwater runoff) or migrating in the subsurface (e.g., groundwater plume flowing under the subject property, or soil vapor migrating through the vadose zone).
    - There are several gas stations and drycleaners along Sample Road, but none have evidence of contamination that has migrated offsite in the direction of the subject property. Further, none of them are directly adjoining the subject property.
15. It is WGI's opinion that the information obtained during preparation of this report is sufficient to evaluate whether or not one or more RECs or *de minimis* conditions exist.

8.2 Significant Data Gaps

No significant data gaps or data failures were noted. WGI believes that any data gaps and/or data failures encountered during this project did not impede our ability to adequately assess the current condition and use of the subject property, historical land uses at the subject property, past and present uses of adjacent lands, their possible environmental impact on the subject property, or impede our ability to identify RECs to the subject property.

8.3 Limiting Conditions and Deviations

There were no significant limiting conditions. Any routine limiting conditions associated with the field investigation are listed in Section 6.1. WGI does not believe the limiting condition(s) are significant because other information obtained during this assessment and our professional experiences did not raise reasonable concerns involving the limiting condition(s) or impede our ability to identify RECs to the subject property.

There were no significant deletions or deviations from ASTM E1527-21 other than the following:

- The User did not provide the results of a full EL/AUL search.

WGI does not believe the deletion or deviation is significant because other information obtained during this assessment and our professional experiences did not raise reasonable concerns involving the deletion / deviation or impede our ability to identify RECs to the subject property.

9.0 CONCLUSIONS

Recognized Environmental Conditions

WGI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of approximately 143 acres of land at or near 3011 N Rock Island Road in Margate, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.4 and 8.0 of this report.

This assessment has revealed the following recognized environmental conditions, controlled recognized environmental conditions, and/or significant data gaps in connection with the subject property:

RECs (Recognized Environmental Conditions):

- **REC 1**: PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building which is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 06/8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Maps are provided in **Appendix G**. Additional soil removal is anticipated to occur in 2024.
- **REC 2**: Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination from arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below the surface samples ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 (provided in **Appendix F**) appears to specify that the entire golf course shall remain a golf course. WGI conducted due diligence soil testing in 2018 and found arsenic above SCTLs outside the maintenance area. WGI conducted soil and groundwater sampling during a previous due diligence effort in 2018; that due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time. The data were later compiled into a Phase II ESA dated March 2024 concurrent with this Phase I ESA. The soil data reveal arsenic in soil above residential and/or commercial soil cleanup target levels (SCTLs) and above synthetic precipitation leaching procedure (SPLP) leachability criteria in numerous locations on the golf course. The Phase II ESA testing also found that the groundwater has arsenic above its GCTL in multiple locations. WGI considers the presence of arsenic outside the maintenance area as a REC because soil and groundwater sampling data indicate the arsenic extends beyond the maintenance area.

CRECs (Controlled Recognized Environmental Conditions):

- **CREC 1**: Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 (provided in **Appendix F**) established two engineering controls: an impervious “Paved Cap Area” and a “Clean Fill Cap Area”. The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.

Additional Investigation

It is WGI's opinion that the information obtained during preparation of this report is sufficient to evaluate whether or not one or more RECs or *de minimis* conditions exist. WGI recommends no additional investigation as part of Phase I ESA activities.

Recommendations

Recommendations for Phase II ESA or other assessment activities are specifically not required by ASTM E1527-21. If applicable, WGI will provide any recommendations separately.

10.0 BUSINESS ENVIRONMENTAL RISKS AND NON-SCOPE CONSIDERATIONS

Business Environmental Risks

A "business environmental risk" is defined under ASTM Practice E1527-21 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated under ASTM E1527-21.

The following business environmental risk(s) are identified:

- On the north side of the maintenance building is an area with an unleaded gasoline UST, diesel AST, one or more waste oil ASTs, and approximately 16 drums of waste oil. Inside the concrete secondary containment wall around the ASTs and drums is heavy staining and approximately 1 gallon of oily water on the concrete floor. Given that the spills around the ASTs and drums appear to have been contained by the secondary containment system and WGI observed no evidence of a substantial release, WGI does not consider this area to be a REC. However, demolition of this area may reveal contamination which is currently hidden from view, such as under the concrete slab or under the UST. The potential for undiscovered contamination in this area is a business environmental risk.

Additional Services, Non-ASTM E1527-21 Scope Issues

Other risk issues may involve one or more of the following considerations which are not part of the scope of ASTM Practice E1527-21:

- Asbestos-containing building materials
- Biological agents
- Building Condition Assessment
- Cultural or historical resources
- Ecological resources
- Endangered species
- Health and safety
- Indoor Air Quality (IAQ, unrelated to releases of hazardous substances or petroleum products into the environment)
- Industrial hygiene
- Lead-based paint unrelated to releases into the environment
- Lead in drinking water
- Mold or microbial growth conditions
- PCB-containing building materials (e.g., interior fluorescent light ballasts, paint, and caulk)
- Naturally-occurring radon
- Regulatory compliance
- Substances not defined as hazardous (including some substances sometimes generally referred to as emerging contaminants, including but not limited to, per and polyfluoroalkyl substances, PFAS/PFOS)
- Wetlands

Assessment of these risks relative to the considerations listed above were not requested by the User as part of the Phase I ESA, and additional services were not provided.

11.0 STATEMENT AND SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Project: Carolina Club
3011 N Rock Island Road, Margate, Florida

Client: Rosemurgy Acquisitions, LLC

Users: Rosemurgy Acquisitions, LLC

Environmental Firm: WGI, Inc., 2035 Vista Parkway, West Palm Beach, FL 33411

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR § 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

John Abbott, PG, CEP
Director of Environmental Services
Florida Registered Professional Geologist #PG 2401
Certified Environmental Professional #20196

MARCH 21, 2024
Date

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

Statement of Qualifications

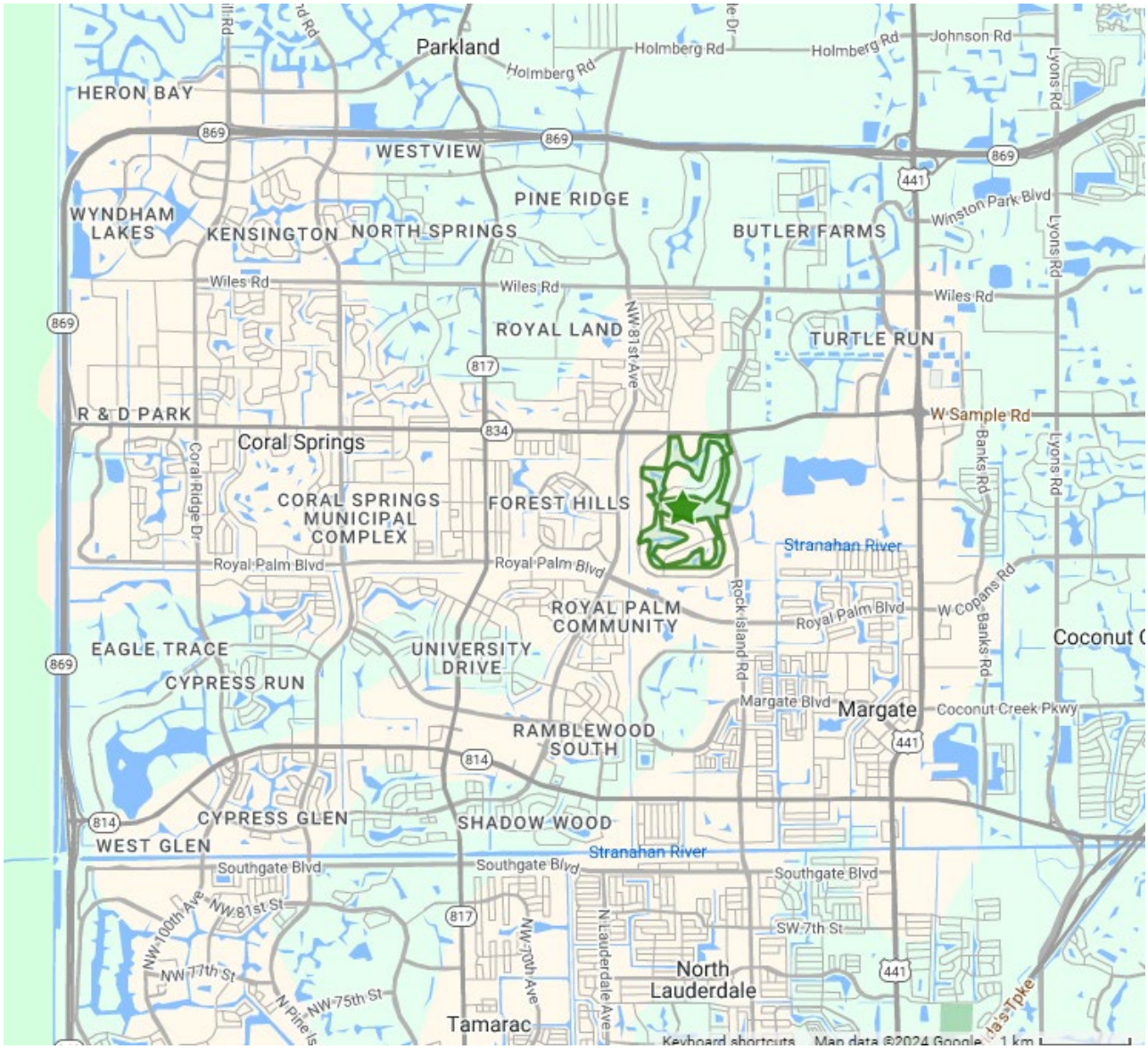
WGI, Inc. (www.wginc.com) is a multidisciplinary consulting firm with a history that dates back to 1972. WGI currently employs approximately 600 professionals. WGI provides the following service lines: civil engineering, structural engineering, surveying and mapping, subsurface utility engineering, water resources, landscape architecture, environmental, and land planning. Environmental services include Phase I and II Environmental Site Assessments, contamination remediation planning and design, construction-phase technical oversight of remediation, NEPA assessments, wetland mitigation, protected species relocation, arborist services, and environmental permitting. WGI's corporate headquarters is in West Palm Beach and branch offices are located throughout the United States.

Key Personnel

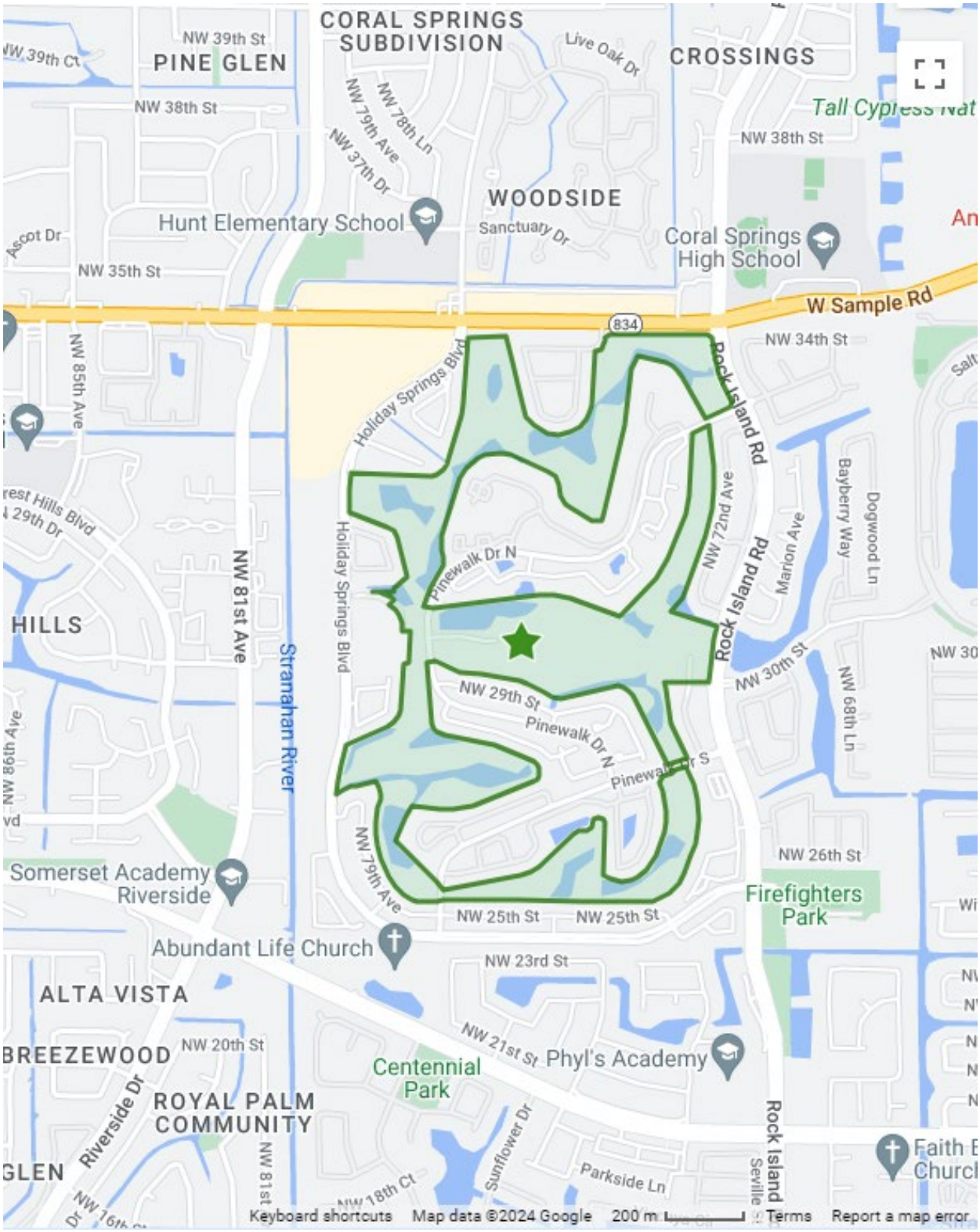
The qualifications, expertise and experience of the key participants involved in conducting and preparing the Phase I ESA are provided below.

John Abbott, PG, CEP: Mr. Abbott has a B.S. in Geology (Virginia Tech, 1992) and an M.S. in Geology (New Mexico Tech, 1995). He is a registered Professional Geologist (in Florida, Texas, North Carolina, and Georgia) and a Certified Environmental Professional. Mr. Abbott has over 25 years of environmental consulting experience. He has led characterization and remediation planning for a variety of projects including, but not limited to, chlorinated solvent plumes at drycleaning facilities, petroleum contamination from USTs, arsenic contamination at golf courses, and landfills containing hazardous and nuclear waste. From 1995 to 2004, Mr. Abbott was responsible for the characterization, risk assessment, and remediation of over 30 RCRA/CERCLA disposal pits and hazardous and radioactive debris piles at the Department of Energy's Savannah River Site in South Carolina. Sites ranged in complexity from small debris piles to the largest environmental problems in the State. Mr. Abbott determined the nature and extent of contamination. This included identifying data needs, preparing sampling and analysis plans, interpreting the analytical data, and supporting contaminant migration modeling and human health and ecological risk assessments. Mr. Abbott was also responsible for managing data uncertainties, identifying and screening remedial technologies, and developing the preferred remedial action. At WGI, Mr. Abbott develops site assessment plans, provides technical oversight of drilling, collects samples, evaluates the analytical data, prepares Site Assessment Reports and Remedial Action Plans, and provides technical oversight of the cleanup. Mr. Abbott has been conducting Phase I and II Environmental Site Assessments in Florida since 2004.

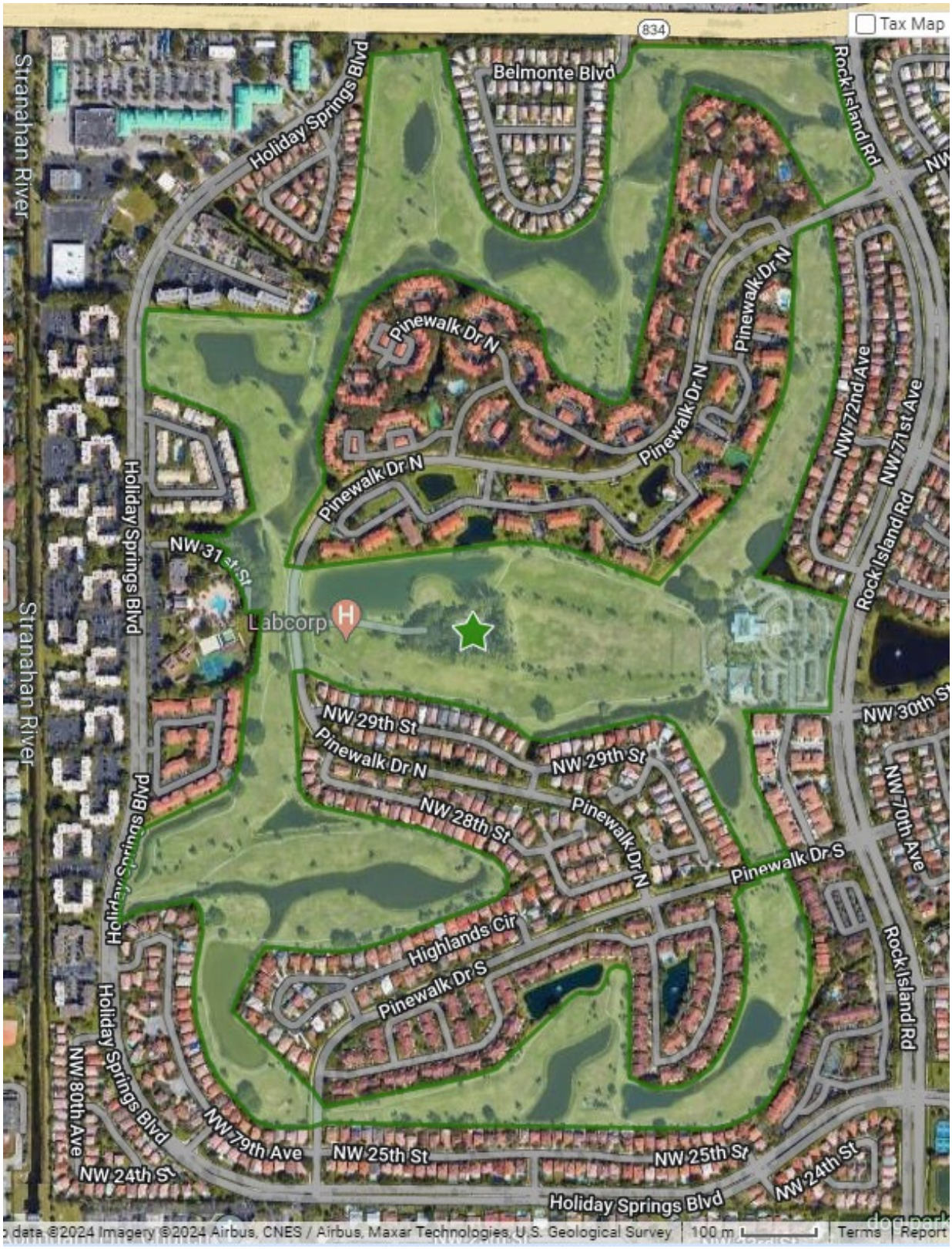
Appendix A: Maps



Location Map
(source: EDR, 2023)



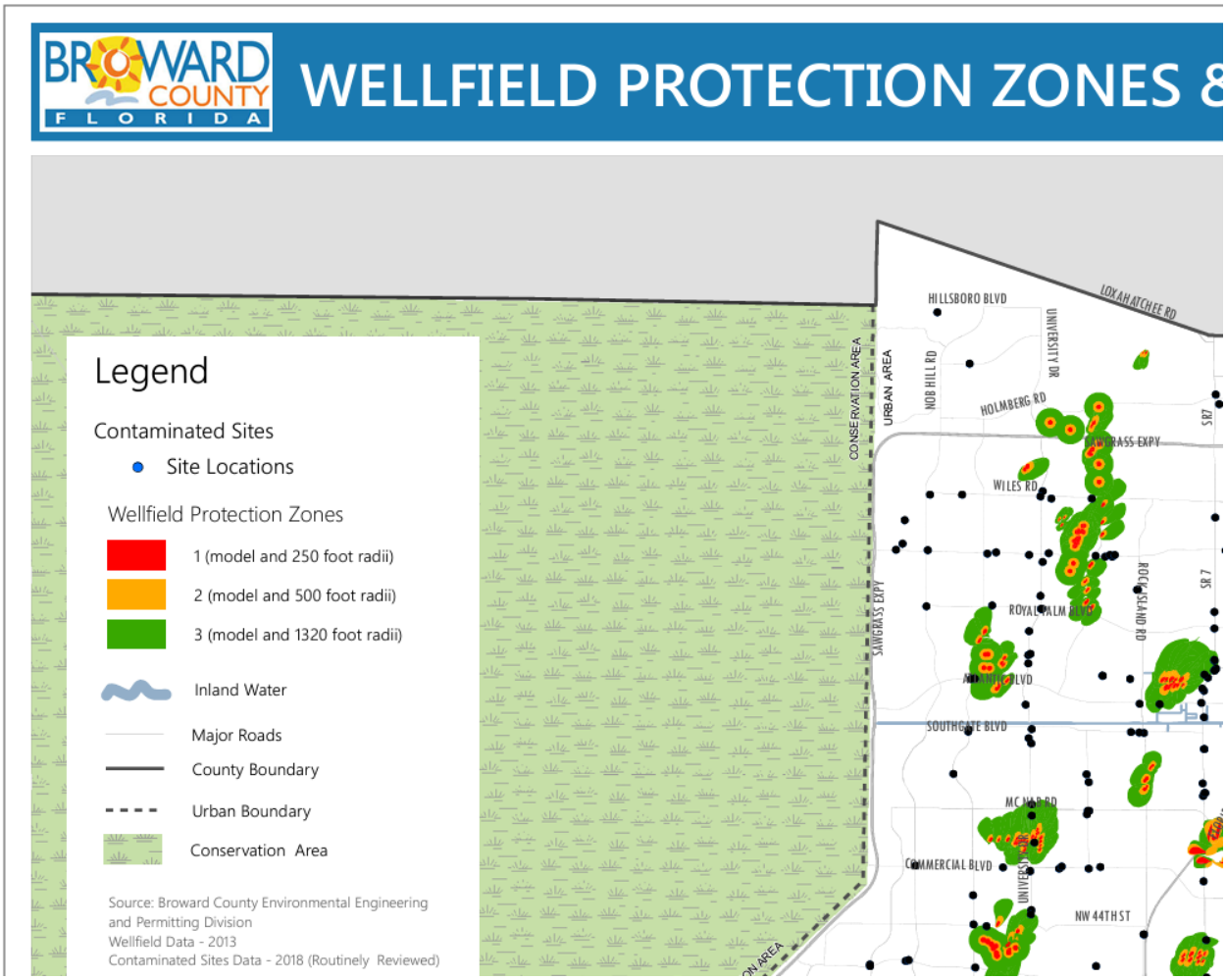
Vicinity Map
(source: EDR, 2023)



Map of the Subject Property
(source: EDR, 2023)

Topography - LiDAR
(source: SFWMD website, accessed 2024)

Wellfield Protection Zones
(source: County's website, wellfield map 2/16/2001 and approved by County 6/11/2013)



Wellfield Protection Zones
(source: Broward County Environmental Engineering and Permitting Division, 2013)

Map Unit Symbol	Map Unit Name
5	Boca fine sand, 0 to 2 percent slopes
12	Hallandale fine sand, 0 to 2 percent slopes
13	Hallandale-Urban land complex
14	Matlacha gravelly fine sand, limestone substratum, 0 to 2 perent slopes
18	Lauderhill muck, frequently ponded, 0 to 1 percent slopes
27	Plantation, ponded-Matlacha-Urban land complex, 0 to 2 percent slopes
99	Water

Soil Map
(source: NRCS web soil survey)

Appendix B: User Provided Information

Phase 1 Environmental Site Assessment
User Questionnaire

In accordance with the Standard Practice for Environmental Site Assessments ASTM Designation E1527, the Environmental Professional (WGI) shall obtain the following information from the User (Client) for the Phase 1 ESA. This information is important to ensure the accuracy of the final report and the identification of Recognized Environmental Conditions. Failure to provide this information could result in a determination that "all appropriate inquiries" is not complete. Please provide the following information (as available). This information will be included in the Phase 1 ESA Report.

User Information (The User is the party seeking to use Practice E1527 to complete a Phase 1 ESA of the Property)
User Name: **Rosemurgy Acquisitions, LLC**
User Contact Name: Richard M. Stephano
User Phone Number(s): **561.945.0664**
User Address: **1801 S Federal Highway, Boca Raton, FL 33432**
Identify any other Users who will rely on this Phase 1 ESA: N/A
Please indicate the reason why the Phase 1 ESA is requested: ☒ User intends to purchase the Property ☐ User intends to sell the Property ☐ User intends to lease the Property ☐ User intends to refinance the Property ☐ User needs a loan and intends to use Property as collateral ☐ Other (describe):
Property Information (provide map or sketch)
Property Name: **Carolina Club**
Property Address(es): **3011 Rock Island Road, Margate, FL**
Property ID Number(s): **Broward County 4841-23-00-0020 and 4841-23-06-0040**
Individuals who may have knowledge of the Property Unless specified otherwise below, the Environmental Professional may contact these individuals to complete the Interview Section of the Phase 1 ESA.
Site Manager(s) with knowledge of Property (name & phone or email): Danny Avila
Current Owner(s)/Operator(s) of the Property (name & phone or email): Tom McGuire
Past Owner(s)/Operator(s) of the Property (name & phone or email): **Without knowledge**
Knowledgeable Occupants (name & phone or email): Danny Avila
Others (name & phone or email): **Brad Capas, Sellers represenative**
Do NOT contact the following: Click here to enter text.

Phase 1 Environmental Site Assessment
User Questionnaire

User / Client Reporting Obligation
In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfield Amendments"), the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The User should provide the following information to the Environmental Professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

Environmental liens that are filed or recorded against the Property (40 CFR 312.25):
Did a search of recorded land title records (or judicial records where appropriate[1]) identify any environmental liens filed or recorded against the Property?

☒Yes ☐No ☐No Search Conducted (if yes please explain and provide copies of such information)**See attached restrictive covenant**

Activity and Use Limitations (AULs) that are in place on the Property or that have been filed or recorded against the Property (40 CFR 312.26(a)(1)(v) and vi)):
Did a search of recorded land title records (or judicial records where appropriate[1]) identify any AULs, such as engineering controls (e.g., engineering caps, foundations, liners, treatment methods, etc. that may be been instated to prevent direct exposure to affected soil, or used to prevent contamination from migrating to surrounding areas), land use restrictions or institutional controls (e.g., deed restrictions, covenants, and/or administrative measures restricting the use of soils, groundwater, construction, redevelopment, or property use) that are in place at the Property and/or have been filed or recorded against the Property under federal, tribal, state or local law?

☒Yes ☐No ☐No Search Conducted (if yes please explain and provide copies of such information) **See attached restrictive covenant**

Click here to enter text.

Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28):
Do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐Yes ☒No (if yes please explain)
Click here to enter text.

Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29):
Do you have knowledge that the purchase price of the Property has been reduced below comparable properties, due at least in part to contamination being known or believed to be present at the Property?

☐Yes ☒No (if yes please explain)
Click here to enter text.

[1] In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

Phase 1 Environmental Site Assessment
User Questionnaire

Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30):
Are you aware of commonly-known or reasonably-ascertainable information about the Property that would help the Environmental Professional identify conditions indicative of releases or threatened releases, for example:

a) Do you know the past uses of the Property?
☒Yes ☐No (if yes please explain) Previous used as a golf course.

b) Do you know of specific chemicals that are present or once were present at the Property?
☐Yes ☒No (if yes please explain)
Click here to enter text.

c) Do you know of spills or other chemical releases that have taken place at the Property?
☐Yes ☒No (if yes please explain)
Click here to enter text.

d) Do you know of any environmental cleanups that have taken place at the Property?
☐Yes ☒No (if yes please explain)
Click here to enter text.

e) Do you have any other knowledge or experience with the Property that may be pertinent to the Environmental Professional (e.g., copies of previous environmental reports, documents, or correspondence concerning the Property and its environmental condition?)
☒Yes ☐No (if yes please explain and provide copies of such information)
WGI conducted a previous Phase I ESA in 2018.

f) Are you aware of any commonly known or reasonably ascertainable information within the local community about the Property that is material to RECs (Recognized Environmental Conditions) in connection with the Property?
☐Yes ☒No (if yes please explain and provide copies of such information)
Click here to enter text.

The degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31):
Based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of releases at the Property?

☐Yes ☒No (if yes please explain)
Click here to enter text.

Phase 1 Environmental Site Assessment
User Questionnaire

Scope of Services

The Phase 1 ESA will be performed within requirements the Standard Practice for Environmental Site Assessments ASTM Designation E1527, which does not include the assessment for other potential Business Environmental Risks that may affect the impending commercial property transaction. As such, the User/Client may require an expanded scope of services in addition to the Phase 1 ESA.

The following additional environmental assessment activities are above and beyond the standard Phase1 ESA scope as defined in the Standard Practice for Environmental Site Assessments ASTM Designation E1527. If any of these services are desired, please contact WGI for a separate proposal.

- Environmental Lien and Activity and Use Limitations (AULs) search
- Soil or groundwater testing
- Asbestos-Containing Materials Assessment
- Radon Assessment
- Lead-Based Paint Assessment
- Lead in Drinking Water Assessment
- Wetland Delineation
- Regulatory Compliance including Health and Safety Assessment
- Threatened or Endangered Species Assessment
- Mold and Mildew Assessment
- Cultural and Historic/Archaeological Resources Assessment
- Building Condition Assessment
- Other environmental, planning, surveying, or engineering

Authorization

I am the User, or have been authorized to complete this form on behalf of the User, and have completed it to the best of my knowledge and experience:

Name (typed or printed) Richard M. Stephano

Date: 03.12.24

Appendix C: Photographs

Photo Number: 1	Inactive golf course. Inactive club house in the background. Asphalt golf cart path.
Photo date: 3/11/2024	
Direction: E	

Photo Number: 2	Inside the former golf cart barn. East side of subject property. Floor drains.
Photo date: 3/11/2024	
Direction: NW	

Photo Number: 3	IBC tank outside of the chemical storage room. Door to chemical storage room evident at right. Near the southeast corner of the maintenance building.
Photo date: 3/11/2024	
Direction: N	

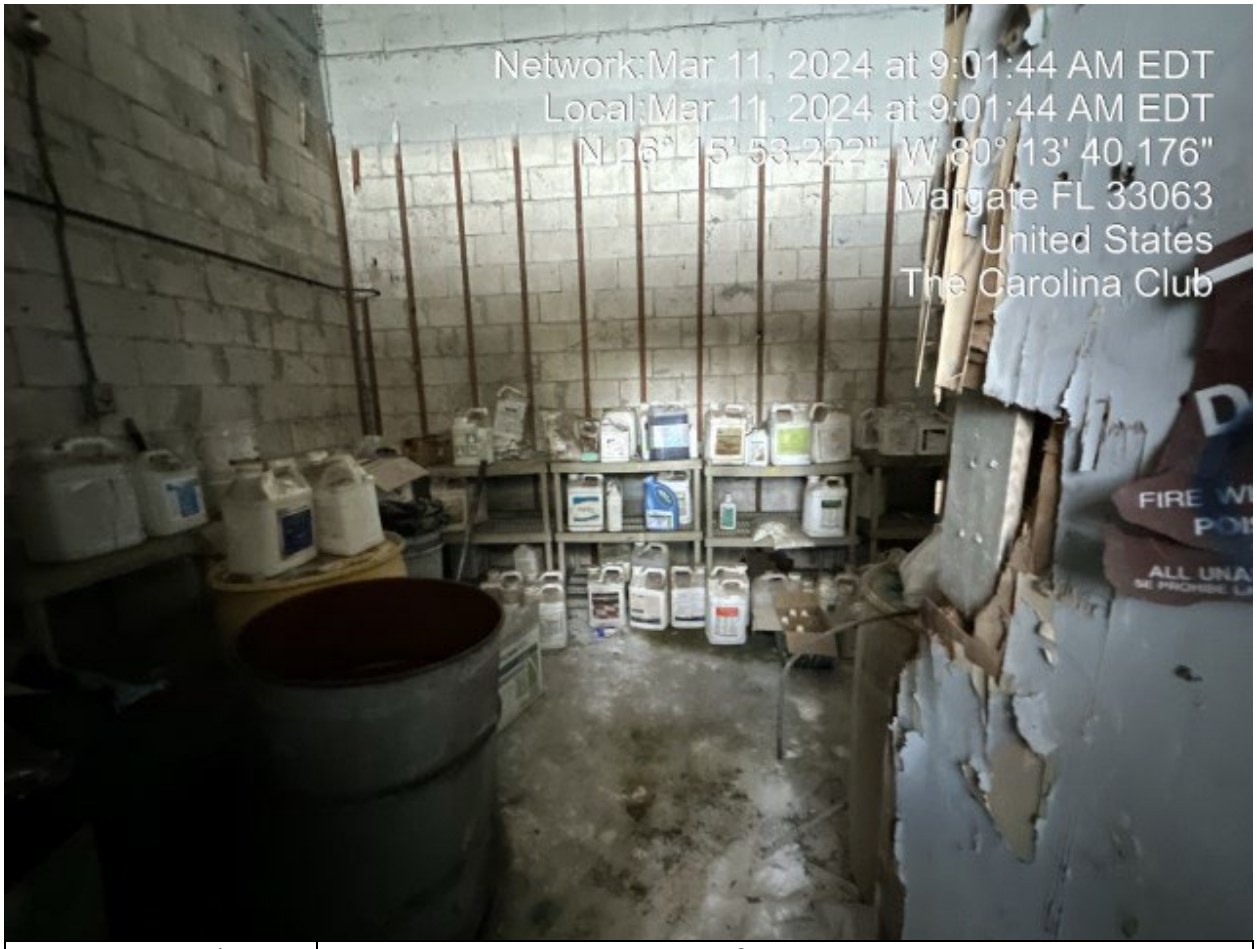


Photo Number: 4	Inside the chemical storage room. Some staining present on the concrete floor. Chemical odor. Some liquid and powder substances had been spilled on the concrete floor.
Photo date: 3/11/2024	
Direction: N	

Photo Number: 5	AST and drum storage area - on the north side of the maintenance building - under a roof. Diesel AST at right. Drums of waste oil and oily rags. Behind the diesel AST is a waste oil AST and some other ASTs which appear to be inactive and empty. ASTs and the majority of the oil drums are within a concrete secondary containment wall. Heavy staining inside the containment wall, but no evidence of a release through or over the containment wall. Gasoline UST is under the concrete pad in the foreground (not evident in this photo).
Photo date: 3/11/2024	
Direction: SE	

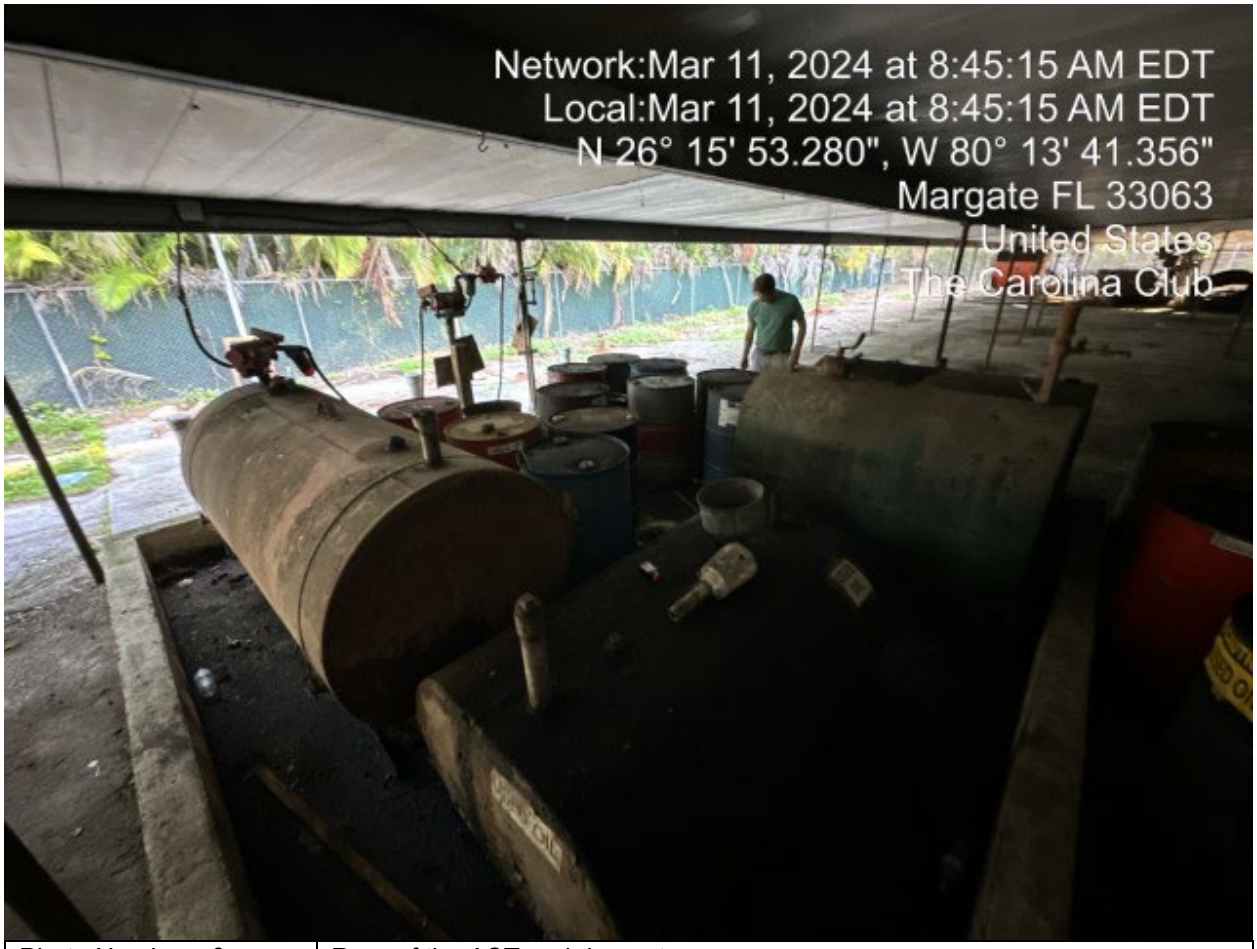


Photo Number: 6	Rear of the AST and drum storage area.
Photo date: 3/11/2024	
Direction: NE	

Photo Number: 7	Rear of the AST and drum storage area. Four drums are outside the secondary containment wall.
Photo date: 3/11/2024	
Direction: NW	

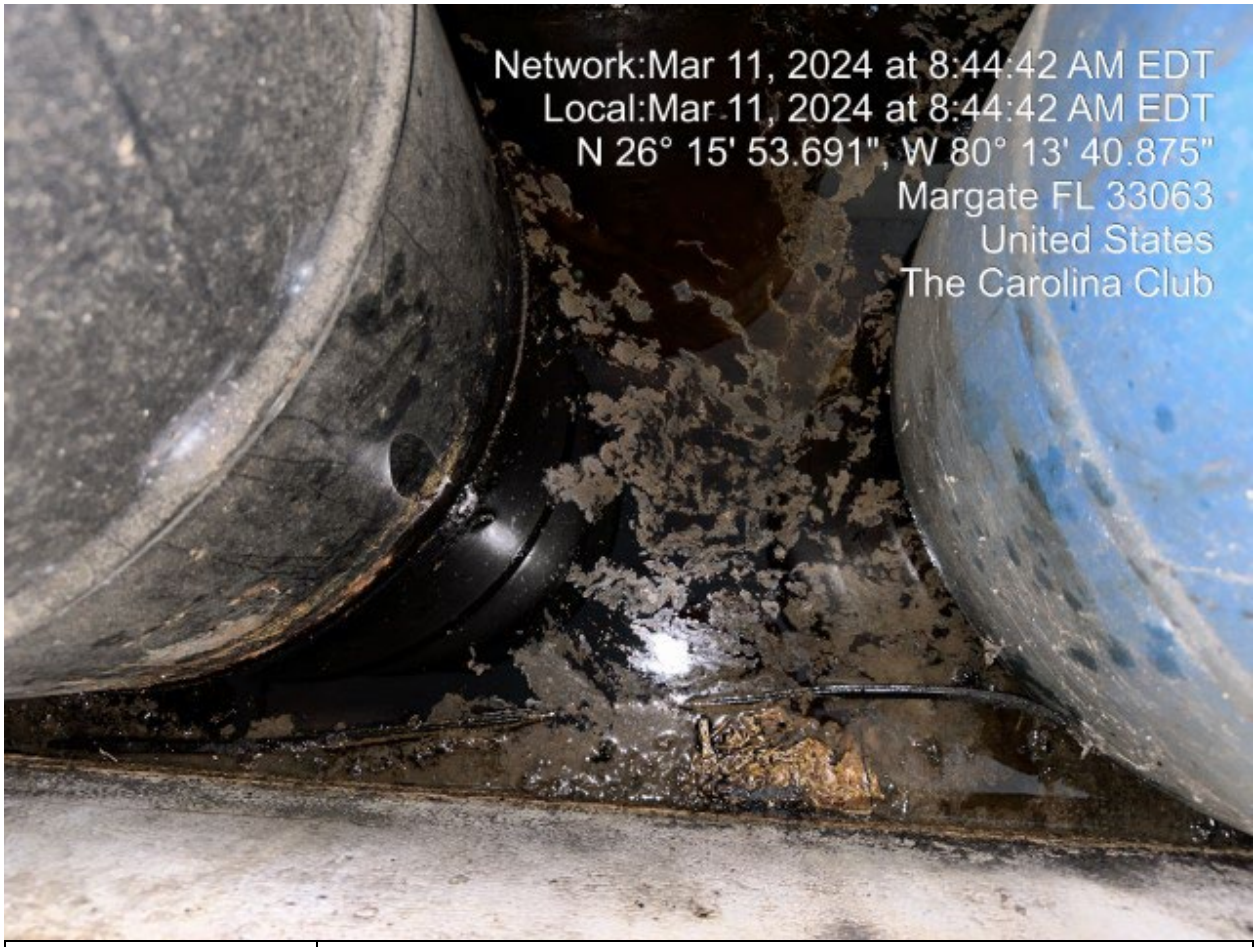


Photo Number: 8 Photo date: 3/11/2024 Direction: down	Inside the secondary containment of the AST and drum storage area. Heavy staining of the concrete floor, and approximately 1 gallon of oily water on the concrete floor – apparent mix of rainwater and waste oil.

Photo Number: 9	Northwestern part of the maintenance building. De minimis staining of the concrete floor. AST and drum storage area is evident in the background.
Photo date: 3/11/2024	
Direction: E	

Photo Number: 10	Vent pipe for the gasoline UST. North of the maintenance building next to the AST and drum storage area.
Photo date: 3/11/2024	
Direction: NE	

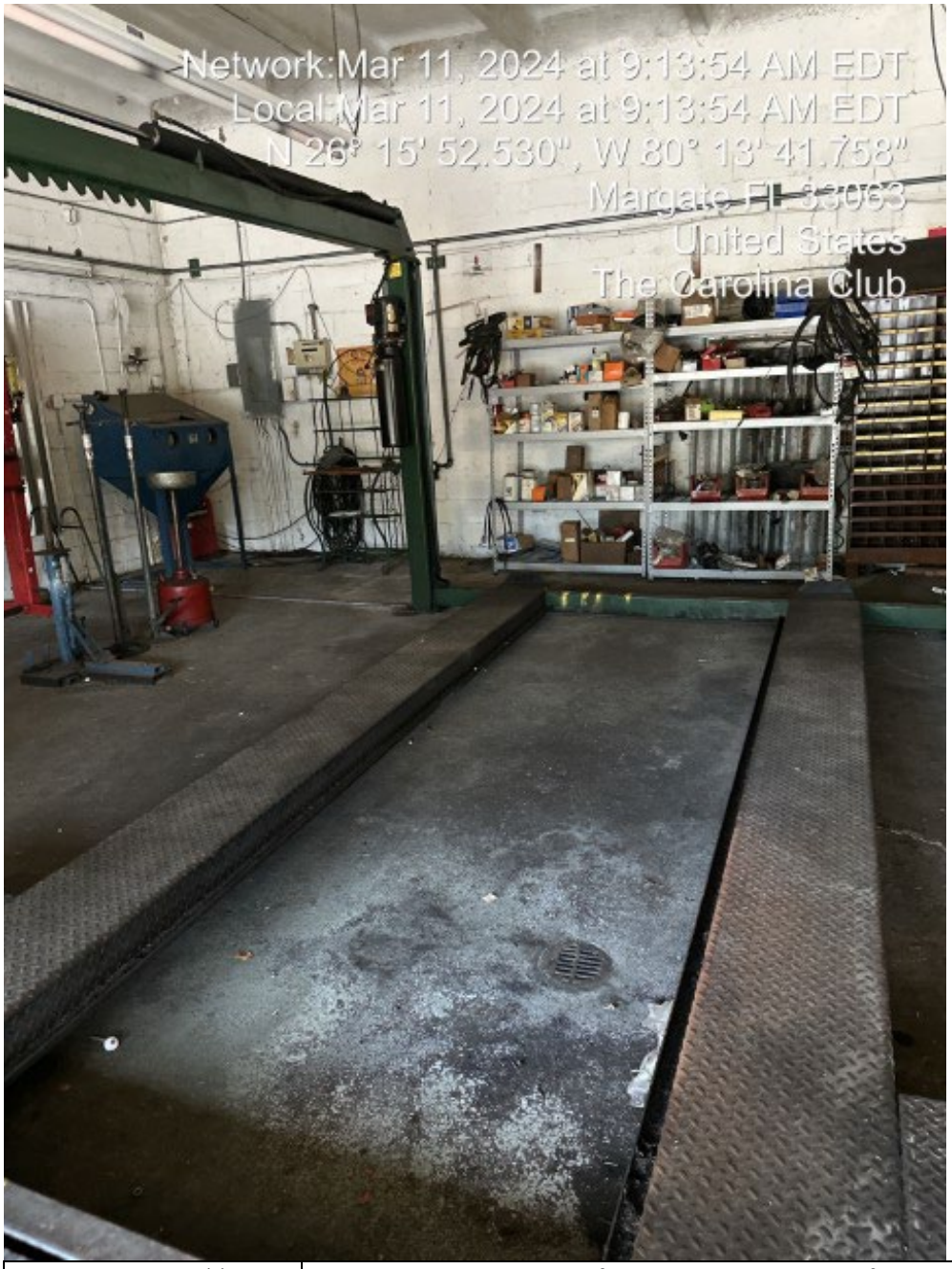


Photo Number: 11	Above ground hydraulic lift inside the south side of the maintenance building – at the mechanics shop.
Photo date: 3/11/2024	
Direction: NW	

Photo Number: 12	Debris around the southeast side of the maintenance area.
Photo date: 3/11/2024	
Direction: SW	

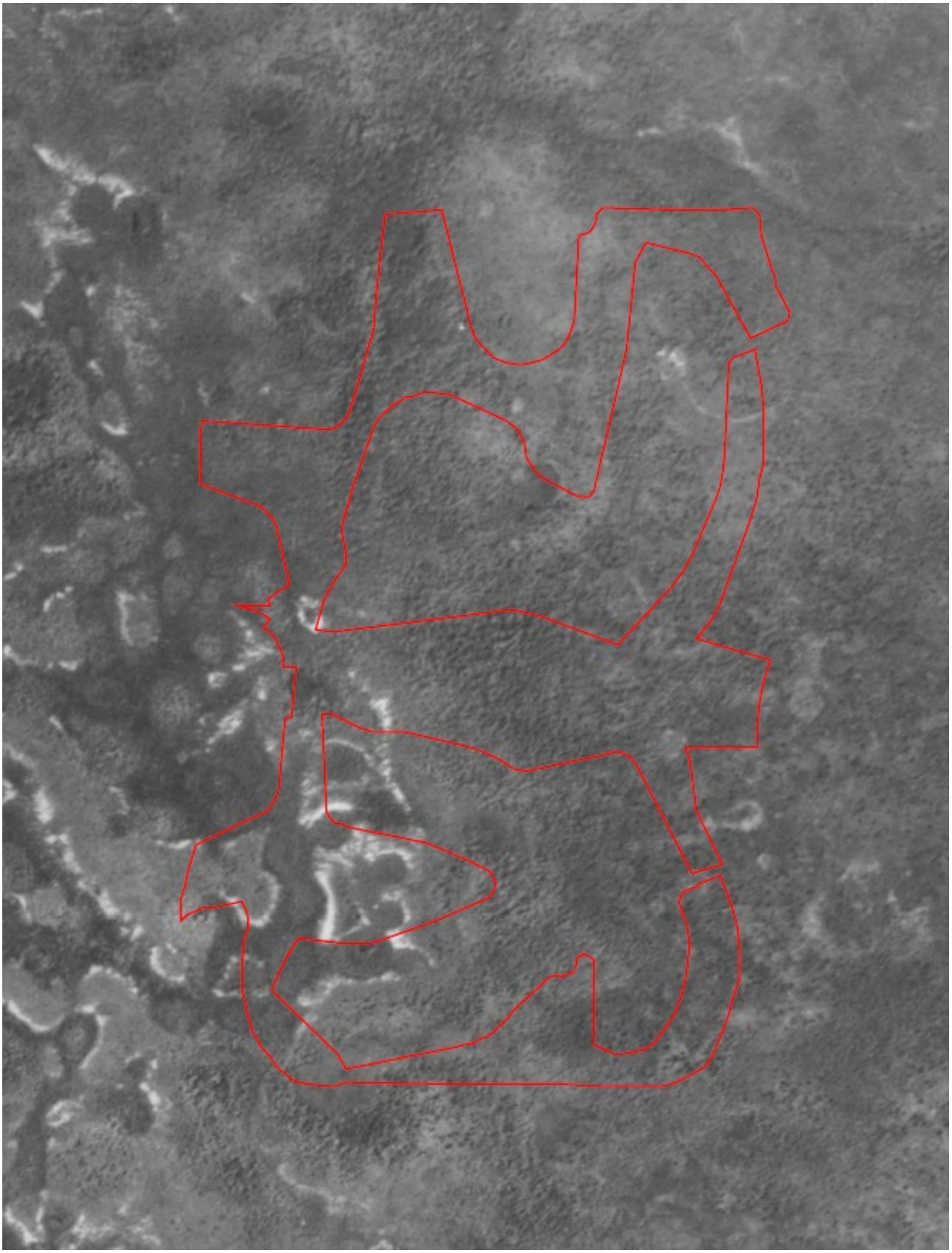
Photo Number: 13	Abandoned sprayer along the southern side of the maintenance area.
Photo date: 3/11/2024	
Direction: SE	

Photo Number: 14	One of the several monitoring wells near the southeast corner of the maintenance building.
Photo date: 3/11/2024	
Direction: down	

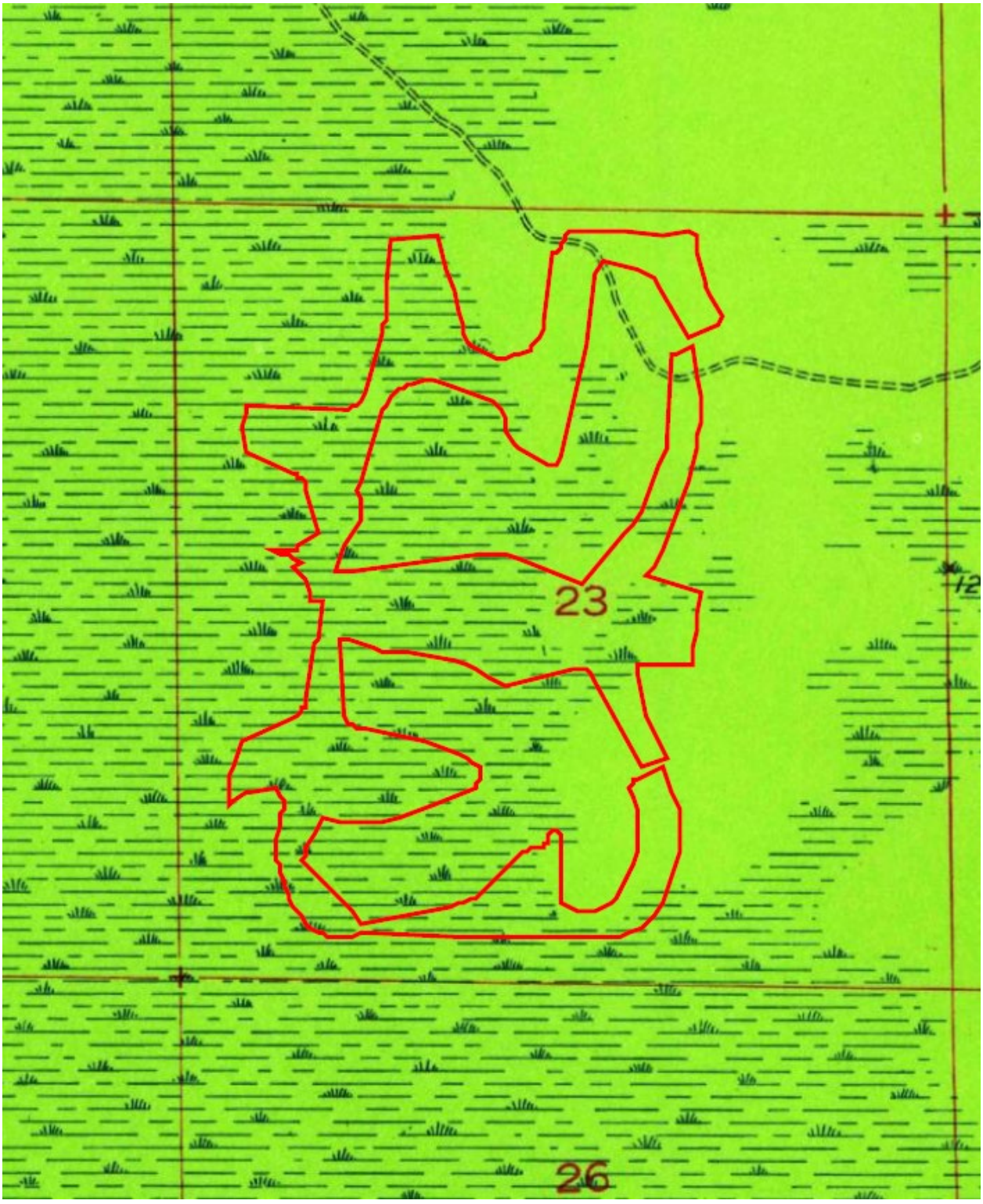
Appendix D: Historical Aerial Photographs, Fire Insurance Maps, and Topographic Maps

Due to poor georeferencing and other sources of error in historical records, the property limits may not be precise.

Fire insurance maps are absent because they are not available for this area.

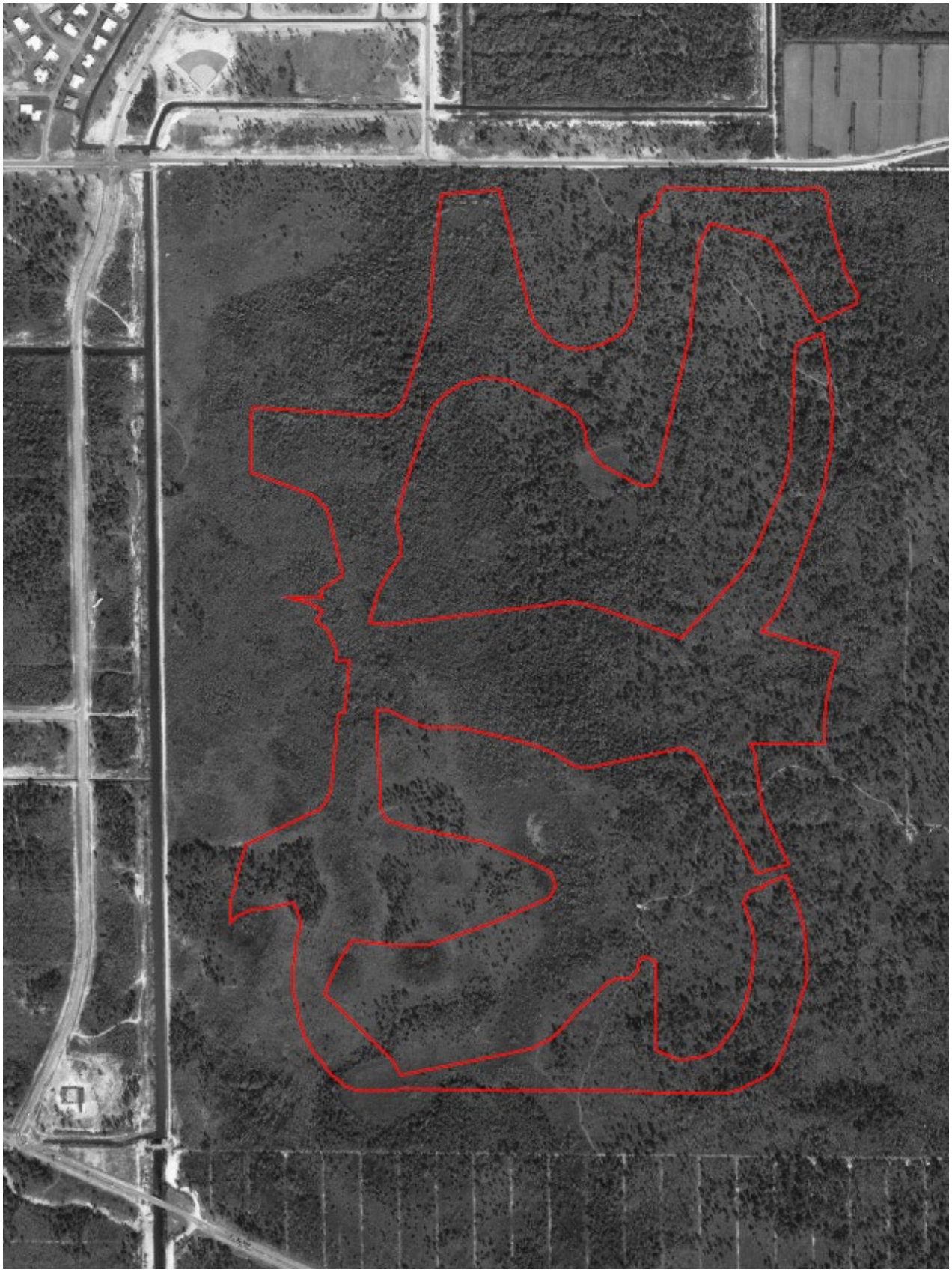


1940 aerial photograph
(source: EDR)



Historical Topographic Map, 1946
(source: EDR)

Historical Topographic Map, 1969
(source: EDR)

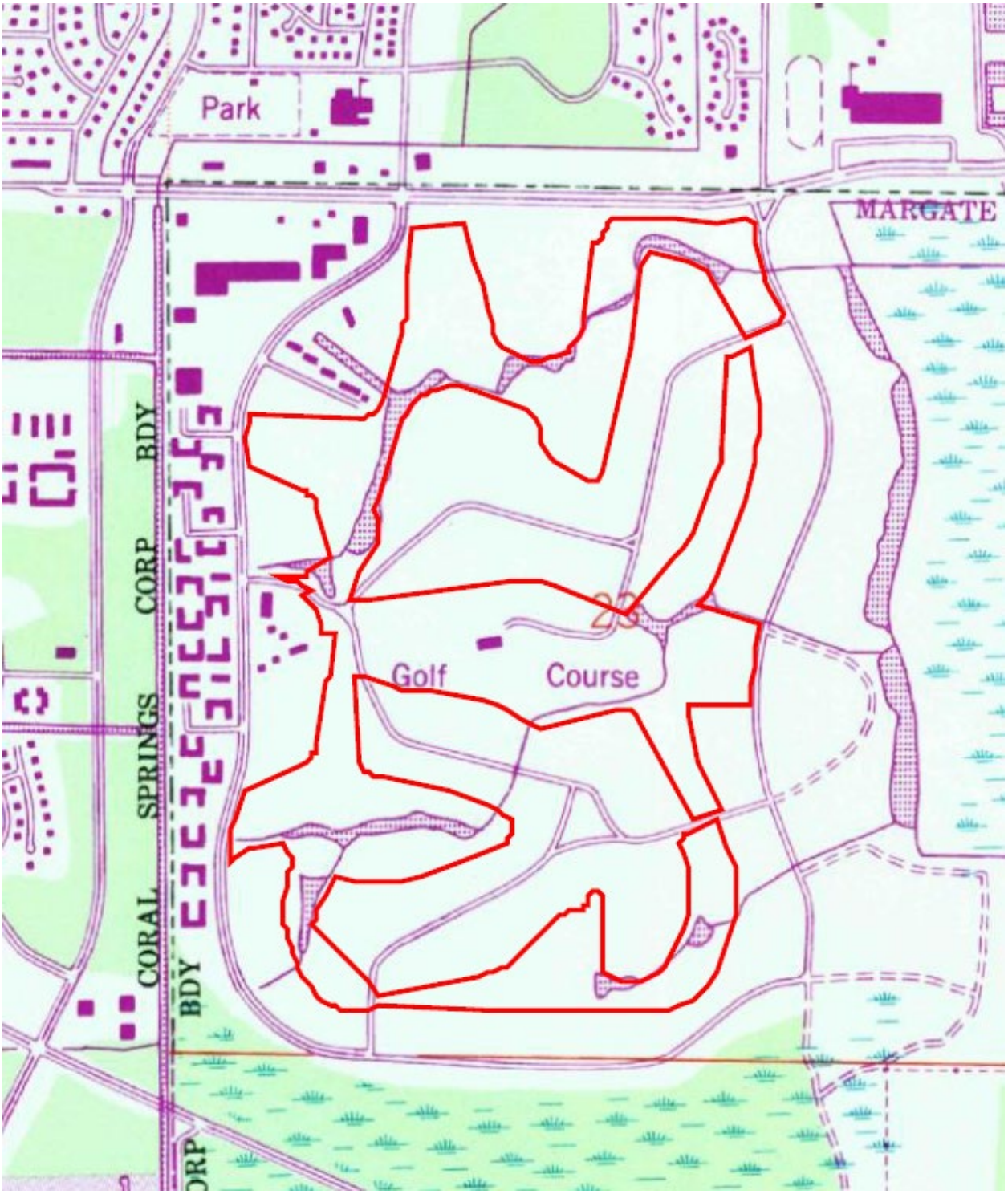


1971 aerial photograph
(source: EDR)

1976 aerial photograph
(source: EDR)

1976 aerial photograph – maintenance area
(source: EDR)

1981 aerial photograph – northwest portion - apparent former clubhouse and cart barn offsite
(source: EDR)



Historical Topographic Map, 1983
(source: EDR)

Historical Topographic Map, 1983, overlain on recent aerial
(source: USGS)

1992 aerial photograph, with new clubhouse and cart barn evident on east side
(source: EDR)

1992 aerial photograph – maintenance area
(source: County property appraiser's website)

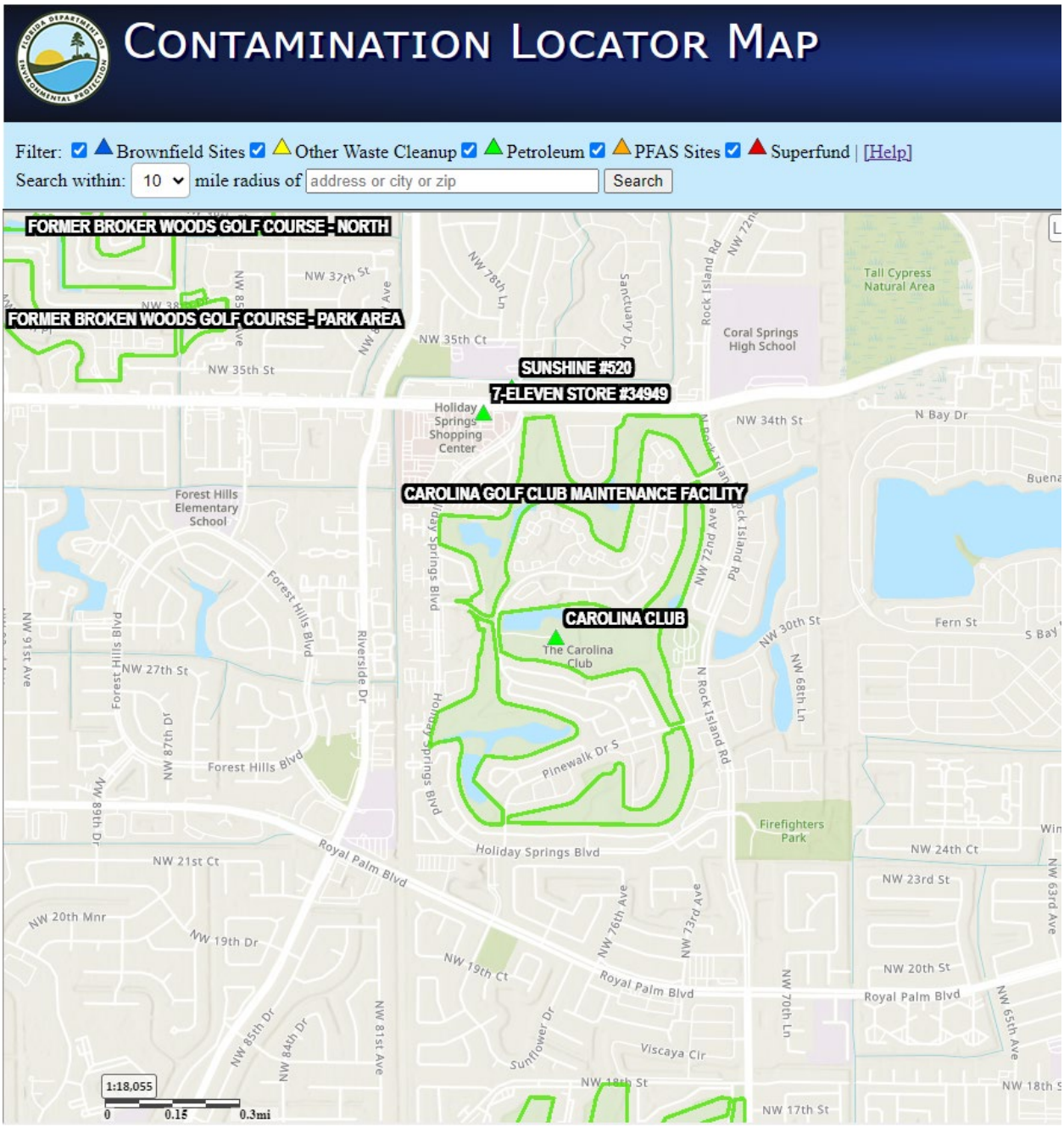
1992 aerial photograph – clubhouse area
(source: County property appraiser's website)

2006 aerial photograph, maintenance area, oblique view to east
(source: County property appraiser's website)

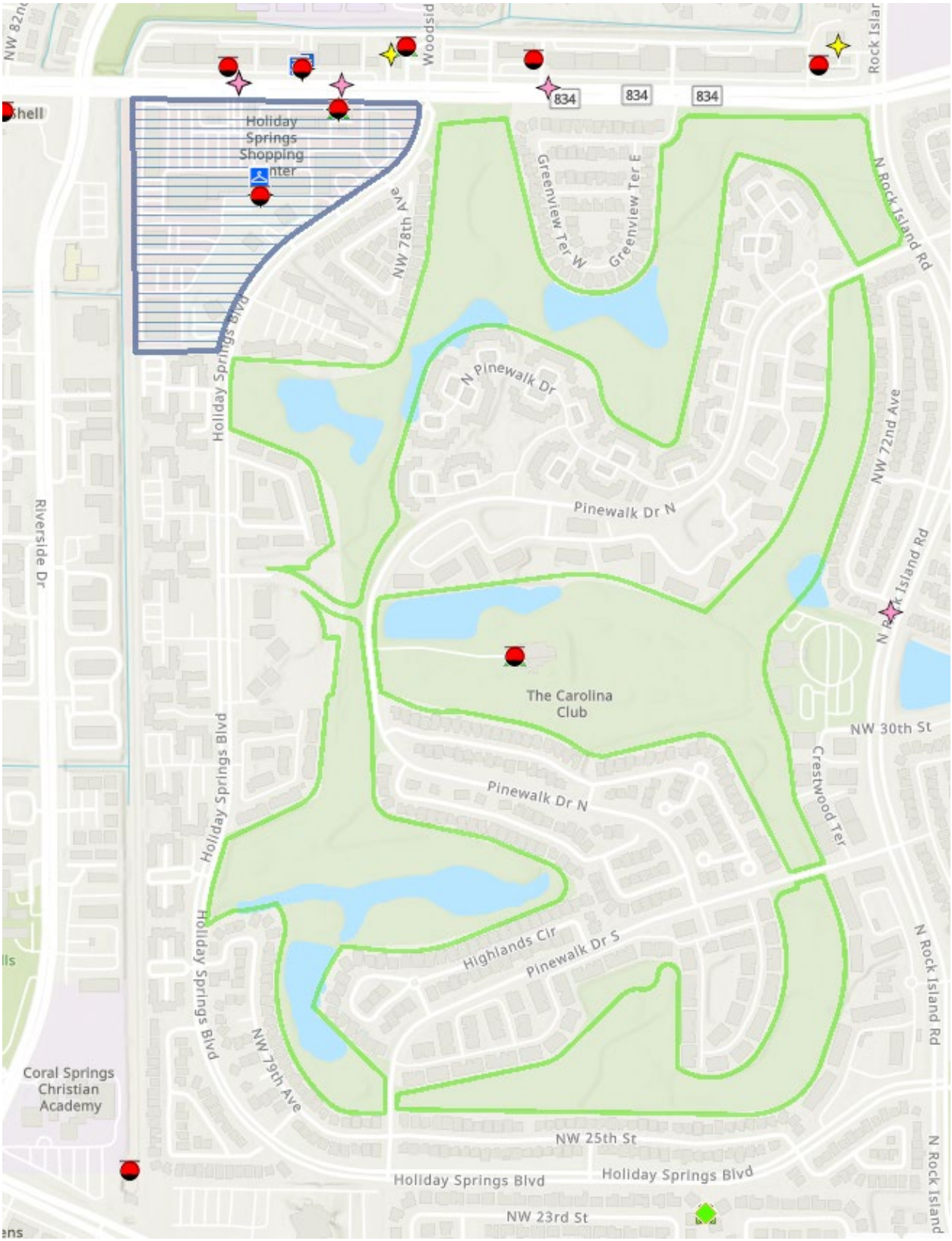
2006 aerial photograph, clubhouse area with cart barn, oblique view to east
(source: County property appraiser's website)

2010 aerial photograph
(source: EDR)

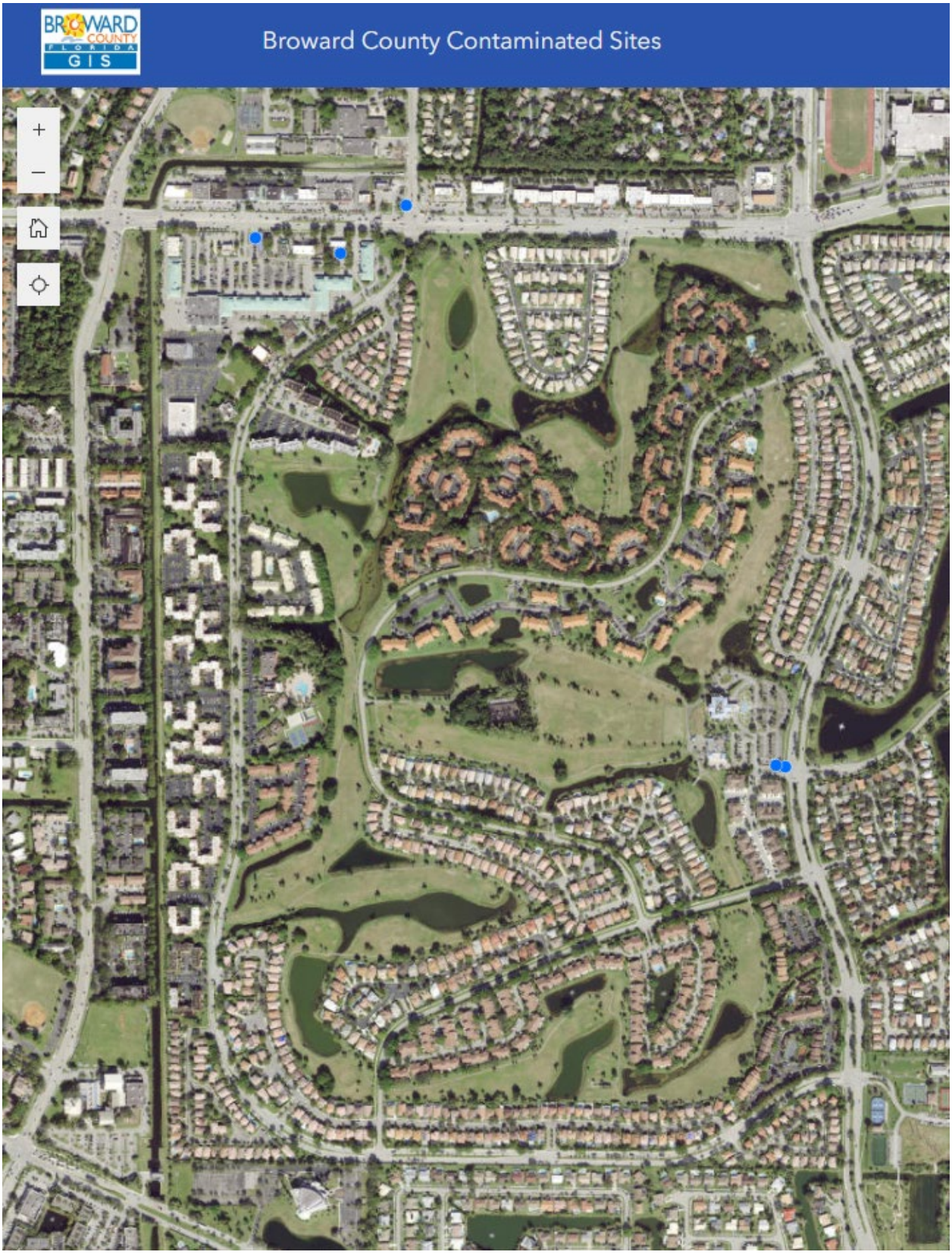
Appendix E: Government Agency File Review and Search Report



FDEP Contamination Locator Map
(source: FDEP Map Direct, 3/2/2024)



FDEP Map Direct, Division of Waste Management Layers
(source: FDEP Map Direct, 3/2/2024)



Broward County Contaminated Sites Map
(source: Broward County EPD website, 3/2/2024)

Carolina Club
3011 N Rock Island Road
Pompano Beach, FL 33063

Inquiry Number: 7583236.2s
March 01, 2024

EDR Summary Radius Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

COORDINATES

Latitude (North):	26.2646240 - 26° 15' 52.64''
Longitude (West):	80.2281190 - 80° 13' 41.22''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	577077.0
UTM Y (Meters):	2905055.8
Elevation:	11 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	SE
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey
Target Property:	NW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20191120
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	METROPCS FL657SW243	3011 ROCK ISLAND	FL HAZ WASTE		TP
A2	METROPCS (FL657SW243	3011 ROCK ISLAND RD	FL BROWARD CO. HM		TP
A3	CAROLINA CLUB	3011 ROCK ISLAND RD	UST FINDER, UST FINDER RELEASE		TP
A4	T-MOBILE USA, INC. -	3011 ROCK ISLAND RD	FL HAZ WASTE		TP
A5	CAROLINA CLUB	3011 ROCK ISLAND RD	FL LUST, FL LAST, FL UST, FL AST, FL ENG CONTROLS,...		TP
A6	T-MOBILE USA, INC. -	3011 N ROCK ISLAND R	FL BROWARD CO. HM		TP
Reg	MARGATE ECONOMIC ENH		FL BROWNFIELDS	Same	81, 0.015, WNW
7	SPARKLE CLEANERS	3139 NW 72ND AVE	EDR Hist Cleaner	Higher	42, 0.008, NE
8	DOWNTOWN AMOCO	7761 HIGHLANDS CIR	EDR Hist Auto	Higher	51, 0.010, SSW
B9	MILLS MOBILE	7808 W SAMPLE RD	EDR Hist Auto	Higher	148, 0.028, NNW
B10	INLAND POOLS, INC.	7816 W SAMPLE RD	FL BROWARD CO. HM	Higher	175, 0.033, NNW
C11	ONE PRICE DRY CLEANI	7675 W SAMPLE RD	FL DRYCLEANERS, FL BROWARD CO. HM	Higher	203, 0.038, North
C12	1 PRICE DRY CLEANING	7675 W SAMPLE RD	RCRA-VSQG	Higher	203, 0.038, North
C13	ONE PRICE DRY CLEANI	7675 W SAMPLE RD	EDR Hist Cleaner	Higher	203, 0.038, North
B14	CHEVRON #520	7801 W SAMPLE RD	FL LUST, FL UST, FL AST, FL CLEANUP SITES, FL DWM...	Higher	314, 0.059, NNW
B15	CARLS SUNOCO	7801 W SAMPLE RD	RCRA-VSQG, FINDS, ECHO	Higher	314, 0.059, NNW
B16	MOBIL OIL 02 533	7801 W SAMPLE RD	EDR Hist Auto	Higher	314, 0.059, NNW
B17	SUNSHINE #520	7801 W SAMPLE RD	UST FINDER, UST FINDER RELEASE	Higher	314, 0.059, NNW
D18	WAWA FOOD MARKET# 53	7305 W SAMPLE RD	FL UST, FL Financial Assurance	Higher	337, 0.064, NNE
D19	WAWA #5338	7305 W SAMPLE RD	FL UST	Higher	337, 0.064, NNE
D20	WAWA #5338	7305 W SAMPLE RD	RCRA-VSQG	Higher	337, 0.064, NNE
D21	WAWA #5338	7305 W SAMPLE RD	FL BROWARD CO. HM	Higher	337, 0.064, NNE
B22	MOBIL OIL	7844 WEST SAMPLE ROA	NY MANIFEST	Higher	375, 0.071, NNW
B23	LOW PRICE QUALITY DR	7841 W SAMPLE RD	EDR Hist Cleaner	Higher	438, 0.083, NNW
E24	7-ELEVEN STORE #3494	7844 W SAMPLE RD	FL LUST, FL UST, FL CLEANUP SITES, FL DWM CONTAM,...	Higher	465, 0.088, NNW
E25	MOBIL OIL CORPORATIO	7844 W SAMPLE RD	EDR Hist Auto	Higher	465, 0.088, NNW
E26	7-ELEVEN STORE #3494	7844 W SAMPLE RD	UST FINDER, UST FINDER RELEASE	Higher	465, 0.088, NNW
E27	MOBIL OIL CORP SS #A	7844 W SAMPLE RD	RCRA NonGen / NLR, FINDS, ECHO	Higher	465, 0.088, NNW
28	CORAL SPRINGS HIGH S	7201 SAMPLE RD W	FL HAZ WASTE	Higher	493, 0.093, NE
E29	ADVANCE AUTO PARTS #	7912 W SAMPLE RD	FL BROWARD CO. HM	Higher	679, 0.129, NNW
F30	1 HOUR CLEANERS	7881 W SAMPLE RD	RCRA NonGen / NLR, FINDS, ECHO	Higher	732, 0.139, NNW
F31	FLORIDA DEP DSCP D02	7881 W SAMPLE RD # D	RCRA NonGen / NLR, FINDS, ECHO	Higher	732, 0.139, NNW
F32	ONE HOUR CLEANERS	7881 W SAMPLE RD	FL PRIORITYCLEANERS, FL DRYCLEANERS, FL DWM...	Higher	732, 0.139, NNW
G33	T-MOBILE 6FB1272A	2500 ROCK ISLAND RD	FL HAZ WASTE	Lower	764, 0.145, SE
G34	801517-FL CDZC	2500 ROCK ISLAND ROA	FL HAZ WASTE, FL BROWARD CO. HM, FL TIER 2	Lower	764, 0.145, SE
F35	E-Z DRYCLEANERS	7958 W SAMPLE RD	FL PRIORITYCLEANERS, FL DRYCLEANERS, FL Broward...	Higher	818, 0.155, NNW
F36	FLORIDA DEP DSCP D17	7958 W SAMPLE RD	RCRA-VSQG	Higher	818, 0.155, NNW
F37	E Z DRYCLEANERS	7958 W SAMPLE RD	FL BROWARD CO. HM	Higher	818, 0.155, NNW
F38	E - Z DRYCLEANERS	7958 W SAMPLE RD	FL DWM CONTAM, FL ERIC WASTE CLEANUP	Higher	818, 0.155, NNW

MAPPED SITES SUMMARY

Target Property Address:
3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F39	E Z DRY CLEANERS	7958 W SAMPLE RD	RCRA-VSQG	Higher	818, 0.155, NNW
40	T-MOBILE - 6FB1271D	7100 W SAMPLE RD	FL BROWARD CO. HM	Higher	824, 0.156, NE
41	FIRST PRESBYTERIAN C	7955 ROYAL PALM BLVD	FL HAZ WASTE, FL BROWARD CO. HM	Higher	899, 0.170, SSW
H42	SUNSHINE WATER CONTR	8085 ROYAL PALM BLVD	FL Financial Assurance, FL BROWARD CO. HM, FL...	Higher	1046, 0.198, SW
43	BELLSOUTH MOBILITY C	2695 RIVERSIDE DR N	FL HAZ WASTE	Higher	1062, 0.201, West
44	CORAL SPRINGS CHRIST	2251 RIVERSIDE	FL HAZ WASTE, FL BROWARD CO. HM	Higher	1133, 0.215, SW
45	T-MOBILE 6FB1272A	2500 N ROCK ISLAND R	FL BROWARD CO. HM, FL NPDES	Lower	1163, 0.220, SE
I46	BROWARD CNTY SCHOOL	7201 W SAMPLE RD	FL LUST, FL UST, FL DWM CONTAM, FL BROWARD CO. HM	Higher	1177, 0.223, NNE
I47	BROWARD COUNTY CORAL	7201 W SAMPLE RD	RCRA-VSQG, FINDS, ECHO	Higher	1177, 0.223, NNE
H48	SUNSHINE WATER CONTR	8085 ROYAL PALM BLVD	FL AST	Higher	1237, 0.234, SW
H49	NAVIX IMAGING INC	8110 ROYAL PALM	FL HAZ WASTE, FL BROWARD CO. HM	Higher	1255, 0.238, SW
H50	PEDIATRIC ASSOCIATES	8130 ROYAL PALM BLVD	RCRA-VSQG	Higher	1283, 0.243, SW
H51	CORAL SPRINGS MAGNET	8130 ROYAL PALM BLVD	FL HAZ WASTE	Higher	1283, 0.243, SW
J52	CORAL SPRINGS SHELL	8150 W SAMPLE RD	UST FINDER, UST FINDER RELEASE	Higher	1558, 0.295, NW
J53	STUART #7824	8150 W SAMPLE RD	FL LUST, FL UST, FL ASBESTOS, FL DWM CONTAM, FL...	Higher	1558, 0.295, NW
K54	PARK SUMMIT-FORUM	8500 ROYAL PALM BLVD	UST FINDER, UST FINDER RELEASE	Higher	2620, 0.496, WSW
K55	PARK SUMMIT AT CORAL	8500 ROYAL PALM BLVD	FL LUST, FL UST, FL ASBESTOS, FL DWM CONTAM, FL...	Higher	2620, 0.496, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
METROPCS FL657SW243 3011 ROCK ISLAND MARGATE, FL 33063	FL HAZ WASTE	N/A
METROPCS (FL657SW243 3011 ROCK ISLAND RD MARGATE, FL 33063	FL BROWARD CO. HM Facility ID: 11498	N/A
CAROLINA CLUB 3011 ROCK ISLAND RD MARGATE, FL 33063	UST FINDER UST FINDER RELEASE	N/A
T-MOBILE USA, INC. - 3011 ROCK ISLAND RD MARGATE, FL 33063	FL HAZ WASTE	N/A
CAROLINA CLUB 3011 ROCK ISLAND RD MARGATE, FL 33063	FL LUST Facility Status: OPEN Facility-Site Id: 8732113 Discharge Cleanup Status: RA - RA ONGOING FL LAST Facility-Site Id: 8732113 FL UST Database: UST, Date of Government Version: 11/09/2023 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Tank Status: U-In Service Tank Status: B-Removed from Site Facility-Site Id: 8732113 Facility ID: 04056 Facility Status: OPEN Tank Status: U. In-Service FL AST Database: AST, Date of Government Version: 11/09/2023 Facility-Site Id: 8732113 Facility Status: OPEN Facility Status: OPEN FL ENG CONTROLS Facility-Site Id: ERIC_6801 Facility-Site Id: NF-1363B FL INST CONTROL Facility-Site Id: ERIC_6801	N/A

EXECUTIVE SUMMARY

	Facility-Site Id: NF-1363B FL CLEANUP SITES DEP Cleanup Site Key: 76694401 FL DWM CONTAM Program Site Id: 8732113 FL Broward Co. EDIEAR Facility Id: 1363B Facility Id: 1363A FL Financial Assurance Database: Financial Assurance 3, Date of Government Version: 11/09/2023 Facility Status: OPEN Facility ID: 8732113 FL HAZ WASTE FL BROWARD CO. HM Facility ID: 04056 FL ERIC WASTE CLEANUP	
T-MOBILE USA, INC. - 3011 N ROCK ISLAND R MARGATE, FL 33063	FL BROWARD CO. HM Facility ID: 14887	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 12/04/2023 has revealed that there are 7 RCRA-VSQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
1 PRICE DRY CLEANING EPA ID:: FLR000030692	7675 W SAMPLE RD	N 0 - 1/8 (0.038 mi.)	C12	11
CARLS SUNOCO	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B15***	***12***

EPA ID:: FLD984202507				
WAWA #5338 EPA ID:: FLR000254557	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D20	13
FLORIDA DEP DSCP D17 EPA ID:: FLR000062497	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F36	18
E Z DRY CLEANERS EPA ID:: FLD984184390	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F39	18
BROWARD COUNTY CORAL EPA ID:: FLD984201988	***7201 W SAMPLE RD***	***NNE 1/8 - 1/4 (0.223 mi.)***	***I47***	***21***
PEDIATRIC ASSOCIATES EPA ID:: FLR000235416	8130 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.243 mi.)	H50	21

Lists of state and tribal leaking storage tanks

FL LUST: A review of the FL LUST list, as provided by EDR, and dated 10/23/2023 has revealed that there are 5 FL LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #520	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B14***	***11***
Facility Status: OPEN Facility-Site Id: 8502368 Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED Discharge Cleanup Status: RA - RA ONGOING				
7-ELEVEN STORE #3494	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E24***	***14***
Facility Status: OPEN Facility-Site Id: 8502304 Discharge Cleanup Status: NFA - NFA COMPLETE Discharge Cleanup Status: SRCR - SRCR COMPLETE Discharge Cleanup Status: SA - SA ONGOING				
BROWARD CNTY SCHOOL	***7201 W SAMPLE RD***	***NNE 1/8 - 1/4 (0.223 mi.)***	***I46***	***20***
Facility Status: CLOSED Facility-Site Id: 9047327 Discharge Cleanup Status: NREQ - CLEANUP NOT REQUIRED				
STUART #7824	***8150 W SAMPLE RD***	***NW 1/4 - 1/2 (0.295 mi.)***	***J53***	***22***
Facility Status: OPEN Facility-Site Id: 9201329 Discharge Cleanup Status: SRCR - SRCR COMPLETE				
PARK SUMMIT AT CORAL	***8500 ROYAL PALM BLVD***	***WSW 1/4 - 1/2 (0.496 mi.)***	***K55***	***23***
Facility Status: OPEN Facility-Site Id: 9601263 Discharge Cleanup Status: SRCR - SRCR COMPLETE				

EXECUTIVE SUMMARY

Lists of state and tribal registered storage tanks

FL UST: A review of the FL UST list, as provided by EDR, has revealed that there are 5 FL UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #520	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B14***	***11***
Database: UST, Date of Government Version: 11/09/2023 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Tank Status: B-Removed from Site Tank Status: U-In Service Facility-Site Id: 8502368 Facility ID: 02689 Facility Status: OPEN Tank Status: B. Removed From Site				
WAWA FOOD MARKET# 53	***7305 W SAMPLE RD***	***NNE 0 - 1/8 (0.064 mi.)***	***D18***	***13***
Database: UST, Date of Government Version: 11/09/2023 Tank Status: U-In Service Facility-Site Id: 9817136 Facility Status: OPEN				
WAWA #5338	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D19	13
Database: Broward Co. UST, Date of Government Version: 09/15/2021 Facility ID: 19846 Tank Status: U. In-Service				
7-ELEVEN STORE #3494	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E24***	***14***
Database: UST, Date of Government Version: 11/09/2023 Database: Broward Co. UST, Date of Government Version: 09/15/2021 Tank Status: B-Removed from Site Tank Status: U-In Service Tank Status: A-Closed In Place Facility-Site Id: 8502304 Facility ID: 02682 Facility Status: OPEN Tank Status: B. Removed From Site Tank Status: U. In-Service				
BROWARD CNTY SCHOOL	***7201 W SAMPLE RD***	***NNE 1/8 - 1/4 (0.223 mi.)***	***I46***	***20***
Database: UST, Date of Government Version: 11/09/2023 Tank Status: B-Removed from Site Facility-Site Id: 9047327 Facility Status: CLOSED				

FL AST: A review of the FL AST list, as provided by EDR, has revealed that there are 2 FL AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #520	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B14***	***11***
Database: BROWARD CO AST, Date of Government Version: 09/15/2021 Facility ID: 02689 Tank Status: U. In-Service				
SUNSHINE WATER CONTR	8085 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.234 mi.)	H48	21
Database: BROWARD CO AST, Date of Government Version: 09/15/2021 Database: AST, Date of Government Version: 11/09/2023				

Facility-Site Id: 9813059
Facility Status: OPEN
Facility Status: OPEN
Facility ID: 14533
Tank Status: U. In-Service

Lists of state and tribal brownfield sites

FL BROWNFIELDS: A review of the FL BROWNFIELDS list, as provided by EDR, has revealed that there is 1 FL BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARGATE ECONOMIC ENH		WNW 0 - 1/8 (0.015 mi.)	0	10
Database: BROWNFIELDS AREAS, Date of Government Version: 08/03/2023				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

FL PRIORITYCLEANERS: A review of the FL PRIORITYCLEANERS list, as provided by EDR, and dated 08/17/2023 has revealed that there are 2 FL PRIORITYCLEANERS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ONE HOUR CLEANERS	***7881 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.139 mi.)***	***F32***	***16***
Facility-Site Id: 9502652				
E-Z DRYCLEANERS	***7958 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.155 mi.)***	***F35***	***17***
Facility-Site Id: 9502194				

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/04/2023 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOBIL OIL CORP SS #A	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E27***	***15***
EPA ID:: FLD984202432				
1 HOUR CLEANERS	***7881 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.139 mi.)***	***F30***	***16***
EPA ID:: FLD982106270				
FLORIDA DEP DSCP D02	***7881 W SAMPLE RD # D***	***NNW 1/8 - 1/4 (0.139 mi.)***	***F31***	***16***

EXECUTIVE SUMMARY

EPA ID:: FLR000029165

FL DRYCLEANERS: A review of the FL DRYCLEANERS list, as provided by EDR, and dated 10/16/2023 has revealed that there are 3 FL DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ONE PRICE DRY CLEANI Facility Status: CLOSED Facility-Site Id: 9700601	***7675 W SAMPLE RD***	***N 0 - 1/8 (0.038 mi.)***	***C11***	***11***
ONE HOUR CLEANERS Facility Status: CLOSED Facility-Site Id: 9502652	***7881 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.139 mi.)***	***F32***	***16***
E-Z DRYCLEANERS Facility Status: CLOSED Facility-Site Id: 9502194	***7958 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.155 mi.)***	***F35***	***17***

FL DWM CONTAM: A review of the FL DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there are 7 FL DWM CONTAM sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #520 Program Site Id: 8502368	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B14***	***11***
7-ELEVEN STORE #3494 Program Site Id: 8502304	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E24***	***14***
ONE HOUR CLEANERS Program Site Id: ERIC_4191 Program Site Id: ERIC_10108	***7881 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.139 mi.)***	***F32***	***16***
E - Z DRYCLEANERS Program Site Id: ERIC_4178	***7958 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.155 mi.)***	***F38***	***18***
BROWARD CNTY SCHOOL Program Site Id: 9047327	***7201 W SAMPLE RD***	***NNE 1/8 - 1/4 (0.223 mi.)***	***I46***	***20***
STUART #7824 Program Site Id: 9201329	***8150 W SAMPLE RD***	***NW 1/4 - 1/2 (0.295 mi.)***	***J53***	***22***
PARK SUMMIT AT CORAL Program Site Id: 9601263	***8500 ROYAL PALM BLVD***	***WSW 1/4 - 1/2 (0.496 mi.)***	***K55***	***23***

FL Broward Co. EDIEAR: A review of the FL Broward Co. EDIEAR list, as provided by EDR, and dated 11/17/2023 has revealed that there are 2 FL Broward Co. EDIEAR sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #520	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B14***	***11***

Facility Id: 1546				
E-Z DRYCLEANERS	***7958 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.155 mi.)***	***F35***	***17***
Facility Id: 3601				

FL HAZ WASTE: A review of the FL HAZ WASTE list, as provided by EDR, and dated 11/10/2023 has revealed that there are 8 FL HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CORAL SPRINGS HIGH S	7201 SAMPLE RD W	NE 0 - 1/8 (0.093 mi.)	28	15
FIRST PRESBYTERIAN C	***7955 ROYAL PALM BLVD***	***SSW 1/8 - 1/4 (0.170 mi.)***	***41***	***19***
BELLSOUTH MOBILITY C	2695 RIVERSIDE DR N	W 1/8 - 1/4 (0.201 mi.)	43	19
CORAL SPRINGS CHRIST	***2251 RIVERSIDE***	***SW 1/8 - 1/4 (0.215 mi.)***	***44***	***20***
NAVIX IMAGING INC	***8110 ROYAL PALM***	***SW 1/8 - 1/4 (0.238 mi.)***	***H49***	***21***
CORAL SPRINGS MAGNET	8130 ROYAL PALM BLVD	SW 1/8 - 1/4 (0.243 mi.)	H51	22

Lower Elevation	Address	Direction / Distance	Map ID	Page
T-MOBILE 6FB1272A	2500 ROCK ISLAND RD	SE 1/8 - 1/4 (0.145 mi.)	G33	17
801517-FL CDZC	***2500 ROCK ISLAND ROA***	***SE 1/8 - 1/4 (0.145 mi.)***	***G34***	***17***

FL BROWARD CO. HM: A review of the FL BROWARD CO. HM list, as provided by EDR, and dated 11/16/2023 has revealed that there are 15 FL BROWARD CO. HM sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
INLAND POOLS, INC. Facility ID: 01214	7816 W SAMPLE RD	NNW 0 - 1/8 (0.033 mi.)	B10	10
ONE PRICE DRY CLEANI Facility ID: 03431	***7675 W SAMPLE RD***	***N 0 - 1/8 (0.038 mi.)***	***C11***	***11***
CHEVRON #520 Facility ID: 02689	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B14***	***11***
WAWA #5338 Facility ID: 19846	7305 W SAMPLE RD	NNE 0 - 1/8 (0.064 mi.)	D21	13
7-ELEVEN STORE #3494 Facility ID: 02682	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E24***	***14***
ADVANCE AUTO PARTS # Facility ID: 01034	7912 W SAMPLE RD	NNW 1/8 - 1/4 (0.129 mi.)	E29	16
E Z DRYCLEANERS Facility ID: 01601	7958 W SAMPLE RD	NNW 1/8 - 1/4 (0.155 mi.)	F37	18
T-MOBILE - 6FB1271D Facility ID: 15370	7100 W SAMPLE RD	NE 1/8 - 1/4 (0.156 mi.)	40	19
FIRST PRESBYTERIAN C Facility ID: 01388 Facility ID: 16740	***7955 ROYAL PALM BLVD***	***SSW 1/8 - 1/4 (0.170 mi.)***	***41***	***19***
SUNSHINE WATER CONTR	***8085 ROYAL PALM BLVD***	***SW 1/8 - 1/4 (0.198 mi.)***	***H42***	***19***

Facility ID: 14533				
CORAL SPRINGS CHRIST Facility ID: 06647	***2251 RIVERSIDE***	***SW 1/8 - 1/4 (0.215 mi.)***	***44***	***20***
BROWARD CNTY SCHOOL Facility ID: 01824	***7201 W SAMPLE RD***	***NNE 1/8 - 1/4 (0.223 mi.)***	***I46***	***20***
NAVIX IMAGING INC Facility ID: 00932	***8110 ROYAL PALM***	***SW 1/8 - 1/4 (0.238 mi.)***	***H49***	***21***

Lower Elevation	Address	Direction / Distance	Map ID	Page
801517-FL CDZC Facility ID: 05174 Facility ID: 06295	***2500 ROCK ISLAND ROA***	***SE 1/8 - 1/4 (0.145 mi.)***	***G34***	***17***
T-MOBILE 6FB1272A Facility ID: 20034	***2500 N ROCK ISLAND R***	***SE 1/8 - 1/4 (0.220 mi.)***	***45***	***20***

NY MANIFEST: A review of the NY MANIFEST list, as provided by EDR, and dated 12/31/2019 has revealed that there is 1 NY MANIFEST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOBIL OIL EPA ID: FLP009002360	7844 WEST SAMPLE ROA	NNW 0 - 1/8 (0.071 mi.)	B22	14

FL RESP PARTY: A review of the FL RESP PARTY list, as provided by EDR, and dated 08/11/2023 has revealed that there is 1 FL RESP PARTY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ONE HOUR CLEANERS Site Status: CLOSED	***7881 W SAMPLE RD***	***NNW 1/8 - 1/4 (0.139 mi.)***	***F32***	***16***

UST FINDER RELEASE: A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 4 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUNSHINE #520	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B17***	***13***
7-ELEVEN STORE #3494	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E26***	***15***
CORAL SPRINGS SHELL	***8150 W SAMPLE RD***	***NW 1/4 - 1/2 (0.295 mi.)***	***J52***	***22***
PARK SUMMIT-FORUM	***8500 ROYAL PALM BLVD***	***WSW 1/4 - 1/2 (0.496 mi.)***	***K54***	***23***

EXECUTIVE SUMMARY

UST FINDER: A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are 2 UST FINDER sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUNSHINE #520	***7801 W SAMPLE RD***	***NNW 0 - 1/8 (0.059 mi.)***	***B17***	***13***
7-ELEVEN STORE #3494	***7844 W SAMPLE RD***	***NNW 0 - 1/8 (0.088 mi.)***	***E26***	***15***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOWNTOWN AMOCO	7761 HIGHLANDS CIR	SSW 0 - 1/8 (0.010 mi.)	8	10
MILLS MOBILE	7808 W SAMPLE RD	NNW 0 - 1/8 (0.028 mi.)	B9	10
MOBIL OIL 02 533	7801 W SAMPLE RD	NNW 0 - 1/8 (0.059 mi.)	B16	12
MOBIL OIL CORPORATIO	7844 W SAMPLE RD	NNW 0 - 1/8 (0.088 mi.)	E25	15

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 3 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SPARKLE CLEANERS	3139 NW 72ND AVE	NE 0 - 1/8 (0.008 mi.)	7	10
ONE PRICE DRY CLEANI	7675 W SAMPLE RD	N 0 - 1/8 (0.038 mi.)	C13	11
LOW PRICE QUALITY DR	7841 W SAMPLE RD	NNW 0 - 1/8 (0.083 mi.)	B23	14

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 7583236.2S

0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Carolina Club	CLIENT: Wantman Group Inc
ADDRESS: 3011 N Rock Island Road Pompano Beach FL 33063	CONTACT: John Abbott INQUIRY #: 7583236.2s
LAT/LONG: 26.264624 / 80.228119	DATE: March 01, 2024 10:35 am

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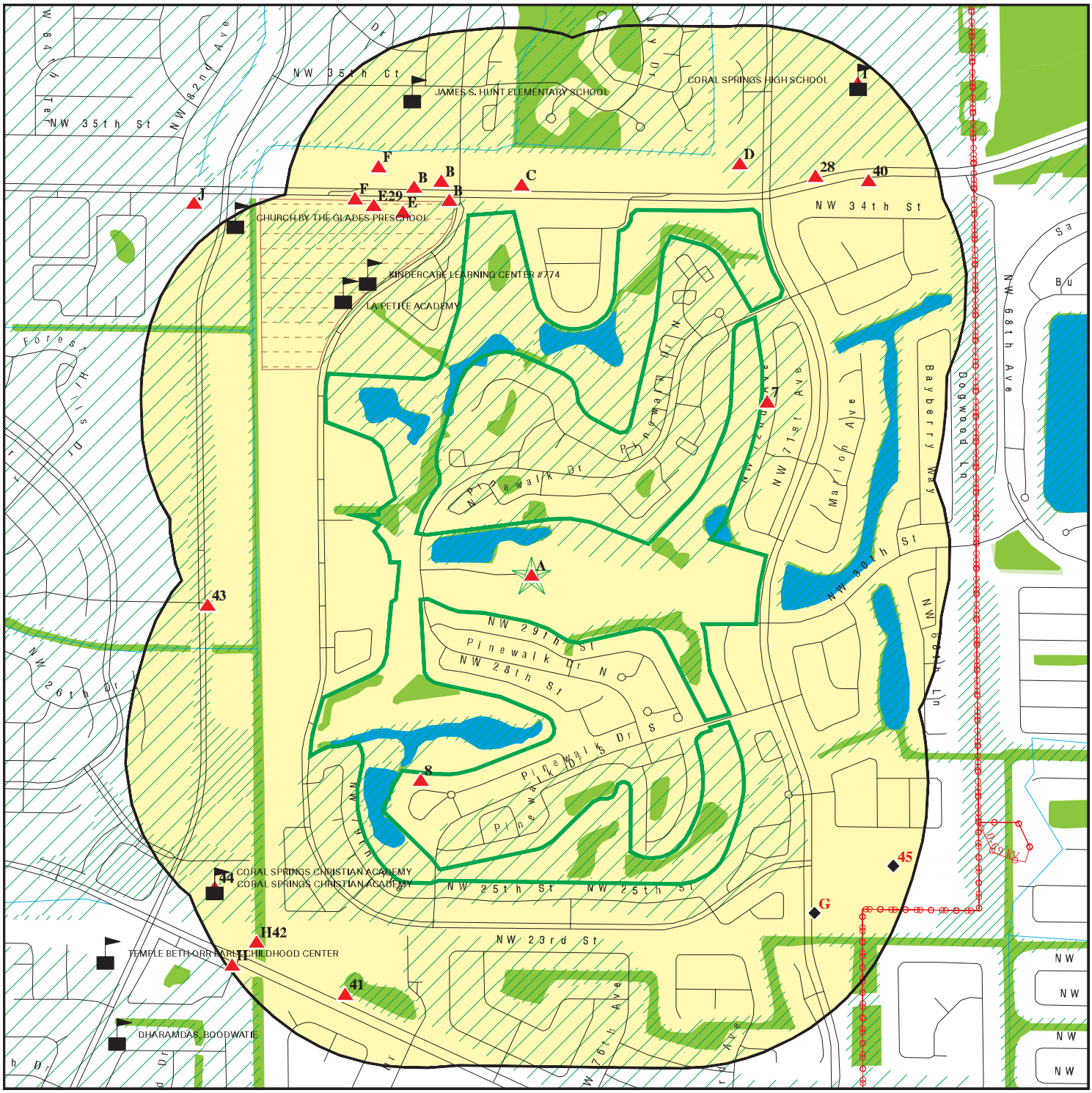
DETAIL MAP - 7583236.2S



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Carolina Club	CLIENT:	Wantman Group Inc
ADDRESS:	3011 N Rock Island Road Pompano Beach FL 33063	CONTACT:	John Abbott
		INQUIRY #:	7583236.2s
LAT/LONG:	26.264624 / 80.228119	DATE:	March 01, 2024 10:39 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		3	4	NR	NR	NR	7
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
FL SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
FL SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
FL LAST	0.500	1	0	0	0	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FL LUST	0.500	1	2	1	2	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FL FF TANKS	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
FL UST	0.250	1	4	1	NR	NR	NR	6
FL AST	0.250	1	1	1	NR	NR	NR	3
INDIAN UST	0.250		0	0	NR	NR	NR	0
FL TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
FL ENG CONTROLS	0.500	1	0	0	0	NR	NR	1
FL INST CONTROL	0.500	1	0	0	0	NR	NR	1
Lists of state and tribal voluntary cleanup sites								
FL VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
FL BROWNFIELDS	0.500		1	0	0	NR	NR	1
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
FL SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
FL PRIORITYCLEANERS	0.500		0	2	0	NR	NR	2
FL FI Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
FL SPILLS	0.001		0	NR	NR	NR	NR	0
FL SPILLS 90	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FL SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	2	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
FL PFAS	0.250		0	0	NR	NR	NR	0
FL AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
FL AIRS	0.001		0	NR	NR	NR	NR	0
FL ASBESTOS	0.001		0	NR	NR	NR	NR	0
FL CLEANUP SITES	0.001	1	0	NR	NR	NR	NR	1
FL DEDB	0.250		0	0	NR	NR	NR	0
FL DRYCLEANERS	0.250		1	2	NR	NR	NR	3
FL DWM CONTAM	0.500	1	2	3	2	NR	NR	8
FL Broward Co. EDIEAR	0.500	1	1	1	0	NR	NR	3
FL Financial Assurance	0.001	1	0	NR	NR	NR	NR	1
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
FL HAZ WASTE	0.250	3	1	7	NR	NR	NR	11
FL BROWARD CO. HM	0.250	3	5	10	NR	NR	NR	18
FL HW GEN	0.250		0	0	NR	NR	NR	0
NY MANIFEST	0.250		1	0	NR	NR	NR	1
FL BROWARD CO. NOV	0.250		0	0	NR	NR	NR	0
FL RESP PARTY	0.500		0	1	0	NR	NR	1
FL SOLCP	TP		NR	NR	NR	NR	NR	0
FL SITE INV SITES	0.500		0	0	0	NR	NR	0
FL TIER 2	0.001		0	NR	NR	NR	NR	0
FL UIC	0.001		0	NR	NR	NR	NR	0
FL NPDES	0.001		0	NR	NR	NR	NR	0
FL ERIC WASTE CLEANUP	TP	1	NR	NR	NR	NR	NR	1
UST FINDER RELEASE	0.500	1	2	0	2	NR	NR	5
UST FINDER	0.250	1	2	0	NR	NR	NR	3
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		4	NR	NR	NR	NR	4
EDR Hist Cleaner	0.125		3	NR	NR	NR	NR	3
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
FL RGA HWS	0.001		0	NR	NR	NR	NR	0
FL RGA LF	0.001		0	NR	NR	NR	NR	0
FL RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		19	34	35	6	0	0	94

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target Property
Actual: 11 ft.

METROPCS FL657SW243 CAROLINA CLUB ROOFTO
3011 ROCK ISLAND
MARGATE, FL 33063

FL HAZ WASTE

S130077255
N/A

Click here for full text details

A2
Target Property
Actual: 11 ft.

METROPCS (FL657SW243) CAROLINA CLUB ROOFTOP
3011 ROCK ISLAND RD
MARGATE, FL 33063

FL BROWARD CO. HM

S108667504
N/A

Click here for full text details

FL BROWARD CO. HM
Facility ID 11498

A3
Target Property
Actual: 11 ft.

CAROLINA CLUB
3011 ROCK ISLAND RD
MARGATE, FL 33063

UST FINDER
UST FINDER RELEASE

1028236970
N/A

Click here for full text details

A4
Target Property
Actual: 11 ft.

T-MOBILE USA, INC. - 6FB1074C
3011 ROCK ISLAND RD N
MARGATE, FL 33063

FL HAZ WASTE

S130094654
N/A

Click here for full text details

A5
Target Property
Actual: 11 ft.

CAROLINA CLUB
3011 ROCK ISLAND RD
MARGATE, FL 33063

FL LUST
FL LAST
FL UST
FL AST
FL ENG CONTROLS
FL INST CONTROL
FL CLEANUP SITES
FL DWM CONTAM
FL Broward Co. EDIEAR
FL Financial Assurance
FL HAZ WASTE
FL BROWARD CO. HM
FL ERIC WASTE CLEANUP

U001343245
N/A

Click here for full text details

FL LUST
Facility Status OPEN
Facility-Site Id 8732113
Discharge Cleanup Status RA - RA ONGOING

CAROLINA CLUB (Continued) **U001343245**

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FL LAST
Facility-Site Id 8732113

Click here for Florida Oculus

FL UST
Facility Status OPEN
Facility-Site Id 8732113
Tank Status U. In-Service
Facility ID 04056

FL AST
Facility Status OPEN
Facility-Site Id 8732113
Facility Status OPEN

FL ENG CONTROLS
Facility-Site Id ERIC_6801
Facility-Site Id NF-1363B

FL INST CONTROL
Facility-Site Id ERIC_6801
Facility-Site Id NF-1363B

FL CLEANUP SITES
DEP Cleanup Site Key 76694401

FL DWM CONTAM
Program Site Id 8732113

FL Broward Co. EDIEAR
Facility Id 1363B
Facility Id 1363A

FL Financial Assurance
Facility Status OPEN
Facility ID 8732113

FL BROWARD CO. HM
Facility ID 04056

A6
Target
Property

T-MOBILE USA, INC. - 6FB1074C
3011 N ROCK ISLAND RD
MARGATE, FL 33063

FL BROWARD CO. HM | **S113719516**
N/A

Actual:
11 ft.

Click here for full text details

FL BROWARD CO. HM
Facility ID 14887

WNW
< 1/8
81 ft.

MARGATE ECONOMIC ENHANCEMENT DISTRICT (MEED)
MARGATE, FL

FL BROWNFIELDS | **S110822501**
N/A

Click here for full text details

7
NE
< 1/8
0.008 mi.
42 ft.

SPARKLE CLEANERS
3139 NW 72ND AVE
POMPANO BEACH, FL 33063

EDR Hist Cleaner | **1020091605**
N/A

Relative:
Higher

Click here for full text details

8
SSW
< 1/8
0.010 mi.
51 ft.

DOWNTOWN AMOCO
7761 HIGHLANDS CIR
POMPANO BEACH, FL 33063

EDR Hist Auto | **1021234468**
N/A

Relative:
Higher

Click here for full text details

B9
NNW
< 1/8
0.028 mi.
148 ft.

MILLS MOBILE
7808 W SAMPLE RD
POMPANO BEACH, FL 33065

EDR Hist Auto | **1021204117**
N/A

Relative:
Higher

Click here for full text details

B10
NNW
< 1/8
0.033 mi.
175 ft.

INLAND POOLS, INC.
7816 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL BROWARD CO. HM | **1005907505**
N/A

Relative:
Higher

Click here for full text details

FL BROWARD CO. HM
Facility ID 01214

C11
North
< 1/8
0.038 mi.
203 ft.

Relative:
Higher

ONE PRICE DRY CLEANING
7675 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL DRYCLEANERS **S103298637**
FL BROWARD CO. HM **N/A**

Click here for full text details

FL DRYCLEANERS
Facility-Site Id 9700601
Facility Status CLOSED

FL BROWARD CO. HM
Facility ID 03431

C12
North
< 1/8
0.038 mi.
203 ft.

Relative:
Higher

1 PRICE DRY CLEANING
7675 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA-VSQG **1004684695**
FLR000030692

Click here for full text details

RCRA-VSQG
EPA Id FLR000030692

C13
North
< 1/8
0.038 mi.
203 ft.

Relative:
Higher

ONE PRICE DRY CLEANING
7675 W SAMPLE RD
CORAL SPRINGS, FL 33065

EDR Hist Cleaner **1020055501**
N/A

Click here for full text details

B14
NNW
< 1/8
0.059 mi.
314 ft.

Relative:
Higher

CHEVRON #520
7801 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL LUST **U003729869**
FL UST **N/A**
FL AST
FL CLEANUP SITES
FL DWM CONTAM
FL Broward Co. EDIEAR
FL Financial Assurance
FL BROWARD CO. HM

Click here for full text details

FL LUST
Facility Status OPEN
Facility-Site Id 8502368
Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED
Discharge Cleanup Status RA - RA ONGOING

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FL UST
Facility Status OPEN
Facility-Site Id 8502368
Tank Status B. Removed From Site

CHEVRON #520 (Continued) **U003729869**

Facility ID 02689

FL AST
Facility ID 02689
Tank Status U. In-Service

FL CLEANUP SITES
DEP Cleanup Site Key 76694634

FL DWM CONTAM
Program Site Id 8502368

FL Broward Co. EDIEAR
Facility Id 1546

FL Financial Assurance
Facility Status OPEN
Facility ID 8502368

FL BROWARD CO. HM
Facility ID 02689

B15
NNW
< 1/8
0.059 mi.
314 ft.

Relative: Higher

CARLS SUNOCO
7801 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA-VSQG
FINDS
ECHO

1000702423
FLD984202507

Click here for full text details

RCRA-VSQG
EPA Id FLD984202507

FINDS
Registry ID: 110006385839

ECHO
Registry ID 110006385839

B16
NNW
< 1/8
0.059 mi.
314 ft.

Relative: Higher

MOBIL OIL 02 533
7801 W SAMPLE RD
POMPANO BEACH, FL 33065

EDR Hist Auto

1020163087
N/A

Click here for full text details

B17
NNW
< 1/8
0.059 mi.
314 ft.

Relative:
Higher

SUNSHINE #520
7801 W SAMPLE RD
POMPANO BEACH, FL 0

UST FINDER
UST FINDER RELEASE

1028219601
N/A

Click here for full text details

D18
NNE
< 1/8
0.064 mi.
337 ft.

Relative:
Higher

WAWA FOOD MARKET# 5338
7305 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL UST
FL Financial Assurance

U004312011
N/A

Click here for full text details

FL UST
Facility Status OPEN
Facility-Site Id 9817136

FL Financial Assurance
Facility Status OPEN
Facility ID 9817136

D19
NNE
< 1/8
0.064 mi.
337 ft.

Relative:
Higher

WAWA #5338
7305 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL UST

U004293764
N/A

Click here for full text details

FL UST
Tank Status U. In-Service
Facility ID 19846

D20
NNE
< 1/8
0.064 mi.
337 ft.

Relative:
Higher

WAWA #5338
7305 W SAMPLE RD
POMPANO BEACH, FL 33065

RCRA-VSQG

1027531071
FLR000254557

Click here for full text details

RCRA-VSQG
EPA Id FLR000254557

D21
NNE
< 1/8
0.064 mi.
337 ft.

Relative:
Higher

WAWA #5338
7305 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL BROWARD CO. HM

S123308913
N/A

Click here for full text details

FL BROWARD CO. HM
Facility ID 19846

B22
NNW
< 1/8
0.071 mi.
375 ft.

Relative:
Higher

MOBIL OIL
7844 WEST SAMPLE ROAD #02AQB
MARGATE, FL 33036

NY MANIFEST **1009221413**
N/A

Click here for full text details

NY MANIFEST
EPA ID FLP009002360

B23
NNW
< 1/8
0.083 mi.
438 ft.

Relative:
Higher

LOW PRICE QUALITY DRY CLEANERS
7841 W SAMPLE RD
CORAL SPRINGS, FL 33065

EDR Hist Cleaner **1020030315**
N/A

Click here for full text details

E24
NNW
< 1/8
0.088 mi.
465 ft.

Relative:
Higher

7-ELEVEN STORE #34949
7844 W SAMPLE RD
MARGATE, FL 33065

FL LUST **U003729892**
FL UST **N/A**
FL CLEANUP SITES
FL DWM CONTAM
FL Financial Assurance
FL BROWARD CO. HM

Click here for full text details

FL LUST
Facility Status OPEN
Facility-Site Id 8502304
Discharge Cleanup Status NFA - NFA COMPLETE
Discharge Cleanup Status SRCR - SRCR COMPLETE
Discharge Cleanup Status SA - SA ONGOING

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FL UST
Facility Status OPEN
Facility-Site Id 8502304
Tank Status B. Removed From Site
Tank Status U. In-Service
Facility ID 02682

FL CLEANUP SITES
DEP Cleanup Site Key 76694363

FL DWM CONTAM
Program Site Id 8502304

FL Financial Assurance
Facility Status OPEN
Facility ID 8502304

FL BROWARD CO. HM

7-ELEVEN STORE #34949 (Continued) **U003729892**

Facility ID 02682

E25
NNW
< 1/8
0.088 mi.
465 ft.

Relative:
Higher

MOBIL OIL CORPORATION **EDR Hist Auto** **1020865721**
7844 W SAMPLE RD **N/A**
POMPANO BEACH, FL 33065

Click here for full text details

E26
NNW
< 1/8
0.088 mi.
465 ft.

Relative:
Higher

7-ELEVEN STORE #34949 **UST FINDER** **1028219569**
7844 W SAMPLE RD **UST FINDER RELEASE** **N/A**
MARGATE, FL 0

Click here for full text details

E27
NNW
< 1/8
0.088 mi.
465 ft.

Relative:
Higher

MOBIL OIL CORP SS #AQB **RCRA NonGen / NLR** **1000702416**
7844 W SAMPLE RD **FINDS** **FLD984202432**
MARGATE, FL 33065 **ECHO**

Click here for full text details

RCRA NonGen / NLR
EPA Id FLD984202432

FINDS
Registry ID: 110007448743

ECHO
Registry ID 110007448743

28
NE
< 1/8
0.093 mi.
493 ft.

Relative:
Higher

CORAL SPRINGS HIGH SCHOOL **FL HAZ WASTE** **S130170104**
7201 SAMPLE RD W **N/A**
CORAL SPRINGS, FL 33065

Click here for full text details

E29
NNW
1/8-1/4
0.129 mi.
679 ft.

Relative:
Higher

ADVANCE AUTO PARTS #9345
7912 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL BROWARD CO. HM **S102631710**
N/A

Click here for full text details

FL BROWARD CO. HM
Facility ID 01034

F30
NNW
1/8-1/4
0.139 mi.
732 ft.

Relative:
Higher

1 HOUR CLEANERS
7881 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA NonGen / NLR **1000117522**
FINDS **FLD982106270**
ECHO

Click here for full text details

RCRA NonGen / NLR
EPA Id FLD982106270

FINDS
Registry ID: 110002561969

ECHO
Registry ID 110002561969

F31
NNW
1/8-1/4
0.139 mi.
732 ft.

Relative:
Higher

FLORIDA DEP DSCP D024 #069502652
7881 W SAMPLE RD # DC
CORAL SPRINGS, FL 33065

RCRA NonGen / NLR **1004684660**
FINDS **FLR000029165**
ECHO

Click here for full text details

RCRA NonGen / NLR
EPA Id FLR000029165

FINDS
Registry ID: 110007475062

ECHO
Registry ID 110007475062

F32
NNW
1/8-1/4
0.139 mi.
732 ft.

Relative:
Higher

ONE HOUR CLEANERS
7881 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL PRIORITYCLEANERS **U003340374**
FL DRYCLEANERS **N/A**
FL DWM CONTAM
FL RESP PARTY
FL ERIC WASTE CLEANUP

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FL PRIORITYCLEANERS
Facility-Site Id 9502652

FL DRYCLEANERS

ONE HOUR CLEANERS (Continued) **U003340374**

Facility-Site Id 9502652
Facility Status CLOSED

FL DWM CONTAM
Program Site Id ERIC_4191
Program Site Id ERIC_10108

FL RESP PARTY
Site Status CLOSED

G33
SE
1/8-1/4
0.145 mi.
764 ft.

Relative:
Lower

T-MOBILE 6FB1272A **FL HAZ WASTE** **S130127923**
2500 ROCK ISLAND RD N **N/A**
MARGATE, FL 33063

Click here for full text details

G34
SE
1/8-1/4
0.145 mi.
764 ft.

Relative:
Lower

801517-FL CDZC **FL HAZ WASTE** **S105213158**
2500 ROCK ISLAND ROAD **FL BROWARD CO. HM** **N/A**
MARGATE, FL 33063 **FL TIER 2**

Click here for full text details

FL BROWARD CO. HM
Facility ID 05174
Facility ID 06295

FL TIER 2
Facility Id 6624681
Facility Id 5812608
Facility Id 5814135
Facility Id 5377052
Facility Id 6359244
Facility Id 7077143
Facility Id 6063305
Facility Id 5382755
Facility Id 6786694
Facility Id 4990596
Facility Id 7239654

F35
NNW
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

E-Z DRYCLEANERS **FL PRIORITYCLEANERS** **S103119586**
7958 W SAMPLE RD **FL DRYCLEANERS** **N/A**
MARGATE, FL 33065 **FL Broward Co. EDIEAR**

Click here for full text details

FL PRIORITYCLEANERS
Facility-Site Id 9502194

E-Z DRYCLEANERS (Continued) **S103119586**

FL DRYCLEANERS
Facility-Site Id 9502194
Facility Status CLOSED

FL Broward Co. EDIEAR
Facility Id 3601

F36
NNW
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

FLORIDA DEP DSCP D170 #069502194 **RCRA-VSQG** **1004685539**
7958 W SAMPLE RD **FLR000062497**
MARGATE, FL 33065

Click here for full text details

RCRA-VSQG
EPA Id FLR000062497

F37
NNW
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

E Z DRYCLEANERS **FL BROWARD CO. HM** **S101231296**
7958 W SAMPLE RD **N/A**
MARGATE, FL 33065

Click here for full text details

FL BROWARD CO. HM
Facility ID 01601

F38
NNW
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

E - Z DRYCLEANERS **FL DWM CONTAM** **S125961379**
7958 W SAMPLE RD **FL ERIC WASTE CLEANUP** **N/A**
MARGATE, FL 33065

Click here for full text details

FL DWM CONTAM
Program Site Id ERIC_4178

F39
NNW
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

E Z DRY CLEANERS **RCRA-VSQG** **1004683016**
7958 W SAMPLE RD **FLD984184390**
MARGATE, FL 33065

Click here for full text details

RCRA-VSQG
EPA Id FLD984184390

40
NE
1/8-1/4
0.156 mi.
824 ft.

Relative:
Higher

T-MOBILE - 6FB1271D
7100 W SAMPLE RD
CORAL SPRINGS, FL 33063

FL BROWARD CO. HM **S113719611**
N/A

Click here for full text details

FL BROWARD CO. HM
Facility ID 15370

41
SSW
1/8-1/4
0.170 mi.
899 ft.

Relative:
Higher

FIRST PRESBYTERIAN CHURCH
7955 ROYAL PALM BLVD
MARGATE, FL 33063

FL HAZ WASTE **S103297724**
FL BROWARD CO. HM **N/A**

Click here for full text details

FL BROWARD CO. HM
Facility ID 01388
Facility ID 16740

H42
SW
1/8-1/4
0.198 mi.
1046 ft.

Relative:
Higher

SUNSHINE WATER CONTROL DISTRICT
8085 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

FL Financial Assurance **S111696885**
FL BROWARD CO. HM **N/A**
FL NPDES

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FL Financial Assurance
Facility Status OPEN
Facility ID 9813059

FL BROWARD CO. HM
Facility ID 14533

FL NPDES
Facility ID FLR20GB37
Status A

43
West
1/8-1/4
0.201 mi.
1062 ft.

Relative:
Higher

BELLSOUTH MOBILITY CDHL
2695 RIVERSIDE DR N
POMPANO BEACH, FL 33062

FL HAZ WASTE **S130185149**
N/A

Click here for full text details

44
SW
1/8-1/4
0.215 mi.
1133 ft.

Relative:
Higher

CORAL SPRINGS CHRISTIAN ACADEMY
2251 RIVERSIDE
CORAL SPRINGS, FL 33065

FL HAZ WASTE **S107674557**
FL BROWARD CO. HM **N/A**

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FL BROWARD CO. HM
Facility ID 06647

45
SE
1/8-1/4
0.220 mi.
1163 ft.

Relative:
Lower

T-MOBILE 6FB1272A
2500 N ROCK ISLAND RD
MARGATE, FL 33063

FL BROWARD CO. HM **S125058244**
FL NPDES **N/A**

Click here for full text details

FL BROWARD CO. HM
Facility ID 20034

FL NPDES
Facility ID FLR10TK27
Status A

I46
NNE
1/8-1/4
0.223 mi.
1177 ft.

Relative:
Higher

BROWARD CNTY SCHOOL BD-CORAL SPRING HS
7201 W SAMPLE RD
CORAL SPRINGS, FL 33065

FL LUST **U001546391**
FL UST **N/A**
FL DWM CONTAM
FL BROWARD CO. HM

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FL LUST
Facility Status CLOSED
Facility-Site Id 9047327
Discharge Cleanup Status NREQ - CLEANUP NOT REQUIRED

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FL UST
Facility Status CLOSED
Facility-Site Id 9047327

FL DWM CONTAM
Program Site Id 9047327

FL BROWARD CO. HM
Facility ID 01824

I47
NNE
1/8-1/4
0.223 mi.
1177 ft.

Relative:
Higher

BROWARD COUNTY CORAL SPRINGS HIGH SCHOOL
7201 W SAMPLE RD
CORAL SPRINGS, FL 33065

RCRA-VSQG **1004683337**
FINDS **FLD984201988**
ECHO

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RCRA-VSQG
EPA Id FLD984201988

FINDS
Registry ID: 110006385697

ECHO
Registry ID 110006385697

H48
SW
1/8-1/4
0.234 mi.
1237 ft.

Relative:
Higher

SUNSHINE WATER CONTROL DISTRICT
8085 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

FL AST **A100360073**
N/A

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FL AST
Facility Status OPEN
Facility-Site Id 9813059
Facility ID 14533
Tank Status U. In-Service
Facility Status OPEN

H49
SW
1/8-1/4
0.238 mi.
1255 ft.

Relative:
Higher

NAVIX IMAGING INC
8110 ROYAL PALM
CORAL SPRINGS, FL 33065

FL HAZ WASTE **S103297526**
FL BROWARD CO. HM **N/A**

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FL BROWARD CO. HM
Facility ID 00932

H50
SW
1/8-1/4
0.243 mi.
1283 ft.

Relative:
Higher

PEDIATRIC ASSOCIATES SPECIALTY CENTER
8130 ROYAL PALM BLVD STE 101
CORAL SPRINGS, FL 33065

RCRA-VSQG **1026494867**
FLR000235416

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RCRA-VSQG
EPA Id FLR000235416

H51
SW
1/8-1/4
0.243 mi.
1283 ft.

Relative:
Higher

CORAL SPRINGS MAGNETIC IMAGING
8130 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

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FL HAZ WASTE

S130157133
N/A

J52
NW
1/4-1/2
0.295 mi.
1558 ft.

Relative:
Higher

CORAL SPRINGS SHELL
8150 W SAMPLE RD
CORAL SPRINGS, FL 0

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UST FINDER
UST FINDER RELEASE

1028248452
N/A

J53
NW
1/4-1/2
0.295 mi.
1558 ft.

Relative:
Higher

STUART #7824
8150 W SAMPLE RD
CORAL SPRINGS, FL 33065

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FL LUST
FL UST
FL ASBESTOS
FL DWM CONTAM
FL Financial Assurance
FL BROWARD CO. HM

U002220403
N/A

FL LUST
Facility Status OPEN
Facility-Site Id 9201329
Discharge Cleanup Status SRCR - SRCR COMPLETE

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FL UST
Facility Status OPEN
Facility-Site Id 9201329
Tank Status 1. Installation / Modification; Out-of-Service
Facility ID 03878

FL DWM CONTAM
Program Site Id 9201329

FL Financial Assurance
Facility Status OPEN
Facility ID 9201329

FL BROWARD CO. HM
Facility ID 03878

K54
WSW
1/4-1/2
0.496 mi.
2620 ft.

Relative:
Higher

PARK SUMMIT-FORUM
8500 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

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Database(s): UST FINDER, UST FINDER RELEASE
EDR ID Number: 1028252192
EPA ID Number: N/A

K55
WSW
1/4-1/2
0.496 mi.
2620 ft.

Relative:
Higher

PARK SUMMIT AT CORAL SPRINGS
8500 ROYAL PALM BLVD
CORAL SPRINGS, FL 33065

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Database(s): FL LUST, FL UST, FL ASBESTOS, FL DWM CONTAM, FL Financial Assurance, FL BROWARD CO. HM
EDR ID Number: U003182903
EPA ID Number: N/A

FL LUST
Facility Status OPEN
Facility-Site Id 9601263
Discharge Cleanup Status SRCR - SRCR COMPLETE

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FL UST
Facility Status OPEN
Facility-Site Id 9601263
Tank Status B. Removed From Site
Facility ID 02101

FL DWM CONTAM
Program Site Id 9601263

FL Financial Assurance
Facility Status OPEN
Facility ID 9601263

FL BROWARD CO. HM
Facility ID 02101

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
FL	AIRS	Permitted Facilities Listing	Department of Environmental Protection	10/23/2023	10/25/2023	01/16/2024
FL	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	Department of Environmental Protection	05/11/2023	05/16/2023	05/31/2023
FL	ASBESTOS	Asbestos Notification Listing	Department of Environmental Protection	11/08/2023	11/09/2023	01/31/2024
FL	AST	Storage Tank Facility Information	Department of Environmental Protection	11/09/2023	11/09/2023	02/01/2024
FL	BROWNFIELDS	Brownfields Sites Database	Department of Environmental Protection	03/08/2023	03/28/2023	06/15/2023
FL	BROWNFIELDS AREAS	Brownfields Areas Database	Department of Environmental Protection	08/03/2023	09/26/2023	12/19/2023
FL	BSRA	Brownfield Site Rehabilitation Agreements Listing	Department of Environmental Protection	08/09/2023	09/26/2023	12/19/2023
FL	CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing	Department of Environmental Protection	08/10/2023	08/10/2023	10/24/2023
FL	DEDB	Ethylene Dibromide Database Results	Department of Environmental Protection	11/30/2023	12/06/2023	02/29/2024
FL	DRYCLEANERS	Drycleaning Facilities	Department of Environmental Protection	10/16/2023	10/17/2023	01/05/2024
FL	DWM CONTAM	DWM CONTAMINATED SITES	Department of Environmental Protection	07/14/2023	10/04/2023	12/20/2023
FL	ENG CONTROLS	Institutional Controls Registry	Department of Environmental Protection	08/11/2023	09/26/2023	12/19/2023
FL	ERIC WASTE CLEANUP	Environmental Restoration Integrated Cleanup Listing	Department of Environmental Protection	12/19/2023	12/19/2023	12/21/2023
FL	FF TANKS	Federal Facilities Listing	Department of Environmental Protection	09/19/2023	09/20/2023	12/08/2023
FL	FL Cattle Dip. Vats	Cattle Dipping Vats	Department of Environmental Protection	09/27/2019	01/10/2020	02/11/2020
FL	FL SITES	Sites List	Department of Environmental Protection	12/31/1989	05/09/1994	08/04/1994
FL	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	10/23/2023	10/24/2023	01/12/2024
FL	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Protection	10/23/2023	10/24/2023	01/12/2024
FL	Financial Assurance 3	Financial Assurance Information Listing	Department of Environmental Protection	11/09/2023	11/09/2023	02/02/2024
FL	HAZ WASTE	Hazardous Waste Information Listing	Department of Environmental Protection	11/10/2023	11/10/2023	02/02/2024
FL	HW GEN	Hazardous Waste Generators	Department of Environmental Protection	08/11/2023	09/20/2023	12/08/2023
FL	Inst Control	Institutional Controls Registry	Department of Environmental Protection	08/11/2023	09/26/2023	12/19/2023
FL	LAST	Leaking Aboveground Storage Tank Listing	Department of Environmental Protection	10/23/2023	10/24/2023	01/12/2024
FL	LUST	Petroleum Contamination Detail Report	Department of Environmental Protection	10/23/2023	10/24/2023	01/18/2024
FL	PFAS	PFOS and PFOA stand for perfluorooctane sulfonate and perflu	Department of Environmental Protection	10/30/2023	11/03/2023	11/08/2023
FL	PRIORITYCLEANERS	Priority Ranking List	Department of Environmental Protection	08/17/2023	11/07/2023	02/02/2024
FL	RESP PARTY	Responsible Party Sites Listing	Department of Environmental Protection	08/11/2023	09/26/2023	12/19/2023
FL	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Protection		07/01/2013	12/30/2013
FL	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Protection		07/01/2013	01/10/2014
FL	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Protection		07/01/2013	12/30/2013
FL	SHWS	Florida's State-Funded Action Sites	Department of Environmental Protection	02/09/2023	02/14/2023	05/09/2023
FL	SITE INV SITES	Site Investigation Section Sites Listing	Department of Environmental Protection	11/10/2023	11/10/2023	02/02/2024
FL	SOLCP	State-Owned Lands Cleanup Program Listing	Department of Environmental Protection	11/06/2023	11/07/2023	02/02/2024
FL	SPILLS	Oil and Hazardous Materials Incidents	Department of Environmental Protection	09/27/2023	09/28/2023	12/19/2023
FL	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	09/01/2001	01/03/2013	03/06/2013
FL	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	12/10/2012	01/03/2013	03/04/2013
FL	SWF/LF	Solid Waste Facility Database	Department of Environmental Protection	10/09/2023	10/09/2023	12/20/2023
FL	SWRCY	Recycling Centers	Department of Environmental Protection	08/17/2023	10/09/2023	12/19/2023
FL	TANKS	Storage Tank Facility List	Department of Environmental Protection	11/09/2023	11/09/2023	02/02/2024
FL	TIER 2	Tier 2 Facility Listing	Department of Environmental Protection	12/31/2022	06/07/2023	08/28/2023
FL	UIC	Underground Injection Wells Database Listing	Department of Environmental Protection	10/11/2023	10/11/2023	01/04/2024
FL	UST	Storage Tank Facility Information	Department of Environmental Protection	11/09/2023	11/09/2023	02/01/2024
FL	VCP	Voluntary Cleanup Sites	Department of Environmental Protection	07/01/2022	08/11/2022	11/02/2022
FL	WASTEWATER	Wastewater Facility Regulation Database	Department of Environmental Protection	07/18/2023	10/16/2023	01/08/2024
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	11/28/2023	11/29/2023	12/11/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	12/31/2023	01/03/2024	01/16/2024
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2022	11/27/2023	02/22/2024
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2023	01/11/2024	01/16/2024
US	CORRACTS	Corrective Action Report	EPA	12/04/2023	12/06/2023	12/12/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	12/26/2023	01/02/2024	01/24/2024
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/23/2023	10/03/2023	01/04/2024
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/12/2023	12/13/2023	02/28/2024
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/20/2023	12/20/2023	01/24/2024
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	11/16/2023	11/16/2023	02/13/2024
US	FINDS	Facility Index System/Facility Registry System	EPA	11/03/2023	11/08/2023	11/20/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	09/28/2023	11/10/2023	02/07/2024
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/10/2023	11/10/2023	02/07/2024
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/12/2023	12/13/2023	02/28/2024
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/19/2023	05/09/2023	07/14/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/19/2023	05/09/2023	07/14/2023
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/19/2023	05/09/2023	07/14/2023
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/26/2024	01/02/2024	01/24/2024
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	11/14/2023	12/22/2023	01/24/2024
US	LUCIS	Land Use Control Information System	Department of the Navy	08/03/2023	08/07/2023	10/10/2023
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	01/02/2024	01/03/2024	01/04/2024
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/20/2023	09/01/2023	09/20/2023
US	NPL	National Priority List	EPA	12/26/2023	01/02/2024	01/24/2024
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	09/23/2023	10/03/2023	01/04/2024
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	09/23/2023	10/03/2023	12/21/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	09/23/2023	10/03/2023	10/10/2023
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	12/26/2023	01/02/2024	01/24/2024
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	09/01/2023	09/27/2023	12/21/2023
US	ROD	Records Of Decision	EPA	12/26/2023	01/02/2024	01/24/2024
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	01/29/2024	02/01/2024	02/22/2024
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/29/2024	02/01/2024	02/22/2024
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2023	10/20/2023	01/16/2024
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2022	11/13/2023	02/07/2024
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	08/15/2023	08/30/2023	12/01/2023
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	11/17/2023	11/17/2023	02/07/2024
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/26/2023	11/17/2023	02/13/2024
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	11/17/2023	11/17/2023	02/07/2024
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/26/2023	11/17/2023	02/13/2024
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/01/2023	11/17/2023	02/13/2024
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	11/06/2023	11/07/2023	01/31/2024
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2019	11/30/2023	12/01/2023
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
FL	Daycare Centers	Sensitive Receptor: Department of Children & Families	Provider Information			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
FL	State Wetlands	Wetlands Inventory	Department of Environmental Protection			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

CAROLINA CLUB
3011 N ROCK ISLAND ROAD
POMPANO BEACH, FL 33063

TARGET PROPERTY COORDINATES

Latitude (North):	26.264624 - 26° 15' 52.65''
Longitude (West):	80.228119 - 80° 13' 41.23''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	577077.0
UTM Y (Meters):	2905055.8
Elevation:	11 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	17176309 WEST DIXIE BEND, FL
Version Date:	2021
Southeast Map:	17176293 FORT LAUDERDALE NORTH, FL
Version Date:	2021
Southwest Map:	17176289 COOPER CITY NE, FL
Version Date:	2021
Northwest Map:	17090406 CORAL SPRINGS NE, FL
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

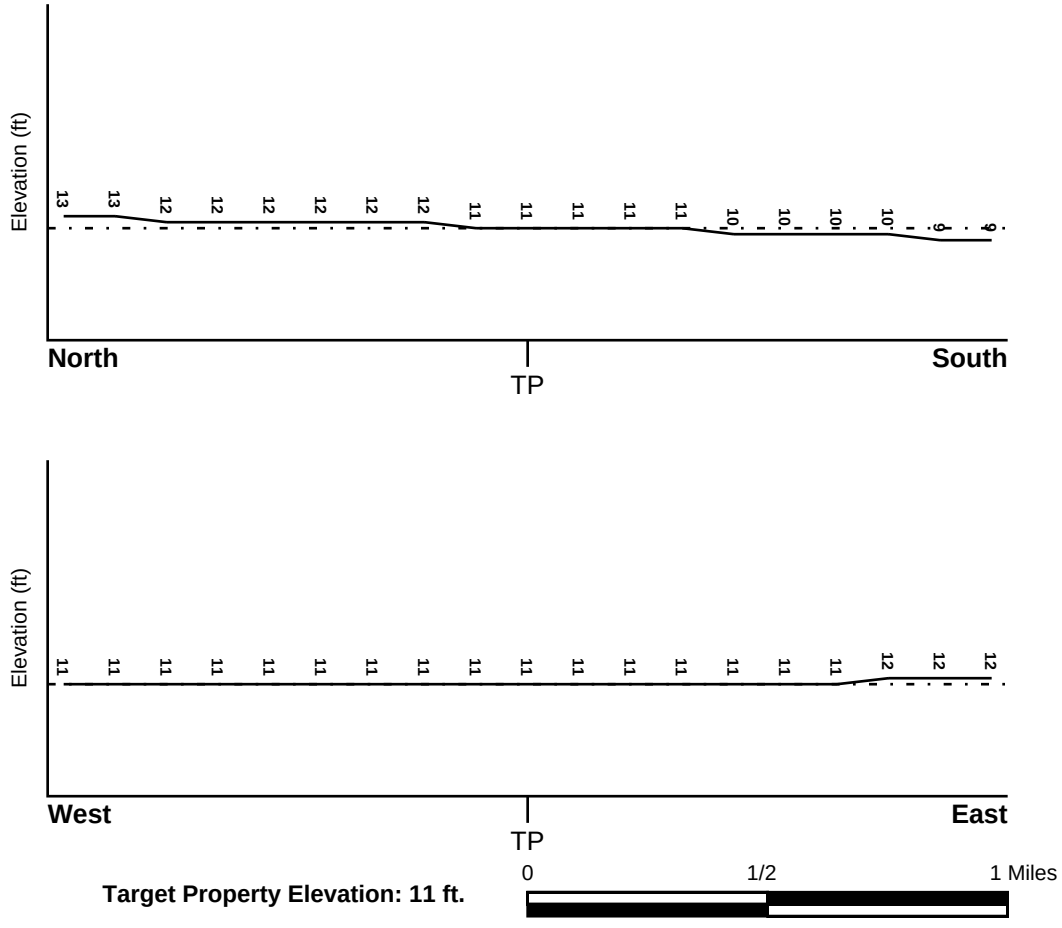
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12011C0165H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
Not Reported	

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
WEST DIXIE BEND	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1/4 - 1/2 Mile ENE	NNW
B8	1/2 - 1 Mile North	S
B9	1/2 - 1 Mile North	S
1G	1/2 - 1 Mile North	S
2G	1/2 - 1 Mile North	S
3G	1/4 - 1/2 Mile ENE	NNW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

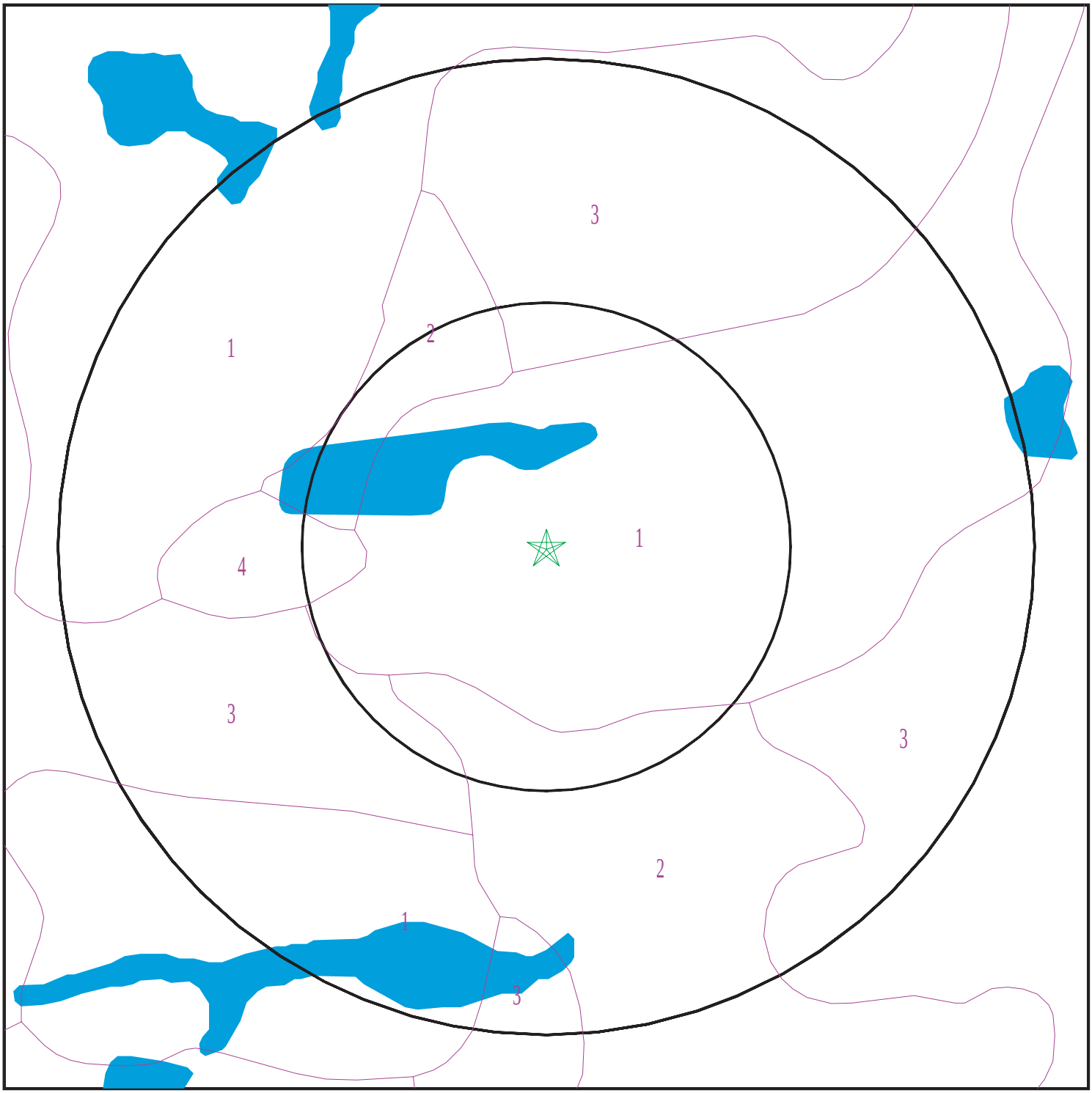
Era:	Cenozoic
System:	Quaternary
Series:	Pleistocene
Code:	Qp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7583236.2s



SITE NAME:	Carolina Club	CLIENT:	Wantman Group Inc
ADDRESS:	3011 N Rock Island Road Pompano Beach FL 33063	CONTACT:	John Abbott
LAT/LONG:	26.264624 / 80.228119	INQUIRY #:	7583236.2s
		DATE:	March 01, 2024 10:42 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Matlacha

Soil Surface Texture: gravelly sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 127 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	gravelly sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	22 inches	44 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
3	44 inches	48 inches	fine sandy loam	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
4	48 inches	48 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

Soil Map ID: 2

Soil Component Name: Boca

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	7 inches	25 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
3	25 inches	31 inches	sandy clay loam	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
4	31 inches	33 inches	variable	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
5	33 inches	33 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

Soil Map ID: 3

Soil Component Name: Hallandale

Soil Surface Texture: fine sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	3 inches	16 inches	fine sand	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
3	16 inches	16 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

Soil Map ID: 4

Soil Component Name: Lauderhill

Soil Surface Texture: muck

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Very poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	31 inches	muck	Not reported	Not reported	Max: 141 Min: 14	Max: Min:
2	31 inches	31 inches	bedrock	Not reported	Not reported	Max: 141 Min: 14	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F36	USGS40000235914	1/2 - 1 Mile WSW
F37	USGS40000235915	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
55	FL4060290	1/2 - 1 Mile NW

Note: PWS System location is not always the same as well location.

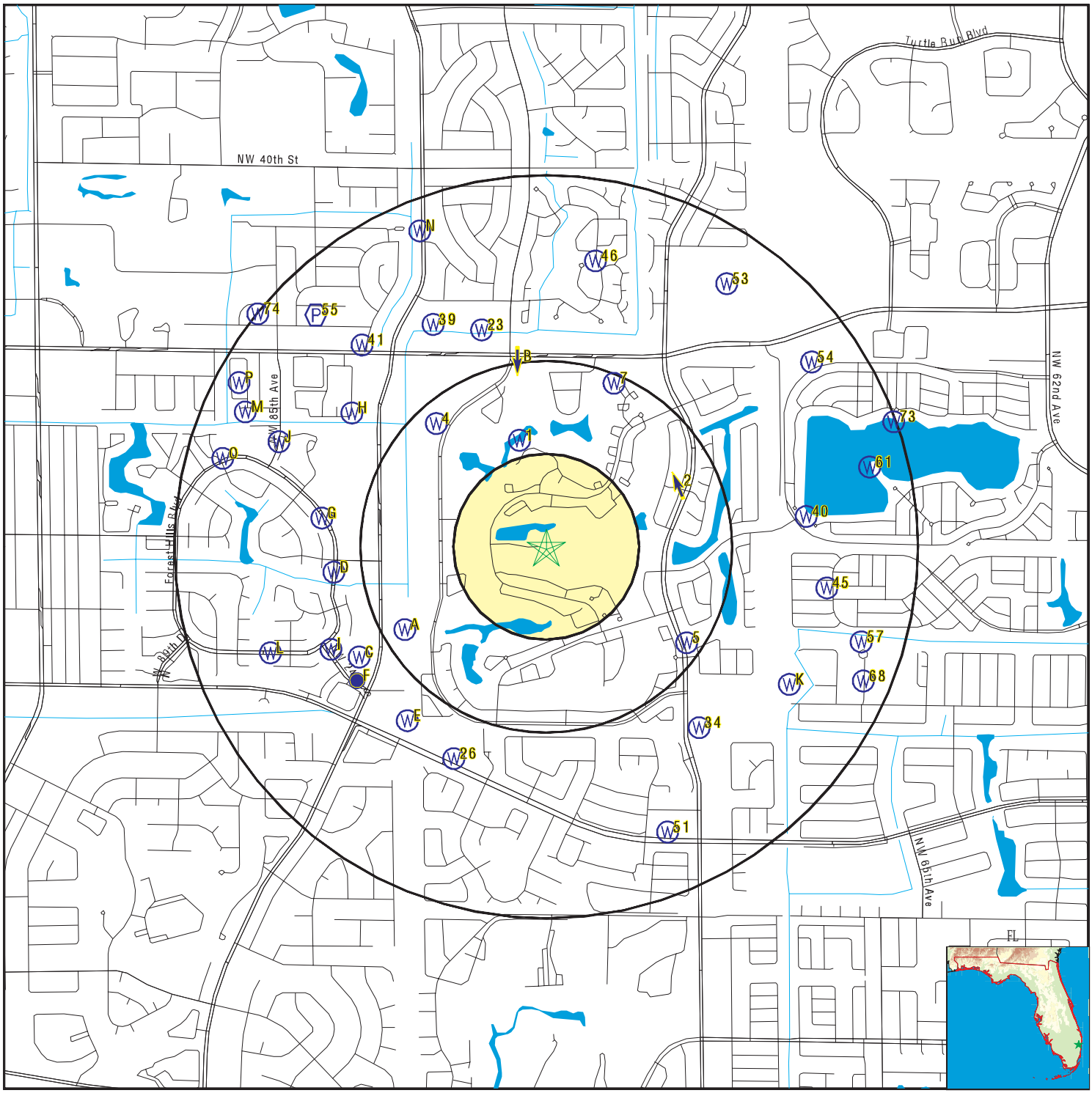
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	FLSO13020624141	1/4 - 1/2 Mile NNW
A3	FLSO13020553671	1/4 - 1/2 Mile WSW
4	FLSO13020470086	1/4 - 1/2 Mile NW
5	FLSO13020619118	1/4 - 1/2 Mile SE
A6	FLSO13020601445	1/4 - 1/2 Mile SW
7	FLSO13020624140	1/4 - 1/2 Mile NNE
B10	FLSO13020603339	1/2 - 1 Mile NNW
C11	FLSO13020463118	1/2 - 1 Mile WSW
D12	FLSA13000107649	1/2 - 1 Mile West
D13	FLSO13020463100	1/2 - 1 Mile West
D14	FLPUB1100027587	1/2 - 1 Mile West
D15	FLSA13000029815	1/2 - 1 Mile West
E16	FLSO13020563596	1/2 - 1 Mile SW
E17	FLSO13020563593	1/2 - 1 Mile SW
F18	FLSA13000107640	1/2 - 1 Mile SW
G19	FLSA13000107650	1/2 - 1 Mile West
G20	FLSO13020463091	1/2 - 1 Mile West
F21	FLPUB1100027589	1/2 - 1 Mile SW
G22	FLPUB1100027586	1/2 - 1 Mile West
23	FLSO13020598075	1/2 - 1 Mile NNW
C24	FLSO13020569453	1/2 - 1 Mile WSW
G25	FLSA13000029814	1/2 - 1 Mile West
26	FLSO13020569408	1/2 - 1 Mile SSW
F27	FLSA13000029817	1/2 - 1 Mile SW

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H28	FLSA13000029813	1/2 - 1 Mile WNW
I29	FLSA13000107639	1/2 - 1 Mile WSW
H30	FLSO13020463082	1/2 - 1 Mile NW
H31	FLSA13000026848	1/2 - 1 Mile NW
I32	FLPUB1100027588	1/2 - 1 Mile WSW
H33	FLPUB1100027585	1/2 - 1 Mile NW
34	FLSO13020496517	1/2 - 1 Mile SE
I35	FLSO13020463109	1/2 - 1 Mile WSW
I38	FLSA13000029816	1/2 - 1 Mile WSW
39	FLSO13020569451	1/2 - 1 Mile NNW
40	FLSO13020492064	1/2 - 1 Mile East
41	FLSO13020481927	1/2 - 1 Mile NW
J42	FLDGW7000005970	1/2 - 1 Mile WNW
K43	FLSO13020590047	1/2 - 1 Mile ESE
K44	FLSO13020591455	1/2 - 1 Mile ESE
45	FLSO13020492053	1/2 - 1 Mile East
46	FLSO13020441031	1/2 - 1 Mile North
J47	FLPUB1100027583	1/2 - 1 Mile WNW
J48	FLSA13000029811	1/2 - 1 Mile WNW
L49	FLSO13020644799	1/2 - 1 Mile WSW
L50	FLSA13000112244	1/2 - 1 Mile WSW
51	FLSO13020589074	1/2 - 1 Mile SSE
M52	FLSO13020543582	1/2 - 1 Mile WNW
53	FLSO13020647732	1/2 - 1 Mile NE
54	FLSO13020428629	1/2 - 1 Mile NE
N56	FLSO13020631953	1/2 - 1 Mile NNW
57	FLSO13020525134	1/2 - 1 Mile ESE
M58	FLSO13020463061	1/2 - 1 Mile WNW
O59	FLSO13020607607	1/2 - 1 Mile WNW
N60	FLSA13000112245	1/2 - 1 Mile NNW
61	FLSO13020492060	1/2 - 1 Mile ENE
M62	FLSA13000107638	1/2 - 1 Mile WNW
M63	FLPUB1100027582	1/2 - 1 Mile WNW
M64	FLSA13000029810	1/2 - 1 Mile WNW
O65	FLSA13000107637	1/2 - 1 Mile WNW
O66	FLPUB1100027584	1/2 - 1 Mile WNW
O67	FLSA13000029812	1/2 - 1 Mile WNW
68	FLSO13020511594	1/2 - 1 Mile ESE
P69	FLSA13000029809	1/2 - 1 Mile WNW
N70	FLSA13000029818	1/2 - 1 Mile NNW
N71	FLPUB1100027590	1/2 - 1 Mile NNW
P72	FLSO13020621897	1/2 - 1 Mile WNW
73	FLSO13020492072	1/2 - 1 Mile ENE
74	FLSO13020607771	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 7583236.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells
Sink holes

No contour lines were detected within this map area.

SITE NAME: Carolina Club	CLIENT: Wantman Group Inc
ADDRESS: 3011 N Rock Island Road Pompano Beach FL 33063	CONTACT: John Abbott
LAT/LONG: 26.264624 / 80.228119	INQUIRY #: 7583236.2s DATE: March 01, 2024 10:41 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **NNW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020624141**
2 **ENE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**239**
A3 **WSW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020553671**
4 **NW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020470086**
5 **SE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020619118**
A6 **SW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020601445**
7 **NNE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020624140**
B8 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**863**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B9 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**245**
B10 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020603339**
C11 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020463118**
D12 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000107649**
D13 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020463100**
D14 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027587**
D15 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029815**
E16 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020563596**
E17 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020563593**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
F18 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000107640**
G19 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000107650**
G20 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020463091**
F21 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027589**
G22 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027586**
23 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020598075**
C24 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020569453**
G25 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029814**
26 **SSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020569408**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
F27 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029817**
H28 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029813**
I29 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000107639**
H30 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020463082**
H31 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000026848**
I32 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027588**
H33 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027585**
34 **SE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020496517**
I35 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020463109**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
F36 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000235914**
F37 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000235915**
I38 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029816**
39 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020569451**
40 **East** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020492064**
41 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020481927**
J42 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLDGW7000005970**
K43 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020590047**
K44 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020591455**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
45 **East** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020492053**
46 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020441031**
J47 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027583**
J48 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029811**
L49 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020644799**
L50 **WSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000112244**
51 **SSE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FL WELLS**	**FLSO13020589074**
M52 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020543582**
53 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020647732**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
54 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020428629**
55 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FRDS PWS**	**FL4060290**
N56 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020631953**
57 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020525134**
M58 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020463061**
O59 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020607607**
N60 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000112245**
61 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020492060**
M62 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000107638**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
M63 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027582**
M64 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029810**
O65 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000107637**
O66 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027584**
O67 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029812**
68 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020511594**
P69 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029809**
N70 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSA13000029818**
N71 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLPUB1100027590**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
P72 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020621897**
73 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020492072**
74 **NW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FL WELLS**	**FLSO13020607771**
1G **North** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**245**
2G **North** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**863**
3G **ENE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**239**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
33063	278	47.1	Certified Residential Database
33063	21	4.8	Mandatory Non-Residential Database

Federal EPA Radon Zone for BROWARD County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for BROWARD COUNTY, FL

Number of sites tested: 180

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.730 pCi/L	98%	2%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Public Water System (PWS) Wells (Non-Federal)
Department of Environmental Protection
Telephone: 850-245-8629
Statewide coverage of PWS Wells, excluding Federally owned facilities.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
Source: Department of Health
Telephone: 850-245-4250
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
Telephone:
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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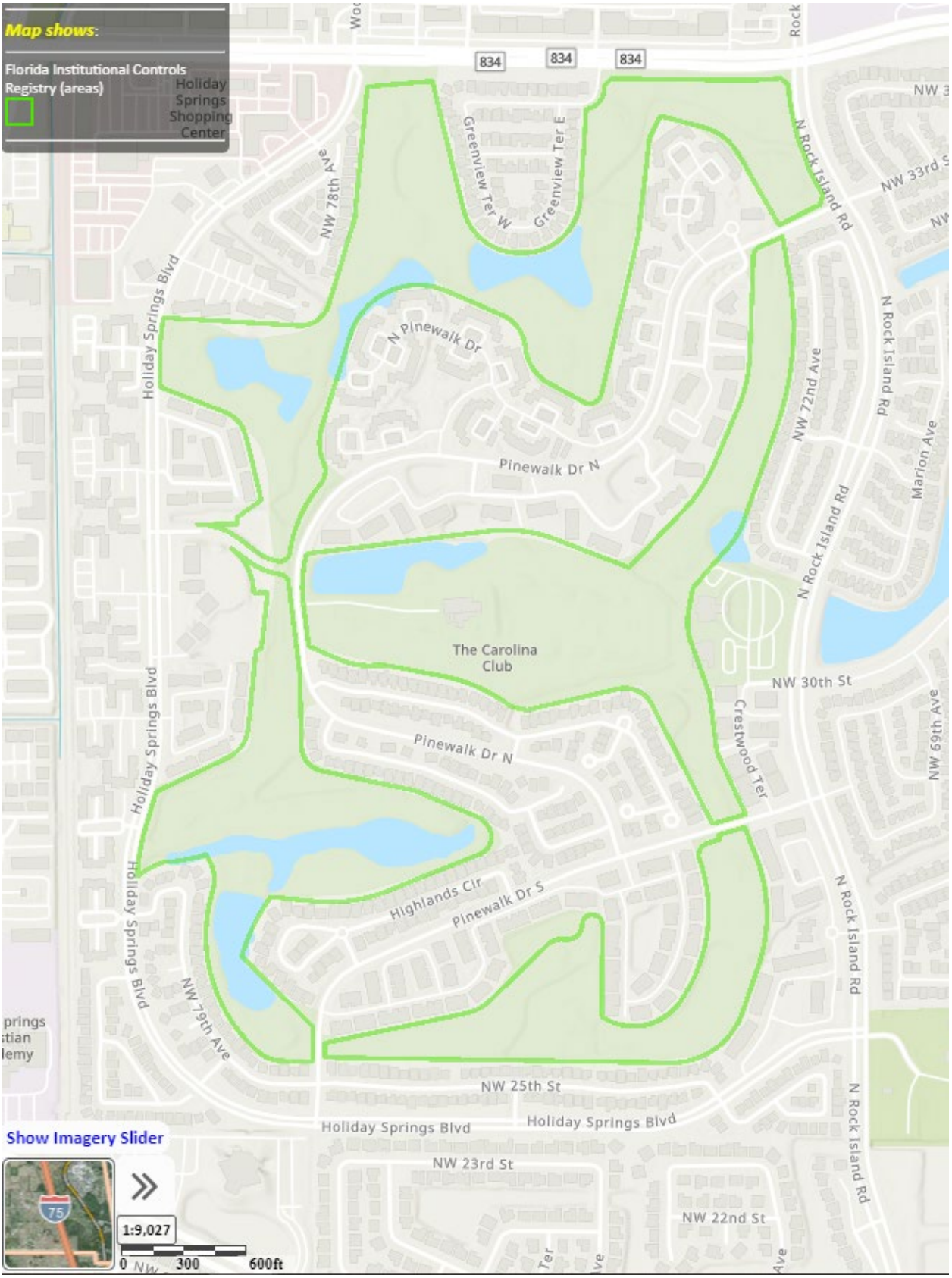
Appendix F: Environmental Lien (EL) and Activity and Use Limitation (AUL) Search

Environmental Liens and Activity and Use Limitations

The EL and AUL search is a User responsibility per the ASTM E1527-21 standard.

WGI performed a supplementary search for ELs and AULs by reviewing institutional control registries as described in Section 4.3.

This search for ELs and AULs by the Environmental Professional is supplementary to the User's obligation to search for ELs and AULs and report any findings to the Environmental Professional.



Florida Institutional Controls Registry Map
(Source: FDEP Map Direct, 3/2/2024)

1

This instrument prepared by and return to:

Douglas E. Gonano, Esquire
Gonano & Harrell
1600 S. Federal Highway, Suite 200
Fort Pierce, Florida 34950

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (hereinafter "Declaration") is made this 17th day of April, 2008, by J&D GOLF PROPERTIES, LLC, a Florida limited liability company, (hereinafter "DECLARANT"), and has been reviewed and approved by the BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT (hereinafter "EPD").

RECITALS

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A. DECLARANT is the fee simple owner of that certain real property situated in the County of Broward, State of Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter the "Property").

B. The facility name at the time of this Declaration is CAROLINA GOLF CLUB MAINTENANCE FACILITY (hereinafter "Contaminated Property"). The Contaminated Property, located on the east side of Pinewalk Drive, near the western portion of the Carolina County Club's 18-hole golf course, is part of the Property. The Contaminated Property is the golf cart storage/maintenance garage building for the Carolina Golf Club and the adjoining paved and unpaved areas comprising approximately 55,970 square feet.

A Phase I Environmental Site Assessment (ESA) Report, dated June 1999, was prepared for the Contaminated Property by Handex of Florida, Inc. (Handex). The Phase I ESA Report indicated that there were three areas of concern associated with the use of herbicides, pesticides, etc. at the Contaminated Property. These areas consisted of the following: a) the chemical mixing and loading area located near the southeast corner of the maintenance building; b) the equipment wash down area located near the southwest corner of the maintenance building; and c) the septic tank and drainfield area located southwest of the maintenance building. The Phase I ESA Report also indicated that the herbicides, pesticides, etc. were being discharged into the subsurface via the septic tank during the maintenance equipment wash down activities. Based upon these findings, Phase II ESA activities were conducted in the area of the maintenance building at the Contaminated Property during July 1999 and September 2000. The results of the Phase II ESA activities indicated that soil and groundwater in the vicinity of the equipment wash down area had been impacted by arsenic at concentrations that exceeded the Florida Department of Environmental Protection ("FDEP") soil cleanup target levels and the FDEP groundwater cleanup target levels. Based upon these results, a EPD EAR License No. 0651 was issued by the EPD to assess and cleanup the arsenic impacted soil and groundwater in the area of the maintenance building at the project site. On September 5, 2002, a Site Assessment Report (SAR), under the EAR License, was prepared for the Contaminated Property by Handex. The results of the SAR indicated the following:

1) Soils to an approximate depth of two feet below land surface in the vicinity of the equipment wash down area had been impacted by arsenic at concentrations that slightly exceeded the FDEP soil cleanup target levels (SCTLs).

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2) Soils collected at three feet below land surface and deeper in the vicinity of the equipment wash down area had not been impacted by arsenic at concentrations that exceeded the FDEP SCTLs.

3) Groundwater in the vicinity of the equipment wash down area had been impacted with arsenic at concentrations that exceeded the FDEP groundwater cleanup target level (GCTL), but did not exceed the FDEP's Natural Attenuation Default Concentration (NADC).

4) The soil and groundwater in the vicinity of the chemical mixing and loading area had not been impacted by arsenic at levels that would require further assessment and/or remediation.

Upon its review of the SAR, the EPD issued a letter, dated October 11, 2002, requesting that additional soil and groundwater assessment be conducted to delineate the arsenic impacted soil and groundwater at the Contaminated Property. In response to EPD's October 11, 2002 letter request, DECLARANT'S agent, LandScience, Inc. conducted additional assessment activities and submitted its Initial Site Assessment Report Addendum (SARA), dated May 29, 2003, and SARA No. 2, dated December 24, 2003, to the EPD. Upon their review of the SARA No. 2, the EPD issued a letter, dated February 27, 2004, requesting that a Natural Attenuation Monitoring (NAM) plan be implemented in accordance with Chapter 62-780.690(7), Florida Administrative Code (FAC) to monitor the arsenic impacted groundwater for a period of one year. The findings of the NAM and the previous site assessment activities had proven that the arsenic impacted groundwater is confined to the area of the maintenance facility, well within the golf course property boundaries, and had not migrated off-site. In addition, it did not appear that the arsenic impacted groundwater at the project site posed a threat to human health, public safety, or to the environment in the surrounding areas. The discharge of arsenic of the Contaminant Property that is described in Exhibit "B" is documented in the forgoing reports and correspondence that are incorporated by reference.

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C. The reports noted in Recital B set forth the nature and extent of the arsenic contamination of the Property. These reports confirm that arsenic contaminated soil and groundwater exists on the Property. This Declaration imposes restrictions on the area of soil contamination and prohibits groundwater withdrawal from the Contaminated Property pursuant to the No Further Action Proposal with Conditions dated December 2, 2005 ("NFAC Proposal"). It is hereby confirmed that the NFAC Proposal did not apply to the petroleum discharge on a portion of the Property that was reported on June 15, 1983 (" 1983 Petroleum Discharge") it being further acknowledged by the parties that the assessment and remediation tasks associated such petroleum discharge are eligible for State of Florida assisted funding through the Early Detection Incentive ("EDI") Program and will be completed separate from the tasks associated with the arsenic discharge.

D. It is the intent of the restrictions in this Declaration to reduce or eliminate the risk of exposure of the arsenic contaminants to the environment and to users or occupants of the Property and to reduce or eliminate the threat of migration of the contaminants.

E. The EPD has approved the NFAC Proposal and upon recordation of this Declaration, the pending case that is indexed under the EAR License Number 0651 shall be reclassified to inactive.

F. DECLARANT deems it desirable and in the best interests of all present and future owners of the Property that the Property be held subject to certain restrictions, all of which are more particularly hereinafter set forth.

NOW, THEREFORE, to induce the EPD to designate its pending case as inactive and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the undersigned parties, DECLARANT agrees as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. DECLARANT hereby imposes on the Property the following restriction(s):

2.1. There shall be no withdrawal of the groundwater from the Contaminated Property. There shall be no drilling for water conducted on the Contaminated Property nor shall any wells be installed on the Contaminated Property other than the monitoring wells pre-approved by EPD which are now existing and whose locations are depicted on Exhibit "C". Said existing monitoring wells shall remain in place for the further purpose of monitoring the 1983 Petroleum Discharge.

2.2. The area of contaminated soil that is located on that portion of the Contaminated Property identified as the "Paved Cap Area" on Exhibit "C" shall remain permanently covered and maintained with an impermeable material such as the existing asphalt.

2.3. The area of contaminated soil that is located on that portion of the Contaminated Property identified as the "Clean Fill Cap Area" on Exhibit "C" shall be permanently covered and maintained with two (2) feet of clean and uncontaminated soil.

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2.4. No contaminated soil shall be removed from the Contaminated Property.

2.5. The Property shall be used as a golf course facility only and there shall be no agricultural use of the Property including forestry, fishing and mining; no hotels or lodging; no recreational use, other than as a golf course facility, including amusement parks, parks, camps, museums, zoos, or gardens ; no residential uses; and no educational uses such as elementary and secondary schools, or day care services. These prohibited uses are specifically defined by using the North American Industry Classification System, United States, 2002 (NAICS). Executive Office of the President, Office of Management and Budget. The prohibited uses by code are: Sector 11 Agriculture, Forestry, Fishing and Hunting; Subsection 212 Mining (except Oil and Gas); Code 512132 Drive-In Motion Picture Theaters; Code 51412 Libraries and Archives; Code 53111 Lessors of Residential Buildings and Dwellings; Subsector 611 Elementary and Secondary Schools; Subsector 623 Nursing and Residential Care Facilities; Subsection 624 Social Assistance; Subsector 711 Performing Arts, Spectator Sports and Related Industries; Subsection 712 Museums, Historical Sites, and Similar Institutions; Subsector 713 Amusement, Gambling, and Recreation Industries; Subsector 813 Religious, Grantmaking, Civic, Professional, and Similar Organizations; and Subsection 814 Private Households.

3. For the purpose of monitoring the restrictions contained herein, EPD or its respective successors and assigns shall have site access to the Property at reasonable times and with reasonable notice to the DECLARANT and its successors and assigns.

4. It is the intention of DECLARANT that the restrictions contained in this Declaration shall touch and concern the Property, run with the land and with the title to the Property, and shall apply to and be binding upon and inure to the benefit of the successors and assigns of DECLARANT, and to EPD, and its successors and assigns and to any and all parties hereafter having any right, title or interest in the Property or any part thereof. The EPD, its successors and assigns may enforce the terms and conditions of this Declaration by injunctive relief and other appropriate available legal remedies. Any forbearance on behalf of the Department to exercise its right in the event of a failure of the DECLARANT, its successors and assigns to promptly with the provisions of this Declaration shall not be deemed or construed to be a waiver of the Department's rights hereunder. This Declaration shall continue in perpetuity, unless otherwise modified in writing by DECLARANT, its successors and assigns and the EPD, its successors and assigns as provided in paragraph 6 hereof.

5. In order to ensure the perpetual nature of these restrictions, DECLARANT, its successors and assigns, shall reference these restrictions in any subsequent deed conveying the Property, including the recording book and page of record of this Declaration.

6. This Declaration is binding until a release or other form of termination is executed by the EPD (or designee) and DECLARANT and is recorded in the Official Records of Broward County, Florida. To receive prior approval from EPD to remove any requirement herein, cleanup target levels established pursuant to Florida Statutes and EPD rules must have been achieved. This Declaration may be modified in writing only. Any subsequent amendment must be executed by both DECLARANT and the EPD or their respective successors and assigns and be recorded by DECLARANT or its successors and assigns as an amendment hereto.

7. If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of such provisions shall not affect the validity of any other provisions thereof. All such other provisions shall continue unimpaired in full force and effect.

8. DECLARANT covenants and represents that on the date of execution of this Declaration that DECLARANT is seized of the Property in fee simple and has good right to create, establish, and impose these restrictive covenants on the use of the Property. DECLARANT also covenants and warrants that the holder of all liens, mortgages, and encumbrances has consented to and subordinated such holder's rights to the restrictive covenants described in this Declaration.

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IN WITNESS WHEREOF, DECLARANT has executed this instrument, this 18 day of April, 2008.

Signed, sealed and delivered
In the presence of:

Mark Bleier
Print Name: MARK BLEIER

Phyllis Taylor
Print Name: Phyllis Taylor

J&D GOLF PROPERTIES, LLC

BY: _____
JOE PACE, Sole Managing Member
3011 ROCK ISLAND ROAD
MARGATE FL 33063

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18 day of April, 2008, by JOE PACE, as Sole Managing Member of J&D GOLF PROPERTIES, LLC, a Florida limited liability company, on behalf of said company, who is personally known by me or has produced _____ as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Linda Egan
Commission # DD763414
Expires: APR. 03, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Linda Egan
Notary Public – State of Florida
My Commission Expires:

~~Approved as to form by the Broward County Environmental Protection Department, Office of~~ General Counsel.

IN WITNESS WHEREOF, the Broward County Environmental Protection Department has executed this instrument, this 22 day of May, 2008

BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

Print Name: Jill Ryan

BY: Jeffrey D. Halsey

Print Name: Alfred Romer

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STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 22 day of May, 2008 by Jeffrey D. Halsey, as Director of the BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT, on behalf of said department, who is personally known by me or has produced _____ as identification.

JILL RYAN
My Commission DD 716503
EXPIRES: Nov. 23, 2011

Notary Public – State of Florida
My Commission Expires: Nov 23, 2011

This document reviewed and approved as to form by Office of County Attorney, Broward County, Florida

By _____
Sr. Assistant County Attorney

EXHIBIT "A"
(Legal Description)

All of Parcels 4-A and O-1 of HOLIDAY SPRINGS EAST, according to the plat thereof, as recorded in Plat Book 133, page 49, of the Public Records of Broward County, Florida, together with Carolina Golf Course being a portion of Section 23, Township 48 South, Range 41 East, being more particularly described as follows:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of said Section 23: THENCE North 89°29'45" West along the North line of said Section 23, a distance of 1749.15 feet; THENCE South 00°30'15" West, 806.02 feet to an intersection with the Northerly Right-Of-Way line o f Collector Road North as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida and the POINT OF BEGINNING said point also being located on the Northerly line of Tract 12 HOLIDAY SPRINGS VILLAGE SECTION FOU R according to the plat thereof as recorded in Plat Book 82, Page 47 of the Public Records of Broward County; THENCE along said Northerly line of Tract 12 the following twenty (20) courses and distances:

1. North 30°10'02" West, 400.19 feet to the beginning of a tangent curve concave to the Southwest;
2. Northwesterly along the arc of said curve having a radius of 280.00 feet, a delta 45°37'13", an arc distance of 222.94 feet to a Point of Tangency;
3. North 75°47'15" West, 218.36 feet;
4. South 26°52'22" West, 119.85 feet;
5. South 06°05'25" West, 478.62 feet;
6. South 12°50'05" West, 801.11 feet, to the beginning of a tangent curve concave to the Northwest;
7. Southerly Southwesterly and Northwesterly along the arc of said curve having a radius of 60.00 feet, a delta 105°15'17", an arc distance of 110.22 feet to a Point of Tangency;
8. North 61°54'39" West, 197.20 feet to the beginning of a tangent curve concave to the Northeast;
9. Northwesterly along the arc of said curve having a radius of 220.00 feet, a delta of 56°33'51", an arc distance of 217.19 feet to a Point of Reverse Curve;
10. Continuing Northwesterly along the arc of curve concave to the Southwest, having a radius of 190.53 feet, a delta 61°38'34", an arc distance of 204.99 feet to a Point of Tangency;
11. North 66°59'22" West, 298.98 feet to the beginning of a tangent curve concave to the Southeast;
12. Northwesterly, Westerly and Southwesterly along the arc of said curve, having a radius of 350.00 feet, a delta 95°58'55", an arc distance 586.32 feet to a Point of Tangency;
13. South 17°01'44" West, 472.58 feet to the beginning of a tangent curve concave to the East;
14. Southerly along the arc of said curve having a radius of 250.00 feet, a delta of 40°53'51", an arc distance of 178.45 feet to a Point of Reverse curve;
15. Southerly along the arc of a curve concave to the West having a radius of 100.00 feet, a delta 63°41'53", an arc distance of 111.17 feet to a Point of Reverse curve;

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16. Southwesterly along the arc of a curve concave to the Southeast, having a radius of 673.11 feet, a delta of 31°47'58", an arc distance 373.58 feet to a Point Of Reverse curve;
17. Southerly and Southwesterly along the arc of a curve concave to the Northwest, having a radius of 50.00 feet, a delta of 93°21'37", an arc distance of 81.47 feet to a Point of Compound curve;
18. Northwesterly along the arc of a curve concave to the Northeast, having a radius of 270.00 feet, a delta of 25°09'12", an arc distance of 118.53 feet to a Point of Tangency;
19. North 53°27'24" West 106.88 feet to the beginning of a tangent curve concave to the Southwest;
20. Northwesterly along the arc of said curve having a radius 336.93 feet, a delta of 37°34'23", an arc distance of 220.95 feet to a Point of Cusp, said point being located on the South line of Tract 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, according to plat thereof as recorded in Plat Book 77, Page 8, of the Public Records of Broward County, Florida;

THENCE along the South, Easterly and Northerly lines of said Tract 3, the following six (6) courses and distances;
1. North 88°58'14" East, 202.19 feet;
2. North 10°41'19" West, 90.43 feet;
3. North 53°45'29" East, 150.21 feet;
4. North 13°52'29" West, 515.34 feet to the beginning of a tangent curve concave to the Southwest;
5. Northwesterly along the arc of said curve having a radius of 180.00 feet, a delta 55°32'33", an arc distance of 174.49 feet to a Point of Tangency;
6. North 69°25'03" West, 333.55 feet to an intersection with the Easterly Right-Of-Way line of Holiday Springs Boulevard as shown on said plat of HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE;

THENCE North 01°01'47" West along said Easterly Right-of-Way line, 163.13 feet to the beginning of a tangent curve concave to the East; THENCE Northerly along said Easterly Right-of-Way line and along the arc of said curve, having a radius of 868.27 feet, a delta of 11°48'59", an arc distance of 179.07 feet to an intersection with the South line of Tract 4 of said HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE (a radial line through said point bears South 79°12'48" East); THENCE South 87°00'21" East along the said South line of Tract 4, a distance of 666.12 feet to the beginning of a tangent curve concave to the Northwest; THENCE Northeasterly along said Southerly line and along the arc of said curve, having a radius of 146.72 feet, a delta 76°20'09", an arc distance of 195.48 feet to a point on the East line of said Tract 4; THENCE North 16°39'31" East, along said East line and the East line of Parcel 4-A, HOLIDAY SPRINGS EAST, according to the plat thereof as recorded in Plat Book 133, Page 49 of the Public Records of Broward County, Florida, a distance of 628.23 feet; THENCE continuing along said East line of Parcel 4-A the following three (3) courses and distances:
1. North 46°11'17" East, 249.54 feet;
2. North 16°08'47" East, 259.62 feet;
3. South 89°29'45" East, 90.00 feet to an intersection with the West line of Tract 5, HOLIDAY SPRINGS VILLAGE SECTION THREE according to the plat thereof, as recorded in Plat Book 80, Page 25 of the Public Records of Broward County, Florida;

THENCE along the West, South and East lines of said Tract 5, the following five (5) courses and distances:
1. South 14°02'16" East, 569.45 feet to the beginning of a tangent curve concave to the Northeast;
2. Southeasterly along the arc of said curve, having a radius of 280.00 feet, a delta of 75°52'02", an arc distance of 370.76 feet to a Point of Tangency;

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3. South 89°54'18" East, 23.97 feet to the beginning of a tangent curve concave to the Northwest;
4. Northeasterly along the arc of said curve, having a radius of 280.00 feet, a delta of 86°35'09", an arc distance of 423.14 feet to a Point of Tangency;
5. North 03°30'33" East, 596.23 feet to an intersection with the Southerly Right-of-Way line of Sample Road, as dedicated by said plat of HOLIDAY SPRINGS EAST;

THENCE South 89°29'45" East, along said Southerly Right-of-Way line 717.64 feet to the beginning of a tangent curve concave to the North; THENCE Easterly along said Southerly Right-of-Way line and along the arc of said curve, having a radius of 2009.86 feet, a delta of 06° 32' 50", an arc distance of 229.67 feet to an intersection with the Westerly Right-of-Way line of Rock Island Road as dedicated by said plat of HOLIDAY SPRINGS EAST, (a radial line through said Point bears North 06°02'35" West);
THENCE along said Westerly Right-of-Way line the following six (6) courses and distances:

1. South 49°44'46" East, 50.61 feet to an intersection with the arc of a curve concave to the Northeast (a radial line through said point bears North 86°33'04" East);
2. Southeasterly along the arc of said curve, having a radius of 1060.00 feet, a delta of 17°11'19", an arc distance of 318.00 feet to a Point of Tangency;
3. South 27°32'05" East, 28.55 feet;
4. South 16°51'26" East, 77.94 feet to an intersection with the arc of a non-radial curve concave to the Northeast (a radial line through said point bears North 63°39'18" East);
5. Southeasterly along the arc of said curve, having a radius of 1067.00 feet, a delta of 03°50'19", an arc distance of 71.49 feet to a Point of Tangency;
6. South 30°11'01" East, 75.35 feet to the intersection with the said Northerly Right-of-Way line of Collector Road North;

THENCE along said Northerly Right-of-Way line the following four (4) courses and distances:

1. South 18°02'57" West, 52.21 feet;
2. South 66°16'55" West, 44.20 feet;
3. South 62°46'46" West, 163.69 feet;
4. South 66°16' 55" West, 15.65 feet to the POINT OF BEGINNING;

LESS THE FOLLOWING DESCRIBED PARCEL:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of Tract 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, according to the plat thereof as recorded in Plat Book 80, Page 25 of the Public Records of Broward County, Florida: THENCE South 03°30' 33" West, along the East lin e of said Tract 5, a distance of 40.06 feet to an intersection with the Southerly Right-of-Way, line of Sample Road as dedicated by HOLIDAY SPRINGS EAST, according to the plat thereof, as recorded in Plat Book 133, Page 49 of the Public Records of Br oward County, Florida, and the POINT OF BEGINNING;
THENCE South 89°29'45"East, along said Southerly Right-of-Way line, 114.18 feet;
THENCE South 45°30'15" West, 49.50 feet; THENCE South 00°30'15" West, 15.00 feet to the beginning of a tangent curve concave to the Northwest; THENCE Southwesterly along the arc of said curve, having a radius of 103.00 feet, a delta of 81°08'45", an arc distance of 145.88 feet to an intersection with the

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said East line of Tract 5 (a radial line through said point bears North 08°20' 59" West); THENCE North 03°30' 33" East, along said East line, 151.98 feet to the POINT OF BEGINNING.

TOGETHER WITH: (the first described parcel not the less out parcel above)

Parcel 2:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 23; THENCE North 89°29'45" West, along the North line of said Section 23, a distance of 1729.04 feet; THENCE South 00°30'15" West, 862.76 feet to the intersection with the South line of Collector Road North as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida said intersection also being the Northwest corner of Parcel "N" of said plat of HOLIDAY SPRINGS EAST, and the POINT OF BEGINNING;
THENCE along the West line of said plat of HOLIDAY SPRINGS EAST, the following ten (10) courses and distances;

1. South 09°55'17" East, 194.55 feet to the beginning of a tangent curve concave to the West;
2. Southerly along the arc of said curve, having a radius of 1500.00 feet, a delta of 29°08'07", an arc distance of 762.76 feet to a Point of Tangency;
3. South 19°12'50" West, 499.94 feet to the beginning of a tangent curve concave to the Northwest;
4. Southwesterly along the arc of said curve, having a radius of 375.00 feet, a delta of 21°36'04', an arc distance of 141.38 feet to a Point or Tangency;
5. South 40°48'54" West, 271.21 feet;
6. South 10°02'00' West, 121.29 feet to the beginning of a tangent curve concave to the East;
7. Southerly along the arc of said curve, having a radius of 275.00 feet, a delta of 30°12'15", an arc distance of 144.97 feet to a Point of Tangency;
8. South 20°10'15" East, 276.94 feet;
9. South 07°30' 04" East, 283.49 feet;
10. South 25°18'34" East, 336.14 feet to an intersection with the Northerly Right of Way line of Collector Road South as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida;

THENCE South 73°39'42" West, along said Northerly Right-of-Way line 169.87 feet to an intersection with the Northerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, according to the plat thereof, as recorded in Plat Book 84, Page 27 of the P ublic Records of Broward County, Florida; THENCE along said Northerly line the following four (4) courses and distances;

1. North 27°27'42" West, 655.36 feet to the beginning of a tangent curve concave to the southwest;
2. Northwesterly along the arc of said curve, having a radius of 150.00 feet, a delta of 75°52'41", an arc distance of 198.65 feet to a Point of Tangency;
3. South 76°39'37" West, 460.60 feet;
4. North 78°26'13" West, 79.78 feet to an intersection with the North line of Parcel L-4 of said plat of HOLIDAY SPRINGS EAST and with the arc of a non-tangent curve concave to the Southwest (a radial line through said point bears South 36°57'51" West);

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THENCE along the said Northerly line of Parcel L-4 the following four (4) courses and distances;

1. Northwesterly along the arc of said curve, having a radius of 800.00 feet, a delta of 26°31'12", an arc distance of 370.29 feet to a Point of Tangency;
2. North 79°33'21" West, 251.00 feet to the beginning of a tangent curve concave to the South;
3. Northwesterly along the arc of said curve, having a radius of 350.00 feet, a delta of 14°50'04", an arc distance of 90.62 feet to a Point of Reverse curve;
4. Northwesterly along the arc of a curve concave to the North, having a radius of 375.00 feet, a delta of 27°34'26", an arc distance of 180.47 feet to a Point of Tangency; said point being located on the said Northerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE North 66°48'59" West, along said Northerly line of Tract 13, a distance of 162.00 feet to an intersection with the Easterly Right-of-Way line of Collector Road North as recorded in Official Records BOOK 15091, Page 37 of the Public Records of Broward County, Florida; THENCE North 07°29'59" West, along said Easterly Right-of-Way line 211.31 feet to the beginning of a tangent curve concave to the Southeast; THENCE Northerly along said Easterly Right-of-Way line and along the arc of said curve, having a radius of 620.00 feet, a delta of 22°32'51", an arc distance of 243.99 feet to an intersection with the Southerly line of said Tract 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, and with the arc of a non-radial curve concave to the Southeast (radial lines through said point bear South 74°57'01" East (620.00 foot radius) and South 24°30'43" East (50.00 foot radius); THENCE along said Southerly line of Tract 12, the following ten (10) courses and distances;

1. Northeasterly along the arc of said non-radial curve, having a radius of 50.00 feet, a delta of 17°10'43", an arc distance of 14.99 feet to a Point of Tangency;
2. North 82°40'00" East, 885.46 feet to the beginning of a tangent curve concave to the South;
3. Southeasterly along the arc of said curve, having a radius of 700.00 feet, a delta of 27°56'57', an arc distance of 341.46 feet to a Point of Tangency;
4. South 69°23'04" East, 383.41 feet;
5. North 43°20'38" East, 395.40 feet to the beginning of a tangent curve concave to the Northwest;
6. Northeasterly along the arc of said curve, having a radius of 750.00 feet, a delta of 20°35'42", an arc distance of 269.59 feet to a Point of Tangency;
7. North 22°44'56" East, 292.57 feet to the beginning of a tangent curve concave to the Northwest;
8. Northeasterly along the arc of said curve, having a radius of 750.00 feet, a delta of 20°58' 58", an arc distance of 274.66 feet to a Point of Tangency;
9. North 01°45'58" East, 482.45 feet to the beginning of a tangent curve concave to the Southeast;
10. Northeasterly along the arc of said of curve, having a radius or 50.00 feet, a delta of 64°30'57", an arc distance of 56.30 feet to a Point of Tangency, said point being located on the said southerly Right-of-Way line of Collector Road North;

THENCE North 66°16'55" East, along said Southerly Right-of-Way line 124.41 feet to the POINT OF BEGINNING;

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TOGETHER WITH:

Parcel 3:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said section 23; THENCE South 89°28'44" East, along the South line of said Section 23, a distance of 1215.08 feet; THENCE North 00°31' 16" East, 360.00 feet to the Northwest corner of Parcel M of said plat of H OLIDAY SPRINGS EAST, said point also being located on the Easterly Right-of-Way line of Collector Road South, as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida and the POINT OF BEGINNING;
THENCE North 00°31'16" East, along said Easterly Right-of-Way line, 71.28 feet to an intersection with the Southerly line of said Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE; THENCE North 77°46' 53" East, along said Southerly line, 708.04 feet to the beginning of a tangent curve concave to the Northwest; THENCE Northeasterly along said southerly line and along the arc of said curve, having a radius of 250.00 feet, a delta of 32°09'14", an arc distance of 140.30 feet to a Point of Tangency and the southerly most corner of Parcel L-3 of said plat of HOLIDAY SPRINGS EAST;

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THENCE along the southerly line of said Parcel L-3, the following four (4) courses and distances:

1. North 45°37'39" East, 388.55 feet to the beginning of a tangent curve concave to the South;
2. Easterly along the arc of said curve, having a radius of 100.00 feet, a delta of 53°02'02", an arc distance of 92.56 feet to a point of Reverse Curve;
3. Northeasterly along the arc of a curve concave to the Northwest, having a radius of 75.00 feet, a delta of 97°28'51", an arc distance of 127.60 feet to a point of Reverse Curve;
4. Northeasterly, Easterly and Southeasterly along the arc of a curve concave to the South, having a radius of 50.00 feet, a delta of 178° 54' 47", an arc distance of 156.13 feet to a point of Tangency, said point being located on said southerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE along said southerly line of Tract 13 the following seven (7) courses and distances:

1. South 00°05'36" West, 447.63 feet to an intersection with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North 33°39'24" East);
2. Easterly and Northeasterly along the arc of said curve, having a radius of 280.00 feet, a delta of 93°05'43", an arc distance of 454.95 feet to a Point of Tangency;
3. North 30°33'41" East, 44.90 feet to the beginning of a tangent curve concave to the West;
4. Northerly along the arc of said curve, having a radius of 750.00 feet, a delta of 48°51'03", an arc distance of 639.46 feet to a point of Tangency;
5. North 18°17' 22" West, 30.00 feet to the beginning of a tangent curve concave to the Southeast;
6. Northeasterly along the arc of said curve, having a radius of 60.00 feet, a delta of 90°00'00", an arc distance of 94.25 feet to a Point of Tangency;
7. North 71°42'38" East, 68.62 feet to the Easterly most corner of said Tract 13;

THENCE North 27°27'42" West, along the Northerly line of said Tract 13, a distance of 23.40 feet to an intersection with the Southerly Right-of-Way of Collector Road South, as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida; THENCE North 73° 39'42" East, along said Southerly Right-of-Way line, 135.12 feet to an intersection with the Westerly line of said plat of HOLIDAY SPRINGS EAST; THENCE along Said Westerly line the following six (6) courses and distances:

1. South 22°02'55" East, 141.19 feet to the beginning of a tangent curve concave to the West;
2. Southerly along the arc of said curve, having a radius of 800.00 feet, a delta of 40°53'05", an arc distance of 570.86 feet to a Point of Tangency;
3. South 18°50'10" West, 231.34 feet to the beginning of a tangent curve concave to the Northwest;
4. Southwesterly along the arc of said curve, having a radius of 360.79 feet, a delta of 36°21'31", an arc distance of 222.65 feet to a Point of Compound Curve;
5. Southwesterly along the arc of a curve concave to the Northwest, having a radius of 277.39 feet, a delta of 36°19' 35", an arc distance of 239.27 feet to a Point of Tangency;
6. North 89°28'44" West, 1700.43 feet to the POINT OF BEGINNING;

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TOGETHER WITH:

Parcel 4:

A portion of Section 23, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 23; THENCE South 89°28'44" East along the South line of said Section 23, a distance of 1155.08 feet; THENCE North 00°31'16" East, 340.00 feet to a point located on the Westerly Right-of-Way line of Collector Road South, as recorded in Official Records Book 15091, Page 37 of the Public Records of Broward County, Florida, said point also being the Northeast corner of Tract 11, HOLIDAY SPRINGS VILLAGE SECTION TWO, according to the plat thereof as recorded in Plat Book 80, Page 24 of the Public Records of Broward County, Florida, and the POINT OF BEGINNING; THENCE along the Easterly line of said Tract 11, the following four (4) courses and distance:

1. North 89°28'44" West, 150.00 feet to the beginning of a tangent curve concave to the Northeast;
2. Northwesterly along the arc of said curve, having a radius of 180.00 feet, a delta of 39°52'54", an arc distance of 125.29 feet to a Point of Compound Curve;
3. Northwesterly and Northerly along the arc of a curve concave to the Northeast, having a radius of 750.00 feet, a delta of 66°15'13", an arc distance of 867.26 feet to a Point of Reverse Curve;
4. Northerly and Northwesterly along the arc of a curve concave to the Southwest, having a radius of 200.00 feet, a delta of 54°52'30", an arc distance of 191.55 feet to an intersection with a non-radial line (a radial line through said point bears South 51°46'53" West) and the Northerly most corner of said Tract 11;

THENCE South 71°45'12" West, along the North line of said Tract 11, a distance of 354.14 feet to an intersection with the arc of non-radial curve concave to the Southeast (a radial line through said point bears South 87°30' 33" East) and the Easte rly Right-of-Way line of Holiday Springs Boulevard as shown on said plat of HOLIDAY SPRINGS VILLAGE SECTION TWO; THENCE Northeasterly along said Easterly Right-of-Way line and along the arc of said

curve, having a radius of 1026.86 feet, a delta of 14°03'44", an arc distance of 252.02 feet to a Point of Tangency; THENC E North 16°33'12" East, along said Easterly Right-of-Way line, 150.00 feet to the beginning of a tangent curve concave to the Northwest; THENCE Northeasterly along said Easterly Right-of-Way line and along the arc or said curve, having a radius of 1106.86 feet, a delta of 01°21'13", an arc distance of 26.15 feet to the Southwesterly corner of Tract 10 of said HOLIDAY SPRINGS VILLAGE SECTION TWO (a radial line through said point bears North 74°48'02" West); THENCE along the South and East lines of said Tract 10, the following three (3) courses and distances:

1. North 64°15'41" East, 388.32 feet to the beginning of a tangent curve concave to Northwest;
2. Northeasterly along the arc of said curve, having a radius of 180.00 feet, a delta of 59°04'12", an arc distance of 185.57 feet to a Point of Tangency;
3. North 05°11'29" East, 378.57 feet to an intersection with the South line of Tract 2 of said HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, and with the arc of a non-radial curve concave to the Northwest (a radial line through said point bears North 28°44'46" West);

THENCE along the South and Easterly line of said Tract 2 the following four (4) courses and distances:

1. Northeasterly along the arc of said curve concave to the Northwest, having a radius of 784.45 feet, a delta of 02°41'03", an arc distance of 36.75 feet to an intersection with a non-radial line (a radial line through said point bears North 31°25'49" West);
2. North 05°11'29" East, 270.21 feet;
3. South 87°35'06" West, 68.28 feet to an intersection with the arc of a non-radial curve concave to the Southwest (a radial line through said point bears South 89°23'23" West);
4. Northwesterly along the arc of said curve, having a radius of 276.93 feet, a delta of 52°50'46", an arc distance of 255.42 feet to a Point of Cusp, said point being located on the Southerly line of said Tract 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR;

THENCE South 53°27'24" East, along said Southerly line, 106.88 feet to the beginning of a tangent curve concave to the Northeast; THENCE Southeasterly along said Southerly line, and along the arc of said curve, having a radius of 330.00 feet, a del ta of 30°22'34", an arc distance of 174.95 feet to a Point of Reverse Curve; THENCE continuing Southeasterly along said Southerly line and along the arc of curve concave to the Southwest, having a radius of 50.00 feet, a delta of 84°44'17", an arc distance of 73.95 feet to a Point of Reverse curve; THENCE along said southerly line of Tract 12, and the Westerly line of said Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE, the following two (2) courses and distances:

1. Southeasterly along the arc of a curve concave to the Northeast, having a radius of 680.00 feet, a delta of 08°24'12", an arc distance of 99.73 feet to a Point of Tangency;
2. South 07°29'52" East, 331.13 feet to the Northerly most corner of Parcel L-1 of said plat of HOLIDAY SPRINGS EAST;

THENCE along the West and South lines of said Parcel L-1 the following two (2) courses and distances:

1. South 01°58'35" East, 366.35 feet to the beginning of a tangent curve concave to the Northeast;
2. Southeasterly along the arc of said curve, having a radius of 125.00 feet, a delta of 76°27'37", an arc distance of 166.81 feet to a Point of Tangency;

THENCE South 78°26'13 East, along the South line of said Parcel L-1, and the Westerly line of said Tract 13 of HOLIDAY SPRINGS VILLAGE SECTION FIVE, 466.97 feet to the Northwest corner of Parcel L-2 of said HOLIDAY SPRINGS EAST; THENCE along the We sterly line of said Parcel L-2 the following three

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(3) courses and distances:

1. South 67°55'50" East, 319.17 feet to the beginning of a tangent curve concave to the Southwest;
2. Southeasterly along the arc of said curve, having a radius of 150.00 feet, a delta or 34°22'18", an arc distance of 89.99 feet to a Point of Compound Curve;
3. Southerly and Southwesterly along the arc of a curve concave to the West, having a radius or 90.00 feet, a delta of 101°32'13", an arc distance of 159.49 feet to a Point of Tangency, said point being located on the said Westerly line of Tract 13, HOLIDAY SPRINGS VILLAGE SECTION FIVE;

THENCE along the said Westerly line of Tract 13, the following five (5) courses and distances;

1. South 67°58'41" West, 493.79 feet to the beginning of a tangent curve concave to the Northwest;
2. Southwesterly along the arc of said curve, having a radius of 750.00 feet, a delta of 27°21'26", an arc distance of 358.07 feet to a Point of Tangency;
3. North 84°40'03" West, 221.58 feet to an intersection with a non-radial curve concave to the Southeast (a radial line through said point bears South 54°56'48" East);
4. Southwesterly along the arc of said curve, having a radius of 1000.00 feet, a delta of 18°35'39", an arc distance of 324.53 feet to an intersection with a non-radial line (a radial line through said point bears South 73°32'27" East);
5. South 45°45'02" East, 493.16 feet to an intersection with the said West Right-of-Way line of Collector Road South;

THENCE South 00°31'16" West, along said West right-of-Way line, 170.00 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Margate, Broward County, Florida, and containing a total of 148.341 acres more or less.

Parcel 5:

Non-exclusive easement rights over, across and through those portions of Tract 10, (which are now or hereafter designated as being for the common use and enjoyment of purchasers of the condominium units to be constructed on Tract 10), for the purpose of providing ingress and egress to the lakes and canals now or hereafter existing on or adjacent to Tract 10 and for the purpose of maintaining and using such lakes and canals, as more particularly set forth in that certain Grant of Easement recorded in Official Records Book 12164, Page 160 of the Public Records of Broward County, Florida.

Parcel 6:

Non-exclusive easement rights over, across and through those potions of Tract 3, (which are now or hereafter designated as being for the common use and enjoyment of purchasers of the townhouse units to be constructed upon Tract 3), for the purpose of providing ingress and egress to the lakes and canals now or hereafter existing on or adjacent to Tract 3 and for the purpose of maintaining and using such lakes and canals; and further a non-exclusive easement for the use and enjoyment of the existing pump station and enclosure (as described in Easement recorded in Official Records Book 8252, Page 76, or the Public Records of Broward County, Florida), together with ingress and egress thereto for the purpose of providing irrigation to the adjacent Recreation Center and golf course located upon the Holiday Lands, as more

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particularly set forth in that certain Grant of Easement recorded in Official Records Book, 11998, Page 819, of the Public Records of Broward County, Florida.

Parcel 7:

Non-exclusive easement rights for the purpose of directing the surface water drainage from both the golf course and the adjacent property into that certain master drainage system, and for the purpose of constructing, repairing and maintaining a swale over and across that portion of the adjacent property, as more particularly set forth in that certain Reciprocal Declaration of Easement recorded in Official Records Book 21722, Page 546, of the Public Records of Broward County, Florida.

Parcel 8:

Non-exclusive easement rights to a 5 foot easement over the property to provide for the construction of the swale in the easement area, and to allocate responsibility for the construction, grading and subsequent restoration and maintenance of the swa le, as more particularly described in that certain Reciprocal Easement Agreement recorded in Official Records Book 19078, Page 731, of the Public Records of Broward County, Florida.

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Parcel 9:

Non-exclusive easement rights to a 5 foot easement over the property to provide for the construction of the swale in the easement area, and to allocate responsibility for the construction, grading, and subsequent restoration and maintenance of the sw ale, as more particularly set forth in that certain Reciprocal Easement Agreement recorded in Official Records Book 20052, Page 807, of the Public Records of Broward County, Florida.

Parcel 10:

Non-exclusive easement rights for the purpose of directing the surface water drainage from both the golf course and the adjacent property into that certain master drainage system, and for the purpose of constructing, repairing and maintaining a swale over and across that portion of the adjacent property, as more particularly described in that certain Reciprocal Declaration of Easement recorded in Official Records Book 22394, Page 54, of the Public Records of Broward County, Florida.

Parcel 11:

Non-exclusive easement rights for the purpose of constructing, repairing and maintaining a swale over and across that portion of the adjacent property, as more particularly described in that certain Reciprocal Declaration of Easement recorded in Offi cial Records Book 22882, Page 620, of the Public Records of Broward County, Florida.

Parcel 12:

Non-exclusive easement rights to a cross-access easement for pedestrian and vehicular access, ingress and egress over, under and across the easement area, together with the right to install, maintain, repair and replace utilities thereunder, as more particu larly described in that certain Access

Easement and Joint Use and Maintenance Agreement as recorded in Official Records Book 31600, Page 110, of the Public Records of Broward County, Florida.

NOTE: Parcels 1 to 4 are the Fee Estate, and Parcels 5 to 12 are the Easement Estate.

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EXHIBIT B COVER SHEET

Sketch and Legal Description of Contaminated Property

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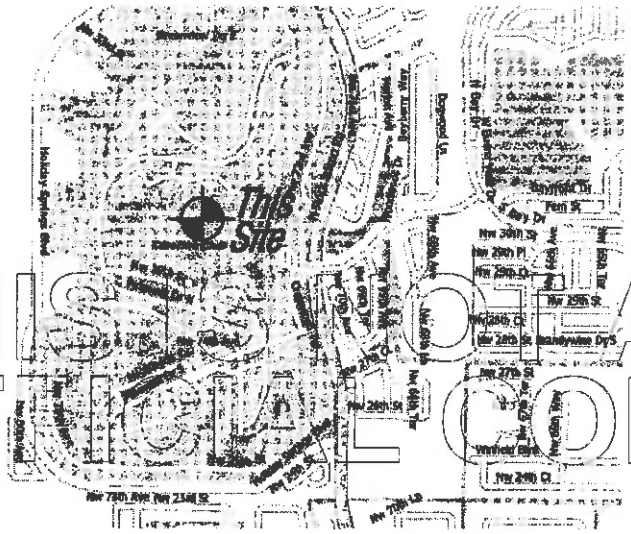
9

Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue Coral Springs, Florida 33065
Phone: (954) 509-0083 Fax: (866) 495-0203
LB # 7303

- Sketch and Description -

Carolina Golf Club



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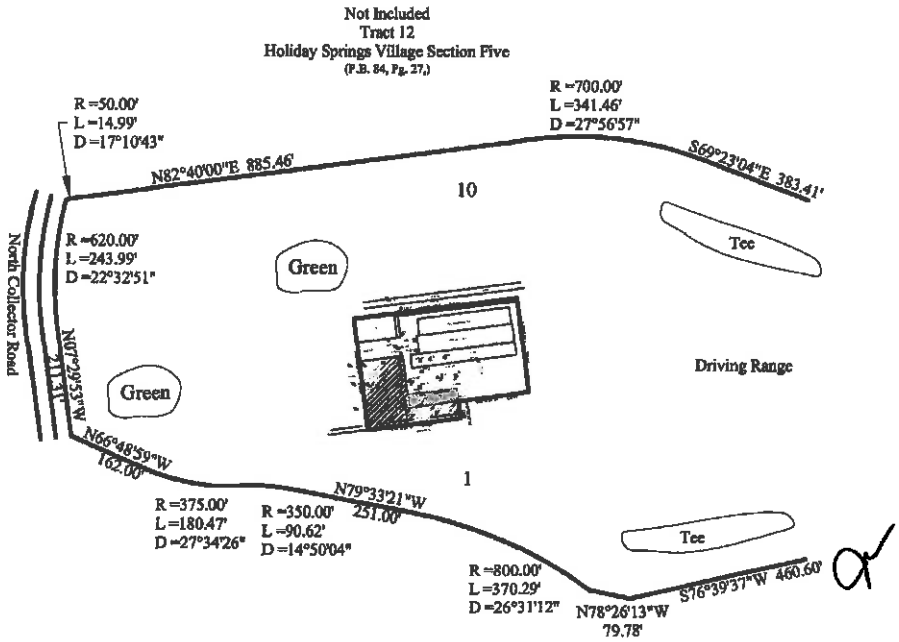

December 21, 2006

Dennis J. Gabriele
Professional Surveyor and Mapper No. LS5709
State of Florida

Not Valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper

Updates and Revisions	Date	By	QC

NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.

Job No. 0611-025	Drawn By: MRK	QA / QC: DJG	FB. N/A PG.	Scale: Not to Scale

Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue Coral Springs, Florida 33065
Phone: (954) 509-0083 Fax: (866) 495-0203
LB # 7303

- Sketch and Description -

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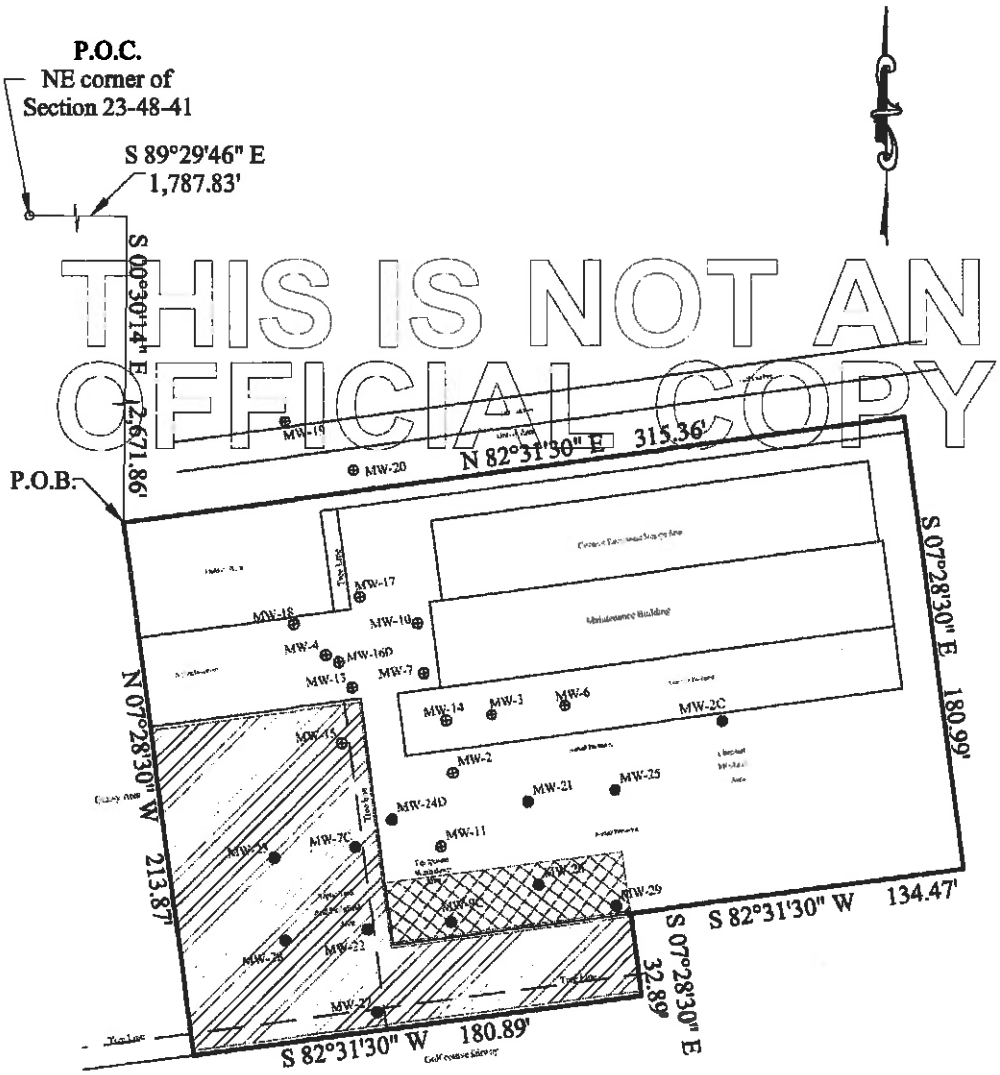

Survey Notes

1. Bearing Reference: Bearings shown hereon are referenced to the North Line of Section 23, Township 48 South, Range 41 East; Said line bears South 89°29'45" West.
2. This is not a survey, but only a graphic depiction shown hereon. No boundary corners were set in the field related to this sketch.

Legend

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
O.R.B. = Official Records Book
R = Radius
L = Arc Length
D = Central Angle (Delta)
P.B. Denotes Plat Book
Pg. Denotes Page
Clean Fill Cap Area
Paved Cap Area
MW-1 Monitoring Well Location
Indicates Monitoring Wells Abandoned in Place

Job No. 0611-025	Drawn By: MRK	QA / QC: DJG	FB. N/A PG.	Scale: Not to Scale

Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue Coral Springs, Florida 33065
Phone: (954) 509-0083 Fax: (866) 495-0203
LB # 7303

- Legal Description -

A parcel of land lying in Section 23, Township 48 South, Range 41 East, being a portion of ***Carolina Golf Course***, all being more particularly described as follows:

Commencing at the Northwest corner of Section 23, Township 48 South, Range 41 East;
Thence, South 89°29'46" East, a distance of 1,787.83 feet;
Thence, South 00°30'14" West, a distance of 2,671.86 feet to the ***Point of Beginning.***

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Thence, North 82°31'30" East, a distance of 315.36 feet;
Thence, South 07°28'30" East, a distance of 180.99 feet;
Thence, South 82°31'30" West, a distance of 134.47 feet;
Thence, South 07°28'30" East, a distance of 32.89 feet;
Thence, South 82°31'30" West, a distance of 180.89 feet;
Thence, North 07°28'30" West, a distance of 213.87 feet to the ***Point of Beginning.***

Said lands lying and being in the City of Margate, Broward County, Florida, and containing 63,024 square feet (1.45 acres) more or less.

Job No. 0611-025	Drawn By: MRK	QA / QC: DJG	FB. N/A PG.	Scale: Not to Scale

EXHIBIT C COVER SHEET

Sketch of Contaminated Property Depicting Clean Fill Cap Area and Paved Cap Area

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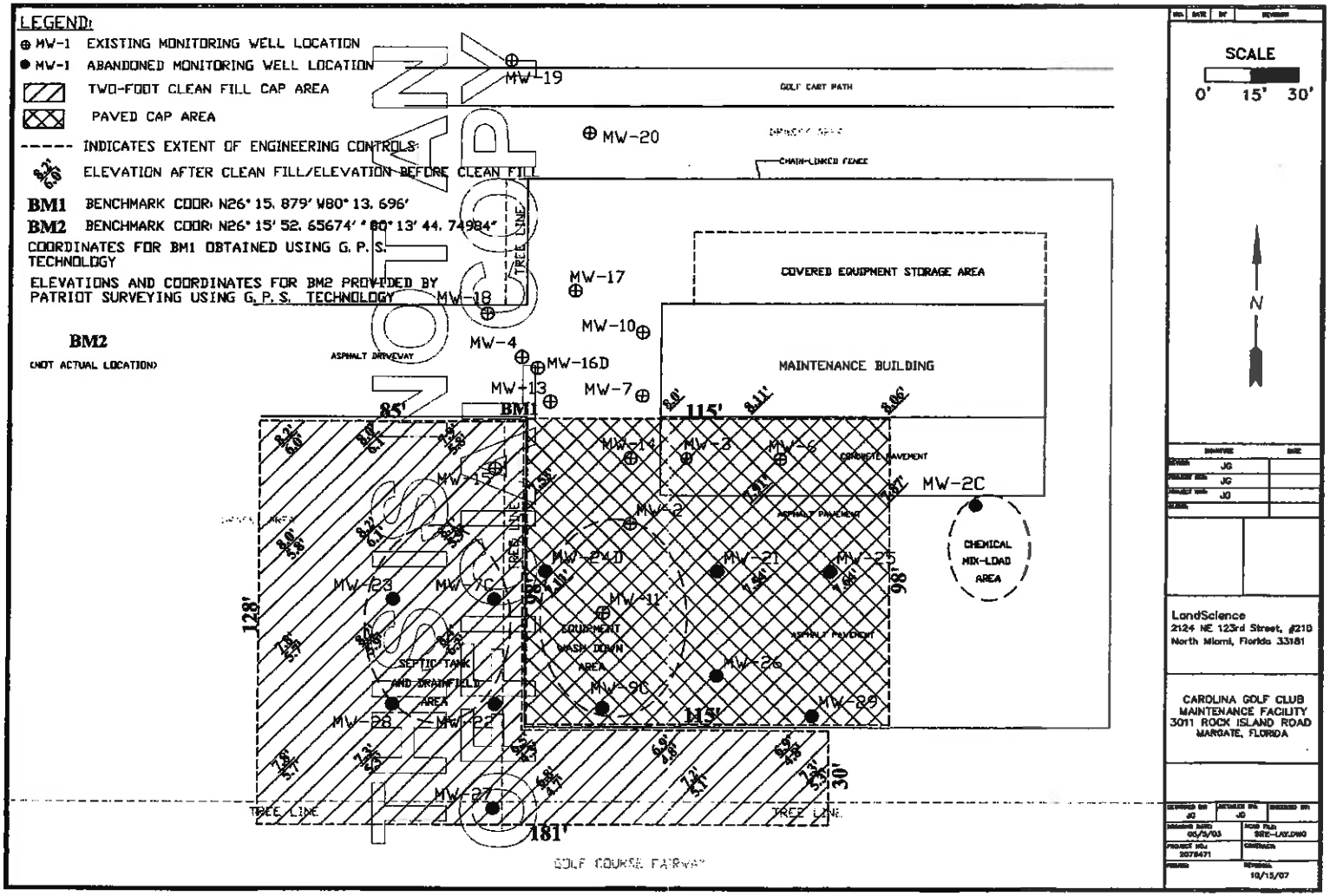
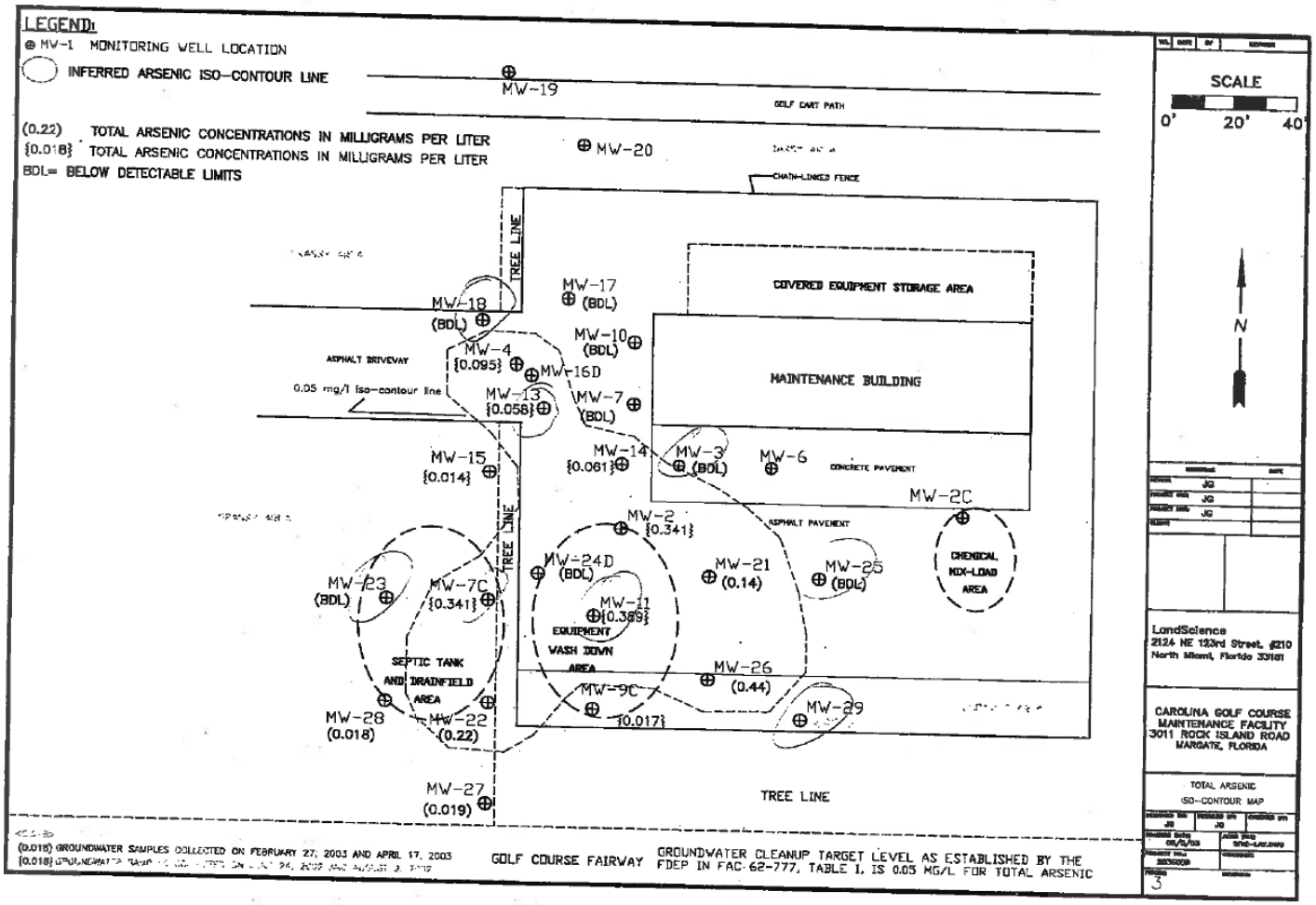
CFN # 107948193, OR BK 45443 PG 113, Page 22 of 22



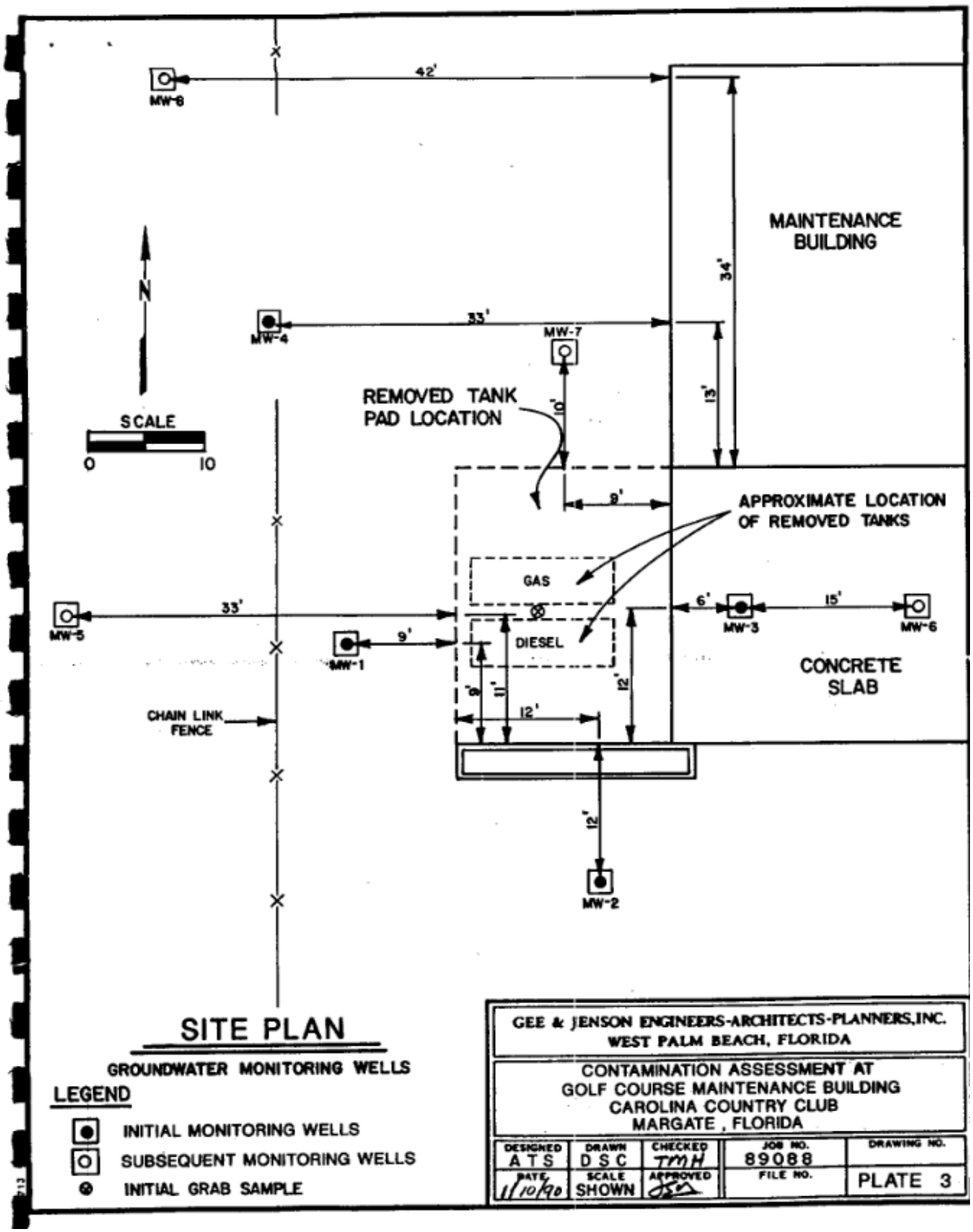
Appendix G: Pertinent Regulatory Files for the Subject Property



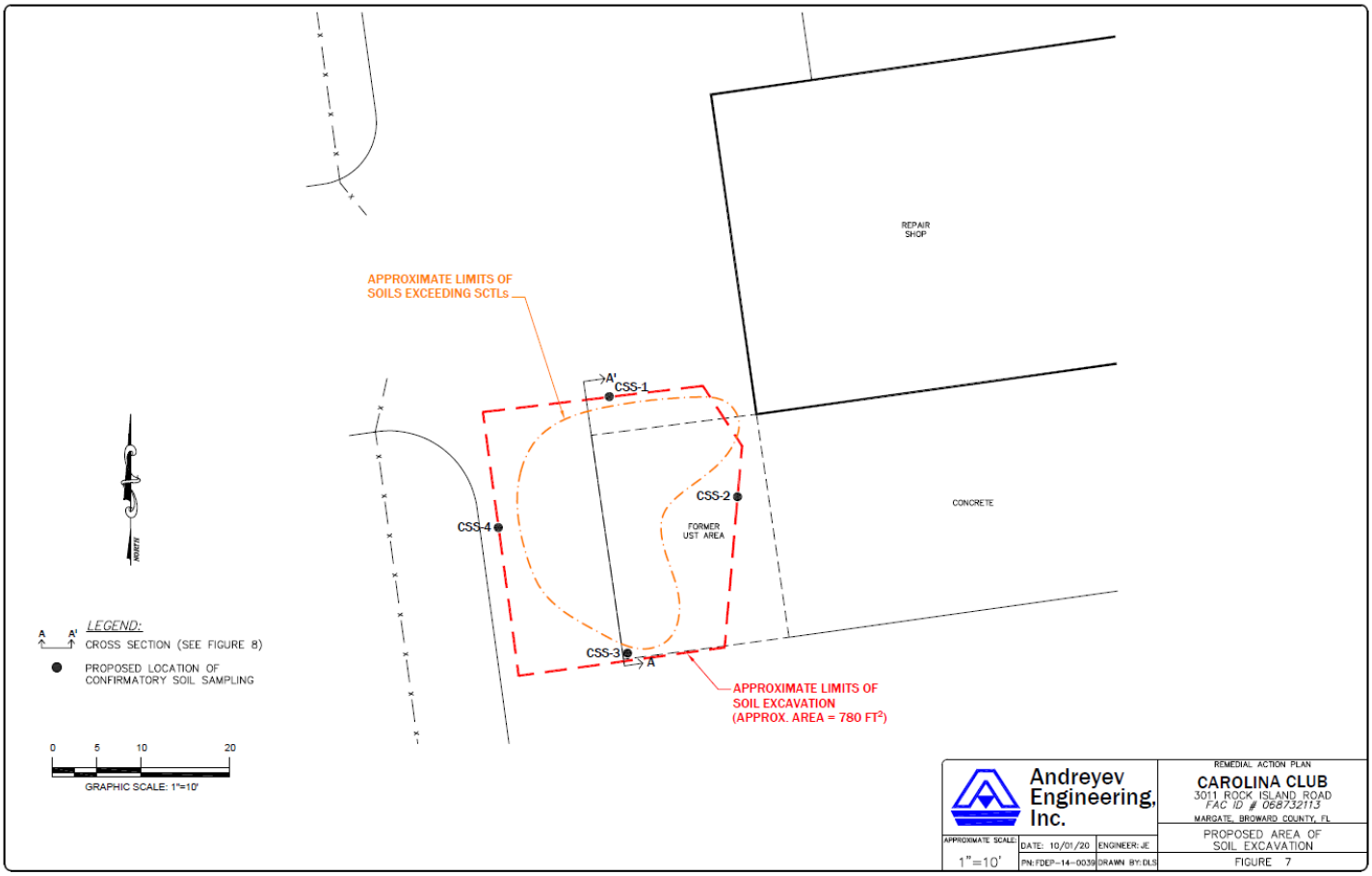
Extent of arsenic in groundwater at the maintenance building in 2003

The arsenic iso-concentration line was based on the old GCTL of 0.050 mg/L, not the new GCTL of 0.010 mg/L. These data are from February and April 2003. The maximum concentration during these sampling periods was 0.440 mg/L (440 ug/L) in MW-26.

(source: Institutional Controls and Engineering Controls Audit Program Audit Report, Arcadis, 2/14/2014)



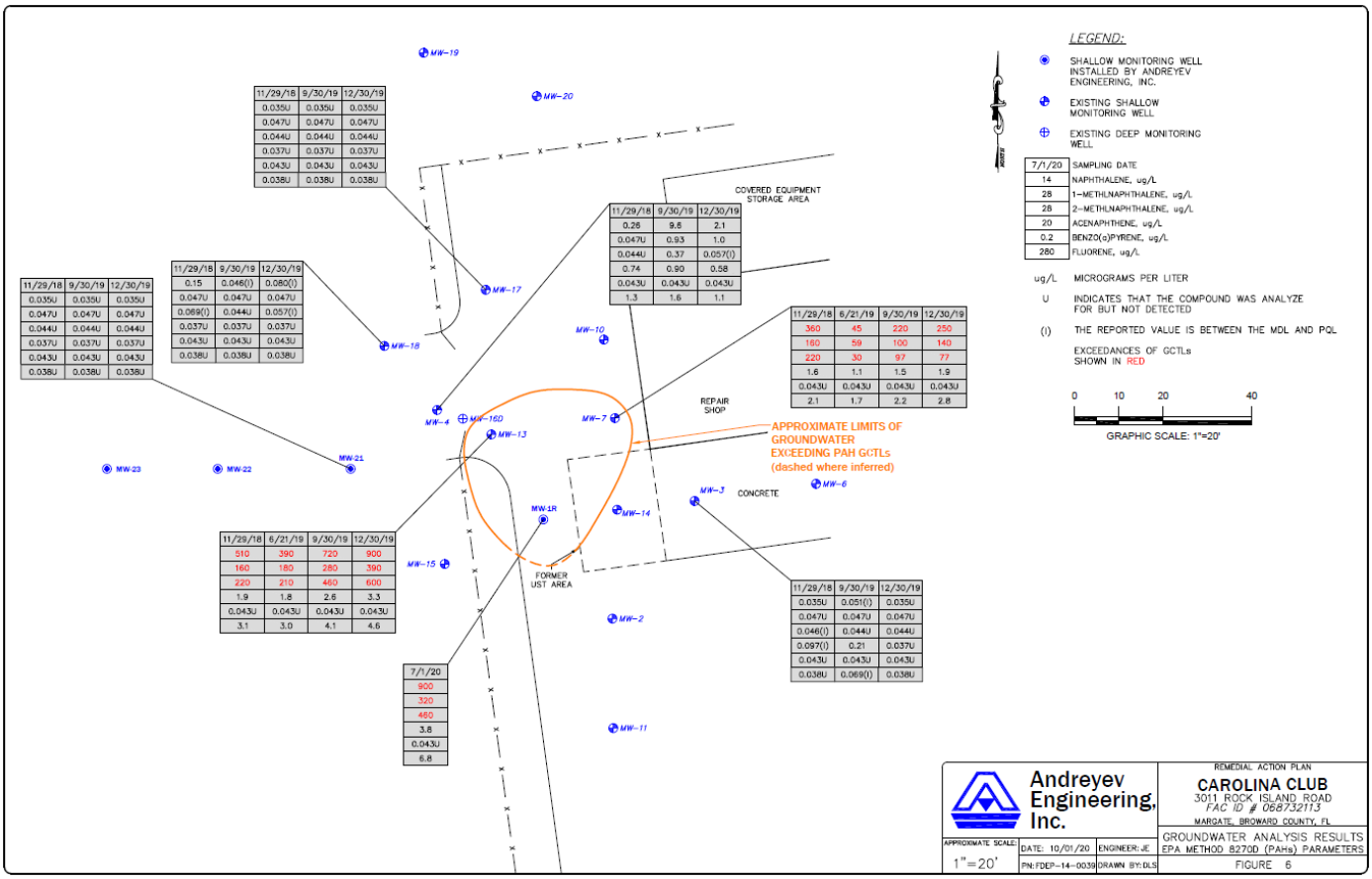
Location of former USTs - southwest corner of maintenance building, 1990



Extent of PAH soil contamination – southwest corner of maintenance building

Recent / current (2020) conditions

Source: Limited Scope Remedial Action Plan dated 10/2/2020



Extent of PAH groundwater plume – southwest corner of maintenance building

Recent / current (2020) conditions

Source: Limited Scope Remedial Action Plan dated 10/2/2020

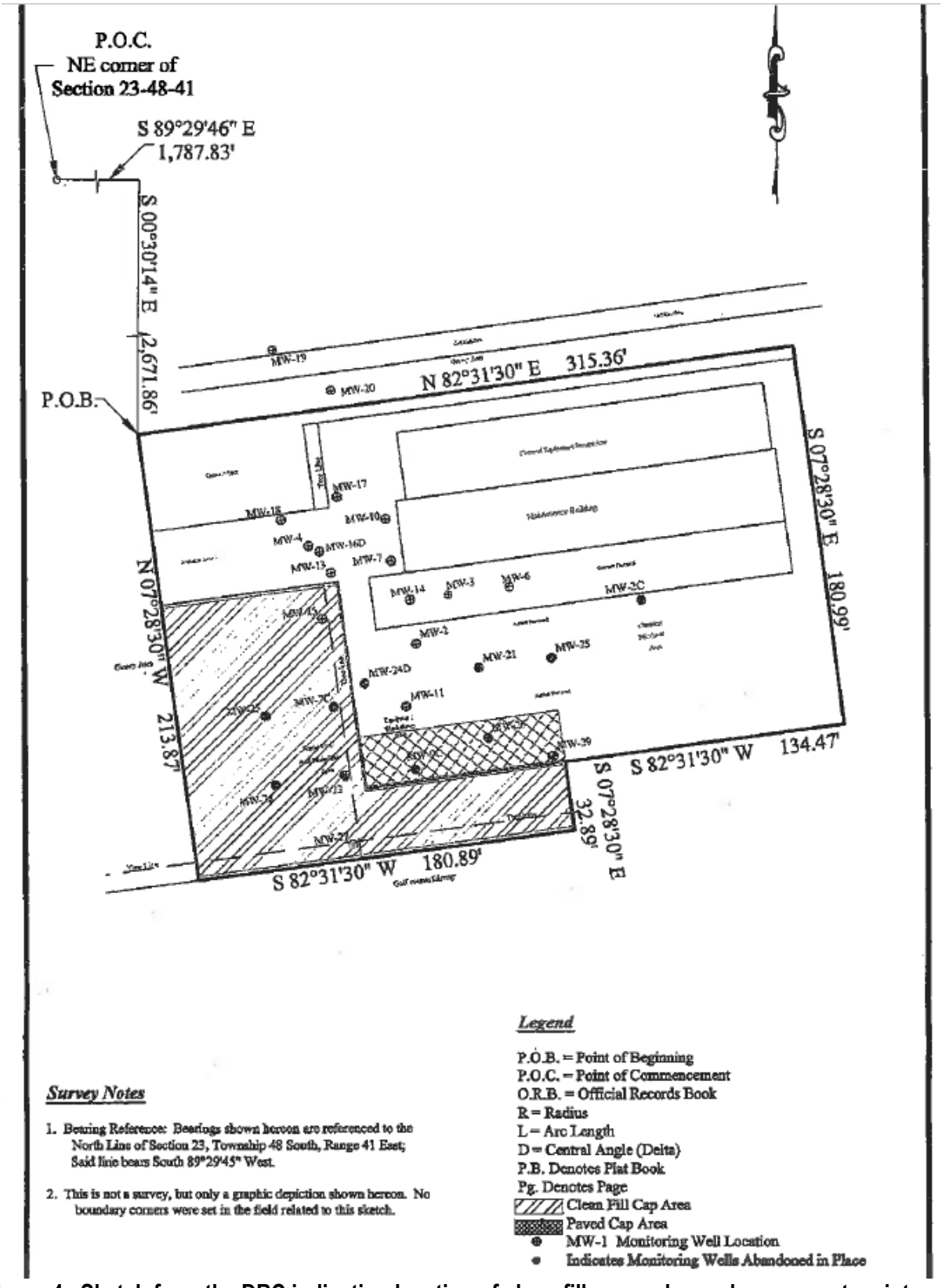


Figure 4. Sketch from the DRC indicating location of clean fill cap and paved cap area at maintenance area.
(source: Institutional Controls and Engineering Controls Audit Program Audit Report, Arcadis, 2/14/2014)

Exhibit “S”

Phase II Environmental Site Assessment

Phase II Environmental Site Assessment for
Carolina Club
3011 N Rock Island Road, Margate, FL

Prepared for:
Rosemurgy Acquisitions, LLC

Prepared by:

WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411
561-687-2220

WGI Project No. 10469.00

Report Issuance Date: March 15, 2024

1.0 INTRODUCTION

The subject property is the Carolina Club golf course. A map is provided as **Figure 1**.

Subject Property Description	
Project name	Carolina Club
Address	3011 N Rock Island Road, Margate, Florida
Subject property ID number(s)	Broward County Parcel ID # Acres 4841-23-00-0020 137.5 4841-23-06-0040 5.9
Size	143 acres
FDEP Facility IDs	ERIC_6801, and 8732113

Source(s):
County Property Appraiser's website

The history of the subject property was determined by a Phase I Environmental Site Assessment (ESA) prepared by WGI and dated March 2024. A summary of the key parts of the history that are relevant to this Phase II ESA include the following:

- The golf course was constructed in the early 1970s on previously-undeveloped and forested land. The golf course was active for over four decades then became inactive circa 2019. WGI found no evidence of other land uses, including no evidence of former agriculture.

- There has been no substantial golf course reconfiguration since it was originally constructed in the early 1970s; the general layout of the tee boxes, fairways, and greens has been generally similar from the 1970s to the present. However, between 1988 and 1992, some of the ponds were expanded and some new ponds were dug; this resulted in the removal and replacement of at least one green – the one northwest of the maintenance area. The changes to the ponds occurred concurrently with, and apparently associated with, development of the residential community around the golf course.

- Arsenic has been previously documented above soil and groundwater cleanup target levels at the maintenance area as well as outside the maintenance area. A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 requires an engineering control (cap) at the maintenance area and institutional controls (land use restrictions) on the entire subject property. The institutional controls include several restrictions, including but not limited to, a prohibition on groundwater withdrawal and land use restrictions which limit the land use to a golf course facility.

1.1 Purpose of the Phase II ESA

The Phase I ESA dated March 14, 2024 found the following Recognized Environmental Conditions (RECs) and Controlled Recognized Environmental Condition (CREC):

- **REC 1**: PAH Soil and Groundwater Contamination at the Maintenance Area. There is soil and groundwater contamination by polycyclic aromatic hydrocarbons (PAHs) at the southwest corner of the maintenance building; the maintenance building is located near the center of the subject property. Two USTs were removed from this location in 1989 (FDEP Facility ID # 8732113). Assessment and remediation have been ongoing for years but soil and groundwater contamination remains today. Additional soil removal is anticipated to occur in 2024.

  - This REC is currently undergoing State-funded assessment and cleanup; therefore, it is not assessed in this Phase II ESA.

- **REC 2**: Possible Presence of Arsenic outside the Maintenance Area. A Site Assessment Report Addendum (SARA) dated May 29, 2003 delineated soil and groundwater contamination by arsenic at the maintenance building, but also stated that the soil contamination is slightly outside the main area because elevated arsenic levels were also found in borings SB-19, 20, and 21. At 0 feet to 2 feet below land surface, the arsenic levels ranged from 9.4 mg/kg to 26.0 mg/kg and at 4 feet to 6 feet below land surface the arsenic levels ranged from 3.0 mg/kg to 3.8 mg/kg. On April 26, 2007 Broward County Engineering and Permitting Division noted that arsenic impacts to the soil were not limited to just the maintenance building area, so the intended golf-course-only restriction should apply to the entire property. The DRC dated April 17, 2008 appears to specify that the entire golf course shall remain a golf course. WGI considers the possible presence of arsenic outside the maintenance area as a REC because soil sampling data indicate that arsenic is present outside the maintenance area and it is likely that it extends to other parts of the golf course.
  - This REC is the subject of this Phase II ESA.

- **CREC 1**: Arsenic in Soil and Groundwater at the Maintenance Area. Arsenic has been documented in soil and groundwater above cleanup target levels in the maintenance area (**Figure 4**). A Declaration of Restrictive Covenant (DRC) dated April 17, 2008 established two engineering controls: an impervious "Paved Cap Area" and a "Clean Fill Cap Area" (**Figure 5**). The DRC imposes several restrictions, including but not limited to, restrictions on the area of soil contamination, a prohibition on groundwater withdrawal, and land use restrictions which limit the land use to a golf course facility. WGI considers the arsenic contamination in soil and groundwater at the maintenance area a CREC because arsenic contamination has been approved to remain in place with engineering and institutional controls.
  - This CREC is located in the same general area as the PAH contamination of REC 1. Soil and groundwater remediation are ongoing in this area to address the PAH issue, with additional soil removal expected to occur in 2024. As this area is undergoing remediation, this Phase II ESA does not address this area at this time.

1.2 Limitations of a Phase II ESA

The Phase II ESA was completed to evaluate a specific REC. While reasonable efforts have been made to identify the presence of environmental items of potential concern, reasonable efforts may not always identify evidence of all items of concern, which could exist but be hidden from view. Further, it is inherent in Phase II ESA work that sampling is limited to certain areas and certain analytes; it is not possible to denounce the presence of impacts in all areas. WGI warrants that the findings presented herein are based on recognized practice for conducting a Phase II ESA. No other warranties are expressed or implied.

2.0 PHYSICAL CHARACTERISTICS OF THE SITE

2.1 Topography

The topography in this part of the County is nearly flat. The direction of flow of a contamination spill either onsite or offsite is more likely to be affected by localized curbs, structures, swales, canals, berms, or other drainage features than regional topography. The golf course has undulating man-made topography typical of a golf course. **Figure 2** contains a LiDAR image showing the topography. Much of the golf course is approximately 12 feet National Geodetic Vertical Datum (NGVD) in elevation, according to USGS topographic data. Many of the tee boxes and greens are approximately 3 to 4 feet higher. East of the maintenance area (downrange of the driving range) is a berm that is approximately 23 ft NGVD which is about 11 feet higher the nominal elevation of the golf course. There are several lakes; these are man-made and part of the stormwater management system.

2.1 Depth to Groundwater and Flow Direction

At the maintenance area, the depth to groundwater is approximately 4.8 to 7.3 feet below land surface; this is based on information in a Template Site Assessment Report dated 3/31/2016 for the maintenance area. The depth to groundwater is not well established in other parts of the golf course. Based on the water levels in the lakes within or proximal to the subject property, the depth to groundwater is likely to be approximately 2 to 5 feet in most parts of the golf course. The depth to groundwater likely varies seasonally and may be locally influenced by several factors such as proximity to water bodies.

Groundwater flow direction is important in assessing contamination potential. According to the sources cited below, regional flow direction in this part of the County is to the southeast. Groundwater flow direction can be locally influenced by canals, lakes, and other features. Also, groundwater flow direction can change seasonally as surface water levels vary during the wet and dry seasons. A Template Site Assessment Report dated 3/31/2016 indicated groundwater flow direction at the southwest corner of the maintenance building in December 2014 was to the north and stated that the flow direction is variable. A Remedial Action Interim Report for the maintenance area dated 12/17/2018 indicated groundwater flow at the maintenance area in November 2018 was to the southeast.

Source(s):
Andreyev Engineering, Inc "Carolina Club Annual Natural Attenuation Monitoring Report" May 9, 2017.
Causaras, C.R., 1985. Geology of the Surficial Aquifer System, Broward County, Florida, U.S. Geological Survey, Water Resources Investigations Report 84-4068.

2.2 Soil Types

According to the U.S. Department of Agriculture Natural Resources Conservation Service, the subject property is mapped as having several soil types (**Figure 3**). The predominant soil types are as follows:

- Matlacha gravelly fine sand, limestone substratum. 48 inches of gravelling fine sand, fine sand, and fine sandy loam overlying bedrock.
- Hallandale Fine Sand: 12 inches of fine sand overlying bedrock.
- Boca Fine Sand: 30 inches of fine sand and fine sandy loam overlying bedrock.
- Plantation, ponded-Matlacha-Urban land complex: 10 inches of muck, then fine sand and fine sandy loam to 33 inches, then bedrock.

The soil types generally allow vertical migration of potential contamination; the soil types generally do not contain low permeability layers that facilitate substantial horizontal migration of contaminants in the vadose zone. Given the extensive earthwork that occurred to create the golf course and stormwater management system, the natural soil profile likely has been substantially disrupted or destroyed in most or all of the property.

Source(s):
U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), Web Soil Survey (WSS)
http://websoilsurvey.nrcs.usda.gov/app/

3.0 CONCEPTUAL SITE MODEL

Based on the history of the subject property as a golf course, it is likely that agrichemicals such as pesticides, herbicides, and fertilizers were applied to the ground surface on a frequency and manner typical of routine golf course maintenance. Application of agrichemicals on the golf course would have occurred for over four decades when the golf course was active - from the early 1970s until circa 2019.

The contaminants of concern would be agrichemicals that persist in the environment such as arsenic and organochlorine pesticides (OCPs), particularly dieldrin.

Based on this conceptual site model of surficial application, residual agrichemicals on the golf course field of play would likely be present in the upper part of the soil profile. Concentrations would likely be higher in surficial soils where application occurred. Given the sandy soils, leaching could have resulted in contaminants migrating downward in the soil profile and into the groundwater.

The maintenance area was where the chemicals were stored, mixed, loaded, and washed off equipment. This is a potential point source of contamination and is an area where higher concentrations would be expected. Further, petroleum products have been stored at the maintenance area; assessment and remediation of petroleum products is ongoing at the maintenance area under a state-funded cleanup program.

Offsite, there was some agricultural use of the surrounding lands. For example, row crops are evident adjoining the subject property to the northeast in a 1971 historical aerial photograph. Past regional agricultural use of the area may have contributed to groundwater contamination; there may be background levels of anthropogenic arsenic and OCPs from past regional agricultural use of the area that is unrelated to the Carolina Club golf course.

4.0 SOIL AND GROUNDWATER TESTING

This Phase II ESA is based on data collected during a previous due diligence effort in 2018. That due diligence effort was terminated and the results were not assembled into a Phase II ESA at that time.

4.1 Soil Sampling Methodology

SB-01 through SB-09: These nine (9) soil borings were conducted on 1/2/2018. The boring locations were selected to represent a range of the land uses – borings were conducted on golf tee boxes, greens, and fairways (**Figure 6** and **Table 1**). The borings were done with a hand auger. The sampling plan was to sample at the standard depth intervals of 0-0.5 feet below land surface (bls), 0.5 to 2 ft bls, and every 2 feet thereafter to the water table. Hand auger refusal from limestone was encountered in several borings which terminated some borings before reaching the water table. All seven samples from borings SB-01, -02, and -03 were analyzed for arsenic by EPA Method 6020 and organochlorine pesticides (OCPs) by EPA Method 8081. The other samples were analyzed for arsenic only. Selected samples were also analyzed for leachable arsenic using Synthetic Precipitation Leaching Procedure (SPLP). Boring depths are listed on **Table 1**.

SB-10 through SB-15. These six (6) soil borings were conducted on 1/9/2018. The locations are shown in **Figure 6**. These borings were done using a direct push rig to collect samples in macrocore sleeves. They were sampled at the standard depth intervals of 0-0.5 ft bls, 0.5 to 2 ft bls, 2 to 4 ft bls, and 4 to 6 ft bls. The samples were analyzed for arsenic. Selected samples were also analyzed for leachable arsenic using SPLP. Boring depths are listed on **Table 1**. Four of these borings were used to install temporary monitoring wells: SB-10 / TMW-01, SB-11 / TMW-02, SB-12 / TMW-03, and SB-13 / TMW-04.

All samples were location and depth discrete; no composite sampling was performed. The soil samples were collected according to FDEP Standard Operating Procedures (SOPs). The samples were analyzed at Pace Analytical, a NELAP

(National Environmental Laboratory Accreditation Program) accredited laboratory. **Appendix A** contains the soil sampling logs. **Appendix B** contains the laboratory reports with chains-of-custody.

4.2 Soil Sampling Results

Arsenic exceeds the residential direct exposure SCTL of 2.1 mg/kg in most samples, and it exceeds the commercial/industrial direct exposure of 12 mg/kg in some locations (**Table 1**). The highest concentrations are in the upper 6 inches of the soil profile but exceedances of SCTLs are found throughout the soil profile including the deepest sample depth of 4 to 6 ft bls. This includes on the greens, tee boxes, fairways, and roughs. The highest arsenic concentration is 56.0 mg/kg. SPLP testing on 13 soil samples found that almost all samples that have arsenic above the residential SCTL also produce a SPLP result above the GCTL of 10 ug/L.

OCPs were analyzed in seven soil samples from three soil borings; no OCP results exceeded SCTLs in any of the soil samples (**Table 2**).

4.3 Groundwater Sampling Methodology

Four temporary monitoring wells were installed: TWM-01 through -04. These were installed at soil borings SB-10 through SB-13. Each was a shallow well (13 ft bls) screened across the water table. This depth interval was selected because it represents the top of the aquifer where arsenic would most likely be present if it leached through the soil from surface application. The four wells were sampled on 1/11/2018 and according to FDEP SOPs. Each well was sampled for arsenic and dieldrin. This analyte list was selected because these are the analytes that are commonly associated with golf courses. The samples were sent to Pace Analytical, a NELAP accredited laboratory. Screen depths and analytes are listed on **Table 3**. Well construction logs and groundwater sampling logs are provided In **Appendix A**. The laboratory report with chain-of-custody is provided in **Appendix B**.

4.4 Groundwater Sampling Results

Arsenic exceeded the GCTL of 10 ug/L in two of four groundwater monitoring wells (**Table 3**). The highest arsenic concentration was 23.6 ug/L.

Dieldrin was analyzed in four groundwater monitoring wells; dieldrin below the Method Detection Limit in all four wells (**Table 3**). The Method Detection Limit was less than the GCTL.

5.0 CONCLUSIONS

Arsenic:

- This Phase II ESA found arsenic in soil above residential and/or commercial SCTLs and above SPLP leachability criteria in numerous locations on the golf course. This includes on the greens, tee boxes, fairways, and roughs. This testing also found that the groundwater has arsenic above its GCTL in multiple locations. Arsenic is a contaminant of concern in soil (for direct exposure and leachability) and in groundwater.
- The property has an existing DRC that addresses the arsenic in soil and groundwater.

Pesticides including dieldrin:

- OCPs were analyzed in seven soil samples from three soil borings; no OCP results exceeded SCTLs in any of the soil samples. Dieldrin was analyzed in four groundwater monitoring wells; dieldrin was not detected in any of the groundwater samples. These data indicate that pesticides, including dieldrin, are not contaminants of concern.

There is ongoing state-funded remediation of PAHs at the southwest corner of the maintenance building.

Redevelopment of the site would likely require a Site Assessment Report, Soil Management Plan / Remedial Action Plan, remediation, verification testing, and modification to the DRC. This would be in addition to the ongoing state-funded remediation of PAHs at the southwest corner of the maintenance building.

The Phase II ESA testing is intended to provide general information on soil and groundwater quality for due diligence prior to a potential real estate transaction. It was not intended to, and did not, determine the horizontal and vertical extent of contamination.

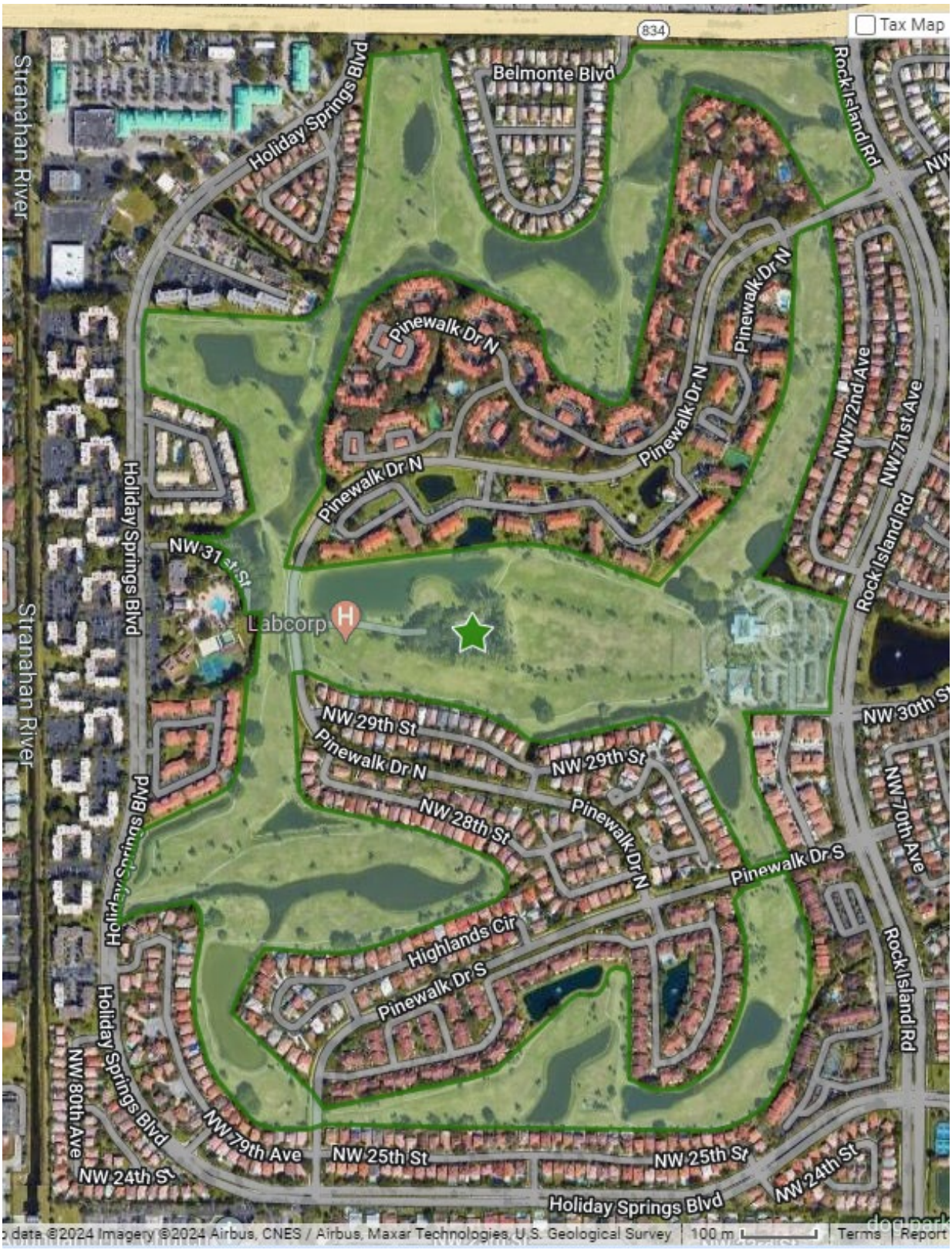


Figure 1. Map of the Subject Property

Figure 2. Topography - LiDAR
(source: SFWMD website, accessed 2024)

Map Unit Symbol	Map Unit Name
5	Boca fine sand, 0 to 2 percent slopes
12	Hallandale fine sand, 0 to 2 percent slopes
13	Hallandale-Urban land complex
14	Matlacha gravelly fine sand, limestone substratum, 0 to 2 perent slopes
18	Lauderhill muck, frequently ponded, 0 to 1 percent slopes
27	Plantation, ponded-Matlacha-Urban land complex, 0 to 2 percent slopes
99	Water

Figure 3. Soil Map
(source: NRCS web soil survey)

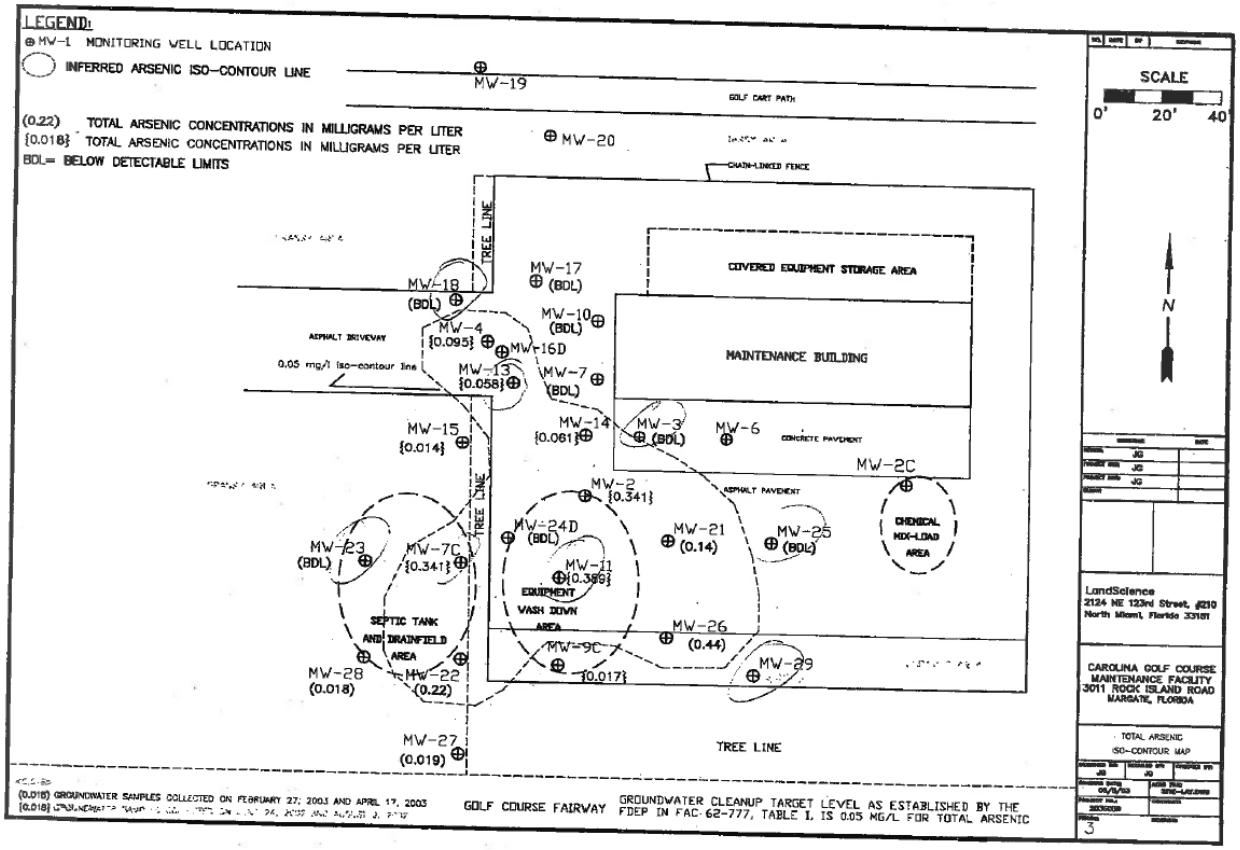


Figure 4. Location of Arsenic Groundwater Plume at the Maintenance Area.
The arsenic iso-concentration line was based on the old GCTL of 0.050 mg/L, not the new GCTL of 0.010 mg/L. These data are from February and April 2003. The maximum concentration during these sampling periods was 0.440 mg/L in MW-26.
(source: Institutional Controls and Engineering Controls Audit Program Audit Report, Arcadis, 2/14/2014)

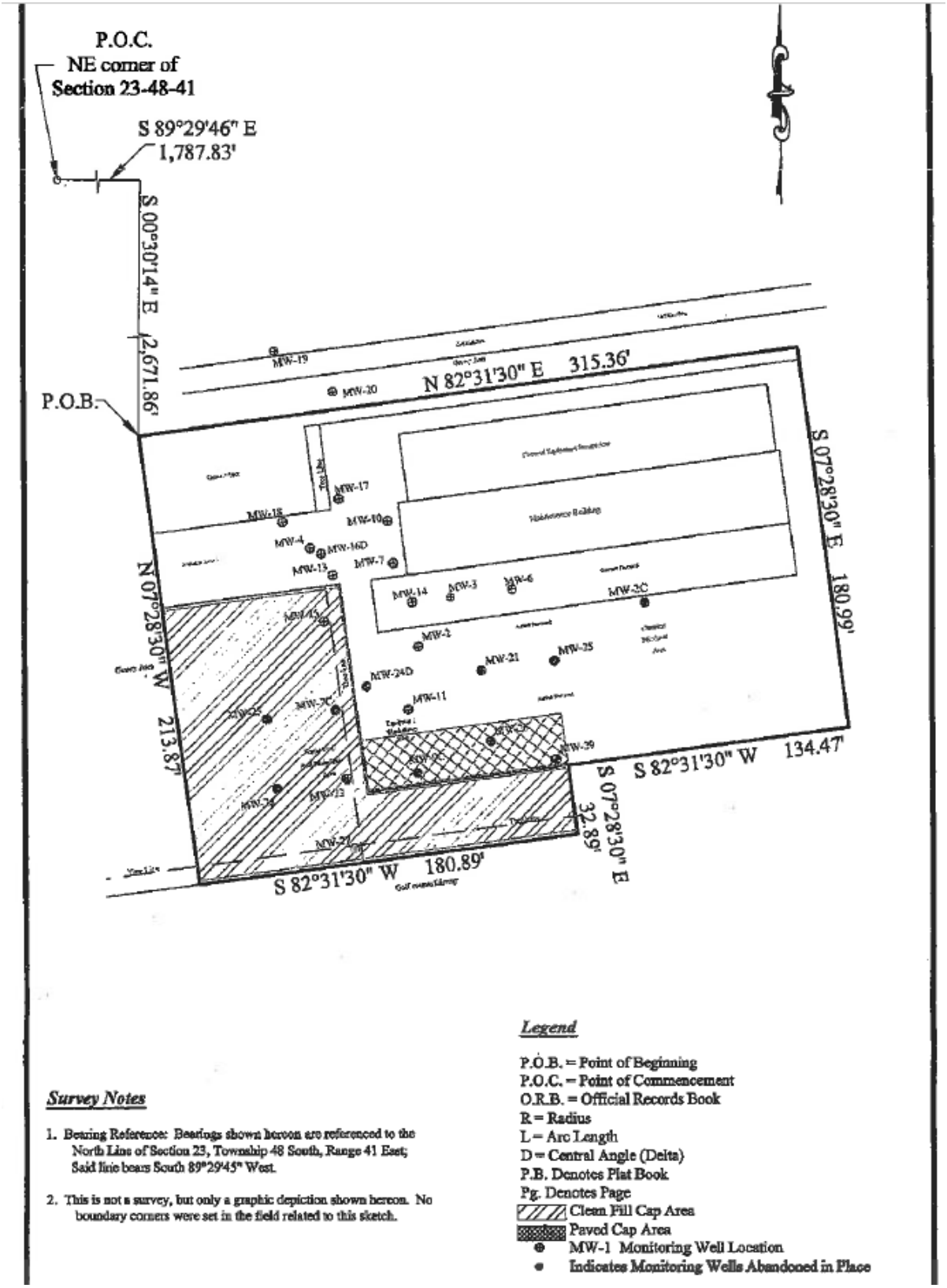


Figure 5. Sketch from the DRC indicating location of clean fill cap and paved cap area at maintenance area.
(source: Institutional Controls and Engineering Controls Audit Program Audit Report, Arcadis, 2/14/2014)

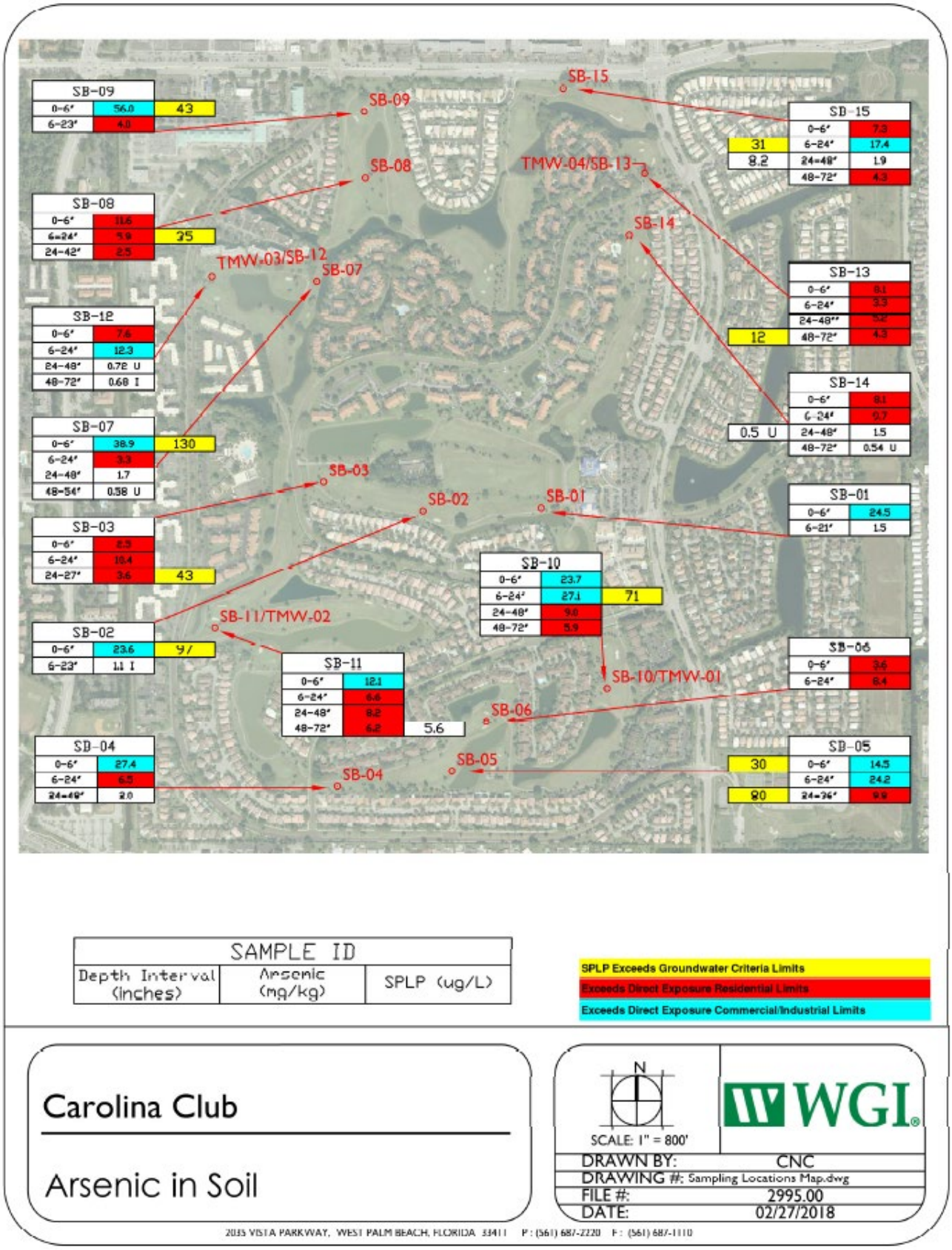


Figure 6. Soil Sampling Locations with Arsenic Results, and TMW Locations

Table 1. Summary of Soil Data - Arsenic

Sample					OVA	Laboratory Analyses		
Boring / Well No.	Date Collected	Sample Interval (ft bls)	Depth to Water (ft)	Location	Net OVA Reading (ppm)	Percent Moisture	Arsenic	Arsenic SPLP
						%	(mg/kg)	(ug/L)
SB-01-01	01/02/2018	0.0 - 0.5	--	Tee	--	17.5	24.5	--
SB-01-02	01/02/2018	0.5 – 1.8	--	Tee	--	9.4	1.5	--
SB-02-01	01/02/2018	0.0 - 0.5	--	Fairway	--	14.1	23.6	97
SB-02-02	01/02/2018	0.5 – 1.9	--	Fairway	--	12.0	1.1 I	--
SB-03-01	01/02/2018	0.0 - 0.5	--	Green	--	11.5	2.5	--
SB-03-02	01/02/2018	0.5 – 2.0	--	Green	--	10.6	10.4	--
SB-03-03	01/02/2018	2.0 – 2.3	--	Green	--	12.7	3.6	43
SB-04-01	01/02/2018	0.0 - 0.5	4.0	Tee	--	13.5	27.4	--
SB-04-02	01/02/2018	0.5 – 2.0	4.0	Tee	--	7.7	6.5	--
SB-04-03	01/02/2018	2.0 – 4.0	4.0	Tee	--	27.3	2.0	--
SB-05-01	01/02/2018	0.0 - 0.5	--	Fairway	--	11.1	14.5	30
SB-05-02	01/02/2018	0.5 – 2.0	--	Fairway	--	7.5	24.2	--
SB-05-03	01/02/2018	2.0 – 3.0	--	Fairway	--	6.2	9.8	80
SB-06-01	01/02/2018	0.0 - 0.5	--	Green	--	17.6	3.6	--
SB-06-02	01/02/2018	0.5 – 2.0	--	Green	--	12.7	8.4	--
SB-07-01	01/02/2018	0.0 - 0.5	--	Tee	--	15.0	38.9	130
SB-07-02	01/02/2018	0.5 – 2.0	--	Tee	--	11.1	3.3	--
SB-07-03	01/02/2018	2.0 – 4.0	--	Tee	--	14.1	1.7	--
SB-07-04	01/02/2018	4.0 – 4.5	--	Tee	--	14.2	0.58 U	--
SB-08-01	01/02/2018	0.0 - 0.5	3.5	Fairway	--	8.8	11.6	--
SB-08-02	01/02/2018	0.5 – 2.0	3.5	Fairway	--	12.7	5.9	35
SB-08-03	01/02/2018	2.0 – 3.5	3.5	Fairway	--	28.9	2.5	--
SB-09-01	01/02/2018	0.0 - 0.5	--	Green	--	37.3	56.0	43
SB-09-02	01/02/2018	0.5 - 1.9	--	Green	--	18.1	4.0	--
SB-10-01	01/09/2018	0.0 - 0.5	4	Rough, at TMW-01	--	23.6	23.7	
SB-10-02	01/09/2018	0.5 – 2.0	4	Rough, at TMW-01	--	16.5	27.1	71
SB-10-03	01/09/2018	2.0 – 4.0	4	Rough, at TMW-01	--	8.3	9.0	--
SB-10-04	01/09/2018	4.0 – 6.0	4	Rough, at TMW-01	--	12.2	5.9	--
SB-11-01	01/09/2018	0.0 - 0.5	5.5	Rough, at TMW-02	--	26.8	12.1	--
SB-11-02	01/09/2018	0.5 – 2.0	5.5	Rough, at TMW-02	--	8.7	6.6	--
SB-11-03	01/09/2018	2.0 – 4.0	5.5	Rough, at TMW-02	--	10.4	8.2	--
SB-11-04	01/09/2018	4.0 – 6.0	5.5	Rough, at TMW-02	--	23.9	6.2	5.6

SB-12-01	01/09/2018	0.0 - 0.5	4	Rough, at TMW-03	--	**16.1**	**7.6**	--
SB-12-02	01/09/2018	0.5 – 2.0	4	Rough, at TMW-03	--	**25.4**	**12.3**	--
SB-12-03	01/09/2018	2.0 – 4.0	4	Rough, at TMW-03	--	**26.2**	0.72 U	--
SB-12-04	01/09/2018	4.0 – 6.0	4	Rough, at TMW-03	--	**11.7**	**0.68 I**	--
SB-13-01	01/09/2018	0.0 - 0.5	3	Rough, at TMW-04	--	**9.8**	**8.1**	--
SB-13-02	01/09/2018	0.5 – 2.0	3	Rough, at TMW-04	--	**20.7**	**3.3**	--
SB-13-03	01/09/2018	2.0 – 4.0	3	Rough, at TMW-04	--	**12.7**	**5.2**	--
SB-13-04	01/09/2018	4.0 – 6.0	3	Rough, at TMW-04	--	**15.0**	**4.3**	**12**
SB-14-01	01/09/2018	0.0 - 0.5	4.5	Fairway	--	**15.9**	**8.1**	--
SB-14-02	01/09/2018	0.5 – 2.0	4.5	Fairway	--	**25.6**	**9.7**	--
SB-14-03	01/09/2018	2.0 – 4.0	4.5	Fairway	--	**16.0**	**1.5**	0.50 U
SB-14-04	01/09/2018	4.0 – 6.0	4.5	Fairway	--	**13.8**	0.54 U	--
SB-15-01	01/09/2018	0.0 - 0.5	4	Rough	--	**9.2**	**7.3**	--
SB-15-02	01/09/2018	0.5 – 2.0	4	Rough	--	**12.3**	**17.4**	**31**
SB-15-03	01/09/2018	2.0 – 4.0	4	Rough	--	**11.2**	**1.9**	**8.2**
SB-15-04	01/09/2018	4.0 – 6.0	4	Rough	--	**20.0**	**4.3**	--
Leachability Based on Groundwater Criteria (mg/kg)						--	--	--
Direct Exposure Residential (mg/kg)						--	2.1	--
Direct Exposure Commercial/Industrial (mg/kg)						--	12	--
GCTL						--	--	10
NADC						--	--	100

Bold results are above Method Detection Limits (MDL).
U = not detected. Result shown is the MDL.
I = estimated result; result is above the MDL but below the Practical Quantitation Limit (PQL).
-- = not sampled / not analyzed / not applicable.

Exceeds Direct Exposure Residential Limits
Exceeds Direct Exposure Commercial/Industrial Limits
SPLP result exceeds GCTL
SPLP result exceeds NADC

Table 2. Summary of Soil Data - OCPs

Sample			"Laboratory Analyses"																			
Boring / Well No.	Date Collected	Sample Interval (fbls)	4,4'-DDD	4,4'-DDE	4,4'-DDT	Aldrin	Chlordane (Technical)	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulfate	Endrin	Endrin aldehyde	Endrin ketone	Heptachlor	Heptachlor epoxide	Methoxychlor	Percent Moisture	Toxaphene	alpha-BHC	beta-BHC	delta-BHC	gamma-BHC (Lindane)
			(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	%	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
SB-01-01	01/02/2018	0.0 - 0.5	0.00016 U	0.000074 U	0.00012 U	0.000070 U	0.019 U	0.000049 U	0.000030 U	0.000069 U	0.000052 U	0.000063 U	0.000080 U	0.000097 U	0.000047 U	0.00013 U	0.0013 U	**17.2**	0.0089 U	0.000084 U	0.000093 U	0.00011 U	0.00018 U
SB-01-02	01/02/2018	0.5 - 1.8	0.00015 U	0.000069 U	0.00011 U	0.000065 U	0.018 U	0.000045 U	0.000028 U	0.000064 U	0.000049 U	0.000059 U	0.000074 U	0.000090 U	0.000044 U	0.00013 U	0.0012 U	**11.8**	0.0083 U	0.000078 U	0.000087 U	0.000098 U	0.00017 U
SB-02-01	01/02/2018	0.0 - 0.5	0.00016 U	0.000072 U	0.00011 U	0.000069 U	0.019 U	0.000048 U	0.000030 U	0.000068 U	0.000051 U	0.000062 U	0.000078 U	0.000095 U	0.000046 U	0.00013 U	0.0012 U	**15.2**	0.0087 U	0.000082 U	0.000092 U	0.00010 U	0.00018 U
SB-02-02	01/02/2018	0.5 - 1.9	0.00015 U	**0.0021**	**0.00052 I**	0.000065 U	0.018 U	0.000045 U	0.000028 U	0.000064 U	0.000048 U	0.000058 U	0.000074 U	0.000089 U	0.000043 U	0.00012 U	0.0012 U	**10.2**	0.0082 U	0.000077 U	0.000086 U	0.000097 U	0.00016 U
SB-03-01	01/02/2018	0.0 - 0.5	0.00016 U	0.000075 U	0.00012 U	0.000071 U	0.019 U	0.000049 U	0.000031 U	0.000070 U	0.000053 U	0.000064 U	0.000081 U	0.000098 U	0.000048 U	0.00014 U	0.0013 U	**18.4**	0.0090 U	0.000085 U	0.000095 U	0.00011 U	0.00018 U
SB-03-02	01/02/2018	0.5 - 2.0	0.00015 U	0.000069 U	0.00011 U	0.000065 U	**0.047**	0.000045 U	0.000028 U	0.000064 U	0.000049 U	0.000059 U	0.000075 U	0.000090 U	0.000044 U	**0.0010 I**	0.0012 U	**10.8**	0.0083 U	0.000078 U	0.000087 U	0.000098 U	0.00017 U
SB-03-03	01/02/2018	2.0 - 2.3	0.00015 U	0.000070 U	0.00011 U	0.000066 U	0.018 U	0.000046 U	0.000029 U	0.000065 U	0.000049 U	0.000059 U	0.000075 U	0.000091 U	0.000045 U	**0.00022 I**	0.0012 U	**12.4**	0.0084 U	0.000079 U	0.000088 U	0.000099 U	0.00017 U
Leachability Based on Groundwater Criteria (mg/kg)			5.8	18	11	0.2	9.6	0.002	NA	NA	NA	1	NA	NA	23	0.6	160	NA	31	0.0003	0.001	0.2	0.009
Direct Exposure Residential (mg/kg)			4.2	2.9	2.9	0.06	2.8	0.06	NA	NA	NA	25	NA	NA	0.2	0.1	420	NA	0.9	0.1	0.5	24	0.7
Direct Exposure Commercial/Industrial (mg/kg)			22	15	15	0.3	14	0.3	NA	NA	NA	510	NA	NA	1	0.5	8800	NA	4.5	0.6	2.4	490	2.5

Bold results are above Method Detection Limits (MDL).

U = not detected. Result shown is the MDL.

I = estimated result; result is above the MDL but below the Practical Quantitation Limit (PQL).

NA = not applicable.

Exceeds Leachability Based on Groundwater Criteria Limits

Exceeds Direct Exposure Residential Limits

Exceeds Direct Exposure Commercial/Industrial Limits

Table 3. Summary of Groundwater Data

Well / Sample					Arsenic	Dieldrin
Location	Well Screen Interval (ft bls)	Date	Dept to water (ft bls)	Turbidity (NTU)	(ug/L)	(ug/L)
TMW-01	3-13	01/11/2018	2.87	9.83	**2.3**	0.0019 U
TMW-02	3-13	01/11/2018	4.19	5.93	**0.57 I**	0.0019 U
TMW-03	3-13	01/11/2018	3.54	5.53	**23.6**	0.0019 U
TMW-04	3-13	01/11/2018	3.23	18.6	**13.4**	0.0019 U
GCTLs					10	0.002
NADCs					100	0.2

Bold results are above Method Detection Limits (MDL).
U = not detected. Result shown is the MDL.
I = estimated result; result is above the MDL but below the Practical Quantitation Limit (PQL).
NS = not sampled / not analyzed.
N/A = not applicable.
GCTLs = Groundwater Cleanup Target Levels specified in Table I of Chapter 62-777, F.A.C.
NADCs = Natural Attenuation Default Source Concentrations specified in Table V of Chapter 62-777, F.A.C.

Exceeds GCTL
Exceeds NADC

APPENDIX A

Soil Sampling Logs, Groundwater Sampling Logs, and Well Construction Logs

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 01	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 12:15 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 12:20 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	21" = 1.8'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	>1.8'	-	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT, Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6"	6					1	limerock w/ brown organic soil and marl	SM	D	SB-01 -01 (0-6")
							2				
HA	6-21"	15					3	" "		D	SB-02-02 6"-21"
							4	Refusal @ 21"			
							5				
							6				
							7	Tee			
							8				
							9				
							10				
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 02	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 12:30 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 12:40 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	23" = 1.9'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	> 2'	–	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	Organic soil / marl with 50 limerock.	SM	D	SB-02 -01 (0-6")
							2				
HA	6-23	17					3	" "		D	SB-02-02 6"-23"
							4	HA refusal @ limerock layer @ 23" b/s			
							5				
							6				
							7				
							8	Fairway			
							9				
							10				
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 03	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 12:45 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 12:55 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	27" = 2.3'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	> 2.3	-	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	organic tan/brown soil and sand	SM	M	SB-03-01 (0-6") 0-6"
							2				
HA	6-24						3	" " becomes light limerock and sand.	SM	M	SB-03-02 6"-2'
							4				
							5	light sandy limerock becomes limerock layer.			
HA	24-27						6	HA refusal @ 27"	SM	M	SB-03-03 24-27"
							7				
							8	Green			
							9				
							10				
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 04	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 12:55 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 14:05 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	4'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	4'	-	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	Organic soil w/ fine sand (brown)		D	SB-04 -01 (0-6")
							2				
HA	6-24	16					3	Organic sandy soil (brown)		M	SB-04-02 6" - 2'
							4	becomes dark brown muck w/ some fine sand @ 12"			
							5			W	
HA	24-48	24					6	Dark brown muck w/ fine sand. Some old		S	SB-04-03 2-4'
							7	wood / roots @ 4'			
							8				
							9	water table @ 4'			
							10				
							11	Tee			
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 05	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 13:10 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 13:20 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	3'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	> 3'		none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	organic brown soil 50%	SM	D	SB-05 -01 (0-6") 0-6"
							2	fine-medium grained sand 50%.			
HA	6-24	18					3	yellow sand w/ minor organic soil	SM	M	SB-05-02 6"-2'
							4				
							5				
HA	2-3'	12"					6	yellow sand w/ limerock	SM	M	SB-05-03 2-3'
							7	limerock pieces.			
							8	HA Refusal @ 3'			
							9				
							10	Fairway			
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 06	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 13:30 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 13:45 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	2'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	> 2'		none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	medium-coarse grain sand w/ brown organic soil	SM	D	SB-06-01 (0-6") 0-6"
							2				
HA	6-24	18					3	medium sand w/ limerock pieces		M	SB-06-02 6"-2'
							4				
							5	HA Refusal @ 24"			
							6				
							7				
							8				
							9				
							10	Green			
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 07	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 14:00 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 14:15 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	4.5'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA			none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	Organic soil / medium sand w/ limerock pieces	SM	D	SB-07-01 (0-6") 0-6"
							2				
HA	6-24	18					3	organic soil & marl w/ medium sand and limerock pieces		M	SB-07-02 6"-2'
							4				
HA	24-48	24					5	limerock pieces / crushed limerock sand		M	SB-07-03 2-4'
							6				
							7				
HA	48-54	6					8	limerock pieces and sand becomes impenetrable. HA refusal @ 54"		W S	SB-07-04 4-4.5'
							9				
							10				
							11	TD			
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB-08	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 14:45 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 14:55 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	3.5'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	42"	3.5'	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6"					1	Organic brown soil w/ fine sand	SM	D	SB-08-01 (0-6") 0-6"
HA	24-42	18"					2				
							3	crushed limerock sand/ pieces and some rock		D	SB-08-02 6"-2'
							4				
HA	24-42	18"					5	Brown muck w/ some limerock pieces		W	
							6	Water table @ 42"		S	SB-08-03 2-3.5'
							7				
							8				
							9				
							10	fairway			
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 09	none	none

Site Name:	Borehole Start Date: 01/02/2018	Borehole Start Time: 15:20 ☐ AM ☑ PM
Carolina Club	End Date: 01/02/2018	End Time: 15:30 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	Jeremiah Marek

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 inches	23" = 1.9'

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
HA	>1.9	-	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
HA	0-6	6					1	Organic brown soil and medium sand, with minor limerock pieces	SM	M	SB-09-01 (0-6") 0-6"
							2				
HA	6-23	17					3	Organic brown soil, Medium grain sand, and increasing volume of limerock pieces at depth.		M	SB-09-02 6"-23"
							4				
							5				
							6				
							7	HA refusal @ 23"			
							8				
							9				
							10	Gravel			
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 10	none	none

Site Name:	Borehole Start Date:	Borehole Start Time:	End Date:	End Time:
Carolina Club [redacted]	01/09/18	9:00 ☑ AM ☐ PM	01/09/18	9:03 ☑ AM ☐ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	-

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 ¼"	6

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
Direct Push	~4'	-	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
DP	0-6 in.	6					1	Sandy organic soil, brown medium-fine	SM	M	SB-10-01 0-6"
							2				
DP	6-24"	18					3	Fine-medium sandy organic brown soil	SM	M	SB-10-02 6"-2'
							4				
							5				
DP	2'-4'	24					6	Fine-medium sand, tan w/ minor organic soil	SM	M/W	SB-10-03 2-4
							7				
DP	4-6'	24					8	limerock w/ minor sand.		W/S	SB-10-04 4-6'
							9	@ TMW-01			
							10				
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number: SB- 11	Permit Number: none		FDEP Facility Identification Number: none
Site Name: Carolina Club [redacted]	Borehole Start Date: 01/09/18 End Date: 01/09/18	Borehole Start Time: 10:00 ☑ AM ☐ PM End Time: 10:05 ☑ AM ☐ PM	
Environmental Contractor: WGI (Wantman Group, Inc)	Geologist's Name: Will Lorentzen		Environmental Technician's Name: —
Drilling Company: WGI	Pavement Thickness (inches): none	Borehole Diameter (inches): 3¼"	Borehole Depth (feet): 6
Drilling Method(s): Direct Push	Apparent Borehole DTW (in feet from soil moisture content): 5.5'	Measured Well DTW (in feet after water recharges in well): —	OVA (list model and check type): none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
DP	0-6 in.	6					1	Brown organic soil w/ medium sand and minor limerock pieces	SM	M	SB-11-01 0-6"
							2				
DP	6-24"	18					3	fine-medium sand, tan, w/ minor limerock pieces	SM	M	SB-11-02 6"-2'
							4				
							5				
DP	2-4'	24					6	fine-medium sand, tan, with increasing marl at depth	SM	M	SB-11-03 2-4'
							7				
DP	4-6'	24					8	marl, light tan, with limerock towards the deeper portion @ TMW-02		M - W	SB-11-04 4-6
							9				
							10				
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 12	none	none

Site Name:	Borehole Start Date:	Borehole Start Time:	End Date:	End Time:
Carolina Club [redacted]	01/09/18	10:45 ☑ AM ☐ PM	01/09/18	10:48 ☑ AM ☐ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	—

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 1/4"	6

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
Direct Push	4'	—	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	–Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
DP	0-6 in.	6					1	Organic brown soil w/ fine sand 0-3"	SM	M	SB-12-01 0-6'
							2	limerock fill 3-6"			
DP	6-24	18					3	limerock fill 6-9"		M	SB-12-02 6"-2'
							4	organic brown soil w/ 10% fine sand 9-24"			
							5				
DP	2-4'	24					6	fine-medium tan sand w/ 30% organic soil w/ some roots		W/S	SB-12-03 2-4'
							7				
DP	4-6'	24					8	Sandy Matl 4'-4.75'		S	SB-12-04 4-6'
							9	becomes limerock 4.75'-6'			
							10				
							11	@ TMW-03			
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 13	none	none

Site Name:	Borehole Start Date:	Borehole Start Time:
Carolina Club [redacted]	01/09/18	11:20 ☑ AM ☐ PM
	End Date: 01/09/18	End Time: 11:25 ☑ AM ☐ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	—

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3¼"	6

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
Direct Push	3'	—	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
DP	0-6 in.	6					1	fine-medium sand	SM	M	SB-13-01 0-6"
DP	6-24"	18					2	fine-medium grained sand		M	SB-13-02 6"-2'
							3				
DP	2-4'	24					4	fine-medium sand, 2'-3'		W/S	SB-13-03 2-4
							5	limerock 3'-4'			
DP	4-6'	24					6	limerock 4-6'		S	SB-13-04 4-6'
							7				
							8				
							9				
							10	@ TMW-04			
							11				
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 14	none	none

Site Name:	Borehole Start Date:	Borehole Start Time:	End Date:	End Time:
Carolina Club [redacted]	01/09/18	11:50 ☑ AM ☐ PM	01/09/18	11:55 ☑ AM ☐ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	—

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 1/4"	6

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
Direct Push	4.5'	—	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
DP	0-6 in.	6					1	Organic brown soil and limerock with fine sand (0-3")	SM	M	SB-14-01 0-6"
							2	Sandy tan marl. (3-6")			
	6-24"	18					3	Sandy tan marl w/ minor limerock pieces		M	SB-14-02 6"-2'
							4				
							5	Sandy orange marl with 35% limerock		M	SB-14-03 2-4'
	2'-4'	24					6			W	
							7	Sandy tan marl		W	SB-14-04 4-6'
	4'-6'	24					8			S	
							9				
							10				
							11	Hole south of TMW-04			
							12	Fairway			

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

BORING LOG

Boring/Well Number:	Permit Number:	FDEP Facility Identification Number:
SB- 15	none	none

Site Name:	Borehole Start Date:	Borehole Start Time:
Carolina Club [redacted]	01/09/18	12:30 ☐ AM ☑ PM
	End Date: 01/09/18	End Time: 12:35 ☐ AM ☑ PM

Environmental Contractor:	Geologist's Name:	Environmental Technician's Name:
WGI (Wantman Group, Inc)	Will Lorentzen	—

Drilling Company:	Pavement Thickness (inches):	Borehole Diameter (inches):	Borehole Depth (feet):
WGI	none	3 ¼"	6

Drilling Method(s):	Apparent Borehole DTW (in feet from soil moisture content):	Measured Well DTW (in feet after water recharges in well):	OVA (list model and check type):
Direct Push	4'	—	none ☐ FID ☐ PID

Disposition of Drill Cuttings [check method(s)]: ☐ Drum ☐ Spread ☑ Backfill ☐ Stockpile ☐ Other

(describe if other or multiple items are checked):

Borehole Completion (check one): ☐ Well ☐ Grout ☐ Bentonite ☑ Backfill ☐ Other (describe)

Sample Type	Sample Depth Interval (ft)	Sample Recovery (inches)	SPT Blows (per six inches)	Unfiltered OVA	Filtered OVA	Net OVA	Depth (feet)	Sample Description (include grain size based on USCS, odors, staining, and other remarks)	USCS Symbol	Moisture Content	Lab Soil and Groundwater Samples (list sample number and depth or temporary screen interval)
DP	0-6 in.	6					1	Organic brown soils w/ 30% fine sand	SM	D	SB-15-01 0-6"
							2				
DP	6-24"	18					3	silty tan marl with limerock pieces		M	SB-15-02 6"-2'
							4				
							5				
DP	2-4'	24					6	limerock with fine-medium light sand		M	SB-15-03 2-4'
							7				
							8				
DP	4-6'	24					9	limerock with fine-medium light sand		S	SB-15-04 4-6'
							10				
							11	North west of TMW-04 (or [illegible])			
							12				

Sample Type Codes: **PH** = Post Hole; **HA** = Hand Auger; **SS** = Split Spoon; **ST** = Shelby Tube; **DP** = Direct Push; **SC** = Sonic Core; **DC** = Drill Cuttings

Moisture Content Codes: **D** = Dry; **M** = Moist; **W** = Wet; **S** = Saturated

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Carolina Club	SITE LOCATION:	
WELL NO: TMW - 01	SAMPLE ID:	DATE: 1/11/18

PURGING DATA

WELL DIAMETER (inches): 1"	TUBING DIAMETER (inches): 1/4"	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 feet	STATIC DEPTH TO WATER (feet): 4.87 TOC	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (13 feet – 4.87 feet) X 0.04 gallons/foot = .325 1.5 gallons

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 5.5	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 5.5	PURGING INITIATED AT: 12:03	PURGING ENDED AT: 14:44	TOTAL VOLUME PURGED (gallons): 31.5

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
14:31	20	20	0.1	-	6.94	24.03	0.691 mS/cm	7.0%	15.5	clear	none
14:35	0.5	20.5	0.1	-	6.92	24.03	0.687	6.9%	15.8	"	"
14:39	0.5	21.0	0.1	-	6.91	24.00	0.686	6.9%	13.4	"	"
14:44	0.5	21.5	0.1	-	6.88	24.00	0.685	6.8%	9.83	"	"

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./FL): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Will Lowenstein / WGI	SAMPLER(S) SIGNATURE(S): Will Lowenstein	SAMPLING INITIATED AT: 14:45	SAMPLING ENDED AT: 14:48
PUMP OR TUBING DEPTH IN WELL (feet): 5.5	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N (replaced))	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
	1	HDPE	250mL	HNO3	-	-	As 6020	APP	375
	1	AG	1 L	None	-	-	Diss. As	APP	375

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; HDPE = High Density Polyethylene; LDPE = Low Density Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After (Through) Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. The above do not constitute all of the information required by Chapter 62-160, F.A.C.

2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Carolina Club	SITE LOCATION:	
WELL NO: TMW-02	SAMPLE ID: TMW-02	DATE: 1/11/18

PURGING DATA

WELL DIAMETER (inches): 1"	TUBING DIAMETER (inches): 1/4"	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 bls feet	STATIC DEPTH TO WATER (feet): 6.19 TOC	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY
(only fill out if applicable)
= (13 feet – 6.19 feet) X 0.04 gallons/foot = 0.27 gallons 1.362

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME
(only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 7'	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 7'	PURGING INITIATED AT: 10:28	PURGING ENDED AT: 11:34	TOTAL VOLUME PURGED (gallons): 14.5

Stopped 3:12pm

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
11:26	13.5	13.5	0.2	–	6.97	24.41	0.796 MS/cm	12.6%	10.5	clear	none
11:30	0.5	14.0	0.1	–	6.18	24.42	0.790	12.5%	6.38	"	"
11:34	0.5	14.5	0.1	–	6.98	24.39	0.790	12.5%	5.93	"	"

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Will Lorentzen / WCE	SAMPLER(S) SIGNATURE(S):	SAMPLING INITIATED AT: 1135	SAMPLING ENDED AT: 11:37
PUMP OR TUBING DEPTH IN WELL (feet): 7'	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y N (replaced)	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
	1	HDPE	250mL	HNO_3	–	–	As	APP	500
	1	AG	1L	none	–	–	Diesel	APP	500

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; HDPE = High Density Polyethylene; LDPE = Low Density Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After (Through) Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**

2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME: Carolina Club	SITE LOCATION:	
WELL NO: TMW-03	SAMPLE ID:	DATE: 10/[illegible]

PURGING DATA

WELL DIAMETER (inches): 1"	TUBING DIAMETER (inches): ¼"	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 feet	STATIC DEPTH TO WATER (feet): 5.54 TOC	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (13 feet – 5.54 feet) X 0.04 gallons/foot = 0.296 gallons 1.77

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 6.25	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 6.25	PURGING INITIATED AT: 15:08	PURGING ENDED AT: 16:34	TOTAL VOLUME PURGED (gallons): 13.5

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
16:25	12.5	12.5	0.2	-	6.75	24.56	0.715 %	8.0%	26.4	Clear	lightsulfur
16:29	0.5	13.0	0.1	-	6.73	24.53	0.775	7.8 %	11.8	"	"
16:34	0.5	13.5		-	6.71	24.51	0.775	7.6%	5.5%	"	"

Stopped to 3/4

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Will Lorentzen / WGE	SAMPLER(S) SIGNATURE(S): Will Lorentzen	SAMPLING INITIATED AT: 16:35	SAMPLING ENDED AT: 16:37
PUMP OR TUBING DEPTH IN WELL (feet): 6.25	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N (replaced))	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
	1	HDPE	250ml	HNO3	-	-	As 6020	APP	500
	1	AG	1 L	none	-	-	Dieldrin	APP	500

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; HDPE = High Density Polyethylene; LDPE = Low Density Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After (Through) Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**
2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

DEP Form FD 9000-24: GROUNDWATER SAMPLING LOG

SITE NAME:	SITE LOCATION:	
WELL NO: MW-3I	SAMPLE ID:	DATE: 1/11/18

PURGING DATA

WELL DIAMETER (inches): 1"	TUBING DIAMETER (inches): 1/4"	WELL SCREEN INTERVAL DEPTH: 3 feet to 13 feet	STATIC DEPTH TO WATER (feet): 5.23 TOC	PURGE PUMP TYPE OR BAILER: PP

WELL VOLUME PURGE: 1 WELL VOLUME = (TOTAL WELL DEPTH – STATIC DEPTH TO WATER) X WELL CAPACITY (only fill out if applicable)
= (13 feet – 5.23 feet) X 0.04 gallons/foot = 0.3108 gallons 1.56

EQUIPMENT VOLUME PURGE: 1 EQUIPMENT VOL. = PUMP VOLUME + (TUBING CAPACITY X TUBING LENGTH) + FLOW CELL VOLUME (only fill out if applicable)
= gallons + (gallons/foot X feet) + gallons = gallons

INITIAL PUMP OR TUBING DEPTH IN WELL (feet): 6'	FINAL PUMP OR TUBING DEPTH IN WELL (feet): 6'	PURGING INITIATED AT: 17:07	PURGING ENDED AT: 18:04	TOTAL VOLUME PURGED (gallons): 9.0

TIME	VOLUME PURGED (gallons)	CUMUL. VOLUME PURGED (gallons)	PURGE RATE (gpm)	DEPTH TO WATER (feet)	pH (standard units)	TEMP. (°C)	COND. (circle units) µmhos/cm or µS/cm	DISSOLVED OXYGEN (circle units) mg/L or % saturation	TURBIDITY (NTUs)	COLOR (describe)	ODOR (describe)
Slowed to 3/4											
17:47	7.0	7.0	0.2	-	6.66	22.57	0.957 mS	12.7%	41.2	clear	none
17:51	0.5	7.5	0.1	-	6.65	22.41	0.956	13.1%	29.0	"	"
17:55	0.5	8.0	0.1	-	6.66	22.39	0.956	13.1%	25.5	"	"
17:59	0.5	8.5	0.1	-	6.64	22.43	0.956	13.2%	24.2	"	"
18:04	0.5	9.0	0.1	-	6.66	22.34	0.956	13.5%	18.6	"	"

WELL CAPACITY (Gallons Per Foot): 0.75" = 0.02; 1" = 0.04; 1.25" = 0.06; 2" = 0.16; 3" = 0.37; 4" = 0.65; 5" = 1.02; 6" = 1.47; 12" = 5.88
TUBING INSIDE DIA. CAPACITY (Gal./Ft.): 1/8" = 0.0006; 3/16" = 0.0014; 1/4" = 0.0026; 5/16" = 0.004; 3/8" = 0.006; 1/2" = 0.010; 5/8" = 0.016

PURGING EQUIPMENT CODES: B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; PP = Peristaltic Pump; O = Other (Specify)

SAMPLING DATA

SAMPLED BY (PRINT) / AFFILIATION: Will Lorentzen / WGI	SAMPLER(S) SIGNATURE(S): Will Lorentzen	SAMPLING INITIATED AT: 12:05	SAMPLING ENDED AT: 12:07
PUMP OR TUBING DEPTH IN WELL (feet): 6'	TUBING MATERIAL CODE: HDPE	FIELD-FILTERED: Y (N) Filtration Equipment Type:	FILTER SIZE: ____ µm
FIELD DECONTAMINATION: PUMP Y (N)	TUBING Y (N (replaced))	DUPLICATE: Y (N)	

SAMPLE CONTAINER SPECIFICATION				SAMPLE PRESERVATION (including wet ice)					
SAMPLE ID CODE	# CONTAINERS	MATERIAL CODE	VOLUME	PRESERVATIVE USED	TOTAL VOL ADDED IN FIELD (mL)	FINAL pH	INTENDED ANALYSIS AND/OR METHOD	SAMPLING EQUIPMENT CODE	SAMPLE PUMP FLOW RATE (mL per minute)
	1	HDPE	250mL	HNO3	-	-	As 6020	APP	375
	1	AG	1 L	none	-	-	Sulfate	APP	375

REMARKS:

MATERIAL CODES: AG = Amber Glass; CG = Clear Glass; HDPE = High Density Polyethylene; LDPE = Low Density Polyethylene; PP = Polypropylene; S = Silicone; T = Teflon; O = Other (Specify)

SAMPLING EQUIPMENT CODES: APP = After (Through) Peristaltic Pump; B = Bailer; BP = Bladder Pump; ESP = Electric Submersible Pump; RFPP = Reverse Flow Peristaltic Pump; SM = Straw Method (Tubing Gravity Drain); O = Other (Specify)

NOTES: 1. **The above do not constitute all of the information required by Chapter 62-160, F.A.C.**

2. STABILIZATION CRITERIA FOR RANGE OF VARIATION OF LAST THREE CONSECUTIVE READINGS (SEE FS 2212, SECTION 3)

pH: ± 0.2 units **Temperature:** ± 0.2 °C **Specific Conductance:** ± 5% **Dissolved Oxygen:** all readings ≤ 20% saturation (see Table FS 2200-2); optionally, ± 0.2 mg/L or ± 10% (whichever is greater) **Turbidity:** all readings ≤ 20 NTU; optionally ± 5 NTU or ± 10% (whichever is greater)

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

WELL CONSTRUCTION AND DEVELOPMENT LOG

WELL CONSTRUCTION DATA

Well Number:	Site Name:	FDEP Facility I.D. Number:	Well Install Date(s):
TMW- 01	Carolina Club		01/09-2018

Well Location and Type (check appropriate boxes): ☑ On-Site ☐ Right-of-Way ☐ Off-Site Private Property ☑ Above Grade (AG) ☐ Flush-to-Grade

If AG, list feet of riser above land surface: 2'

Well Purpose: ☐ Perched Monitoring ☑ Shallow (Water-Table) Monitoring ☐ Intermediate or Deep Monitoring ☐ Remediation or Other (describe)

Well Install Method: Direct Push

Surface Casing Install Method: None

Borehole Depth (feet):	Well Depth (feet):	Borehole Diameter (inches):	Manhole Diameter (inches):	Well Pad Size: feet by feet
13'	15' TOC / 13' bls	3 1/4"	–	–

Riser Diameter and Material:	Riser/Screen Connections:	Riser Length:
1" PVC	☑ Flush-Threaded ☐ Other (describe)	5 feet from 3 feet to -2 feet bls

Screen Diameter and Material:	Screen Slot Size:	Screen Length:
1" PVC	0.010"	10 feet from 13 feet to 3 feet bls

1st Surface Casing Material: also check: ☐ Permanent ☐ Temporary	1st Surface Casing I.D. (inches):	1st Surface Casing Length: feet from 0 feet to feet
2nd Surface Casing Material: also check: ☐ Permanent ☐ Temporary	2nd Surface Casing I.D. (inches):	2nd Surface Casing Length: feet from 0 feet to feet
3rd Surface Casing Material: also check: ☐ Permanent ☐ Temporary	3rd Surface Casing I.D. (inches):	3rd Surface Casing Length: feet from 0 feet to feet

Filter Pack Material and Size:	Prepacked Filter Around Screen (check one):	Filter Pack Length:
20/30 sand	☑ Yes ☐ No	feet from feet to feet

Filter Pack Seal Material and Size:	Filter Pack Seal Length:
native soils	feet from feet to feet

Surface Seal Material:	Surface Seal Length:
Native Soils	feet from feet to feet

WELL DEVELOPMENT DATA

Well Development Date:	Well Development Method (check one):
1/9/2018	☐ Surge/Pump ☑ Pump ☐ Compressed Air ☐ Other (describe)

Development Pump Type (check):	Depth to Groundwater (before developing in feet):
☐ Centrifugal ☑ Peristaltic ☐ Submersible ☐ Other (describe)	–

Pumping Rate (gallons per minute):	Maximum Drawdown of Groundwater During Development (feet):	Well Purged Dry (check one):
1 gallon / 4 minutes	–	☐ Yes ☑ No

Pumping Condition (check one):	Total Development Water Removed (gallons):	Development Duration (minutes):	Development Water Drummed (check one):
☑ Continuous ☐ Intermittent	8	32	☑ Yes ☐ No

Water Appearance (color and odor) At Start of Development:	Water Appearance (color and odor) At End of Development:
White/tan and cloudy. No odor	cloudy. No odor

WELL CONSTRUCTION OR DEVELOPMENT REMARKS

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

WELL CONSTRUCTION AND DEVELOPMENT LOG

WELL CONSTRUCTION DATA

Well Number:	Site Name:	FDEP Facility I.D. Number:	Well Install Date(s):
TMW- 02	Carolina Club		01/09-2018

Well Location and Type (check appropriate boxes): ☑ On-Site ☐ Right-of-Way ☐ Off-Site Private Property ☑ Above Grade (AG) ☐ Flush-to-Grade

If AG, list feet of riser above land surface: 2'

Well Purpose: ☑ Perched Monitoring ☑ Shallow (Water-Table) Monitoring ☐ Intermediate or Deep Monitoring ☐ Remediation or Other (describe)

Well Install Method: [illegible]

Surface Casing Install Method: [illegible]

Borehole Depth (feet):	Well Depth (feet):	Borehole Diameter (inches):	Manhole Diameter (inches):	Well Pad Size:
13'	13' bls	3 ¼"	—	— feet by — feet

Riser Diameter and Material:	Riser/Screen Connections:	Riser Length:
1" PVC	☑ Flush-Threaded ☐ Other (describe)	5 feet from 3 feet to 2 feet above grade

Screen Diameter and Material:	Screen Slot Size:	Screen Length:
1" PVC	0.010"	10 feet from 13 feet to 3 feet bls

1st Surface Casing Material:	1st Surface Casing I.D. (inches):	1st Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		feet from 0 feet to feet

2nd Surface Casing Material:	2nd Surface Casing I.D. (inches):	2nd Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		feet from 0 feet to feet

3rd Surface Casing Material:	3rd Surface Casing I.D. (inches):	3rd Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		feet from 0 feet to feet

Filter Pack Material and Size:	Prepacked Filter Around Screen (check one):	Filter Pack Length:
20/30 sand	☑ Yes ☐ No	feet from feet to feet

Filter Pack Seal Material and Size:	Filter Pack Seal Length:
native soils	feet from feet to feet

Surface Seal Material:	Surface Seal Length:
native soil	feet from feet to feet

WELL DEVELOPMENT DATA

Well Development Date:	Well Development Method (check one):
1/9/2018	☐ Surge/Pump ☑ Pump ☐ Compressed Air ☐ Other (describe)

Development Pump Type (check):	Depth to Groundwater (before developing in feet):
☐ Centrifugal ☑ Peristaltic ☐ Submersible ☐ Other (describe)	—

Pumping Rate (gallons per minute):	Maximum Drawdown of Groundwater During Development (feet):	Well Purged Dry (check one):
~1 gallon 4 minutes	—	☐ Yes ☑ No

Pumping Condition (check one):	Total Development Water Removed (gallons):	Development Duration (minutes):	Development Water Drummed (check one):
☑ Continuous ☐ Intermittent	15	60	☑ Yes ☐ No

Water Appearance (color and odor) At Start of Development:	Water Appearance (color and odor) At End of Development:
Tan & cloudy light sulfur	Clear [illegible]

WELL CONSTRUCTION OR DEVELOPMENT REMARKS

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

WELL CONSTRUCTION AND DEVELOPMENT LOG

WELL CONSTRUCTION DATA

Well Number:	Site Name:	FDEP Facility I.D. Number:	Well Install Date(s):
TMW- 03	Carolina Club		01/09-2018

Well Location and Type (check appropriate boxes):	Well Purpose:	Well Install Method:
☑ On-Site ☑ Right-of-Way ☐ Off-Site Private Property ☐ Above Grade (AG) ☐ Flush-to-Grade If AG, list feet of riser above land surface: 2'	☐ Perched Monitoring ☑ Shallow (Water-Table) Monitoring ☐ Intermediate or Deep Monitoring ☐ Remediation or Other (describe)	Direct Push Surface Casing Install Method: None

Borehole Depth (feet):	Well Depth (feet):	Borehole Diameter (inches):	Manhole Diameter (inches):	Well Pad Size:
13'	13' bls	3¼"	—	____ feet by ____ feet

Riser Diameter and Material:	Riser/Screen Connections:	Riser Length:
1" PVC	☑ Flush-Threaded ☐ Other (describe)	5 feet from 3 feet to -2 feet bls

Screen Diameter and Material:	Screen Slot Size:	Screen Length:
1" PVC	0.010"	10 feet from 13 feet to 3 feet bls

1st Surface Casing Material:	1st Surface Casing I.D. (inches):	1st Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		____ feet from 0 feet to ____ feet

2nd Surface Casing Material:	2nd Surface Casing I.D. (inches):	2nd Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		____ feet from 0 feet to ____ feet

3rd Surface Casing Material:	3rd Surface Casing I.D. (inches):	3rd Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		____ feet from 0 feet to ____ feet

Filter Pack Material and Size:	Prepacked Filter Around Screen (check one):	Filter Pack Length:
20/30 sand	☑ Yes ☐ No	____ feet from ____ feet to ____ feet

Filter Pack Seal Material and Size:	Filter Pack Seal Length:
native soils	____ feet from ____ feet to ____ feet

Surface Seal Material:	Surface Seal Length:
Native Soil	____ feet from ____ feet to ____ feet

WELL DEVELOPMENT DATA

Well Development Date:	Well Development Method (check one):
1/9/2018	☐ Surge/Pump ☑ Pump ☐ Compressed Air ☐ Other (describe)

Development Pump Type (check):	Depth to Groundwater (before developing in feet):
☐ Centrifugal ☑ Peristaltic ☐ Submersible ☐ Other (describe)	—

Pumping Rate (gallons per minute):	Maximum Drawdown of Groundwater During Development (feet):	Well Purged Dry (check one):
~1 gallon / 4 minutes	—	☐ Yes ☑ No

Pumping Condition (check one):	Total Development Water Removed (gallons):	Development Duration (minutes):	Development Water Drummed (check one):
☑ Continuous ☐ Intermittent	15	60	☑ Yes ☑ No

Water Appearance (color and odor) At Start of Development:	Water Appearance (color and odor) At End of Development:
tan & cloudy no odor	Clear

WELL CONSTRUCTION OR DEVELOPMENT REMARKS

Florida Department of Environmental Protection - Division of Waste Management - Bureau of Petroleum Storage Systems

WELL CONSTRUCTION AND DEVELOPMENT LOG

WELL CONSTRUCTION DATA

Well Number:	Site Name:	FDEP Facility I.D. Number:	Well Install Date(s):
TMW- 04	Carolina Club		01/09-2018

Well Location and Type (check appropriate boxes): ☑ On-Site ☐ Right-of-Way ☐ Off-Site Private Property ☑ Above Grade (AG) ☐ Flush-to-Grade

If AG, list feet of riser above land surface: 2'

Well Purpose: ☐ Perched Monitoring ☑ Shallow (Water-Table) Monitoring ☐ Intermediate or Deep Monitoring ☐ Remediation or Other (describe)

Well Install Method: Direct Push

Surface Casing Install Method: N/A

Borehole Depth (feet):	Well Depth (feet):	Borehole Diameter (inches):	Manhole Diameter (inches):	Well Pad Size:
13'	13' 6" for 15'	3 1/4	—	___ feet by ___ feet

Riser Diameter and Material:	Riser/Screen Connections:	Riser Length:
1" PVC	☑ Flush-Threaded ☐ Other (describe)	5 feet from 3 feet to 2 feet b/s

Screen Diameter and Material:	Screen Slot Size:	Screen Length:
1" PVC	0.010"	10 feet from 13 feet to 3 feet b/s

1st Surface Casing Material:	1st Surface Casing I.D. (inches):	1st Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		___ feet from 0 feet to ___ feet

2nd Surface Casing Material:	2nd Surface Casing I.D. (inches):	2nd Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		___ feet from 0 feet to ___ feet

3rd Surface Casing Material:	3rd Surface Casing I.D. (inches):	3rd Surface Casing Length:
also check: ☐ Permanent ☐ Temporary		___ feet from 0 feet to ___ feet

Filter Pack Material and Size:	Prepacked Filter Around Screen (check one):	Filter Pack Length:
20/30 sand	☑ Yes ☐ No	___ feet from ___ feet to ___ feet

Filter Pack Seal Material and Size:	Filter Pack Seal Length:
native soils	___ feet from ___ feet to ___ feet

Surface Seal Material:	Surface Seal Length:
native soils	___ feet from ___ feet to ___ feet

WELL DEVELOPMENT DATA

Well Development Date:	Well Development Method (check one):
1/9/2018	☐ Surge/Pump ☑ Pump ☐ Compressed Air ☐ Other (describe)

Development/Pump Type (check):	Depth to Groundwater (before developing in feet):
☐ Centrifugal ☑ Peristaltic ☐ Submersible ☐ Other (describe)	—

Pumping Rate (gallons per minute):	Maximum Drawdown of Groundwater During Development (feet):	Well Purged Dry (check one):
1 gallon / 4 minutes	—	☐ Yes ☑ No

Pumping Condition (check one):	Total Development Water Removed (gallons):	Development Duration (minutes):	Development Water Drummed (check one):
☑ Continuous ☐ Intermittent	15	60	☑ Yes ☐ No

Water Appearance (color and odor) At Start of Development:	Water Appearance (color and odor) At End of Development:
Cloudy no odor	Clear no odor

WELL CONSTRUCTION OR DEVELOPMENT REMARKS

APPENDIX B

Analytical Laboratory Reports with Chains-of-Custody

Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

January 11, 2018

John Abbott
Wantman Group
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Dear John Abbott:
Enclosed are the analytical results for sample(s) received by the laboratory on January 02, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Christina Raschke
christina.raschke@pacelabs.com
(954)582-4300
Project Manager

Enclosures

cc: William Lorentzen, Wantman Group

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Pompano Beach, FL 33064
954-582-4300

CERTIFICATIONS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Ormond Beach Certification IDs

8 East Tower Circle, Ormond Beach, FL 32174
Alabama Certification #: 41320
Connecticut Certification #: PH-0216
Delaware Certification: FL NELAC Reciprocity
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maryland Certification: #346
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236
Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14
Nevada Certification: FL NELAC Reciprocity
New Jersey Certification #: FL022
New York Certification #: 11608
North Carolina Environmental Certificate #: 667
North Carolina Certification #: 12710
Oklahoma Certification #: D9947
Pennsylvania Certification #: 68-00547
Puerto Rico Certification #: FL01264
South Carolina Certification: #96042001
Tennessee Certification #: TN02974
Texas Certification: FL NELAC Reciprocity
US Virgin Islands Certification: FL NELAC Reciprocity
Virginia Environmental Certification #: 460165
Wyoming Certification: FL NELAC Reciprocity
West Virginia Certification #: 9962C
Wisconsin Certification #: 399079670
Wyoming (EPA Region 8): FL NELAC Reciprocity

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SAMPLE SUMMARY

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35365919001	**SB-01-01**	Solid	01/02/18 12:15	01/02/18 17:00
35365919002	**SB-01-02**	Solid	01/02/18 12:20	01/02/18 17:00
35365919003	**SB-02-01**	Solid	01/02/18 12:32	01/02/18 17:00
35365919004	**SB-02-02**	Solid	01/02/18 12:35	01/02/18 17:00
35365919005	**SB-03-01**	Solid	01/02/18 12:48	01/02/18 17:00
35365919006	**SB-03-02**	Solid	01/02/18 12:52	01/02/18 17:00
35365919007	**SB-03-03**	Solid	01/02/18 12:55	01/02/18 17:00

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35365919001	**SB-01-01**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365919002	**SB-01-02**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365919003	**SB-02-01**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365919004	**SB-02-02**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365919005	**SB-03-01**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365919006	**SB-03-02**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365919007	**SB-03-03**	EPA 8081	BP1	22	PASI-O
		ASTM D2974-87	CS2	1	PASI-O

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SUMMARY OF DETECTION

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
35365919001	**SB-01-01**					
ASTM D2974-87	Percent Moisture	17.2	%	0.10	01/04/18 15:53	
35365919002	**SB-01-02**					
ASTM D2974-87	Percent Moisture	11.8	%	0.10	01/04/18 15:53	
35365919003	**SB-02-01**					
ASTM D2974-87	Percent Moisture	15.2	%	0.10	01/04/18 15:53	
35365919004	**SB-02-02**					
EPA 8081	4,4'-DDE	0.0021	mg/kg	0.0019	01/10/18 10:14	
EPA 8081	4,4'-DDT	0.00052 I	mg/kg	0.0019	01/10/18 23:24	
ASTM D2974-87	Percent Moisture	10.2	%	0.10	01/04/18 15:53	
35365919005	**SB-03-01**					
ASTM D2974-87	Percent Moisture	18.4	%	0.10	01/04/18 15:53	J(D6)
35365919006	**SB-03-02**					
EPA 8081	Chlordane (Technical)	0.047	mg/kg	0.019	01/10/18 10:52	
EPA 8081	Heptachlor epoxide	0.0010 I	mg/kg	0.0019	01/10/18 10:52	
ASTM D2974-87	Percent Moisture	10.8	%	0.10	01/04/18 15:54	
35365919007	**SB-03-03**					
EPA 8081	Heptachlor epoxide	0.00022 I	mg/kg	0.0019	01/10/18 11:12	
ASTM D2974-87	Percent Moisture	12.4	%	0.10	01/04/18 15:54	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-01-01 **Lab ID: 35365919001** Collected: 01/02/18 12:15 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000070 U**	mg/kg	0.0021	0.000070	1	01/09/18 09:25	01/10/18 09:17	309-00-2	
alpha-BHC	**0.000084 U**	mg/kg	0.0021	0.000084	1	01/09/18 09:25	01/10/18 09:17	319-84-6	
beta-BHC	**0.000093 U**	mg/kg	0.0021	0.000093	1	01/09/18 09:25	01/10/18 09:17	319-85-7	
delta-BHC	**0.00011 U**	mg/kg	0.0021	0.00011	1	01/09/18 09:25	01/10/18 09:17	319-86-8	
gamma-BHC (Lindane)	**0.00018 U**	mg/kg	0.0021	0.00018	1	01/09/18 09:25	01/10/18 09:17	58-89-9	
Chlordane (Technical)	**0.019 U**	mg/kg	0.021	0.019	1	01/09/18 09:25	01/10/18 09:17	57-74-9	
4,4'-DDD	**0.00016 U**	mg/kg	0.0021	0.00016	1	01/09/18 09:25	01/10/18 09:17	72-54-8	
4,4'-DDE	**0.000074 U**	mg/kg	0.0021	0.000074	1	01/09/18 09:25	01/10/18 09:17	72-55-9	
4,4'-DDT	**0.00012 U**	mg/kg	0.0021	0.00012	1	01/09/18 09:25	01/10/18 22:17	50-29-3	
Dieldrin	**0.000049 U**	mg/kg	0.0021	0.000049	1	01/09/18 09:25	01/10/18 09:17	60-57-1	
Endosulfan I	**0.000030 U**	mg/kg	0.0021	0.000030	1	01/09/18 09:25	01/10/18 09:17	959-98-8	
Endosulfan II	**0.000069 U**	mg/kg	0.0021	0.000069	1	01/09/18 09:25	01/10/18 09:17	33213-65-9	
Endosulfan sulfate	**0.000052 U**	mg/kg	0.0021	0.000052	1	01/09/18 09:25	01/10/18 09:17	1031-07-8	
Endrin	**0.000063 U**	mg/kg	0.0021	0.000063	1	01/09/18 09:25	01/10/18 09:17	72-20-8	
Endrin aldehyde	**0.000080 U**	mg/kg	0.0040	0.000080	1	01/09/18 09:25	01/10/18 09:17	7421-93-4	
Endrin ketone	**0.000097 U**	mg/kg	0.0021	0.000097	1	01/09/18 09:25	01/10/18 09:17	53494-70-5	
Heptachlor	**0.000047 U**	mg/kg	0.0021	0.000047	1	01/09/18 09:25	01/10/18 09:17	76-44-8	
Heptachlor epoxide	**0.00013 U**	mg/kg	0.0021	0.00013	1	01/09/18 09:25	01/10/18 09:17	1024-57-3	
Methoxychlor	**0.0013 U**	mg/kg	0.0021	0.0013	1	01/09/18 09:25	01/10/18 09:17	72-43-5	
Toxaphene	**0.0089 U**	mg/kg	0.021	0.0089	1	01/09/18 09:25	01/10/18 09:17	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	95	%	53-140		1	01/09/18 09:25	01/10/18 09:17	877-09-8	
Decachlorobiphenyl (S)	85	%	43-157		1	01/09/18 09:25	01/10/18 09:17	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**17.2**	%	0.10	0.10	1		01/04/18 15:53		

REPORT OF LABORATORY ANALYSIS

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Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-01-02 **Lab ID: 35365919002** Collected: 01/02/18 12:20 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000065 U**	mg/kg	0.0019	0.000065	1	01/09/18 09:25	01/10/18 09:36	309-00-2	
alpha-BHC	**0.000078 U**	mg/kg	0.0019	0.000078	1	01/09/18 09:25	01/10/18 09:36	319-84-6	
beta-BHC	**0.000087 U**	mg/kg	0.0019	0.000087	1	01/09/18 09:25	01/10/18 09:36	319-85-7	
delta-BHC	**0.000098 U**	mg/kg	0.0019	0.000098	1	01/09/18 09:25	01/10/18 09:36	319-86-8	
gamma-BHC (Lindane)	**0.00017 U**	mg/kg	0.0019	0.00017	1	01/09/18 09:25	01/10/18 09:36	58-89-9	
Chlordane (Technical)	**0.018 U**	mg/kg	0.019	0.018	1	01/09/18 09:25	01/10/18 09:36	57-74-9	
4,4'-DDD	**0.00015 U**	mg/kg	0.0019	0.00015	1	01/09/18 09:25	01/10/18 09:36	72-54-8	
4,4'-DDE	**0.000069 U**	mg/kg	0.0019	0.000069	1	01/09/18 09:25	01/10/18 09:36	72-55-9	
4,4'-DDT	**0.00011 U**	mg/kg	0.0019	0.00011	1	01/09/18 09:25	01/10/18 22:40	50-29-3	
Dieldrin	**0.000045 U**	mg/kg	0.0019	0.000045	1	01/09/18 09:25	01/10/18 09:36	60-57-1	
Endosulfan I	**0.000028 U**	mg/kg	0.0019	0.000028	1	01/09/18 09:25	01/10/18 09:36	959-98-8	
Endosulfan II	**0.000064 U**	mg/kg	0.0019	0.000064	1	01/09/18 09:25	01/10/18 09:36	33213-65-9	
Endosulfan sulfate	**0.000049 U**	mg/kg	0.0019	0.000049	1	01/09/18 09:25	01/10/18 09:36	1031-07-8	
Endrin	**0.000059 U**	mg/kg	0.0019	0.000059	1	01/09/18 09:25	01/10/18 09:36	72-20-8	
Endrin aldehyde	**0.000074 U**	mg/kg	0.0037	0.000074	1	01/09/18 09:25	01/10/18 09:36	7421-93-4	
Endrin ketone	**0.000090 U**	mg/kg	0.0019	0.000090	1	01/09/18 09:25	01/10/18 09:36	53494-70-5	
Heptachlor	**0.000044 U**	mg/kg	0.0019	0.000044	1	01/09/18 09:25	01/10/18 09:36	76-44-8	
Heptachlor epoxide	**0.00013 U**	mg/kg	0.0019	0.00013	1	01/09/18 09:25	01/10/18 09:36	1024-57-3	
Methoxychlor	**0.0012 U**	mg/kg	0.0019	0.0012	1	01/09/18 09:25	01/10/18 09:36	72-43-5	
Toxaphene	**0.0083 U**	mg/kg	0.019	0.0083	1	01/09/18 09:25	01/10/18 09:36	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	80	%	53-140		1	01/09/18 09:25	01/10/18 09:36	877-09-8	
Decachlorobiphenyl (S)	73	%	43-157		1	01/09/18 09:25	01/10/18 09:36	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**11.8**	%	0.10	0.10	1		01/04/18 15:53		

REPORT OF LABORATORY ANALYSIS

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-02-01 **Lab ID: 35365919003** Collected: 01/02/18 12:32 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000069 U**	mg/kg	0.0020	0.000069	1	01/09/18 09:25	01/10/18 09:55	309-00-2	
alpha-BHC	**0.000082 U**	mg/kg	0.0020	0.000082	1	01/09/18 09:25	01/10/18 09:55	319-84-6	
beta-BHC	**0.000092 U**	mg/kg	0.0020	0.000092	1	01/09/18 09:25	01/10/18 09:55	319-85-7	
delta-BHC	**0.00010 U**	mg/kg	0.0020	0.00010	1	01/09/18 09:25	01/10/18 09:55	319-86-8	
gamma-BHC (Lindane)	**0.00018 U**	mg/kg	0.0020	0.00018	1	01/09/18 09:25	01/10/18 09:55	58-89-9	
Chlordane (Technical)	**0.019 U**	mg/kg	0.020	0.019	1	01/09/18 09:25	01/10/18 09:55	57-74-9	
4,4'-DDD	**0.00016 U**	mg/kg	0.0020	0.00016	1	01/09/18 09:25	01/10/18 09:55	72-54-8	
4,4'-DDE	**0.000072 U**	mg/kg	0.0020	0.000072	1	01/09/18 09:25	01/10/18 09:55	72-55-9	
4,4'-DDT	**0.00011 U**	mg/kg	0.0020	0.00011	1	01/09/18 09:25	01/10/18 23:02	50-29-3	
Dieldrin	**0.000048 U**	mg/kg	0.0020	0.000048	1	01/09/18 09:25	01/10/18 09:55	60-57-1	
Endosulfan I	**0.000030 U**	mg/kg	0.0020	0.000030	1	01/09/18 09:25	01/10/18 09:55	959-98-8	
Endosulfan II	**0.000068 U**	mg/kg	0.0020	0.000068	1	01/09/18 09:25	01/10/18 09:55	33213-65-9	
Endosulfan sulfate	**0.000051 U**	mg/kg	0.0020	0.000051	1	01/09/18 09:25	01/10/18 09:55	1031-07-8	
Endrin	**0.000062 U**	mg/kg	0.0020	0.000062	1	01/09/18 09:25	01/10/18 09:55	72-20-8	
Endrin aldehyde	**0.000078 U**	mg/kg	0.0039	0.000078	1	01/09/18 09:25	01/10/18 09:55	7421-93-4	
Endrin ketone	**0.000095 U**	mg/kg	0.0020	0.000095	1	01/09/18 09:25	01/10/18 09:55	53494-70-5	
Heptachlor	**0.000046 U**	mg/kg	0.0020	0.000046	1	01/09/18 09:25	01/10/18 09:55	76-44-8	
Heptachlor epoxide	**0.00013 U**	mg/kg	0.0020	0.00013	1	01/09/18 09:25	01/10/18 09:55	1024-57-3	
Methoxychlor	**0.0012 U**	mg/kg	0.0020	0.0012	1	01/09/18 09:25	01/10/18 09:55	72-43-5	
Toxaphene	**0.0087 U**	mg/kg	0.020	0.0087	1	01/09/18 09:25	01/10/18 09:55	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	85	%	53-140		1	01/09/18 09:25	01/10/18 09:55	877-09-8	
Decachlorobiphenyl (S)	83	%	43-157		1	01/09/18 09:25	01/10/18 09:55	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**15.2**	%	0.10	0.10	1		01/04/18 15:53		

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954-582-4300

ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-02-02 **Lab ID: 35365919004** Collected: 01/02/18 12:35 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000065 U**	mg/kg	0.0019	0.000065	1	01/09/18 09:25	01/10/18 10:14	309-00-2	
alpha-BHC	**0.000077 U**	mg/kg	0.0019	0.000077	1	01/09/18 09:25	01/10/18 10:14	319-84-6	
beta-BHC	**0.000086 U**	mg/kg	0.0019	0.000086	1	01/09/18 09:25	01/10/18 10:14	319-85-7	
delta-BHC	**0.000097 U**	mg/kg	0.0019	0.000097	1	01/09/18 09:25	01/10/18 10:14	319-86-8	
gamma-BHC (Lindane)	**0.00016 U**	mg/kg	0.0019	0.00016	1	01/09/18 09:25	01/10/18 10:14	58-89-9	
Chlordane (Technical)	**0.018 U**	mg/kg	0.019	0.018	1	01/09/18 09:25	01/10/18 10:14	57-74-9	
4,4'-DDD	**0.00015 U**	mg/kg	0.0019	0.00015	1	01/09/18 09:25	01/10/18 10:14	72-54-8	
4,4'-DDE	**0.0021**	mg/kg	0.0019	0.000068	1	01/09/18 09:25	01/10/18 10:14	72-55-9	
4,4'-DDT	**0.00052 I**	mg/kg	0.0019	0.00011	1	01/09/18 09:25	01/10/18 23:24	50-29-3	
Dieldrin	**0.000045 U**	mg/kg	0.0019	0.000045	1	01/09/18 09:25	01/10/18 10:14	60-57-1	
Endosulfan I	**0.000028 U**	mg/kg	0.0019	0.000028	1	01/09/18 09:25	01/10/18 10:14	959-98-8	
Endosulfan II	**0.000064 U**	mg/kg	0.0019	0.000064	1	01/09/18 09:25	01/10/18 10:14	33213-65-9	
Endosulfan sulfate	**0.000048 U**	mg/kg	0.0019	0.000048	1	01/09/18 09:25	01/10/18 10:14	1031-07-8	
Endrin	**0.000058 U**	mg/kg	0.0019	0.000058	1	01/09/18 09:25	01/10/18 10:14	72-20-8	
Endrin aldehyde	**0.000074 U**	mg/kg	0.0037	0.000074	1	01/09/18 09:25	01/10/18 10:14	7421-93-4	
Endrin ketone	**0.000089 U**	mg/kg	0.0019	0.000089	1	01/09/18 09:25	01/10/18 10:14	53494-70-5	
Heptachlor	**0.000043 U**	mg/kg	0.0019	0.000043	1	01/09/18 09:25	01/10/18 10:14	76-44-8	
Heptachlor epoxide	**0.00012 U**	mg/kg	0.0019	0.00012	1	01/09/18 09:25	01/10/18 10:14	1024-57-3	
Methoxychlor	**0.0012 U**	mg/kg	0.0019	0.0012	1	01/09/18 09:25	01/10/18 10:14	72-43-5	
Toxaphene	**0.0082 U**	mg/kg	0.019	0.0082	1	01/09/18 09:25	01/10/18 10:14	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	91	%	53-140		1	01/09/18 09:25	01/10/18 10:14	877-09-8	
Decachlorobiphenyl (S)	92	%	43-157		1	01/09/18 09:25	01/10/18 10:14	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**10.2**	%	0.10	0.10	1		01/04/18 15:53		

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ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-03-01 **Lab ID: 35365919005** Collected: 01/02/18 12:48 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000071 U**	mg/kg	0.0021	0.000071	1	01/09/18 09:25	01/10/18 10:33	309-00-2	
alpha-BHC	**0.000085 U**	mg/kg	0.0021	0.000085	1	01/09/18 09:25	01/10/18 10:33	319-84-6	
beta-BHC	**0.000095 U**	mg/kg	0.0021	0.000095	1	01/09/18 09:25	01/10/18 10:33	319-85-7	
delta-BHC	**0.00011 U**	mg/kg	0.0021	0.00011	1	01/09/18 09:25	01/10/18 10:33	319-86-8	
gamma-BHC (Lindane)	**0.00018 U**	mg/kg	0.0021	0.00018	1	01/09/18 09:25	01/10/18 10:33	58-89-9	
Chlordane (Technical)	**0.019 U**	mg/kg	0.021	0.019	1	01/09/18 09:25	01/10/18 10:33	57-74-9	
4,4'-DDD	**0.00016 U**	mg/kg	0.0021	0.00016	1	01/09/18 09:25	01/10/18 10:33	72-54-8	
4,4'-DDE	**0.000075 U**	mg/kg	0.0021	0.000075	1	01/09/18 09:25	01/10/18 10:33	72-55-9	
4,4'-DDT	**0.00012 U**	mg/kg	0.0021	0.00012	1	01/09/18 09:25	01/10/18 23:46	50-29-3	
Dieldrin	**0.000049 U**	mg/kg	0.0021	0.000049	1	01/09/18 09:25	01/10/18 10:33	60-57-1	
Endosulfan I	**0.000031 U**	mg/kg	0.0021	0.000031	1	01/09/18 09:25	01/10/18 10:33	959-98-8	
Endosulfan II	**0.000070 U**	mg/kg	0.0021	0.000070	1	01/09/18 09:25	01/10/18 10:33	33213-65-9	
Endosulfan sulfate	**0.000053 U**	mg/kg	0.0021	0.000053	1	01/09/18 09:25	01/10/18 10:33	1031-07-8	
Endrin	**0.000064 U**	mg/kg	0.0021	0.000064	1	01/09/18 09:25	01/10/18 10:33	72-20-8	
Endrin aldehyde	**0.000081 U**	mg/kg	0.0041	0.000081	1	01/09/18 09:25	01/10/18 10:33	7421-93-4	
Endrin ketone	**0.000098 U**	mg/kg	0.0021	0.000098	1	01/09/18 09:25	01/10/18 10:33	53494-70-5	
Heptachlor	**0.000048 U**	mg/kg	0.0021	0.000048	1	01/09/18 09:25	01/10/18 10:33	76-44-8	
Heptachlor epoxide	**0.00014 U**	mg/kg	0.0021	0.00014	1	01/09/18 09:25	01/10/18 10:33	1024-57-3	
Methoxychlor	**0.0013 U**	mg/kg	0.0021	0.0013	1	01/09/18 09:25	01/10/18 10:33	72-43-5	
Toxaphene	**0.0090 U**	mg/kg	0.021	0.0090	1	01/09/18 09:25	01/10/18 10:33	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	87	%	53-140		1	01/09/18 09:25	01/10/18 10:33	877-09-8	
Decachlorobiphenyl (S)	118	%	43-157		1	01/09/18 09:25	01/10/18 10:33	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**18.4**	%	0.10	0.10	1		01/04/18 15:53		J(D6)

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ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-03-02 **Lab ID: 35365919006** Collected: 01/02/18 12:52 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000065 U**	mg/kg	0.0019	0.000065	1	01/09/18 09:25	01/10/18 10:52	309-00-2	
alpha-BHC	**0.000078 U**	mg/kg	0.0019	0.000078	1	01/09/18 09:25	01/10/18 10:52	319-84-6	
beta-BHC	**0.000087 U**	mg/kg	0.0019	0.000087	1	01/09/18 09:25	01/10/18 10:52	319-85-7	
delta-BHC	**0.000098 U**	mg/kg	0.0019	0.000098	1	01/09/18 09:25	01/10/18 10:52	319-86-8	
gamma-BHC (Lindane)	**0.00017 U**	mg/kg	0.0019	0.00017	1	01/09/18 09:25	01/10/18 10:52	58-89-9	
Chlordane (Technical)	**0.047**	mg/kg	0.019	0.018	1	01/09/18 09:25	01/10/18 10:52	57-74-9	
4,4'-DDD	**0.00015 U**	mg/kg	0.0019	0.00015	1	01/09/18 09:25	01/10/18 10:52	72-54-8	
4,4'-DDE	**0.000069 U**	mg/kg	0.0019	0.000069	1	01/09/18 09:25	01/10/18 10:52	72-55-9	
4,4'-DDT	**0.00011 U**	mg/kg	0.0019	0.00011	1	01/09/18 09:25	01/11/18 00:08	50-29-3	
Dieldrin	**0.000045 U**	mg/kg	0.0019	0.000045	1	01/09/18 09:25	01/10/18 10:52	60-57-1	
Endosulfan I	**0.000028 U**	mg/kg	0.0019	0.000028	1	01/09/18 09:25	01/10/18 10:52	959-98-8	
Endosulfan II	**0.000064 U**	mg/kg	0.0019	0.000064	1	01/09/18 09:25	01/10/18 10:52	33213-65-9	
Endosulfan sulfate	**0.000049 U**	mg/kg	0.0019	0.000049	1	01/09/18 09:25	01/10/18 10:52	1031-07-8	
Endrin	**0.000059 U**	mg/kg	0.0019	0.000059	1	01/09/18 09:25	01/10/18 10:52	72-20-8	
Endrin aldehyde	**0.000075 U**	mg/kg	0.0037	0.000075	1	01/09/18 09:25	01/10/18 10:52	7421-93-4	
Endrin ketone	**0.000090 U**	mg/kg	0.0019	0.000090	1	01/09/18 09:25	01/10/18 10:52	53494-70-5	
Heptachlor	**0.000044 U**	mg/kg	0.0019	0.000044	1	01/09/18 09:25	01/10/18 10:52	76-44-8	
Heptachlor epoxide	**0.0010 I**	mg/kg	0.0019	0.00013	1	01/09/18 09:25	01/10/18 10:52	1024-57-3	
Methoxychlor	**0.0012 U**	mg/kg	0.0019	0.0012	1	01/09/18 09:25	01/10/18 10:52	72-43-5	
Toxaphene	**0.0083 U**	mg/kg	0.019	0.0083	1	01/09/18 09:25	01/10/18 10:52	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	87	%	53-140		1	01/09/18 09:25	01/10/18 10:52	877-09-8	
Decachlorobiphenyl (S)	75	%	43-157		1	01/09/18 09:25	01/10/18 10:52	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**10.8**	%	0.10	0.10	1		01/04/18 15:54		

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ANALYTICAL RESULTS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Sample: SB-03-03 **Lab ID: 35365919007** Collected: 01/02/18 12:55 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3546								
Aldrin	**0.000066 U**	mg/kg	0.0019	0.000066	1	01/09/18 09:25	01/10/18 11:12	309-00-2	
alpha-BHC	**0.000079 U**	mg/kg	0.0019	0.000079	1	01/09/18 09:25	01/10/18 11:12	319-84-6	
beta-BHC	**0.000088 U**	mg/kg	0.0019	0.000088	1	01/09/18 09:25	01/10/18 11:12	319-85-7	
delta-BHC	**0.000099 U**	mg/kg	0.0019	0.000099	1	01/09/18 09:25	01/10/18 11:12	319-86-8	
gamma-BHC (Lindane)	**0.00017 U**	mg/kg	0.0019	0.00017	1	01/09/18 09:25	01/10/18 11:12	58-89-9	
Chlordane (Technical)	**0.018 U**	mg/kg	0.019	0.018	1	01/09/18 09:25	01/10/18 11:12	57-74-9	
4,4'-DDD	**0.00015 U**	mg/kg	0.0019	0.00015	1	01/09/18 09:25	01/10/18 11:12	72-54-8	
4,4'-DDE	**0.000070 U**	mg/kg	0.0019	0.000070	1	01/09/18 09:25	01/10/18 11:12	72-55-9	
4,4'-DDT	**0.00011 U**	mg/kg	0.0019	0.00011	1	01/09/18 09:25	01/11/18 00:31	50-29-3	
Dieldrin	**0.000046 U**	mg/kg	0.0019	0.000046	1	01/09/18 09:25	01/10/18 11:12	60-57-1	
Endosulfan I	**0.000029 U**	mg/kg	0.0019	0.000029	1	01/09/18 09:25	01/10/18 11:12	959-98-8	
Endosulfan II	**0.000065 U**	mg/kg	0.0019	0.000065	1	01/09/18 09:25	01/10/18 11:12	33213-65-9	
Endosulfan sulfate	**0.000049 U**	mg/kg	0.0019	0.000049	1	01/09/18 09:25	01/10/18 11:12	1031-07-8	
Endrin	**0.000059 U**	mg/kg	0.0019	0.000059	1	01/09/18 09:25	01/10/18 11:12	72-20-8	
Endrin aldehyde	**0.000075 U**	mg/kg	0.0038	0.000075	1	01/09/18 09:25	01/10/18 11:12	7421-93-4	
Endrin ketone	**0.000091 U**	mg/kg	0.0019	0.000091	1	01/09/18 09:25	01/10/18 11:12	53494-70-5	
Heptachlor	**0.000045 U**	mg/kg	0.0019	0.000045	1	01/09/18 09:25	01/10/18 11:12	76-44-8	
Heptachlor epoxide	**0.00022 I**	mg/kg	0.0019	0.00013	1	01/09/18 09:25	01/10/18 11:12	1024-57-3	
Methoxychlor	**0.0012 U**	mg/kg	0.0019	0.0012	1	01/09/18 09:25	01/10/18 11:12	72-43-5	
Toxaphene	**0.0084 U**	mg/kg	0.019	0.0084	1	01/09/18 09:25	01/10/18 11:12	8001-35-2	
Surrogates									
Tetrachloro-m-xylene (S)	90	%	53-140		1	01/09/18 09:25	01/10/18 11:12	877-09-8	
Decachlorobiphenyl (S)	61	%	43-157		1	01/09/18 09:25	01/10/18 11:12	2051-24-3	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.4**	%	0.10	0.10	1		01/04/18 15:54		

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QUALITY CONTROL DATA

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

QC Batch: 417034 Analysis Method: EPA 8081
QC Batch Method: EPA 3546 Analysis Description: 8081 GCS Pesticides
Associated Lab Samples: 35365919001, 35365919002, 35365919003, 35365919004, 35365919005, 35365919006, 35365919007

METHOD BLANK: 2272712 Matrix: Solid
Associated Lab Samples: 35365919001, 35365919002, 35365919003, 35365919004, 35365919005, 35365919006, 35365919007

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
4,4'-DDD	mg/kg	0.00013 U	0.0017	0.00013	01/09/18 20:55	
4,4'-DDE	mg/kg	0.000061 U	0.0017	0.000061	01/09/18 20:55	
4,4'-DDT	mg/kg	0.000096 U	0.0017	0.000096	01/09/18 20:55	
Aldrin	mg/kg	0.000058 U	0.0017	0.000058	01/09/18 20:55	
alpha-BHC	mg/kg	0.000069 U	0.0017	0.000069	01/09/18 20:55	
beta-BHC	mg/kg	0.000077 U	0.0017	0.000077	01/09/18 20:55	
Chlordane (Technical)	mg/kg	0.016 U	0.017	0.016	01/09/18 20:55	
delta-BHC	mg/kg	0.000087 U	0.0017	0.000087	01/09/18 20:55	
Dieldrin	mg/kg	0.000040 U	0.0017	0.000040	01/09/18 20:55	
Endosulfan I	mg/kg	0.000025 U	0.0017	0.000025	01/09/18 20:55	
Endosulfan II	mg/kg	0.000057 U	0.0017	0.000057	01/09/18 20:55	
Endosulfan sulfate	mg/kg	0.000043 U	0.0017	0.000043	01/09/18 20:55	
Endrin	mg/kg	0.000052 U	0.0017	0.000052	01/09/18 20:55	
Endrin aldehyde	mg/kg	0.000066 U	0.0033	0.000066	01/09/18 20:55	
Endrin ketone	mg/kg	0.000080 U	0.0017	0.000080	01/09/18 20:55	
gamma-BHC (Lindane)	mg/kg	0.00015 U	0.0017	0.00015	01/09/18 20:55	
Heptachlor	mg/kg	0.000039 U	0.0017	0.000039	01/09/18 20:55	
Heptachlor epoxide	mg/kg	0.00011 U	0.0017	0.00011	01/09/18 20:55	
Methoxychlor	mg/kg	0.0011 U	0.0017	0.0011	01/09/18 20:55	
Toxaphene	mg/kg	0.0074 U	0.017	0.0074	01/09/18 20:55	
Decachlorobiphenyl (S)	%	108	43-157		01/09/18 20:55	
Tetrachloro-m-xylene (S)	%	96	53-140		01/09/18 20:55	

LABORATORY CONTROL SAMPLE: 2272713

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
4,4'-DDD	mg/kg	.017	0.016	95	71-137	
4,4'-DDE	mg/kg	.017	0.016	93	71-136	
4,4'-DDT	mg/kg	.017	0.018	108	62-140	
Aldrin	mg/kg	.017	0.014	85	67-128	
alpha-BHC	mg/kg	.017	0.015	87	68-130	
beta-BHC	mg/kg	.017	0.016	93	70-130	
delta-BHC	mg/kg	.017	0.012	73	45-123	
Dieldrin	mg/kg	.017	0.015	92	72-132	
Endosulfan I	mg/kg	.017	0.015	91	72-130	
Endosulfan II	mg/kg	.017	0.015	91	72-132	
Endosulfan sulfate	mg/kg	.017	0.015	90	68-130	
Endrin	mg/kg	.017	0.016	98	70-135	
Endrin aldehyde	mg/kg	.017	0.013	80	59-131	
Endrin ketone	mg/kg	.017	0.016	93	69-135	

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QUALITY CONTROL DATA

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

LABORATORY CONTROL SAMPLE: 2272713

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
gamma-BHC (Lindane)	mg/kg	.017	0.015	88	69-132	
Heptachlor	mg/kg	.017	0.016	94	68-131	
Heptachlor epoxide	mg/kg	.017	0.015	90	69-130	
Methoxychlor	mg/kg	.017	0.017	104	64-139	
Decachlorobiphenyl (S)	%			104	43-157	
Tetrachloro-m-xylene (S)	%			88	53-140	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2272714 2272715

Parameter	Units	35365322008 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
4,4'-DDD	mg/kg	0.0013 U	.017	.017	0.015 I	0.011 I	91	65	71-137		40	M6
4,4'-DDE	mg/kg	0.016 I	.017	.017	0.028	0.025	73	50	71-136	14	40	M6
4,4'-DDT	mg/kg	0.00097 U	.017	.017	0.022	0.018	128	104	62-140	20	40	D3
Aldrin	mg/kg	0.00059 U	.017	.017	0.013 I	0.0098 I	75	58	67-128		40	M6
alpha-BHC	mg/kg	0.00070 U	.017	.017	0.026	0.024	158	145	68-130	8	40	D3,M6
beta-BHC	mg/kg	0.00078 U	.017	.017	0.022	0.020	133	118	70-130	12	40	M6
delta-BHC	mg/kg	0.00088 U	.017	.017	0.010 I	0.0074 I	60	44	45-123		40	M6
Dieldrin	mg/kg	0.00040 U	.017	.017	0.014 I	0.0098 I	82	58	72-132		40	M6
Endosulfan I	mg/kg	0.00025 U	.017	.017	0.015 I	0.011 I	89	66	72-130		40	M6
Endosulfan II	mg/kg	0.00058 U	.017	.017	0.016 I	0.013 I	98	74	72-132		40	
Endosulfan sulfate	mg/kg	0.00044 U	.017	.017	0.014 I	0.010 I	84	61	68-130		40	M6
Endrin	mg/kg	0.00053 U	.017	.017	0.014 I	0.011 I	86	65	70-135		40	M6
Endrin aldehyde	mg/kg	0.00067 U	.017	.017	0.020 I	0.017 I	118	99	59-131		40	
Endrin ketone	mg/kg	0.00081 U	.017	.017	0.012 I	0.0095 I	74	56	69-135		40	M6
gamma-BHC (Lindane)	mg/kg	0.0015 U	.017	.017	0.028	0.025	164	147	69-132	11	40	M6
Heptachlor	mg/kg	0.00039 U	.017	.017	0.014 I	0.010 I	81	62	68-131		40	M6
Heptachlor epoxide	mg/kg	0.0011 U	.017	.017	0.016 I	0.011 I	95	65	69-130		40	M6
Methoxychlor	mg/kg	0.011 U	.017	.017	0.024	0.016 I	143	94	64-139		40	M6
Decachlorobiphenyl (S)	%						124	98	43-157			
Tetrachloro-m-xylene (S)	%						88	72	53-140			

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QUALITY CONTROL DATA

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

QC Batch: 416584 Analysis Method: ASTM D2974-87
QC Batch Method: ASTM D2974-87 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 35365919001, 35365919002, 35365919003, 35365919004, 35365919005, 35365919006, 35365919007

SAMPLE DUPLICATE: 2270472

Parameter	Units	35363428001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	83.1	84.1	1	5	

SAMPLE DUPLICATE: 2270473

Parameter	Units	35365149008 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	2.8	4.8	50	5	J(D6)

SAMPLE DUPLICATE: 2270474

Parameter	Units	35365149017 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	18.8	16.9	10	5	J(D6)

SAMPLE DUPLICATE: 2270475

Parameter	Units	35365844003 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	1.6	1.7	5	5	

SAMPLE DUPLICATE: 2270476

Parameter	Units	35365844012 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	20.6	21.1	2	5	

SAMPLE DUPLICATE: 2270477

Parameter	Units	35365844022 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	0.10 U	0.36		5	

SAMPLE DUPLICATE: 2270478

Parameter	Units	35365919005 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	18.4	14.4	25	5	J(D6)

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

SAMPLE DUPLICATE: 2270479

Parameter	Units	35366029002 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	0.10 U	0.10 U		5	

SAMPLE DUPLICATE: 2270480

Parameter	Units	35366175003 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	17.2	18.4	7	5	J(D6)

SAMPLE DUPLICATE: 2270481

Parameter	Units	35366229005 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	13.7	13.9	1	5	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-O	Pace Analytical Services - Ormond Beach

ANALYTE QUALIFIERS

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Compound was analyzed for but not detected.
D3	Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.
J(D6)	Estimated Value. The relative percent difference (RPD) between the sample and sample duplicate exceeded laboratory control limits.
M6	Matrix spike and Matrix spike duplicate recovery not evaluated against control limits due to sample dilution.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00 /Carolina Club
Pace Project No.: 35365919

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35365919001	**SB-01-01**	EPA 3546	417034	EPA 8081	417359
35365919002	**SB-01-02**	EPA 3546	417034	EPA 8081	417359
35365919003	**SB-02-01**	EPA 3546	417034	EPA 8081	417359
35365919004	**SB-02-02**	EPA 3546	417034	EPA 8081	417359
35365919005	**SB-03-01**	EPA 3546	417034	EPA 8081	417359
35365919006	**SB-03-02**	EPA 3546	417034	EPA 8081	417359
35365919007	**SB-03-03**	EPA 3546	417034	EPA 8081	417359
35365919001	**SB-01-01**	ASTM D2974-87	416584		
35365919002	**SB-01-02**	ASTM D2974-87	416584		
35365919003	**SB-02-01**	ASTM D2974-87	416584		
35365919004	**SB-02-02**	ASTM D2974-87	416584		
35365919005	**SB-03-01**	ASTM D2974-87	416584		
35365919006	**SB-03-02**	ASTM D2974-87	416584		
35365919007	**SB-03-03**	ASTM D2974-87	416584		

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WO# : 35365919

35365919

CHAIN OF CUSTODY RECORD

Quote:_____ Page 1 of 1

Company Name: WGI PO#

Address: 2035 Vista Pkwy

City: West Palm Beach State: FL Zip: 33411

Attn: Fax#

email: John.Abbott@wginc.com Phone: 561-214-5034

Project Name: Carolina Club Proj #

Sampler Signature: Will Rogers

Circle One Event: Daily Weekly Monthly Quarterly Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers	Parameters: Organochlorine Pesticides 8081	EXAMPLE Diss. Lead 6010
								# of Containers Size/Type	1 16ozP
1	SB-01-01	1/2/18	12:15	SO			1		
2	SB-01-02		12:20				1		
3	SB-02-01		12:32				1		
4	SB-02-02		12:35				1		
5	SB-03-01		12:48				1		
6	SB-03-02		12:52				1		
7	SB-03-03		12:55				1		
8									
9									
10									

Pres Codes: H

TRC:

pH:

Circle T.A.T. REQUEST (Rush Fees Approved): Standard (Y) N RUSH: Today 1D 2D 3D 4D 5D ___

Short Hold: Y___ N✓

Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____

EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other _____

COC Condition: OK Incomplete

Required State Certification: FL GA SC NC NJ PA LA TX IL ___

Coolers #'s - Temp °C: 1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Rogers	WGI	1/2/18	17:00	[signature]		1/2/18	1700
2								
3								
4								

Container Type Codes

AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other_____		TC	Terra-core

PPV Prepreserved vial

Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____ 40ml 500ml 250ml 125 ml

Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes

SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____ (Please specify)
ML	Misc. Liquid		

Preservative Type Codes

A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

REMARKS

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

Pace Analytical Florida Laboratory	Document Name: Sample Condition Upon Receipt Form	Document Revised: August 2, 2017
	Document No.: F-FL-C-007 rev. 12	Issuing Authority: Pace Florida Quality Office

Sample Condition Upon Receipt Form (SCUR)

Project # WO#: 35365919

Project Manager: PM: CTR **Due Date:** 01/09/18

Client: CLIENT: 36-WANGRO

Date and Initials of person:
Examining contents: N
Label:
Deliver:
pH:

Thermometer Used: T-324 Date: 1/2/18 Time: 1700 Initials: N

State of Origin:

Cooler #1 Temp.°C	2.8 (Visual)	0.0 (Correction Factor)	2.8 (Actual)	☐ Samples on ice, cooling process has begun
Cooler #2 Temp.°C	(Visual)	(Correction Factor)	(Actual)	☐ Samples on ice, cooling process has begun
Cooler #3 Temp.°C	(Visual)	(Correction Factor)	(Actual)	☐ Samples on ice, cooling process has begun
Cooler #4 Temp.°C	(Visual)	(Correction Factor)	(Actual)	☐ Samples on ice, cooling process has begun
Cooler #5 Temp.°C	(Visual)	(Correction Factor)	(Actual)	☐ Samples on ice, cooling process has begun
Cooler #6 Temp.°C	(Visual)	(Correction Factor)	(Actual)	☐ Samples on ice, cooling process has begun

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☐ Client ☐ Commercial ☑ Pace ☐ Other

Shipping Method: ☐ First Overnight ☐ Priority Overnight ☐ Standard Overnight ☐ Ground ☐ International Priority ☐ Other

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking #

Custody Seal on Cooler/Box Present: ☐ Yes ☐ No **Seals intact:** ☐ Yes ☐ No **Ice:** Wet Blue Dry None

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other

Samples shorted to lab (If Yes, complete) Shorted Date: Shorted Time: Qty:

		Comments:
Chain of Custody Present	☑ Yes ☐ No ☐ N/A	
Chain of Custody Filled Out	☑ Yes ☐ No ☐ N/A	
Relinquished Signature & Sampler Name COC	☑ Yes ☐ No ☐ N/A	
Samples Arrived within Hold Time	☑ Yes ☐ No ☐ N/A	
Rush TAT requested on COC	☐ Yes ☑ No ☐ N/A	
Sufficient Volume	☑ Yes ☐ No ☐ N/A	
Correct Containers Used	☑ Yes ☐ No ☐ N/A	
Containers Intact	☑ Yes ☐ No ☐ N/A	
Sample Labels match COC (sample IDs & date/time of collection)	☑ Yes ☐ No ☐ N/A	
All containers needing acid/base preservation have been checked.	☐ Yes ☐ No ☑ N/A	Preservation Information:
All Containers needing preservation are found to be in compliance with EPA recommendation: Exceptions: VOA, Coliform, TOC, O&G, Carbamates	☐ Yes ☐ No ☑ N/A	Preservative: Lot #/Trace #: Date: Time: Initials:
Headspace in VOA Vials? (>6mm):	☐ Yes ☐ No ☑ N/A	
Trip Blank Present:	☐ Yes ☐ No ☑ N/A	

Client Notification/ Resolution:
Person Contacted: Date/Time:

Comments/ Resolution (use back for additional comments):

Project Manager Review: Date:

Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

January 10, 2018

John Abbott
Wantman Group
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Dear John Abbott:
Enclosed are the analytical results for sample(s) received by the laboratory on January 02, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Christina Raschke
christina.raschke@pacelabs.com
(954)582-4300
Project Manager

Enclosures

cc: William Lorentzen, Wantman Group

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CERTIFICATIONS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Ormond Beach Certification IDs

8 East Tower Circle, Ormond Beach, FL 32174
Alabama Certification #: 41320
Connecticut Certification #: PH-0216
Delaware Certification: FL NELAC Reciprocity
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maryland Certification: #346
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236
Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14
Nevada Certification: FL NELAC Reciprocity
New Jersey Certification #: FL022
New York Certification #: 11608
North Carolina Environmental Certificate #: 667
North Carolina Certification #: 12710
Oklahoma Certification #: D9947
Pennsylvania Certification #: 68-00547
Puerto Rico Certification #: FL01264
South Carolina Certification: #96042001
Tennessee Certification #: TN02974
Texas Certification: FL NELAC Reciprocity
US Virgin Islands Certification: FL NELAC Reciprocity
Virginia Environmental Certification #: 460165
Wyoming Certification: FL NELAC Reciprocity
West Virginia Certification #: 9962C
Wisconsin Certification #: 399079670
Wyoming (EPA Region 8): FL NELAC Reciprocity

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SAMPLE SUMMARY

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35365920001	**SB-01-01**	Solid	01/02/18 12:15	01/02/18 17:00
35365920002	**SB-01-02**	Solid	01/02/18 12:20	01/02/18 17:00
35365920003	**SB-02-01**	Solid	01/02/18 12:32	01/02/18 17:00
35365920004	**SB-02-02**	Solid	01/02/18 12:35	01/02/18 17:00
35365920005	**SB-03-01**	Solid	01/02/18 12:48	01/02/18 17:00
35365920006	**SB-03-02**	Solid	01/02/18 12:52	01/02/18 17:00
35365920007	**SB-03-03**	Solid	01/02/18 12:55	01/02/18 17:00
35365920008	**SB-04-01**	Solid	01/02/18 12:57	01/02/18 17:00
35365920009	**SB-04-02**	Solid	01/02/18 13:02	01/02/18 17:00
35365920010	**SB-04-03**	Solid	01/02/18 13:05	01/02/18 17:00
35365920011	**SB-05-01**	Solid	01/02/18 13:12	01/02/18 17:00
35365920012	**SB-05-02**	Solid	01/02/18 13:15	01/02/18 17:00
35365920013	**SB-05-03**	Solid	01/02/18 13:20	01/02/18 17:00
35365920014	**SB-06-01**	Solid	01/02/18 13:32	01/02/18 17:00
35365920015	**SB-06-02**	Solid	01/02/18 13:40	01/02/18 17:00
35365920016	**SB-07-01**	Solid	01/02/18 14:02	01/02/18 17:00
35365920017	**SB-07-02**	Solid	01/02/18 14:08	01/02/18 17:00
35365920018	**SB-07-03**	Solid	01/02/18 14:12	01/02/18 17:00
35365920019	**SB-07-04**	Solid	01/02/18 14:15	01/02/18 17:00
35365920020	**SB-08-01**	Solid	01/02/18 14:47	01/02/18 17:00
35365920021	**SB-08-02**	Solid	01/02/18 14:50	01/02/18 17:00
35365920022	**SB-08-03**	Solid	01/02/18 14:55	01/02/18 17:00
35365920023	**SB-09-01**	Solid	01/02/18 15:23	01/02/18 17:00
35365920024	**SB-09-02**	Solid	01/02/18 15:30	01/02/18 17:00

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SAMPLE ANALYTE COUNT

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35365920001	SB-01-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920002	SB-01-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920003	SB-02-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920004	SB-02-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920005	SB-03-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920006	SB-03-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920007	SB-03-03	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920008	SB-04-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920009	SB-04-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920010	SB-04-03	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920011	SB-05-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920012	SB-05-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920013	SB-05-03	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920014	SB-06-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920015	SB-06-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920016	SB-07-01	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920017	SB-07-02	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920018	SB-07-03	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920019	SB-07-04	EPA 6020	CRT	1	PASI-O

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954-582-4300

SAMPLE ANALYTE COUNT

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
		ASTM D2974-87	CS2	1	PASI-O
35365920020	**SB-08-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920021	**SB-08-02**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920022	**SB-08-03**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920023	**SB-09-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O
35365920024	**SB-09-02**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	CS2	1	PASI-O

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SUMMARY OF DETECTION

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
35365920001	**SB-01-01**					
EPA 6020	Arsenic	24.5	mg/kg	1.3	01/04/18 18:30	J(M1)
ASTM D2974-87	Percent Moisture	17.5	%	0.10	01/03/18 10:57	
35365920002	**SB-01-02**					
EPA 6020	Arsenic	1.5	mg/kg	1.3	01/04/18 18:43	
ASTM D2974-87	Percent Moisture	9.4	%	0.10	01/03/18 10:57	
35365920003	**SB-02-01**					
EPA 6020	Arsenic	23.6	mg/kg	1.1	01/04/18 18:45	
ASTM D2974-87	Percent Moisture	14.1	%	0.10	01/03/18 10:57	
35365920004	**SB-02-02**					
EPA 6020	Arsenic	1.1 I	mg/kg	1.1	01/04/18 18:47	
ASTM D2974-87	Percent Moisture	12.0	%	0.10	01/03/18 10:57	
35365920005	**SB-03-01**					
EPA 6020	Arsenic	2.5	mg/kg	0.95	01/04/18 18:50	
ASTM D2974-87	Percent Moisture	11.5	%	0.10	01/03/18 10:57	
35365920006	**SB-03-02**					
EPA 6020	Arsenic	10.4	mg/kg	1.0	01/04/18 18:52	
ASTM D2974-87	Percent Moisture	10.6	%	0.10	01/03/18 10:57	
35365920007	**SB-03-03**					
EPA 6020	Arsenic	3.6	mg/kg	1.2	01/04/18 18:55	
ASTM D2974-87	Percent Moisture	12.7	%	0.10	01/03/18 10:57	
35365920008	**SB-04-01**					
EPA 6020	Arsenic	27.4	mg/kg	1.3	01/04/18 18:57	
ASTM D2974-87	Percent Moisture	13.5	%	0.10	01/03/18 10:58	
35365920009	**SB-04-02**					
EPA 6020	Arsenic	6.5	mg/kg	1.1	01/04/18 19:00	
ASTM D2974-87	Percent Moisture	7.7	%	0.10	01/03/18 10:58	
35365920010	**SB-04-03**					
EPA 6020	Arsenic	2.0	mg/kg	1.5	01/04/18 19:02	
ASTM D2974-87	Percent Moisture	27.3	%	0.10	01/03/18 10:58	
35365920011	**SB-05-01**					
EPA 6020	Arsenic	14.5	mg/kg	1.4	01/04/18 19:04	
ASTM D2974-87	Percent Moisture	11.1	%	0.10	01/03/18 10:58	
35365920012	**SB-05-02**					
EPA 6020	Arsenic	24.2	mg/kg	1.3	01/04/18 19:12	
ASTM D2974-87	Percent Moisture	7.5	%	0.10	01/03/18 10:58	
35365920013	**SB-05-03**					
EPA 6020	Arsenic	9.8	mg/kg	1.2	01/04/18 19:15	
ASTM D2974-87	Percent Moisture	6.2	%	0.10	01/03/18 10:58	

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SUMMARY OF DETECTION

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
35365920014	**SB-06-01**					
EPA 6020	Arsenic	3.6	mg/kg	1.5	01/04/18 19:17	
ASTM D2974-87	Percent Moisture	17.6	%	0.10	01/03/18 10:58	
35365920015	**SB-06-02**					
EPA 6020	Arsenic	8.4	mg/kg	1.2	01/04/18 19:19	
ASTM D2974-87	Percent Moisture	12.7	%	0.10	01/03/18 10:58	
35365920016	**SB-07-01**					
EPA 6020	Arsenic	38.9	mg/kg	1.3	01/04/18 19:22	
ASTM D2974-87	Percent Moisture	15.0	%	0.10	01/03/18 10:58	
35365920017	**SB-07-02**					
EPA 6020	Arsenic	3.3	mg/kg	1.2	01/04/18 19:24	
ASTM D2974-87	Percent Moisture	11.1	%	0.10	01/03/18 10:58	
35365920018	**SB-07-03**					
EPA 6020	Arsenic	1.7	mg/kg	1.3	01/04/18 19:27	
ASTM D2974-87	Percent Moisture	14.1	%	0.10	01/03/18 10:58	
35365920019	**SB-07-04**					
ASTM D2974-87	Percent Moisture	14.2	%	0.10	01/03/18 10:58	
35365920020	**SB-08-01**					
EPA 6020	Arsenic	11.6	mg/kg	1.3	01/04/18 19:32	
ASTM D2974-87	Percent Moisture	8.8	%	0.10	01/03/18 10:58	
35365920021	**SB-08-02**					
EPA 6020	Arsenic	5.9	mg/kg	1.1	01/04/18 18:05	
ASTM D2974-87	Percent Moisture	12.7	%	0.10	01/03/18 10:58	
35365920022	**SB-08-03**					
EPA 6020	Arsenic	2.5	mg/kg	1.7	01/04/18 18:18	
ASTM D2974-87	Percent Moisture	28.9	%	0.10	01/03/18 10:58	
35365920023	**SB-09-01**					
EPA 6020	Arsenic	56.0	mg/kg	1.6	01/04/18 18:20	
ASTM D2974-87	Percent Moisture	37.3	%	0.10	01/03/18 10:58	
35365920024	**SB-09-02**					
EPA 6020	Arsenic	4.0	mg/kg	1.2	01/04/18 18:23	
ASTM D2974-87	Percent Moisture	18.1	%	0.10	01/03/18 10:58	

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-01-01 **Lab ID: 35365920001** Collected: 01/02/18 12:15 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**24.5**	mg/kg	1.3	0.63	20	01/04/18 06:17	01/04/18 18:30	7440-38-2	J(M1)
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**17.5**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-01-02 **Lab ID: 35365920002** Collected: 01/02/18 12:20 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**1.5**	mg/kg	1.3	0.67	20	01/04/18 06:17	01/04/18 18:43	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**9.4**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-02-01 **Lab ID: 35365920003** Collected: 01/02/18 12:32 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**23.6**	mg/kg	1.1	0.53	20	01/04/18 06:17	01/04/18 18:45	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**14.1**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-02-02 **Lab ID: 35365920004** Collected: 01/02/18 12:35 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**1.1 I**	mg/kg	1.1	0.56	20	01/04/18 06:17	01/04/18 18:47	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.0**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-03-01 **Lab ID: 35365920005** Collected: 01/02/18 12:48 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**2.5**	mg/kg	0.95	0.48	20	01/04/18 06:17	01/04/18 18:50	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**11.5**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-03-02 **Lab ID: 35365920006** Collected: 01/02/18 12:52 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**10.4**	mg/kg	1.0	0.51	20	01/04/18 06:17	01/04/18 18:52	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**10.6**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-03-03 **Lab ID: 35365920007** Collected: 01/02/18 12:55 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**3.6**	mg/kg	1.2	0.58	20	01/04/18 06:17	01/04/18 18:55	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.7**	%	0.10	0.10	1		01/03/18 10:57		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-04-01 **Lab ID: 35365920008** Collected: 01/02/18 12:57 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**27.4**	mg/kg	1.3	0.66	20	01/04/18 06:17	01/04/18 18:57	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**13.5**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-04-02 **Lab ID: 35365920009** Collected: 01/02/18 13:02 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**6.5**	mg/kg	1.1	0.56	20	01/04/18 06:17	01/04/18 19:00	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**7.7**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-04-03 **Lab ID: 35365920010** Collected: 01/02/18 13:05 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**2.0**	mg/kg	1.5	0.77	20	01/04/18 06:17	01/04/18 19:02	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**27.3**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-05-01 **Lab ID: 35365920011** Collected: 01/02/18 13:12 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**14.5**	mg/kg	1.4	0.68	20	01/04/18 06:17	01/04/18 19:04	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**11.1**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-05-02 **Lab ID: 35365920012** Collected: 01/02/18 13:15 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**24.2**	mg/kg	1.3	0.64	20	01/04/18 06:17	01/04/18 19:12	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**7.5**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-05-03 **Lab ID: 35365920013** Collected: 01/02/18 13:20 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**9.8**	mg/kg	1.2	0.62	20	01/04/18 06:17	01/04/18 19:15	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**6.2**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-06-01 **Lab ID: 35365920014** Collected: 01/02/18 13:32 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**3.6**	mg/kg	1.5	0.74	20	01/04/18 06:17	01/04/18 19:17	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**17.6**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-06-02 **Lab ID: 35365920015** Collected: 01/02/18 13:40 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**8.4**	mg/kg	1.2	0.61	20	01/04/18 06:17	01/04/18 19:19	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.7**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-07-01 **Lab ID: 35365920016** Collected: 01/02/18 14:02 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**38.9**	mg/kg	1.3	0.64	20	01/04/18 06:17	01/04/18 19:22	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**15.0**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-07-02 **Lab ID: 35365920017** Collected: 01/02/18 14:08 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**3.3**	mg/kg	1.2	0.62	20	01/04/18 06:17	01/04/18 19:24	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**11.1**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-07-03 **Lab ID: 35365920018** Collected: 01/02/18 14:12 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**1.7**	mg/kg	1.3	0.64	20	01/04/18 06:17	01/04/18 19:27	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**14.1**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-07-04 **Lab ID: 35365920019** Collected: 01/02/18 14:15 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**0.58 U**	mg/kg	1.2	0.58	20	01/04/18 06:17	01/04/18 19:29	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**14.2**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-08-01 **Lab ID: 35365920020** Collected: 01/02/18 14:47 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**11.6**	mg/kg	1.3	0.63	20	01/04/18 06:17	01/04/18 19:32	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**8.8**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-08-02 **Lab ID: 35365920021** Collected: 01/02/18 14:50 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**5.9**	mg/kg	1.1	0.56	20	01/04/18 05:48	01/04/18 18:05	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.7**	%	0.10	0.10	1		01/03/18 10:58		

REPORT OF LABORATORY ANALYSIS

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-08-03 **Lab ID: 35365920022** Collected: 01/02/18 14:55 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**2.5**	mg/kg	1.7	0.83	20	01/04/18 05:48	01/04/18 18:18	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**28.9**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-09-01 **Lab ID: 35365920023** Collected: 01/02/18 15:23 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**56.0**	mg/kg	1.6	0.81	20	01/04/18 05:48	01/04/18 18:20	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**37.3**	%	0.10	0.10	1		01/03/18 10:58		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Sample: SB-09-02 **Lab ID: 35365920024** Collected: 01/02/18 15:30 Received: 01/02/18 17:00 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**4.0**	mg/kg	1.2	0.59	20	01/04/18 05:48	01/04/18 18:23	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**18.1**	%	0.10	0.10	1		01/03/18 10:58		

REPORT OF LABORATORY ANALYSIS

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Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

QC Batch: 416460 Analysis Method: EPA 6020
QC Batch Method: EPA 3050 Analysis Description: 6020 MET SOLID
Associated Lab Samples: 35365920001, 35365920002, 35365920003, 35365920004, 35365920005, 35365920006, 35365920007, 35365920008, 35365920009, 35365920010, 35365920011, 35365920012, 35365920013, 35365920014, 35365920015, 35365920016, 35365920017, 35365920018, 35365920019, 35365920020

METHOD BLANK: 2270096 Matrix: Solid
Associated Lab Samples: 35365920001, 35365920002, 35365920003, 35365920004, 35365920005, 35365920006, 35365920007, 35365920008, 35365920009, 35365920010, 35365920011, 35365920012, 35365920013, 35365920014, 35365920015, 35365920016, 35365920017, 35365920018, 35365920019, 35365920020

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/kg	0.51 U	1.0	0.51	01/04/18 18:25	

LABORATORY CONTROL SAMPLE: 2270097

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	29.6	30.0	101	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2270098 2270099

Parameter	Units	Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	24.5	32.1	32.8	2.8	3.0	-68	-65	75-125	6	20	J(M1)

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REPORT OF LABORATORY ANALYSIS

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Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

QC Batch: 416461 Analysis Method: EPA 6020
QC Batch Method: EPA 3050 Analysis Description: 6020 MET SOLID
Associated Lab Samples: 35365920021, 35365920022, 35365920023, 35365920024

METHOD BLANK: 2270100 Matrix: Solid
Associated Lab Samples: 35365920021, 35365920022, 35365920023, 35365920024

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/kg	0.45 U	0.91	0.45	01/04/18 18:00	

LABORATORY CONTROL SAMPLE: 2270101

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	22.5	23.9	107	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2270102 2270103

Parameter	Units	Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	5.9	29.4	32	32.8	33.3	91	86	75-125	1	20	

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QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

QC Batch: 416247 Analysis Method: ASTM D2974-87
QC Batch Method: ASTM D2974-87 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 35365920001, 35365920002, 35365920003, 35365920004, 35365920005, 35365920006, 35365920007, 35365920008, 35365920009, 35365920010, 35365920011, 35365920012, 35365920013, 35365920014, 35365920015, 35365920016, 35365920017, 35365920018, 35365920019, 35365920020, 35365920021, 35365920022, 35365920023, 35365920024

SAMPLE DUPLICATE: 2269089

Parameter	Units	35363346001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	2.1	1.0	69	5	J(D6)

SAMPLE DUPLICATE: 2269091

Parameter	Units	35365691002 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	1.7	1.6	1	5	

SAMPLE DUPLICATE: 2269111

Parameter	Units	35365780002 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	0.10 U	0.10 U		5	

SAMPLE DUPLICATE: 2269118

Parameter	Units	35365920007 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	12.7	12.9	1	5	

SAMPLE DUPLICATE: 2269119

Parameter	Units	35365920016 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	15.0	15.5	3	5	

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REPORT OF LABORATORY ANALYSIS

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Pompano Beach, FL 33064
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QUALIFIERS

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-O	Pace Analytical Services - Ormond Beach

BATCH QUALIFIERS

Batch: 416495

[1]	Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

Batch: 416496

[1]	Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

ANALYTE QUALIFIERS

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Compound was analyzed for but not detected.
J(D6)	Estimated Value. The relative percent difference (RPD) between the sample and sample duplicate exceeded laboratory control limits.
J(M1)	Estimated Value. Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35365920001	**SB-01-01**	EPA 3050	416460	EPA 6020	416496
35365920002	**SB-01-02**	EPA 3050	416460	EPA 6020	416496
35365920003	**SB-02-01**	EPA 3050	416460	EPA 6020	416496
35365920004	**SB-02-02**	EPA 3050	416460	EPA 6020	416496
35365920005	**SB-03-01**	EPA 3050	416460	EPA 6020	416496
35365920006	**SB-03-02**	EPA 3050	416460	EPA 6020	416496
35365920007	**SB-03-03**	EPA 3050	416460	EPA 6020	416496
35365920008	**SB-04-01**	EPA 3050	416460	EPA 6020	416496
35365920009	**SB-04-02**	EPA 3050	416460	EPA 6020	416496
35365920010	**SB-04-03**	EPA 3050	416460	EPA 6020	416496
35365920011	**SB-05-01**	EPA 3050	416460	EPA 6020	416496
35365920012	**SB-05-02**	EPA 3050	416460	EPA 6020	416496
35365920013	**SB-05-03**	EPA 3050	416460	EPA 6020	416496
35365920014	**SB-06-01**	EPA 3050	416460	EPA 6020	416496
35365920015	**SB-06-02**	EPA 3050	416460	EPA 6020	416496
35365920016	**SB-07-01**	EPA 3050	416460	EPA 6020	416496
35365920017	**SB-07-02**	EPA 3050	416460	EPA 6020	416496
35365920018	**SB-07-03**	EPA 3050	416460	EPA 6020	416496
35365920019	**SB-07-04**	EPA 3050	416460	EPA 6020	416496
35365920020	**SB-08-01**	EPA 3050	416460	EPA 6020	416496
35365920021	**SB-08-02**	EPA 3050	416461	EPA 6020	416495
35365920022	**SB-08-03**	EPA 3050	416461	EPA 6020	416495
35365920023	**SB-09-01**	EPA 3050	416461	EPA 6020	416495
35365920024	**SB-09-02**	EPA 3050	416461	EPA 6020	416495
35365920001	**SB-01-01**	ASTM D2974-87	416247		
35365920002	**SB-01-02**	ASTM D2974-87	416247		
35365920003	**SB-02-01**	ASTM D2974-87	416247		
35365920004	**SB-02-02**	ASTM D2974-87	416247		
35365920005	**SB-03-01**	ASTM D2974-87	416247		
35365920006	**SB-03-02**	ASTM D2974-87	416247		
35365920007	**SB-03-03**	ASTM D2974-87	416247		
35365920008	**SB-04-01**	ASTM D2974-87	416247		
35365920009	**SB-04-02**	ASTM D2974-87	416247		
35365920010	**SB-04-03**	ASTM D2974-87	416247		
35365920011	**SB-05-01**	ASTM D2974-87	416247		
35365920012	**SB-05-02**	ASTM D2974-87	416247		
35365920013	**SB-05-03**	ASTM D2974-87	416247		
35365920014	**SB-06-01**	ASTM D2974-87	416247		
35365920015	**SB-06-02**	ASTM D2974-87	416247		
35365920016	**SB-07-01**	ASTM D2974-87	416247		
35365920017	**SB-07-02**	ASTM D2974-87	416247		
35365920018	**SB-07-03**	ASTM D2974-87	416247		
35365920019	**SB-07-04**	ASTM D2974-87	416247		
35365920020	**SB-08-01**	ASTM D2974-87	416247		
35365920021	**SB-08-02**	ASTM D2974-87	416247		
35365920022	**SB-08-03**	ASTM D2974-87	416247		
35365920023	**SB-09-01**	ASTM D2974-87	416247		
35365920024	**SB-09-02**	ASTM D2974-87	416247		

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00/Carolina Club
Pace Project No.: 35365920

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch

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WO# : 35365920

35365920

CHAIN OF CUSTODY RECORD

Quote:_____ Page 1 of 3

Container Type Codes			
AV Amber Vial		ES Encore Sampler	
CV Clear Vial		PPV Prepreserved vial	
P Plastic		PL C Plastic container	
AL Amber Liter		PL J Plastic Jar	
CL Clear Liter		Z Ziploc bag	
AP Amber Plastic		TB Tedlar bag	
AG Amber Glass		WP Whirl pak	
SJ Soil Jar		G Gallon Jug	
Other_____		TC Terra-core	

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____ 40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes			
SD Solid Waste		OL Oil	
GW Ground Water		SL Sludge	
EFF Effluent		SO Soil Sediment	
AFW Analyte Free H20		AQ Aqueous	
WW Waste Water		NA Nonaqueous	
DW Drinking Water		PE Petroleum	
SW Surface Water		O Other_____ (Please specify)	
ML Misc. Liquid			

Preservative Type Codes		
A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

Company Name: WGI PO#
Address: 2035 Vista Pkwy
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wginc.com Phone: 561-214-5034
Project Name: Carolina Club Proj #
Sampler Signature: Will Abbott
Circle One Event: Daily Weekly Monthly Quartely Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers	Parameters	Sample	TRC	pH	Pres Codes	As 6020	EXAMPLE Diss. Lead 6010
													# of Containers Size/Type	1 16ozP
1	SB-01-01	1/2/18	12:15	SO			1					A	1 SJ 4oz	
2	SB-01-02		12:20				1						1	
3	SB-02-01		12:32				1						1	
4	SB-02-02		12:35				1						1	
5	SB-03-01		12:48				1						1	
6	SB-03-02		12:52				1						1	
7	SB-03-03		12:55				1						1	
8	SB-04-01		12:57				1						1	
9	SB-04-02		13:02				1						1	
10	SB-04-03		13:05				1						1	

REMARKS

Circle T.A.T. REQUEST (Rush Fees Approved)		Short Hold	Circle QA/QC Report Level	EDD (Fees May Apply)		COC Condition	Required State Certification	Coolers #'s - Temp °C
Standard	RUSH							
(Y) N	Today 1D 2D 3D 4D 5D ___	Y_____ N✓	1 2 3 4 CLP AFCEE QAPP Other_____	ADaPT SEDD ERPIMS TSV CSV Other _____		OK Incomplete	FL GA SC NC NJ PA LA TX IL ___	1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Abbott	WGI	1/2/18	17:00		Pace	1/2/18	1702
2								
3								
4								

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

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CHAIN OF CUSTODY RECORD

LAB W.O #_____ Quote:_____ Page 2 of 3

Container Type Codes			
AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____
40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes			
SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____
ML	Misc. Liquid		(Please specify)

Preservative Type Codes		
A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

Company Name: WGI PO#
Address: 2035 Vista Pkwy
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wginc.com Phone: 561-214-5034
Project Name Carolina Club Proj #
Sampler Signature Will Abbott Circle One Event: Daily Weekly Monthly Quartely Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers	Parameters	Sample	TRC	pH	Pres Codes	EXAMPLE Diss. Lead 6010
								As 6020				A	
												# of Containers / Size/Type	1 / 16ozP
1	SB-05-01	1/2/18	13:12	SO			1	SJ 4oz					
2	SB-05-02		13:15				1						
3	SB-05-03		13:20				1						
4	SB-06-01		13:32				1						
5	SB-06-02		13:40				1						
6	SB-07-01		14:02				1						
7	SB-07-02		14:08				1						
8	SB-07-03		14:12				1						
9	SB-07-04		14:15				1						
10	SB-08-01		14:47				1						

REMARKS

Circle T.A.T. REQUEST (Rush Fees Approved): Standard (Y) N; RUSH: Today 1D 2D 3D 4D 5D ___

Short Hold: Y____ N✓

Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____

EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other _____

COC Condition: OK Incomplete

Required State Certification: FL GA SC NC NJ PA LA TX IL ___

Coolers #'s - Temp °C: 1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Abbott	WGI	1/2/18	17:00		Pace	1/2/18	1700
2								
3								
4								

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

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CHAIN OF CUSTODY RECORD

LAB W.O #_____ Quote:_____ Page 3 of 3

Company Name: WGI PO#
Address: 2035 Vista Pkwy
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wginc.com Phone: 561-214-5034
Project Name Carolina Club Proj #
Sampler Signature Will Abbott Circle One Event: Daily Weekly Monthly Quarterly Semi-Annual Annual N/A

LAB ANALYSIS

Parameters: As 6020 (4oz P)
EXAMPLE: Diss. Lead 6010 (1 16ozP)

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers
1	SB-08-02	1/2/18	14:50	SO			1
2	SB-08-03	↓	14:55	↓			1
3	SB-09-01		15:23				1
4	SB-09-02	↓	15:30	↓			1
5							
6							
7							
8							
9							
10							

Sample / TRC / pH / Pres Codes: A

# of Containers / Size/Type: 1 16ozP

Circle T.A.T. REQUEST (Rush Fees Approved): Standard (Y) N; RUSH: Today 1D 2D 3D 4D 5D ___
Short Hold: Y___ N✓
Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____
EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other_____
COC Condition: OK Incomplete
Required State Certification: FL GA SC NC NJ PA LA TX IL ___
Coolers #'s - Temp °C: 1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Abbott	WGI	1/2/18	17:00		Pace	1/2/18	17:00
2								
3								
4								

Container Type Codes

AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other_____		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____ 40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes

SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____ (Please specify)
ML	Misc. Liquid		

Preservative Type Codes

A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

REMARKS

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

C.O.C. Serial # 131706

Pace Analytical Florida Laboratory	Document Name: Sample Condition Upon Receipt Form	Document Revised: August 2, 2017
	Document No.: F-FL-C-007-rev.16	Issuing Authority: Pace Florida Quality Office

WO# : 35365920

PM: CTR Due Date: 01/08/18

CLIENT: 36-WANGRO

(SCUR)

Project #

Project Manager:

Client:

Date and Initials of person:

Examining contents: N

Label: N

Deliver: N

pH: N

Thermometer Used: T-324 Date: 1/2/18 Time: 1720 Initials: N

State of Origin: _____

Cooler #1 Temp.°C	22.6 **(Visual)**	0.0 **(Correction Factor)**	22.6 **(Actual)**	☐	Samples on ice, cooling process has begun
Cooler #2 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐	Samples on ice, cooling process has begun
Cooler #3 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐	Samples on ice, cooling process has begun
Cooler #4 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐	Samples on ice, cooling process has begun
Cooler #5 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐	Samples on ice, cooling process has begun
Cooler #6 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐	Samples on ice, cooling process has begun

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☐ Client ☐ Commercial ☑ Pace ☐ Other_____

Shipping Method: ☐ First Overnight ☐ Priority Overnight ☐ Standard Overnight ☐ Ground ☐ International Priority ☐ Other_____

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking # _____

Custody Seal on Cooler/Box Present: ☐Yes ☐No **Seals intact:** ☐ Yes ☐No **Ice:** (Wet) Blue Dry None

Packing Material: ☐Bubble Wrap ☐ Bubble Bags ☐None ☐Other_____

Samples shorted to lab (If Yes, complete) Shorted Date:_____ Shorted Time:_____ Qty:_____

		Comments:
Chain of Custody Present	☑Yes ☐ No ☐N/A	
Chain of Custody Filled Out	☑Yes ☐ No ☐N/A	
Relinquished Signature & Sampler Name COC	☑Yes ☐ No ☐N/A	
Samples Arrived within Hold Time	☑Yes ☐ No ☐N/A	
Rush TAT requested on COC	☐Yes ☑ No ☐N/A	
Sufficient Volume	☑Yes ☐ No ☐N/A	
Correct Containers Used	☑Yes ☐ No ☐N/A	
Containers Intact	☑Yes ☐ No ☐N/A	
Sample Labels match COC (sample IDs & date/time of collection)	☑Yes ☐ No ☐N/A	
All containers needing acid/base preservation have been checked.	☐Yes ☐ No ☑N/A	Preservation Information:
All Containers needing preservation are found to be in compliance with EPA recommendation:	☐Yes ☐ No ☑N/A	Preservative:_____ Lot #/Trace #:_____ Date:_____ Time:_____ Initials:_____
Exceptions: VOA, Coliform, TOC, O&G, Carbamates		
Headspace in VOA Vials? (>6mm):	☐Yes ☐ No ☑N/A	
Trip Blank Present:	☐Yes ☐ No ☑N/A	

Client Notification/ Resolution:

Person Contacted: _____ Date/Time: _____

Comments/ Resolution (use back for additional comments): _____

Project Manager Review: _____ Date: _____

Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

January 18, 2018

John Abbott
Wantman Group
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Dear John Abbott:
Enclosed are the analytical results for sample(s) received by the laboratory on January 09, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

Revision 1: Per client request, SPLP has been added.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Christina Raschke
christina.raschke@pacelabs.com
(954)582-4300
Project Manager

Enclosures

cc: William Lorentzen, Wantman Group

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Pompano Beach, FL 33064
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CERTIFICATIONS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Ormond Beach Certification IDs

8 East Tower Circle, Ormond Beach, FL 32174
Alabama Certification #: 41320
Connecticut Certification #: PH-0216
Delaware Certification: FL NELAC Reciprocity
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maryland Certification: #346
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236
Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14
Nevada Certification: FL NELAC Reciprocity
New Jersey Certification #: FL022
New York Certification #: 11608
North Carolina Environmental Certificate #: 667
North Carolina Certification #: 12710
Oklahoma Certification #: D9947
Pennsylvania Certification #: 68-00547
Puerto Rico Certification #: FL01264
South Carolina Certification: #96042001
Tennessee Certification #: TN02974
Texas Certification: FL NELAC Reciprocity
US Virgin Islands Certification: FL NELAC Reciprocity
Virginia Environmental Certification #: 460165
Wyoming Certification: FL NELAC Reciprocity
West Virginia Certification #: 9962C
Wisconsin Certification #: 399079670
Wyoming (EPA Region 8): FL NELAC Reciprocity

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

SAMPLE SUMMARY

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35366985001	**SB-10-01**	Solid	01/09/18 09:00	01/09/18 14:15
35366985002	**SB-10-02**	Solid	01/09/18 09:01	01/09/18 14:15
35366985003	**SB-10-03**	Solid	01/09/18 09:02	01/09/18 14:15
35366985004	**SB-10-04**	Solid	01/09/18 09:03	01/09/18 14:15
35366985005	**SB-11-01**	Solid	01/09/18 10:00	01/09/18 14:15
35366985006	**SB-11-02**	Solid	01/09/18 10:01	01/09/18 14:15
35366985007	**SB-11-03**	Solid	01/09/18 10:02	01/09/18 14:15
35366985008	**SB-11-04**	Solid	01/09/18 10:03	01/09/18 14:15
35366985009	**SB-12-01**	Solid	01/09/18 10:45	01/09/18 14:15
35366985010	**SB-12-02**	Solid	01/09/18 10:46	01/09/18 14:15
35366985011	**SB-12-03**	Solid	01/09/18 10:47	01/09/18 14:15
35366985012	**SB-12-04**	Solid	01/09/18 10:48	01/09/18 14:15
35366985013	**SB-13-01**	Solid	01/09/18 11:20	01/09/18 14:15
35366985014	**SB-13-02**	Solid	01/09/18 11:21	01/09/18 14:15
35366985015	**SB-13-03**	Solid	01/09/18 11:23	01/09/18 14:15
35366985016	**SB-13-04**	Solid	01/09/18 11:25	01/09/18 14:15
35366985017	**SB-14-01**	Solid	01/09/18 11:50	01/09/18 14:15
35366985018	**SB-14-02**	Solid	01/09/18 11:51	01/09/18 14:15
35366985019	**SB-14-03**	Solid	01/09/18 11:53	01/09/18 14:15
35366985020	**SB-14-04**	Solid	01/09/18 11:55	01/09/18 14:15
35366985021	**SB-15-01**	Solid	01/09/18 12:30	01/09/18 14:15
35366985022	**SB-15-02**	Solid	01/09/18 12:31	01/09/18 14:15
35366985023	**SB-15-03**	Solid	01/09/18 12:33	01/09/18 14:15
35366985024	**SB-15-04**	Solid	01/09/18 12:35	01/09/18 14:15

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

SAMPLE ANALYTE COUNT

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35366985001	**SB-10-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985002	**SB-10-02**	EPA 6020	CRT	1	PASI-O
		EPA 6020	KPP	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985003	**SB-10-03**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985004	**SB-10-04**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985005	**SB-11-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985006	**SB-11-02**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985007	**SB-11-03**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985008	**SB-11-04**	EPA 6020	CRT	1	PASI-O
		EPA 6020	KPP	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985009	**SB-12-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985010	**SB-12-02**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985011	**SB-12-03**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985012	**SB-12-04**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985013	**SB-13-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985014	**SB-13-02**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985015	**SB-13-03**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985016	**SB-13-04**	EPA 6020	CRT	1	PASI-O
		EPA 6020	KPP	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985017	**SB-14-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

SAMPLE ANALYTE COUNT

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35366985018	**SB-14-02**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985019	**SB-14-03**	EPA 6020	CRT	1	PASI-O
		EPA 6020	KPP	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985020	**SB-14-04**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985021	**SB-15-01**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985022	**SB-15-02**	EPA 6020	CRT	1	PASI-O
		EPA 6020	KPP	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985023	**SB-15-03**	EPA 6020	CRT	1	PASI-O
		EPA 6020	KPP	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O
35366985024	**SB-15-04**	EPA 6020	CRT	1	PASI-O
		ASTM D2974-87	RAK	1	PASI-O

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

SUMMARY OF DETECTION

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
35366985001	**SB-10-01**					
EPA 6020	Arsenic	23.7	mg/kg	1.3	01/13/18 22:00	
ASTM D2974-87	Percent Moisture	23.6	%	0.10	01/10/18 12:05	J(D6)
35366985002	**SB-10-02**					
EPA 6020	Arsenic	27.1	mg/kg	1.4	01/13/18 22:12	
EPA 6020	Arsenic	0.071	mg/L	0.0010	01/18/18 09:46	
ASTM D2974-87	Percent Moisture	16.5	%	0.10	01/10/18 12:05	
35366985003	**SB-10-03**					
EPA 6020	Arsenic	9.0	mg/kg	1.1	01/13/18 22:13	
ASTM D2974-87	Percent Moisture	8.3	%	0.10	01/10/18 12:05	
35366985004	**SB-10-04**					
EPA 6020	Arsenic	5.9	mg/kg	1.4	01/13/18 22:15	
ASTM D2974-87	Percent Moisture	12.2	%	0.10	01/10/18 12:06	
35366985005	**SB-11-01**					
EPA 6020	Arsenic	12.1	mg/kg	1.5	01/13/18 22:17	
ASTM D2974-87	Percent Moisture	26.8	%	0.10	01/10/18 12:06	
35366985006	**SB-11-02**					
EPA 6020	Arsenic	6.6	mg/kg	1.3	01/13/18 22:19	
ASTM D2974-87	Percent Moisture	8.7	%	0.10	01/10/18 12:06	
35366985007	**SB-11-03**					
EPA 6020	Arsenic	8.2	mg/kg	1.0	01/13/18 22:21	
ASTM D2974-87	Percent Moisture	10.4	%	0.10	01/10/18 12:06	
35366985008	**SB-11-04**					
EPA 6020	Arsenic	6.2	mg/kg	1.5	01/13/18 22:23	
EPA 6020	Arsenic	0.0056	mg/L	0.0010	01/18/18 09:56	
ASTM D2974-87	Percent Moisture	23.9	%	0.10	01/10/18 12:06	
35366985009	**SB-12-01**					
EPA 6020	Arsenic	7.6	mg/kg	1.2	01/13/18 22:24	
ASTM D2974-87	Percent Moisture	16.1	%	0.10	01/10/18 12:07	
35366985010	**SB-12-02**					
EPA 6020	Arsenic	12.3	mg/kg	1.6	01/13/18 22:26	
ASTM D2974-87	Percent Moisture	25.4	%	0.10	01/10/18 12:07	
35366985011	**SB-12-03**					
ASTM D2974-87	Percent Moisture	26.2	%	0.10	01/10/18 12:07	J(D6)
35366985012	**SB-12-04**					
EPA 6020	Arsenic	0.68 I	mg/kg	1.3	01/13/18 22:34	
ASTM D2974-87	Percent Moisture	11.7	%	0.10	01/10/18 12:07	
35366985013	**SB-13-01**					
EPA 6020	Arsenic	8.1	mg/kg	1.3	01/13/18 22:35	
ASTM D2974-87	Percent Moisture	9.8	%	0.10	01/10/18 12:08	

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

SUMMARY OF DETECTION

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
35366985014	**SB-13-02**					
EPA 6020	Arsenic	3.3	mg/kg	1.3	01/13/18 22:37	
ASTM D2974-87	Percent Moisture	20.7	%	0.10	01/10/18 12:08	
35366985015	**SB-13-03**					
EPA 6020	Arsenic	5.2	mg/kg	1.4	01/13/18 22:39	
ASTM D2974-87	Percent Moisture	12.7	%	0.10	01/10/18 12:08	
35366985016	**SB-13-04**					
EPA 6020	Arsenic	4.3	mg/kg	1.0	01/13/18 22:41	
EPA 6020	Arsenic	0.012	mg/L	0.0010	01/18/18 09:58	
ASTM D2974-87	Percent Moisture	15.0	%	0.10	01/10/18 12:08	
35366985017	**SB-14-01**					
EPA 6020	Arsenic	8.1	mg/kg	1.3	01/13/18 22:43	
ASTM D2974-87	Percent Moisture	15.9	%	0.10	01/10/18 12:08	
35366985018	**SB-14-02**					
EPA 6020	Arsenic	9.7	mg/kg	1.6	01/13/18 22:44	
ASTM D2974-87	Percent Moisture	25.6	%	0.10	01/10/18 12:08	
35366985019	**SB-14-03**					
EPA 6020	Arsenic	1.5	mg/kg	1.2	01/13/18 22:46	
ASTM D2974-87	Percent Moisture	16.0	%	0.10	01/10/18 12:09	
35366985020	**SB-14-04**					
ASTM D2974-87	Percent Moisture	13.8	%	0.10	01/10/18 12:09	J(D6)
35366985021	**SB-15-01**					
EPA 6020	Arsenic	7.3	mg/kg	1.3	01/13/18 21:07	
ASTM D2974-87	Percent Moisture	9.2	%	0.10	01/10/18 12:09	
35366985022	**SB-15-02**					
EPA 6020	Arsenic	17.4	mg/kg	1.1	01/13/18 21:14	
EPA 6020	Arsenic	0.031	mg/L	0.0010	01/18/18 10:03	
ASTM D2974-87	Percent Moisture	12.3	%	0.10	01/10/18 12:09	
35366985023	**SB-15-03**					
EPA 6020	Arsenic	1.9	mg/kg	1.3	01/13/18 21:16	
EPA 6020	Arsenic	0.0082	mg/L	0.0010	01/18/18 10:10	
ASTM D2974-87	Percent Moisture	11.2	%	0.10	01/10/18 12:10	
35366985024	**SB-15-04**					
EPA 6020	Arsenic	4.3	mg/kg	1.5	01/13/18 21:18	
ASTM D2974-87	Percent Moisture	20.0	%	0.10	01/10/18 12:10	

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-10-01 **Lab ID: 35366985001** Collected: 01/09/18 09:00 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**23.7**	mg/kg	1.3	0.63	20	01/12/18 03:20	01/13/18 22:00	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**23.6**	%	0.10	0.10	1		01/10/18 12:05		J(D6)

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-10-02 **Lab ID: 35366985002** Collected: 01/09/18 09:01 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**27.1**	mg/kg	1.4	0.71	20	01/12/18 03:20	01/13/18 22:12	7440-38-2	
6020 MET ICP, SPLP	Analytical Method: EPA 6020 Preparation Method: EPA 3010 Leachate Method/Date: EPA 1312; 01/16/18 16:31 Initial pH: ; Final pH: 5								
Arsenic	**0.071**	mg/L	0.0010	0.00050	1	01/17/18 21:37	01/18/18 09:46	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**16.5**	%	0.10	0.10	1		01/10/18 12:05		

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954-582-4300

ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-10-03 **Lab ID: 35366985003** Collected: 01/09/18 09:02 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**9.0**	mg/kg	1.1	0.56	20	01/12/18 03:20	01/13/18 22:13	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**8.3**	%	0.10	0.10	1		01/10/18 12:05		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-10-04 **Lab ID: 35366985004** Collected: 01/09/18 09:03 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**5.9**	mg/kg	1.4	0.70	20	01/12/18 03:20	01/13/18 22:15	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.2**	%	0.10	0.10	1		01/10/18 12:06		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-11-01 **Lab ID: 35366985005** Collected: 01/09/18 10:00 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**12.1**	mg/kg	1.5	0.73	20	01/12/18 03:20	01/13/18 22:17	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**26.8**	%	0.10	0.10	1		01/10/18 12:06		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-11-02 **Lab ID: 35366985006** Collected: 01/09/18 10:01 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**6.6**	mg/kg	1.3	0.67	20	01/12/18 03:20	01/13/18 22:19	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**8.7**	%	0.10	0.10	1		01/10/18 12:06		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-11-03 **Lab ID: 35366985007** Collected: 01/09/18 10:02 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**8.2**	mg/kg	1.0	0.51	20	01/12/18 03:20	01/13/18 22:21	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**10.4**	%	0.10	0.10	1		01/10/18 12:06		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-11-04 **Lab ID: 35366985008** Collected: 01/09/18 10:03 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**6.2**	mg/kg	1.5	0.74	20	01/12/18 03:20	01/13/18 22:23	7440-38-2	
6020 MET ICP, SPLP	Analytical Method: EPA 6020 Preparation Method: EPA 3010 Leachate Method/Date: EPA 1312; 01/16/18 16:31 Initial pH: ; Final pH: 6								
Arsenic	**0.0056**	mg/L	0.0010	0.00050	1	01/17/18 21:37	01/18/18 09:56	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**23.9**	%	0.10	0.10	1		01/10/18 12:06		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-12-01 **Lab ID: 35366985009** Collected: 01/09/18 10:45 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**7.6**	mg/kg	1.2	0.60	20	01/12/18 03:20	01/13/18 22:24	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**16.1**	%	0.10	0.10	1		01/10/18 12:07		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-12-02 **Lab ID: 35366985010** Collected: 01/09/18 10:46 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**12.3**	mg/kg	1.6	0.79	20	01/12/18 03:20	01/13/18 22:26	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**25.4**	%	0.10	0.10	1		01/10/18 12:07		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-12-03 **Lab ID: 35366985011** Collected: 01/09/18 10:47 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**0.72 U**	mg/kg	1.4	0.72	20	01/12/18 03:20	01/13/18 22:32	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**26.2**	%	0.10	0.10	1		01/10/18 12:07		J(D6)

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-12-04 **Lab ID: 35366985012** Collected: 01/09/18 10:48 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**0.68 I**	mg/kg	1.3	0.65	20	01/12/18 03:20	01/13/18 22:34	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**11.7**	%	0.10	0.10	1		01/10/18 12:07		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-13-01 **Lab ID: 35366985013** Collected: 01/09/18 11:20 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**8.1**	mg/kg	1.3	0.63	20	01/12/18 03:20	01/13/18 22:35	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**9.8**	%	0.10	0.10	1		01/10/18 12:08		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-13-02 **Lab ID: 35366985014** Collected: 01/09/18 11:21 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**3.3**	mg/kg	1.3	0.65	20	01/12/18 03:20	01/13/18 22:37	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**20.7**	%	0.10	0.10	1		01/10/18 12:08		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-13-03 **Lab ID: 35366985015** Collected: 01/09/18 11:23 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**5.2**	mg/kg	1.4	0.68	20	01/12/18 03:20	01/13/18 22:39	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.7**	%	0.10	0.10	1		01/10/18 12:08		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-13-04 **Lab ID: 35366985016** Collected: 01/09/18 11:25 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**4.3**	mg/kg	1.0	0.52	20	01/12/18 03:20	01/13/18 22:41	7440-38-2	
6020 MET ICP, SPLP	Analytical Method: EPA 6020 Preparation Method: EPA 3010 Leachate Method/Date: EPA 1312; 01/16/18 16:31 Initial pH: ; Final pH: 6								
Arsenic	**0.012**	mg/L	0.0010	0.00050	1	01/17/18 21:37	01/18/18 09:58	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**15.0**	%	0.10	0.10	1		01/10/18 12:08		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-14-01 **Lab ID: 35366985017** Collected: 01/09/18 11:50 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**8.1**	mg/kg	1.3	0.67	20	01/12/18 03:20	01/13/18 22:43	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**15.9**	%	0.10	0.10	1		01/10/18 12:08		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-14-02 **Lab ID: 35366985018** Collected: 01/09/18 11:51 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**9.7**	mg/kg	1.6	0.81	20	01/12/18 03:20	01/13/18 22:44	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**25.6**	%	0.10	0.10	1		01/10/18 12:08		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-14-03 **Lab ID: 35366985019** Collected: 01/09/18 11:53 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**1.5**	mg/kg	1.2	0.59	20	01/12/18 03:20	01/13/18 22:46	7440-38-2	
6020 MET ICP, SPLP	Analytical Method: EPA 6020 Preparation Method: EPA 3010 Leachate Method/Date: EPA 1312; 01/16/18 16:31 Initial pH: ; Final pH: 6								
Arsenic	**0.00050 U**	mg/L	0.0010	0.00050	1	01/17/18 21:37	01/18/18 10:01	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**16.0**	%	0.10	0.10	1		01/10/18 12:09		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-14-04 **Lab ID: 35366985020** Collected: 01/09/18 11:55 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**0.54 U**	mg/kg	1.1	0.54	20	01/12/18 03:20	01/13/18 22:48	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**13.8**	%	0.10	0.10	1		01/10/18 12:09		J(D6)

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-15-01 **Lab ID: 35366985021** Collected: 01/09/18 12:30 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**7.3**	mg/kg	1.3	0.67	20	01/12/18 03:21	01/13/18 21:07	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**9.2**	%	0.10	0.10	1		01/10/18 12:09		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-15-02 **Lab ID: 35366985022** Collected: 01/09/18 12:31 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**17.4**	mg/kg	1.1	0.56	20	01/12/18 03:21	01/13/18 21:14	7440-38-2	
6020 MET ICP, SPLP	Analytical Method: EPA 6020 Preparation Method: EPA 3010 Leachate Method/Date: EPA 1312; 01/16/18 16:31 Initial pH: ; Final pH: 5								
Arsenic	**0.031**	mg/L	0.0010	0.00050	1	01/17/18 21:37	01/18/18 10:03	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**12.3**	%	0.10	0.10	1		01/10/18 12:09		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-15-03 **Lab ID: 35366985023** Collected: 01/09/18 12:33 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**1.9**	mg/kg	1.3	0.63	20	01/12/18 03:21	01/13/18 21:16	7440-38-2	
6020 MET ICP, SPLP	Analytical Method: EPA 6020 Preparation Method: EPA 3010 Leachate Method/Date: EPA 1312; 01/16/18 16:31 Initial pH: ; Final pH: 6								
Arsenic	**0.0082**	mg/L	0.0010	0.00050	1	01/17/18 21:37	01/18/18 10:10	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**11.2**	%	0.10	0.10	1		01/10/18 12:10		

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Sample: SB-15-04 **Lab ID: 35366985024** Collected: 01/09/18 12:35 Received: 01/09/18 14:15 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3050								
Arsenic	**4.3**	mg/kg	1.5	0.73	20	01/12/18 03:21	01/13/18 21:18	7440-38-2	
Percent Moisture	Analytical Method: ASTM D2974-87								
Percent Moisture	**20.0**	%	0.10	0.10	1		01/10/18 12:10		

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QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

QC Batch: 418055 Analysis Method: EPA 6020
QC Batch Method: EPA 3050 Analysis Description: 6020 MET SOLID
Associated Lab Samples: 35366985001, 35366985002, 35366985003, 35366985004, 35366985005, 35366985006, 35366985007, 35366985008, 35366985009, 35366985010, 35366985011, 35366985012, 35366985013, 35366985014, 35366985015, 35366985016, 35366985017, 35366985018, 35366985019, 35366985020

METHOD BLANK: 2278555 Matrix: Solid
Associated Lab Samples: 35366985001, 35366985002, 35366985003, 35366985004, 35366985005, 35366985006, 35366985007, 35366985008, 35366985009, 35366985010, 35366985011, 35366985012, 35366985013, 35366985014, 35366985015, 35366985016, 35366985017, 35366985018, 35366985019, 35366985020

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/kg	0.51 U	1.0	0.51	01/13/18 21:57	

LABORATORY CONTROL SAMPLE: 2278556

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	21.1	22.5	106	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2278557 2278558

Parameter	Units	Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	23.7	33.8	35.3	54.4	58.3	91	98	75-125	7	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

QC Batch: 418057 Analysis Method: EPA 6020
QC Batch Method: EPA 3050 Analysis Description: 6020 MET SOLID
Associated Lab Samples: 35366985021, 35366985022, 35366985023, 35366985024

METHOD BLANK: 2278563 Matrix: Solid
Associated Lab Samples: 35366985021, 35366985022, 35366985023, 35366985024

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/kg	0.55 U	1.1	0.55	01/13/18 21:03	

LABORATORY CONTROL SAMPLE: 2278564

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	27	28.2	105	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2278565 2278566

Parameter	Units	Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/kg	7.3	31.3	27.1	37.7	33.5	97	97	75-125	12	20	

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REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

QC Batch: 419355 Analysis Method: EPA 6020
QC Batch Method: EPA 3010 Analysis Description: 6020 MET SPLP
Associated Lab Samples: 35366985002, 35366985008, 35366985016, 35366985019, 35366985022, 35366985023

METHOD BLANK: 2281953 Matrix: Water
Associated Lab Samples: 35366985002, 35366985008, 35366985016, 35366985019, 35366985022, 35366985023

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/L	0.00050 U	0.0010	0.00050	01/18/18 09:40	

LABORATORY CONTROL SAMPLE: 2284852

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/L	.05	0.051	101	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2284853 2284854

Parameter	Units	35366985002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	mg/L	0.071	.05	.05	0.12	0.12	89	104	75-125	6	20	

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REPORT OF LABORATORY ANALYSIS

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

QC Batch: 417617 Analysis Method: ASTM D2974-87
QC Batch Method: ASTM D2974-87 Analysis Description: Dry Weight/Percent Moisture
Associated Lab Samples: 35366985001, 35366985002, 35366985003, 35366985004, 35366985005, 35366985006, 35366985007, 35366985008, 35366985009, 35366985010, 35366985011, 35366985012, 35366985013, 35366985014, 35366985015, 35366985016, 35366985017, 35366985018, 35366985019, 35366985020, 35366985021, 35366985022, 35366985023, 35366985024

SAMPLE DUPLICATE: 2275749

Parameter	Units	35366985001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	23.6	18.5	24	5	J(D6)

SAMPLE DUPLICATE: 2275750

Parameter	Units	35366985011 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	26.2	28.2	7	5	J(D6)

SAMPLE DUPLICATE: 2275751

Parameter	Units	35366985020 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	13.8	14.8	7	5	J(D6)

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALIFIERS

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-O	Pace Analytical Services - Ormond Beach

BATCH QUALIFIERS

Batch: 418080

[1]	Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

Batch: 418084

[1]	Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

ANALYTE QUALIFIERS

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Compound was analyzed for but not detected.
J(D6)	Estimated Value. The relative percent difference (RPD) between the sample and sample duplicate exceeded laboratory control limits.

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35366985001	**SB-10-01**	EPA 3050	418055	EPA 6020	418084
35366985002	**SB-10-02**	EPA 3050	418055	EPA 6020	418084
35366985003	**SB-10-03**	EPA 3050	418055	EPA 6020	418084
35366985004	**SB-10-04**	EPA 3050	418055	EPA 6020	418084
35366985005	**SB-11-01**	EPA 3050	418055	EPA 6020	418084
35366985006	**SB-11-02**	EPA 3050	418055	EPA 6020	418084
35366985007	**SB-11-03**	EPA 3050	418055	EPA 6020	418084
35366985008	**SB-11-04**	EPA 3050	418055	EPA 6020	418084
35366985009	**SB-12-01**	EPA 3050	418055	EPA 6020	418084
35366985010	**SB-12-02**	EPA 3050	418055	EPA 6020	418084
35366985011	**SB-12-03**	EPA 3050	418055	EPA 6020	418084
35366985012	**SB-12-04**	EPA 3050	418055	EPA 6020	418084
35366985013	**SB-13-01**	EPA 3050	418055	EPA 6020	418084
35366985014	**SB-13-02**	EPA 3050	418055	EPA 6020	418084
35366985015	**SB-13-03**	EPA 3050	418055	EPA 6020	418084
35366985016	**SB-13-04**	EPA 3050	418055	EPA 6020	418084
35366985017	**SB-14-01**	EPA 3050	418055	EPA 6020	418084
35366985018	**SB-14-02**	EPA 3050	418055	EPA 6020	418084
35366985019	**SB-14-03**	EPA 3050	418055	EPA 6020	418084
35366985020	**SB-14-04**	EPA 3050	418055	EPA 6020	418084
35366985021	**SB-15-01**	EPA 3050	418057	EPA 6020	418080
35366985022	**SB-15-02**	EPA 3050	418057	EPA 6020	418080
35366985023	**SB-15-03**	EPA 3050	418057	EPA 6020	418080
35366985024	**SB-15-04**	EPA 3050	418057	EPA 6020	418080
35366985002	**SB-10-02**	EPA 3010	419355	EPA 6020	419370
35366985008	**SB-11-04**	EPA 3010	419355	EPA 6020	419370
35366985016	**SB-13-04**	EPA 3010	419355	EPA 6020	419370
35366985019	**SB-14-03**	EPA 3010	419355	EPA 6020	419370
35366985022	**SB-15-02**	EPA 3010	419355	EPA 6020	419370
35366985023	**SB-15-03**	EPA 3010	419355	EPA 6020	419370
35366985001	**SB-10-01**	ASTM D2974-87	417617		
35366985002	**SB-10-02**	ASTM D2974-87	417617		
35366985003	**SB-10-03**	ASTM D2974-87	417617		
35366985004	**SB-10-04**	ASTM D2974-87	417617		
35366985005	**SB-11-01**	ASTM D2974-87	417617		
35366985006	**SB-11-02**	ASTM D2974-87	417617		
35366985007	**SB-11-03**	ASTM D2974-87	417617		
35366985008	**SB-11-04**	ASTM D2974-87	417617		
35366985009	**SB-12-01**	ASTM D2974-87	417617		
35366985010	**SB-12-02**	ASTM D2974-87	417617		
35366985011	**SB-12-03**	ASTM D2974-87	417617		
35366985012	**SB-12-04**	ASTM D2974-87	417617		
35366985013	**SB-13-01**	ASTM D2974-87	417617		
35366985014	**SB-13-02**	ASTM D2974-87	417617		
35366985015	**SB-13-03**	ASTM D2974-87	417617		
35366985016	**SB-13-04**	ASTM D2974-87	417617		
35366985017	**SB-14-01**	ASTM D2974-87	417617		

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00/Carolina Club
Pace Project No.: 35366985

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35366985018	**SB-14-02**	ASTM D2974-87	417617		
35366985019	**SB-14-03**	ASTM D2974-87	417617		
35366985020	**SB-14-04**	ASTM D2974-87	417617		
35366985021	**SB-15-01**	ASTM D2974-87	417617		
35366985022	**SB-15-02**	ASTM D2974-87	417617		
35366985023	**SB-15-03**	ASTM D2974-87	417617		
35366985024	**SB-15-04**	ASTM D2974-87	417617		

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WO# : 35366985

35366985

Y RECORD

Quote:_____ Page 1 of 3

Container Type Codes

AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other_____		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____
40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes

SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____ (Please specify)
ML	Misc. Liquid		

Preservative Type Codes

A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

Company Name: WGI PO#
Address: 2035 Vista Pkwy
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wginc.com Phone: 561-214-5034
Project Name Carolina Club Proj # 2995.00
Sampler Signature Will Lorenz
Circle One Event: Daily Weekly Monthly Quarterly Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers	Parameters									
								As 6020	As SPLP								EXAMPLE Diss. Lead 6010
								Pres Codes									
								pH									
								TRC									
								Sample									
								# of Containers Size/Type									1 16ozP
1	SB-10-01	1/9/18	9:00	SO			1	1 4oz SJ	1 4oz SJ								
2	SB-10-02		9:01				1	1	1								
3	SB-10-03		9:02				1	1	1								
4	SB-10-04		9:03				1	1	1								
5	SB-11-01		10:00				1	1	1								
6	SB-11-02		10:01				1	1	1								
7	SB-11-03		10:02				1	1	1								
8	SB-11-04		10:03				1	1	1								
9	SB-12-01		10:45				1	1	1								
10	SB-12-02		10:46				1	1	1								

REMARKS

Rush 3-DAY

Circle T.A.T. REQUEST (Rush Fees Approved)
Standard: Y (N) RUSH: Today 1D 2D (3D) 4D 5D ___

Short Hold: Y____ N✓

Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____

EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other _____

COC Condition: OK Incomplete

Required State Certification: FL GA SC NC NJ PA LA TX IL ___

Coolers #'s - Temp °C: 1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Lorenz	WGI	1/9/2018	14:15			1/9/18	1415
2								
3								
4								

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

C.O.C. Serial # 131710

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CHAIN OF CUSTODY RECORD

LAB W.O #_____ Quote:_____ Page 2 of 3

Container Type Codes			
AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other_____		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____
40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes			
SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____ (Please specify)
ML	Misc. Liquid		

Preservative Type Codes		
A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

Company Name: WGI PO#
Address: 2035 Vista Pkwy
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wgine.com Phone: 561-214-5034
Project Name: Carolina Club Proj # 2995.00
Sampler Signature: Will Abbott
Circle One Event: Daily Weekly Monthly Quarterly Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers	Parameters										EXAMPLE Diss. Lead 6010
								Sample										
								TRC										
								pH										
								Pres Codes	A	A								
								Parameters	As 6020	As SPLP								
								# of Containers Size/Type	4 oz	4 oz								1 16ozP
1	SB-12-03	1/9/18	10:47	SO			1											
2	SB-12-04		10:48				1											
3	SB-13-01		11:20				1											
4	SB-13-02		11:21				1											
5	SB-13-03		11:23				1											
6	SB-13-04		11:25				1											
7	SB-14-01		11:50				1											
8	SB-14-02		11:51				1											
9	SB-14-03		11:53				1											
10	SB-14-04		11:55				1											

REMARKS

Rush 3-DAY

Circle T.A.T. REQUEST (Rush Fees Approved)
Standard: Y (N)
RUSH: Today 1D 2D (3D) 4D 5D

Short Hold: Y____ N✓

Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____

EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other_____

COC Condition: OK Incomplete

Required State Certification: FL GA SC NC NJ PA LA TX IL ____

Coolers #'s - Temp °C: 1___ 2___ 3___ 4___ 5___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Abbott	WGI	1/9/2018	14:15		Pace	1/9/18	1415
2								
3								
4								

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

C.O.C. Serial # 131709

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CHAIN OF CUSTODY RECORD

LAB W.O #_____ Quote:_____ Page 3 of 3

Company Name: WGI PO#
Address: 2035 Vista Pkwy
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wginc.com Phone: 561-214-5034
Project Name Carolina Gulf Proj # 2995.00
Sampler Signature Will Koenig
Circle One Event: Daily Weekly Monthly Quarterly Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers
1	SB-15-01	1/9/18	12:30	SO			1
2	SB-15-02		12:31				1
3	SB-15-03		12:33				1
4	SB-15-04		12:35				1
5							
6							
7							
8							
9							
10							

Parameters										EXAMPLE Diss. Lead 6010
Sample										
TRC										
pH										
Pres Codes	A	A								
Parameters	As 6020	As SPLP								
# of Containers Size/Type	1 4oz	1 4oz								1 16ozP

Circle T.A.T. REQUEST (Rush Fees Approved)
Standard: Y (N) RUSH: Today 1D 2D (3D) 4D 5D ___
Short Hold: Y____ N✓
Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____
EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other _____
COC Condition: OK Incomplete
Required State Certification: FL GA SC NC NJ PA LA TX IL ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Koenig	WGI	1/9/18	14:15		Pace	1/9/18	1415
2								
3								
4								

Container Type Codes

AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other_____		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____ 40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes

SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____ (Please specify)
ML	Misc. Liquid		

Preservative Type Codes

A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

REMARKS

3-DAY RUSH

Coolers #'s - Temp °C: 1___ 2___ 3___ 4___ 5___

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

C.O.C. Serial # 131708

Pace Analytical Florida Laboratory	Document Name: Sample Condition Upon Receipt Form Document No.:	Document Revised: August 2, 2017 Issuing Authority: Pace Florida Quality Office

WO# : 35366985

PM: CTR Due Date: 01/12/18

CLIENT: 36-WANGRO

(SCUR)

Project #

Project Manager

Client:

Date and Initials of person:

Examining contents: _____

Label: _____

Deliver: _____

pH: _____

Thermometer Used: T-324 Date: 1/9/18 Time: 14:15 Initials: _____

State of Origin: _____

Cooler #1 Temp.°C	20.8 **(Visual)**	0.0 **(Correction Factor)**	20.8 **(Actual)**	☐ Samples on ice, cooling process has begun
Cooler #2 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐ Samples on ice, cooling process has begun
Cooler #3 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐ Samples on ice, cooling process has begun
Cooler #4 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐ Samples on ice, cooling process has begun
Cooler #5 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐ Samples on ice, cooling process has begun
Cooler #6 Temp.°C	_____ **(Visual)**	_____ **(Correction Factor)**	_____ **(Actual)**	☐ Samples on ice, cooling process has begun

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☑ Client ☐ Commercial ☐ Pace ☐ Other_____

Shipping Method: ☐ First Overnight ☐ Priority Overnight ☐ Standard Overnight ☐ Ground ☐ International Priority ☐ Other_____

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking # _____

Custody Seal on Cooler/Box Present: ☐ Yes ☑ No **Seals intact:** ☐ Yes ☑ No **Ice:** Wet Blue Dry None

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other_____

Samples shorted to lab (If Yes, complete) Shorted Date:_____ Shorted Time:_____ Qty:_____

		Comments:
Chain of Custody Present	☑Yes ☐ No ☐N/A	
Chain of Custody Filled Out	☑Yes ☐ No ☐N/A	
Relinquished Signature & Sampler Name COC	☑Yes ☐ No ☐N/A	
Samples Arrived within Hold Time	☑Yes ☐ No ☐N/A	
Rush TAT requested on COC	☑Yes ☐ No ☐N/A	W/ 1/9/18
Sufficient Volume	☑Yes ☐ No ☐N/A	
Correct Containers Used	☑Yes ☐ No ☐N/A	
Containers Intact	☑Yes ☐ No ☐N/A	
Sample Labels match COC (sample IDs & date/time of collection)	☑Yes ☐ No ☐N/A	
All containers needing acid/base preservation have been checked.	☐Yes ☐ No ☑N/A	Preservation Information: Preservative:_____ Lot #/Trace #:_____ Date:_____ Time:_____ Initials:_____
All Containers needing preservation are found to be in compliance with EPA recommendation: Exceptions: VOA, Coliform, TOC, O&G, Carbamates	☐Yes ☐ No ☑N/A	
Headspace in VOA Vials? (>6mm):	☐Yes ☐ No ☑N/A	
Trip Blank Present:	☐Yes ☐ No ☑N/A	

Client Notification/ Resolution:

Person Contacted: _____ Date/Time: _____

Comments/ Resolution (use back for additional comments): _____

Project Manager Review: _____ Date: _____

Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

January 15, 2018

John Abbott
Wantman Group
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Dear John Abbott:
Enclosed are the analytical results for sample(s) received by the laboratory on January 11, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Christina Raschke
christina.raschke@pacelabs.com
(954)582-4300
Project Manager

Enclosures

cc: William Lorentzen, Wantman Group

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

CERTIFICATIONS

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Ormond Beach Certification IDs

8 East Tower Circle, Ormond Beach, FL 32174
Alabama Certification #: 41320
Connecticut Certification #: PH-0216
Delaware Certification: FL NELAC Reciprocity
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maryland Certification: #346
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236
Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14
Nevada Certification: FL NELAC Reciprocity
New Jersey Certification #: FL022
New York Certification #: 11608
North Carolina Environmental Certificate #: 667
North Carolina Certification #: 12710
Oklahoma Certification #: D9947
Pennsylvania Certification #: 68-00547
Puerto Rico Certification #: FL01264
South Carolina Certification: #96042001
Tennessee Certification #: TN02974
Texas Certification: FL NELAC Reciprocity
US Virgin Islands Certification: FL NELAC Reciprocity
Virginia Environmental Certification #: 460165
Wyoming Certification: FL NELAC Reciprocity
West Virginia Certification #: 9962C
Wisconsin Certification #: 399079670
Wyoming (EPA Region 8): FL NELAC Reciprocity

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

SAMPLE SUMMARY

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35367721001	**TMW-01**	Water	01/11/18 14:48	01/11/18 18:45
35367721002	**TMW-02**	Water	01/11/18 11:37	01/11/18 18:45
35367721003	**TMW-03**	Water	01/11/18 16:37	01/11/18 18:45
35367721004	**TMW-04**	Water	01/11/18 18:08	01/11/18 18:45

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954-582-4300

SAMPLE ANALYTE COUNT

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35367721001	**TMW-01**	EPA 6020	LEC	1	PASI-O
35367721002	**TMW-02**	EPA 6020	KPP	1	PASI-O
35367721003	**TMW-03**	EPA 6020	KPP	1	PASI-O
35367721004	**TMW-04**	EPA 6020	KPP	1	PASI-O

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954-582-4300

SUMMARY OF DETECTION

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Lab Sample ID / Method	Client Sample ID / Parameters	Result	Units	Report Limit	Analyzed	Qualifiers
35367721001	**TMW-01**					
EPA 6020	Arsenic	2.3	ug/L	1.0	01/15/18 12:19	
35367721002	**TMW-02**					
EPA 6020	Arsenic	0.57 I	ug/L	1.0	01/12/18 17:22	
35367721003	**TMW-03**					
EPA 6020	Arsenic	23.6	ug/L	1.0	01/12/18 17:24	
35367721004	**TMW-04**					
EPA 6020	Arsenic	13.4	ug/L	1.0	01/12/18 17:26	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Sample: TMW-01 **Lab ID: 35367721001** Collected: 01/11/18 14:48 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3010								
Arsenic	**2.3**	ug/L	1.0	0.50	1	01/12/18 09:53	01/15/18 12:19	7440-38-2	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Sample: TMW-02 **Lab ID: 35367721002** Collected: 01/11/18 11:37 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3010								
Arsenic	**0.57 I**	ug/L	1.0	0.50	1	01/12/18 09:53	01/12/18 17:22	7440-38-2	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Sample: TMW-03 **Lab ID: 35367721003** Collected: 01/11/18 16:37 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3010								
Arsenic	**23.6**	ug/L	1.0	0.50	1	01/12/18 09:53	01/12/18 17:24	7440-38-2	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Sample: TMW-04 **Lab ID: 35367721004** Collected: 01/11/18 18:08 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
6020 MET ICPMS	Analytical Method: EPA 6020 Preparation Method: EPA 3010								
Arsenic	**13.4**	ug/L	1.0	0.50	1	01/12/18 09:53	01/12/18 17:26	7440-38-2	

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
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QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

QC Batch: 418125 Analysis Method: EPA 6020
QC Batch Method: EPA 3010 Analysis Description: 6020 MET
Associated Lab Samples: 35367721001, 35367721002, 35367721003, 35367721004

METHOD BLANK: 2278840 Matrix: Water
Associated Lab Samples: 35367721001, 35367721002, 35367721003, 35367721004

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	ug/L	0.50 U	1.0	0.50	01/15/18 12:14	

LABORATORY CONTROL SAMPLE: 2278841

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	ug/L	50	53.4	107	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2278842 2278843

Parameter	Units	35367721001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Arsenic	ug/L	2.3	50	50	53.0	52.9	102	101	75-125	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALIFIERS

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-O	Pace Analytical Services - Ormond Beach

ANALYTE QUALIFIERS

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Compound was analyzed for but not detected.

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Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00/Carolina Club
Pace Project No.: 35367721

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35367721001	**TMW-01**	EPA 3010	418125	EPA 6020	418200
35367721002	**TMW-02**	EPA 3010	418125	EPA 6020	418200
35367721003	**TMW-03**	EPA 3010	418125	EPA 6020	418200
35367721004	**TMW-04**	EPA 3010	418125	EPA 6020	418200

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Pace Analytical®
www.pacelabs.com

WO# : 35367721

35367721

ORD _____

Page 1 of 1

Company Name: WGI PO#

Address: 2035 Vista Pkwy

City: West Palm Beach State: FL Zip: 33411

Attn: Fax#

email: John.Abbott@wginc.com Phone: 561-214-5034

Project Name Carolina Club Proj # 2995.00

Sampler Signature Will Roach

Circle One Event: Daily Weekly Monthly Quartely Semi-Annual Annual N/A

LAB ANALYSIS

Parameters: As 6020

EXAMPLE Diss. Lead 6010

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers
1	TMW-01	1/11/18	14:48	GW			1
2	TMW-02		11:37				1
3	TMW-03		16:38				1
4	TMW-04		18:08				1
5							
6							
7							
8							
9							
10							

Sample TRC pH Pres Codes: B, I

# of Containers Size/Type: 1 P 250 mL; 1 16ozP

Container Type Codes

AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other
40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes

SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other (Please specify)
ML	Misc. Liquid		

Preservative Type Codes

A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

REMARKS

3-DAY RUSH

Circle T.A.T. REQUEST (Rush Fees Approved)
Standard: Y (N) RUSH: Today 1D 2D (3D) 4D 5D

Short Hold: Y___ N✓

Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other

EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other

COC Condition: OK Incomplete

Required State Certification: FL GA SC NC NJ PA LA TX IL

Coolers #'s - Temp °C: 1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received by	Affiliation	Date	Time
1	Will Roach	WGI	1/11/18	16:45			1/11/18	1645
2								
3								
4								

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

Pace Analytical Florida Laboratory	Document Name: Sample Condition Upon Receipt Form Document No.:	Document Revised: August 2, 2017 Issuing Authority: Pace Florida Quality Office

WO#: 35367721

PM: CTR Due Date: 01/14/18

CLIENT: 36-WANGRO

(SCUR)

Project #

Project Manager:

Client:

Date and Initials of person:

Examining contents: _____

Label: _____

Deliver: _____

pH: _____

Thermometer Used: T-324 Date: 1/11/18 Time: 1845 Initials: _____

State of Origin: _____

Cooler #1 Temp.°C	4.7	(Visual)	0.0	(Correction Factor)	4.7 (Actual)
Cooler #2 Temp.°C	_____	(Visual)	_____	(Correction Factor)	_____ (Actual)
Cooler #3 Temp.°C	_____	(Visual)	_____	(Correction Factor)	_____ (Actual)
Cooler #4 Temp.°C	_____	(Visual)	_____	(Correction Factor)	_____ (Actual)
Cooler #5 Temp.°C	_____	(Visual)	_____	(Correction Factor)	_____ (Actual)
Cooler #6 Temp.°C	_____	(Visual)	_____	(Correction Factor)	_____ (Actual)

☐ Samples on ice, cooling process has begun

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☑ Client ☐ Commercial ☐ Pace ☐ Other_____

Shipping Method: ☐ First Overnight ☐ Priority Overnight ☐ Standard Overnight ☐ Ground ☐ International Priority ☐ Other_____

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking # _____

Custody Seal on Cooler/Box Present: ☐ Yes ☑ No **Seals intact:** ☐ Yes ☑ No **Ice:** (Wet) Blue Dry None

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other_____

Samples shorted to lab (If Yes, complete) Shorted Date:_____ Shorted Time:_____ Qty:_____

		Comments:
Chain of Custody Present	☑Yes ☐ No ☐N/A	
Chain of Custody Filled Out	☑Yes ☐ No ☐N/A	
Relinquished Signature & Sampler Name COC	☑Yes ☐ No ☐N/A	
Samples Arrived within Hold Time	☑Yes ☐ No ☐N/A	
Rush TAT requested on COC	☑Yes ☐ No ☐N/A	
Sufficient Volume	☑Yes ☐ No ☐N/A	
Correct Containers Used	☑Yes ☐ No ☐N/A	
Containers Intact	☑Yes ☐ No ☐N/A	
Sample Labels match COC (sample IDs & date/time of collection)	☑Yes ☐ No ☐N/A	
All containers needing acid/base preservation have been checked. All Containers needing preservation are found to be in compliance with EPA recommendation: Exceptions: VOA, Coliform, TOC, O&G, Carbamates	☑Yes ☐ No ☐N/A ☑Yes ☐ No ☐N/A	Preservation Information: Preservative:_____ Lot #/Trace #:_____ Date:_____ Time:_____ Initials:_____
Headspace in VOA Vials? (>6mm):	☐Yes ☐ No ☑N/A	
Trip Blank Present:	☐Yes ☐ No ☑N/A	

Client Notification/ Resolution:

Person Contacted: _____ Date/Time: _____

Comments/ Resolution (use back for additional comments): _____

Project Manager Review: _____ Date: _____

Pace Analytical Services, LLC
3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

January 16, 2018

John Abbott
Wantman Group
2035 Vista Parkway
West Palm Beach, FL 33411

RE: Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Dear John Abbott:
Enclosed are the analytical results for sample(s) received by the laboratory on January 11, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Christina Raschke
christina.raschke@pacelabs.com
(954)582-4300
Project Manager

Enclosures

cc: William Lorentzen, Wantman Group

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Pompano Beach, FL 33064
954-582-4300

CERTIFICATIONS

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Ormond Beach Certification IDs

8 East Tower Circle, Ormond Beach, FL 32174
Alabama Certification #: 41320
Connecticut Certification #: PH-0216
Delaware Certification: FL NELAC Reciprocity
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maryland Certification: #346
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236
Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14
Nevada Certification: FL NELAC Reciprocity
New Jersey Certification #: FL022
New York Certification #: 11608
North Carolina Environmental Certificate #: 667
North Carolina Certification #: 12710
Oklahoma Certification #: D9947
Pennsylvania Certification #: 68-00547
Puerto Rico Certification #: FL01264
South Carolina Certification: #96042001
Tennessee Certification #: TN02974
Texas Certification: FL NELAC Reciprocity
US Virgin Islands Certification: FL NELAC Reciprocity
Virginia Environmental Certification #: 460165
Wyoming Certification: FL NELAC Reciprocity
West Virginia Certification #: 9962C
Wisconsin Certification #: 399079670
Wyoming (EPA Region 8): FL NELAC Reciprocity

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954-582-4300

SAMPLE SUMMARY

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35367722001	**TMW-01**	Water	01/11/18 14:48	01/11/18 18:45
35367722002	**TMW-02**	Water	01/11/18 11:37	01/11/18 18:45
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35367722004	**TMW-04**	Water	01/11/18 18:08	01/11/18 18:45

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SAMPLE ANALYTE COUNT

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35367722001	**TMW-01**	EPA 8081	BP1	3	PASI-O
35367722002	**TMW-02**	EPA 8081	BP1	3	PASI-O
35367722003	**TMW-03**	EPA 8081	BP1	3	PASI-O
35367722004	**TMW-04**	EPA 8081	BP1	3	PASI-O

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3610 Park Central Blvd N
Pompano Beach, FL 33064
954-582-4300

ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Sample: TMW-01 **Lab ID: 35367722001** Collected: 01/11/18 14:48 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3510								
Dieldrin	**0.0019 U**	ug/L	0.0096	0.0019	1	01/14/18 10:55	01/15/18 15:54	60-57-1	
Surrogates									
Tetrachloro-m-xylene (S)	89	%	27-124		1	01/14/18 10:55	01/15/18 15:54	877-09-8	
Decachlorobiphenyl (S)	90	%	10-132		1	01/14/18 10:55	01/15/18 15:54	2051-24-3	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Sample: TMW-02 **Lab ID: 35367722002** Collected: 01/11/18 11:37 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3510								
Dieldrin	**0.0019 U**	ug/L	0.0097	0.0019	1	01/14/18 10:55	01/15/18 16:16	60-57-1	
Surrogates									
Tetrachloro-m-xylene (S)	83	%	27-124		1	01/14/18 10:55	01/15/18 16:16	877-09-8	
Decachlorobiphenyl (S)	77	%	10-132		1	01/14/18 10:55	01/15/18 16:16	2051-24-3	

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Sample: TMW-03 **Lab ID: 35367722003** Collected: 01/11/18 16:38 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3510								
Dieldrin	**0.0019 U**	ug/L	0.0096	0.0019	1	01/14/18 10:55	01/15/18 16:39	60-57-1	
Surrogates									
Tetrachloro-m-xylene (S)	79	%	27-124		1	01/14/18 10:55	01/15/18 16:39	877-09-8	
Decachlorobiphenyl (S)	85	%	10-132		1	01/14/18 10:55	01/15/18 16:39	2051-24-3	

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ANALYTICAL RESULTS

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Sample: TMW-04 **Lab ID: 35367722004** Collected: 01/11/18 18:08 Received: 01/11/18 18:45 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
8081 GCS Pesticides	Analytical Method: EPA 8081 Preparation Method: EPA 3510								
Dieldrin	**0.0019 U**	ug/L	0.0095	0.0019	1	01/14/18 10:55	01/15/18 17:01	60-57-1	
Surrogates									
Tetrachloro-m-xylene (S)	89	%	27-124		1	01/14/18 10:55	01/15/18 17:01	877-09-8	
Decachlorobiphenyl (S)	98	%	10-132		1	01/14/18 10:55	01/15/18 17:01	2051-24-3	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

QC Batch: 418248 Analysis Method: EPA 8081
QC Batch Method: EPA 3510 Analysis Description: 8081 GCS Pesticides
Associated Lab Samples: 35367722001, 35367722002, 35367722003, 35367722004

METHOD BLANK: 2279363 Matrix: Water
Associated Lab Samples: 35367722001, 35367722002, 35367722003, 35367722004

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Dieldrin	ug/L	0.0020 U	0.010	0.0020	01/15/18 14:26	
Decachlorobiphenyl (S)	%	101	10-132		01/15/18 14:26	
Tetrachloro-m-xylene (S)	%	83	27-124		01/15/18 14:26	

LABORATORY CONTROL SAMPLE & LCSD: 2279364 2280702

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Dieldrin	ug/L	.5	0.59	0.57	118	115	66-128	3	40	
Decachlorobiphenyl (S)	%				102	91	10-132			
Tetrachloro-m-xylene (S)	%				83	84	27-124			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PASI-O	Pace Analytical Services - Ormond Beach

BATCH QUALIFIERS

Batch: 418556

[M5]	A matrix spike/matrix spike duplicate was not performed for this batch due to insufficient sample volume.

ANALYTE QUALIFIERS

U	Compound was analyzed for but not detected.

REPORT OF LABORATORY ANALYSIS

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Pompano Beach, FL 33064
954-582-4300

QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 2995.00/Carolina Club
Pace Project No.: 35367722

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35367722001	**TMW-01**	EPA 3510	418248	EPA 8081	418556
35367722002	**TMW-02**	EPA 3510	418248	EPA 8081	418556
35367722003	**TMW-03**	EPA 3510	418248	EPA 8081	418556
35367722004	**TMW-04**	EPA 3510	418248	EPA 8081	418556

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WO# : 35367722

35367722

Y RECORD

Quote:_____ Page 1 of 1

Container Type Codes

AV	Amber Vial	ES	Encore Sampler
CV	Clear Vial	PPV	Prepreserved vial
P	Plastic	PL C	Plastic container
AL	Amber Liter	PL J	Plastic Jar
CL	Clear Liter	Z	Ziploc bag
AP	Amber Plastic	TB	Tedlar bag
AG	Amber Glass	WP	Whirl pak
SJ	Soil Jar	G	Gallon Jug
Other_____		TC	Terra-core

PPV Prepreserved vial
Size(s): 2oz, 4oz, 8oz, 16oz, 32oz or 1L, other_____
40ml 500ml 250ml 125 ml
Example: 4ozP = 4oz Plastic, 8ozSJ= 8oz Soil Jar

Matrix Codes

SD	Solid Waste	OL	Oil
GW	Ground Water	SL	Sludge
EFF	Effluent	SO	Soil Sediment
AFW	Analyte Free H20	AQ	Aqueous
WW	Waste Water	NA	Nonaqueous
DW	Drinking Water	PE	Petroleum
SW	Surface Water	O	Other_____ (Please specify)
ML	Misc. Liquid		

Preservative Type Codes

A. None	E. HCL	I. Ice
B. HNO_3	F. MeOH	J. MCAA
C. H_2SO_4	G. $Na_2S_2O_3$	K. Zn Acetate
D. NaOH	H. $NaHSO_4$	O. Other

Company Name: WGI PO#
Address: 2035 Vista PKWY
City: West Palm Beach State: FL Zip: 33411
Attn: Fax#
email: John.Abbott@wginc.com Phone: 561-214-5034
Project Name: Carolina Club Proj # 2995.00
Sampler Signature: Will Abbott
Circle One Event: Daily Weekly Monthly Quarterly Semi-Annual Annual N/A

LAB ANALYSIS

Sample #	Sample ID	Collect Date	Collect Time	Matrix Code*	Field Filtered	Integrity OK(Y/N)	Total # of containers	Parameters: Dieldrin	EXAMPLE Diss. Lead 6010
								# of Containers / Size/Type: 1 / 16ozP	
1	TMW-01	1/11/18	14:48	GW			1	1 AG	
2	TMW-02	1/11/18	11:37	↓			1	1	
3	TMW-03	1/11/18	16:38	↓			1	1	
4	TMW-04	1/11/18	18:08	↓			1	1	
5									
6									
7									
8									
9									
10									

Pres Codes: I
pH
TRC
Sample

REMARKS

3-DAY RUSH

Circle T.A.T. REQUEST (Rush Fees Approved)
Standard: Y (N) RUSH: Today 1D 2D (3D) 4D 5D ___

Short Hold: Y____ N✓

Circle QA/QC Report Level: 1 2 3 4 CLP AFCEE QAPP Other_____

EDD (Fees May Apply): ADaPT SEDD ERPIMS TSV CSV Other _____

COC Condition: OK Incomplete

Required State Certification: FL GA SC NC NJ PA LA TX IL ___

Coolers #'s - Temp °C: 1 ___ 2 ___ 3 ___ 4 ___ 5 ___

Item	Relinquished by	Affiliation	Date	Time	Received	Affiliation	Date	Time
1	Will Abbott	WGI	1/11/18	18:45			1/11/18	1845
2								
3								
4								

Lab Use Only	YES	NO	N/A
Non-Conformance Found?			
Samples INTACT upon arrival?			
Received on Wet Ice?			
Proper Preservatives Indicated?			
Received within holding time?			
Custody seals Intact?			
Volatiles rec'd without headspace?			
Proper Containers Used?			

C.O.C. Serial # 131711

Pace Analytical Florida Laboratory	Document Name: Sample Condition Upon Receipt Form	Document Revised: August 2, 2017
	Document No.: F-FL-C-007 rev. 12	Issuing Authority: Pace Florida Quality Office

WO#: 35367722 (R)

PM: CTR Due Date: 01/14/18

CLIENT: 36-WANGRO

Project #

Project Manager:

Client:

Date and Initials of person:

Examining contents: _____

Label: _____

Deliver: _____

pH: _____

Thermometer Used: T-324 Date: 1/11/18 Time: 1845 Initials: _____

State of Origin: _____

Cooler #1 Temp.°C 4.7 **(Visual)** 0.0 **(Correction Factor)** 4.7 **(Actual)** ☐ Samples on ice, cooling process has begun

Cooler #2 Temp.°C _____ **(Visual)** _____ **(Correction Factor)** _____ **(Actual)** ☐ Samples on ice, cooling process has begun

Cooler #3 Temp.°C _____ **(Visual)** _____ **(Correction Factor)** _____ **(Actual)** ☐ Samples on ice, cooling process has begun

Cooler #4 Temp.°C _____ **(Visual)** _____ **(Correction Factor)** _____ **(Actual)** ☐ Samples on ice, cooling process has begun

Cooler #5 Temp.°C _____ **(Visual)** _____ **(Correction Factor)** _____ **(Actual)** ☐ Samples on ice, cooling process has begun

Cooler #6 Temp.°C _____ **(Visual)** _____ **(Correction Factor)** _____ **(Actual)** ☐ Samples on ice, cooling process has begun

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☑ Client ☐ Commercial ☐ Pace ☐ Other _____

Shipping Method: ☐ First Overnight ☐ Priority Overnight ☐ Standard Overnight ☐ Ground ☐ International Priority ☐ Other _____

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking # _____

Custody Seal on Cooler/Box Present: ☐ Yes ☑ No **Seals intact:** ☐ Yes ☑ No **Ice:** Wet Blue Dry None

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other _____

Samples shorted to lab (If Yes, complete) Shorted Date: _____ Shorted Time: _____ Qty: _____

		Comments:
Chain of Custody Present	☑Yes ☐ No ☐N/A	
Chain of Custody Filled Out	☑Yes ☐ No ☐N/A	
Relinquished Signature & Sampler Name COC	☑Yes ☐ No ☐N/A	
Samples Arrived within Hold Time	☑Yes ☐ No ☐N/A	
Rush TAT requested on COC	☑Yes ☐ No ☐N/A	
Sufficient Volume	☑Yes ☐ No ☐N/A	
Correct Containers Used	☑Yes ☐ No ☐N/A	
Containers Intact	☑Yes ☐ No ☐N/A	
Sample Labels match COC (sample IDs & date/time of collection)	☑Yes ☐ No ☐N/A	
All containers needing acid/base preservation have been checked.	☑Yes ☐ No ☑N/A	Preservation Information:
All Containers needing preservation are found to be in compliance with EPA recommendation: Exceptions: VOA, Coliform, TOC, O&G, Carbamates	☑Yes ☐ No ☑N/A	Preservative: _____ Lot #/Trace #: _____ Date: _____ Time: _____ Initials: _____
Headspace in VOA Vials? (>6mm):	☐Yes ☐ No ☑N/A	
Trip Blank Present:	☐Yes ☐ No ☑N/A	

Client Notification/ Resolution:

Person Contacted: _____ Date/Time: _____

Comments/ Resolution (use back for additional comments): _____

Project Manager Review: _____ Date: _____

Exhibit “T”

Traffic Analysis

Kimley»Horn

MEMORANDUM

To: Rick Stephano
Rosemurgy Properties

From: Christopher W. Heggen, P.E.
Kimley-Horn and Associates, Inc.

Date: July 2, 2024
Revised June 26, 2025
Revised October 22, 2025

Subject: ***Carolina Club***
Land Use Plan Amendment – Traffic Analysis
Kimley-Horn #241158000

Kimley-Horn and Associates, Inc. has prepared an analysis of the future long-range (year 2045) impacts of a proposed land use plan amendment for the Carolina Club site in Margate, Florida. Below is a summary of the analysis that was undertaken.

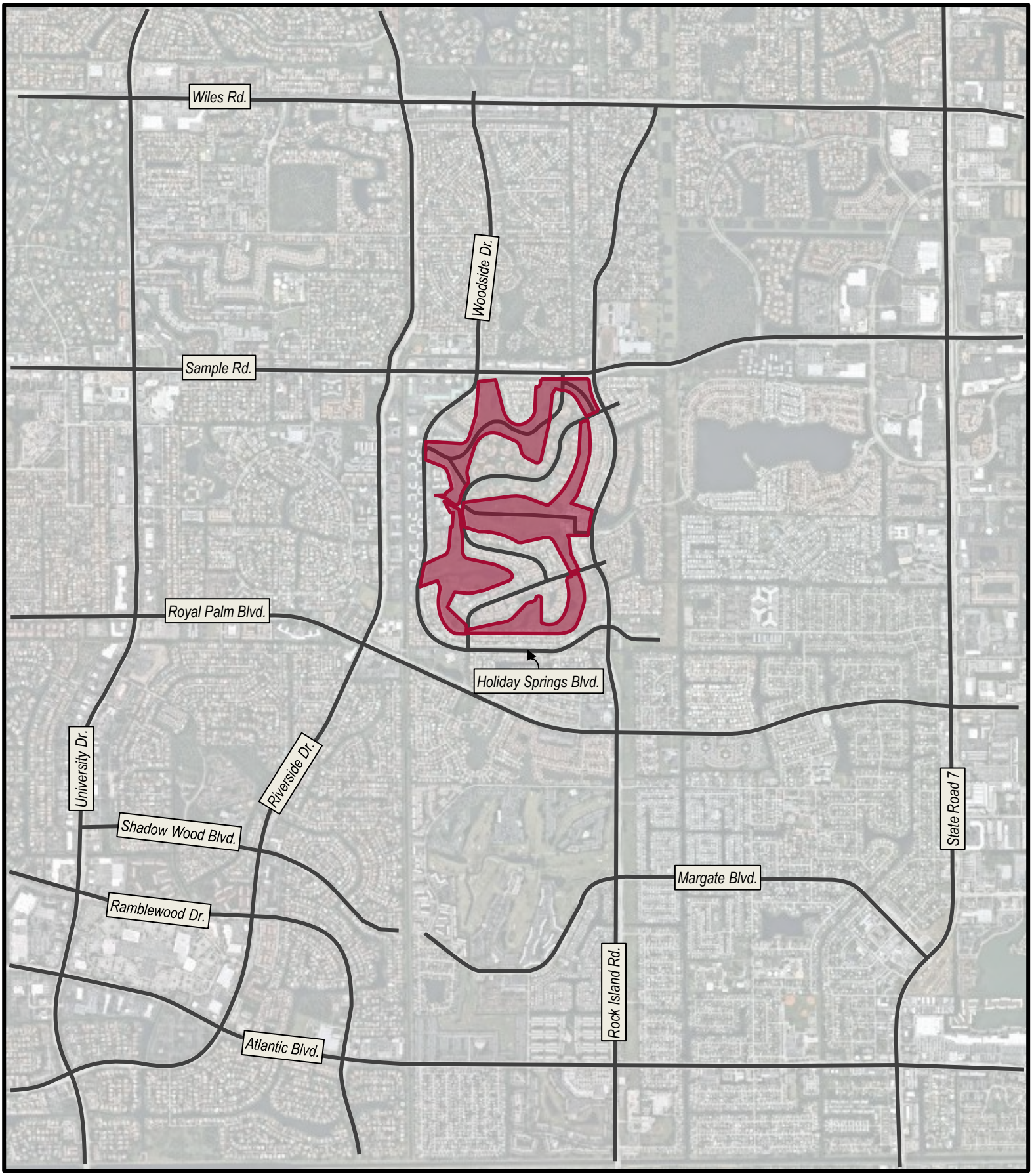
F. TRAFFIC CIRCULATION ANALYSIS

1. ***Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.***

The roadways on the Broward County Trafficways Map in the vicinity of the site that would be potentially impacted by the proposed amendment are the following:

- Wiles Road
- Sample Road
- Royal Palm Boulevard
- Atlantic Boulevard
- University Drive
- Riverside Drive
- Holiday Springs Boulevard/Woodside Drive
- Rock Island Road
- State Road 7

Figure 1 illustrates the Trafficways roadway segments that have been evaluated in this analysis.



NORTH

LEGEND

Site Location

FIGURE 1
Carolina Club
KH #241158000
Site Location

Kimley»Horn

A summary has been prepared to identify of the number of lanes, current volumes, adopted level of service and current level of service for each roadway. For this evaluation, 2020 roadway link count data and adopted level of service volume data has been obtained from the Broward County Metropolitan Planning Organization (MPO). Table 1 provides a summary of this data for PM peak hour conditions. Table 2 provides this summary of daily conditions.

Table 1: Current Roadway Data - PM Peak Hour

Roadway		Lanes	Adopted LOS	2020 Existing Peak Hour			
From	To			Volume	Capacity	v/c	LOS
Wiles Rd.							
University Dr.	Riverside Dr.	4LD	D	1,995	3,401	0.59	C
Riverside Dr.	Rock Island Rd.	4LD	D	2,470	3,401	0.73	C
Rock Island Rd.	SR 7	6LD	D	2,945	5,121	0.58	C
Sample Rd.							
University Dr.	Riverside Dr.	6LD	D	2,993	5,390	0.56	C
Riverside Dr.	Rock Island Rd.	6LD	D	4,560	5,390	0.85	C
Rock Island Rd.	SR 7	6LD	D	4,418	5,390	0.82	C
Royal Palm Blvd.							
University Dr.	Riverside Dr.	4LD	D	2,185	3,401	0.64	C
Riverside Dr.	Rock Island Rd.	4LD	D	2,613	3,401	0.77	C
Rock Island Rd.	SR 7	4LD	D	2,803	3,401	0.82	C
Atlantic Blvd.							
University Dr.	Riverside Dr.	6LD	D	2,470	5,390	0.46	C
Riverside Dr.	Rock Island Rd.	6LD	D	2,898	5,390	0.54	C
Rock Island Rd.	SR 7	6LD	D	4,750	4,500	1.06	F
University Dr.							
Atlantic Blvd.	Shadowwood Dr.	6LD	D	3,895	5,390	0.72	C
Shadowwood Dr.	Royal Palm Blvd.	6LD	D	3,943	5,390	0.73	C
Royal Palm Blvd.	Sample Rd.	6LD	D	2,945	5,390	0.55	C
Sample Rd.	Wiles Rd.	6LD	D	2,850	5,390	0.53	C
Riverside Dr.							
Atlantic Blvd.	Ramblewood Dr.	4LD	D	1,824	3,401	0.54	C
Ramblewood Dr.	Royal Palm Blvd.	4LD	D	1,910	3,401	0.56	C
Royal Palm Blvd.	Sample Rd.	4LD	D	1,701	3,401	0.50	C
McNab Road	Wiles Rd.	4LD	D	1,226	3,401	0.36	C
Holiday Springs Blvd./Woodside Dr.							
Rock Island Rd.	Sample Rd.	4LD	D	656	2,628	0.25	C
Sample Rd.	Wiles Rd.	2L	D	656	1,197	0.55	D
Rock Island Rd.							
Atlantic Blvd.	Royal Palm Blvd.	4LD	D	2,375	3,401	0.70	C
Royal Palm Blvd.	Sample Rd.	4LD	D	2,090	3,401	0.61	C
Sample Rd.	Wiles Rd.	4LD	D	884	3,401	0.26	C
SR 7							
Atlantic Blvd.	Margate Blvd.	6LD	D	4,798	4,500	1.07	F
Margate Blvd.	Royal Palm Blvd.	6LD	D	4,798	5,390	0.89	C
Royal Palm Blvd.	Sample Rd.	6LD	D	4,703	5,390	0.87	C
Sample Rd.	Wiles Rd.	6LD	D	3,943	5,390	0.73	C

Kimley»Horn

Table 2: Current Roadway Data - Daily

Roadway		Lanes	Adopted LOS	2020 Existing Daily			
From	To			Volume	Capacity	v/c	LOS
Wiles Rd.							
University Dr.	Riverside Dr.	4LD	D	21,000	37,810	0.56	C
Riverside Dr.	Rock Island Rd.	4LD	D	26,000	37,810	0.69	C
Rock Island Rd.	SR 7	6LD	D	31,000	56,905	0.54	C
Sample Rd.							
University Dr.	Riverside Dr.	6LD	D	31,500	59,900	0.53	C
Riverside Dr.	Rock Island Rd.	6LD	D	48,000	59,900	0.80	C
Rock Island Rd.	SR 7	6LD	D	46,500	59,900	0.78	C
Royal Palm Blvd.							
University Dr.	Riverside Dr.	4LD	D	23,000	37,810	0.61	C
Riverside Dr.	Rock Island Rd.	4LD	D	27,500	37,810	0.73	C
Rock Island Rd.	SR 7	4LD	D	29,500	37,810	0.78	C
Atlantic Blvd.							
University Dr.	Riverside Dr.	6LD	D	26,000	59,900	0.43	C
Riverside Dr.	Rock Island Rd.	6LD	D	30,500	59,900	0.51	C
Rock Island Rd.	SR 7	6LD	D	50,000	50,000	1.00	D
University Dr.							
Atlantic Blvd.	Shadowwood Dr.	6LD	D	41,000	59,900	0.68	C
Shadowwood Dr.	Royal Palm Blvd.	6LD	D	41,500	59,900	0.69	C
Royal Palm Blvd.	Sample Rd.	6LD	D	31,000	59,900	0.52	C
Sample Rd.	Wiles Rd.	6LD	D	30,000	59,900	0.50	C
Riverside Dr.							
Atlantic Blvd.	Ramblewood Dr.	4LD	D	19,200	37,810	0.51	C
Ramblewood Dr.	Royal Palm Blvd.	4LD	D	20,100	37,810	0.53	C
Royal Palm Blvd.	Sample Rd.	4LD	D	17,900	37,810	0.47	C
McNab Road	Wiles Rd.	4LD	D	12,900	37,810	0.34	C
Holiday Springs Blvd./Woodside Dr.							
Rock Island Rd.	Sample Rd.	4LD	D	6,900	29,160	0.24	C
Sample Rd.	Wiles Rd.	2L	D	6,900	13,320	0.52	D
Rock Island Rd.							
Atlantic Blvd.	Royal Palm Blvd.	4LD	D	25,000	37,810	0.66	C
Royal Palm Blvd.	Sample Rd.	4LD	D	22,000	37,810	0.58	C
Sample Rd.	Wiles Rd.	4LD	D	9,300	37,810	0.25	C
SR 7							
Atlantic Blvd.	Margate Blvd.	6LD	D	50,500	50,000	1.01	E
Margate Blvd.	Royal Palm Blvd.	6LD	D	50,500	59,900	0.84	C
Royal Palm Blvd.	Sample Rd.	6LD	D	49,500	59,900	0.83	C
Sample Rd.	Wiles Rd.	6LD	D	41,500	59,900	0.69	C

2. ***Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.***

A summary has been prepared to evaluate the long-range (year 2045) projected volumes and levels of service for baseline conditions. Baseline year 2045 volumes were obtained from the Roadway Volume and Level of Service Tables published by the MPO.

Table 3 provides a summary of this evaluation for 2045 baseline PM peak hour conditions. Table 4 provides this summary for 2045 baseline daily conditions.

Table 3: 2045 Baseline Roadway Data - PM Peak Hour

Roadway		Lanes	Adopted LOS	2045 Future Peak Hour			
From	To			Volume	Capacity	v/c	LOS
Wiles Rd.							
University Dr.	Riverside Dr.	4LD	D	4,000	3,401	1.18	F
Riverside Dr.	Rock Island Rd.	4LD	D	4,912	3,401	1.44	F
Rock Island Rd.	SR 7	6LD	D	7,344	5,121	1.43	F
Sample Rd.							
University Dr.	Riverside Dr.	6LD	D	3,696	5,390	0.69	C
Riverside Dr.	Rock Island Rd.	6LD	D	5,672	5,390	1.05	F
Rock Island Rd.	SR 7	6LD	D	5,672	5,390	1.05	F
Royal Palm Blvd.							
University Dr.	Riverside Dr.	4LD	D	2,955	3,401	0.87	C
Riverside Dr.	Rock Island Rd.	4LD	D	3,829	3,401	1.13	F
Rock Island Rd.	SR 7	4LD	D	3,667	3,401	1.08	F
Atlantic Blvd.							
University Dr.	Riverside Dr.	6LD	D	3,287	5,390	0.61	C
Riverside Dr.	Rock Island Rd.	6LD	D	5,073	5,390	0.94	C
Rock Island Rd.	SR 7	6LD	D	3,924	4,500	0.87	D
University Dr.							
Atlantic Blvd.	Shadowwood Dr.	6LD	D	6,574	5,390	1.22	F
Shadowwood Dr.	Royal Palm Blvd.	6LD	D	5,197	5,390	0.96	C
Royal Palm Blvd.	Sample Rd.	6LD	D	5,349	5,390	0.99	D
Sample Rd.	Wiles Rd.	6LD	D	5,178	5,390	0.96	C
Riverside Dr.							
Atlantic Blvd.	Ramblewood Dr.	4LD	D	3,952	3,401	1.16	F
Ramblewood Dr.	Royal Palm Blvd.	4LD	D	4,760	3,401	1.40	F
Royal Palm Blvd.	Sample Rd.	4LD	D	3,677	3,401	1.08	F
McNab Road	Wiles Rd.	4LD	D	1,140	3,401	0.34	C
Holiday Springs Blvd./Woodside Dr.							
Rock Island Rd.	Sample Rd.	4LD	D	570	2,628	0.22	C
Sample Rd.	Wiles Rd.	2L	D	922	1,197	0.77	D
Rock Island Rd.							
Atlantic Blvd.	Royal Palm Blvd.	4LD	D	3,135	3,401	0.92	C
Royal Palm Blvd.	Sample Rd.	4LD	D	2,812	3,401	0.83	C
Sample Rd.	Wiles Rd.	4LD	D	3,525	3,401	1.04	F
SR 7							
Atlantic Blvd.	Margate Blvd.	6LD	D	7,277	4,500	1.62	F
Margate Blvd.	Royal Palm Blvd.	6LD	D	6,555	5,390	1.22	F
Royal Palm Blvd.	Sample Rd.	6LD	D	5,320	5,390	0.99	D
Sample Rd.	Wiles Rd.	6LD	D	4,636	5,390	0.86	C

Table 4: 2045 Baseline Roadway Data - Daily

Roadway		Lanes	Adopted LOS	2045 Future Daily			
From	To			Volume	Capacity	v/c	LOS
Wiles Rd.							
University Dr.	Riverside Dr.	4LD	D	42,100	37,810	1.11	F
Riverside Dr.	Rock Island Rd.	4LD	D	51,700	37,810	1.37	F
Rock Island Rd.	SR 7	6LD	D	77,300	56,905	1.36	F
Sample Rd.							
University Dr.	Riverside Dr.	6LD	D	38,900	56,100	0.69	C
Riverside Dr.	Rock Island Rd.	6LD	D	59,700	56,100	1.06	F
Rock Island Rd.	SR 7	6LD	D	59,700	56,100	1.06	F
Royal Palm Blvd.							
University Dr.	Riverside Dr.	4LD	D	31,100	37,810	0.82	C
Riverside Dr.	Rock Island Rd.	4LD	D	40,300	37,810	1.07	F
Rock Island Rd.	SR 7	4LD	D	38,600	37,810	1.02	F
Atlantic Blvd.							
University Dr.	Riverside Dr.	6LD	D	34,600	59,900	0.58	C
Riverside Dr.	Rock Island Rd.	6LD	D	53,400	59,900	0.89	C
Rock Island Rd.	SR 7	6LD	D	41,300	50,000	0.83	D
University Dr.							
Atlantic Blvd.	Shadowwood Dr.	6LD	D	69,200	59,900	1.16	F
Shadowwood Dr.	Royal Palm Blvd.	6LD	D	54,700	59,900	0.91	C
Royal Palm Blvd.	Sample Rd.	6LD	D	56,300	59,900	0.94	C
Sample Rd.	Wiles Rd.	6LD	D	54,500	59,900	0.91	C
Riverside Dr.							
Atlantic Blvd.	Ramblewood Dr.	4LD	D	41,600	37,810	1.10	F
Ramblewood Dr.	Royal Palm Blvd.	4LD	D	50,100	37,810	1.33	F
Royal Palm Blvd.	Sample Rd.	4LD	D	38,700	37,810	1.02	F
McNab Road	Wiles Rd.	4LD	D	12,000	37,810	0.32	C
Holiday Springs Blvd./Woodside Dr.							
Rock Island Rd.	Sample Rd.	4LD	D	6,000	29,160	0.21	C
Sample Rd.	Wiles Rd.	2L	D	9,700	13,320	0.73	D
Rock Island Rd.							
Atlantic Blvd.	Royal Palm Blvd.	4LD	D	33,000	37,810	0.87	C
Royal Palm Blvd.	Sample Rd.	4LD	D	29,600	37,810	0.78	C
Sample Rd.	Wiles Rd.	4LD	D	37,100	37,810	0.98	D
SR 7							
Atlantic Blvd.	Margate Blvd.	6LD	D	76,600	50,000	1.53	F
Margate Blvd.	Royal Palm Blvd.	6LD	D	69,000	59,900	1.15	F
Royal Palm Blvd.	Sample Rd.	6LD	D	56,000	59,900	0.93	C
Sample Rd.	Wiles Rd.	6LD	D	48,800	59,900	0.81	C

3. ***Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.***

If this proposed future land use amendment is adopted, the following total maximum development thresholds would be allowed within the project boundary:

- 10 residential units per acre (74.1259 gross acres / 72.4273 net acres)
- 57,500 sf of commercial (7.6180 gross acres / 5.7513 net acres)
- Open space (67.0290 gross acres / 65.3296 net acres)

Note that the above thresholds represent maximum development potential. Actual development intensity will be defined and evaluated further during subsequent site plan approval processes.

The applicant is proposing to develop residential dwelling units already approved by the Broward County Land Use Plan. Therefore, the subject of this proposed amendment is the commercial use defined above. The analysis that has been undertaken evaluates the impact of amending the Future Land Use Plan to allow the development of a maximum of 57,500 square feet of commercial use within the amendment site.

Following is the summary of the evaluations undertaken for the scenarios described above.

The Daily and PM peak hour trip generation potential of the existing Future Land Use designation and the proposed Future Land Use designation (at maximum density) has been calculated using trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. Table 5 provides a summary of that calculation.

As shown in this calculation, the net change in trip generation potential by the proposed change in the Future Land Use Designation, assuming maximum density, would result in a net increase of 2,758 daily trips and a net increase of 275 (+138 in, +137 out) PM peak hour trips.

A long range (year 2045) capacity analysis has therefore been performed for peak hour and daily conditions by assigning the net change in trip generation potential of this site to the analyzed roadway links. Table 6 provides a summary of this evaluation for 2045 total PM peak hour conditions. Table 7 provides this summary for 2045 total daily conditions. Figure 2 illustrates the project traffic distribution assumed in this analysis.

Table 5: Trip Generation Potential: Existing and Proposed Land Use Designations

Land Use	Intensity	Daily Trips	PM Peak Hour		
			Total	In	Out
Existing Land Use Designation					
Golf Course	148.552 acres	556	42	14	28
	Subtotal	*556*	*42*	*14*	*28*
Pass-By Capture					
Golf Course	0.0%	0	0	0	0
	Subtotal	0	0	0	0
Driveway Volumes		556	42	14	28
Net New External Trips		556	42	14	28
Proposed Land Use Designation					
Shop Plaza (40-150k) w/ Sup Market	57.500 ksf	5,433	519	249	270
	Subtotal	*5,433*	*519*	*249*	*270*
Pass-By Capture	Daily / PM				
Shop Plaza (40-150k) w/ Sup Market	39.0% / 39.0%	2,119	202	97	105
	Subtotal	*2,119*	*202*	*97*	*105*
Driveway Volumes		5,433	519	249	270
Net New External Trips		3,314	317	152	165
Proposed Net External Trips-Existing Net New External Trips		2,758	275	138	137

Land Use	Daily	PM Peak Hour	Pass By
Golf Course	3.74 trips/acres	0.28 trips/acres (34% in, 66% out)	0.0%
Shop Plaza (40-150k) w/ Sup Market	94.49 trips/ksf	9.03 trips/ksf (48% in, 52% out)	39.0%

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Table 6: Year 2045 Total Roadway Data - PM Peak Hour

Roadway		Lanes	Adopted LOS	2045 Future Baseline Peak Hour				Peak Hour Project Traffic				2045 Total Peak Hour		
From	To			Volume	Capacity	v/c	LOS	% Assignment	Project Trips	% Impact	Significant Impact ?	Volume	v/c	LOS
Wiles Rd.														
University Dr.	Riverside Dr.	4LD	D	4,000	3,401	1.18	F	8%	22	0.65%	No	4,022	1.18	F
Riverside Dr.	Rock Island Rd.	4LD	D	4,912	3,401	1.44	F	8%	22	0.65%	No	4,934	1.45	F
Rock Island Rd.	SR 7	6LD	D	7,344	5,121	1.43	F	8%	22	0.43%	No	7,366	1.44	F
Sample Rd.														
University Dr.	Riverside Dr.	6LD	D	3,696	5,390	0.69	C	12%	33	0.61%	No	3,729	0.69	C
Riverside Dr.	Rock Island Rd.	6LD	D	5,672	5,390	1.05	F	27%	74	1.37%	No	5,746	1.07	F
Rock Island Rd.	SR 7	6LD	D	5,672	5,390	1.05	F	26%	72	1.34%	No	5,744	1.07	F
Royal Palm Blvd.														
University Dr.	Riverside Dr.	4LD	D	2,955	3,401	0.87	C	8%	22	0.65%	No	2,977	0.88	C
Riverside Dr.	Rock Island Rd.	4LD	D	3,829	3,401	1.13	F	12%	33	0.97%	No	3,862	1.14	F
Rock Island Rd.	SR 7	4LD	D	3,667	3,401	1.08	F	10%	28	0.82%	No	3,695	1.09	F
Atlantic Blvd.														
University Dr.	Riverside Dr.	6LD	D	3,287	5,390	0.61	C	5%	14	0.26%	No	3,301	0.61	C
Riverside Dr.	Rock Island Rd.	6LD	D	5,073	5,390	0.94	C	2%	6	0.11%	No	5,079	0.94	C
Rock Island Rd.	SR 7	6LD	D	3,924	4,500	0.87	D	2%	6	0.13%	No	3,930	0.87	D
University Dr.														
Atlantic Blvd.	Shadowwood Dr.	6LD	D	6,574	5,390	1.22	F	3%	8	0.15%	No	6,582	1.22	F
Shadowwood Dr.	Royal Palm Blvd.	6LD	D	5,197	5,390	0.96	C	3%	8	0.15%	No	5,205	0.97	C
Royal Palm Blvd.	Sample Rd.	6LD	D	5,349	5,390	0.99	D	1%	3	0.06%	No	5,352	0.99	E
Sample Rd.	Wiles Rd.	6LD	D	5,178	5,390	0.96	C	1%	3	0.06%	No	5,181	0.96	C
Riverside Dr.														
Atlantic Blvd.	Ramblewood Dr.	4LD	D	3,952	3,401	1.16	F	9%	25	0.74%	No	3,977	1.17	F
Ramblewood Dr.	Royal Palm Blvd.	4LD	D	4,760	3,401	1.40	F	9%	25	0.74%	No	4,785	1.41	F
Royal Palm Blvd.	Sample Rd.	4LD	D	3,677	3,401	1.08	F	5%	14	0.41%	No	3,691	1.09	F
McNab Road	Wiles Rd.	4LD	D	1,140	3,401	0.34	C	10%	28	0.82%	No	1,168	0.34	C
Holiday Springs Blvd./Woodside Dr.														
Rock Island Rd.	Sample Rd.	4LD	D	570	2,628	0.22	C	10%	28	1.07%	No	598	0.23	C
Sample Rd.	Wiles Rd.	2L	D	922	1,197	0.77	D	5%	14	1.17%	No	936	0.78	D
Rock Island Rd.														
Atlantic Blvd.	Royal Palm Blvd.	4LD	D	3,135	3,401	0.92	C	10%	28	0.82%	No	3,163	0.93	C
Royal Palm Blvd.	Sample Rd.	4LD	D	2,812	3,401	0.83	C	32%	88	2.59%	No	2,900	0.85	C
Sample Rd.	Wiles Rd.	4LD	D	3,525	3,401	1.04	F	10%	28	0.82%	No	3,553	1.04	F
SR 7														
Atlantic Blvd.	Margate Blvd.	6LD	D	7,277	4,500	1.62	F	7%	19	0.42%	No	7,296	1.62	F
Margate Blvd.	Royal Palm Blvd.	6LD	D	6,555	5,390	1.22	F	7%	19	0.35%	No	6,574	1.22	F
Royal Palm Blvd.	Sample Rd.	6LD	D	5,320	5,390	0.99	D	5%	14	0.26%	No	5,334	0.99	D
Sample Rd.	Wiles Rd.	6LD	D	4,636	5,390	0.86	C	5%	14	0.26%	No	4,650	0.86	C

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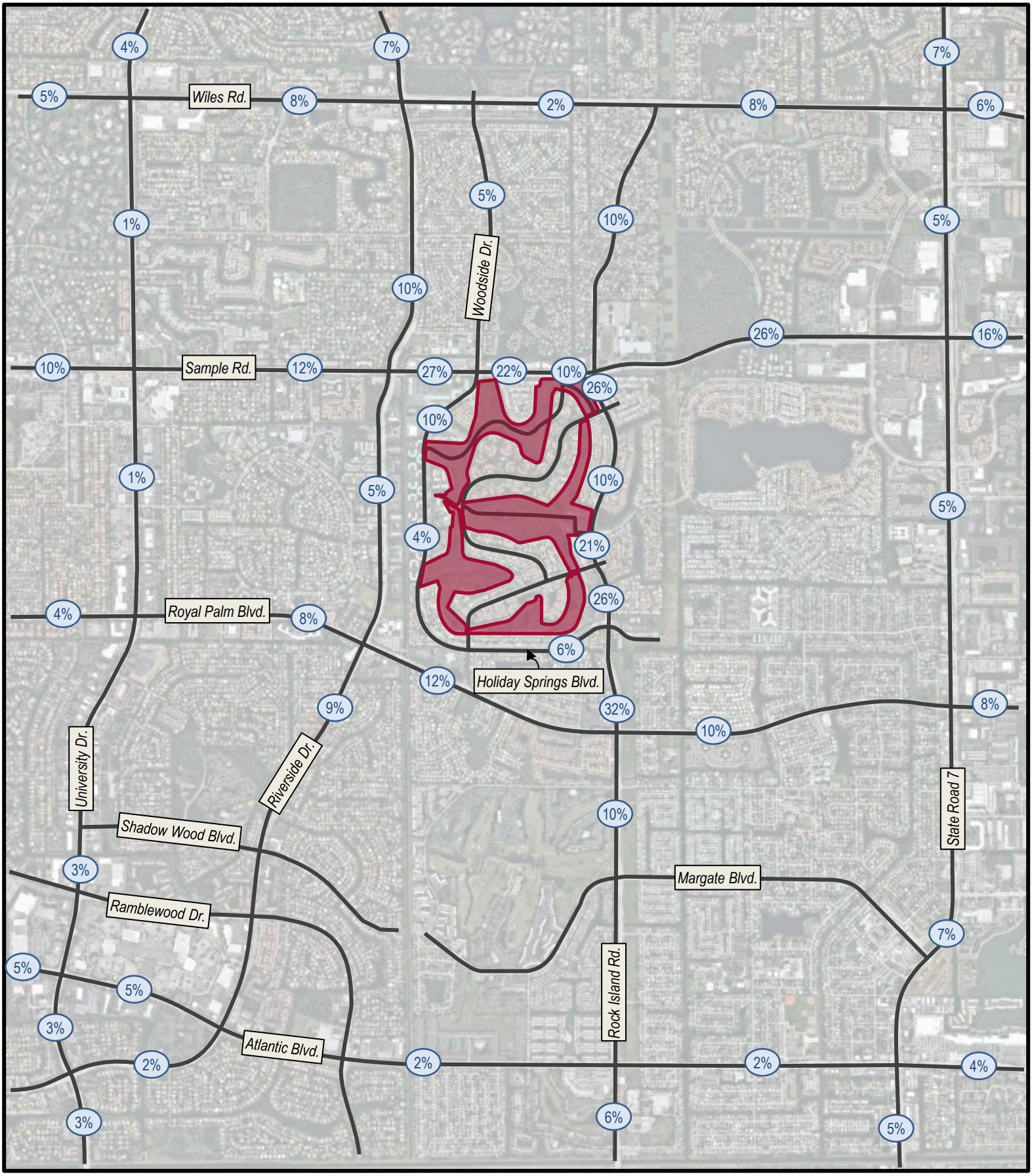
Table 7: Year 2045 Total Roadway Data - Daily

Roadway		Lanes	Adopted LOS	2045 Future Baseline Daily				Daily Project Traffic				2045 Total Daily		
From	To			Volume	Capacity	v/c	LOS	% Assignment	Project Trips	% Impact	Significant Impact ?	Volume	v/c	LOS
Wiles Rd.														
University Dr.	Riverside Dr.	4LD	D	42,100	37,810	1.11	F	8%	221	0.58%	No	42,321	1.12	F
Riverside Dr.	Rock Island Rd.	4LD	D	51,700	37,810	1.37	F	8%	221	0.58%	No	51,921	1.37	F
Rock Island Rd.	SR 7	6LD	D	77,300	56,905	1.36	F	8%	221	0.39%	No	77,521	1.36	F
Sample Rd.														
University Dr.	Riverside Dr.	6LD	D	38,900	56,100	0.69	C	12%	331	0.59%	No	39,231	0.70	C
Riverside Dr.	Rock Island Rd.	6LD	D	59,700	56,100	1.06	F	27%	745	1.33%	No	60,445	1.08	F
Rock Island Rd.	SR 7	6LD	D	59,700	56,100	1.06	F	26%	717	1.28%	No	60,417	1.08	F
Royal Palm Blvd.														
University Dr.	Riverside Dr.	4LD	D	31,100	37,810	0.82	C	8%	221	0.58%	No	31,321	0.83	C
Riverside Dr.	Rock Island Rd.	4LD	D	40,300	37,810	1.07	F	12%	331	0.88%	No	40,631	1.07	F
Rock Island Rd.	SR 7	4LD	D	38,600	37,810	1.02	F	10%	276	0.73%	No	38,876	1.03	F
Atlantic Blvd.														
University Dr.	Riverside Dr.	6LD	D	34,600	59,900	0.58	C	5%	138	0.23%	No	34,738	0.58	C
Riverside Dr.	Rock Island Rd.	6LD	D	53,400	59,900	0.89	C	2%	55	0.09%	No	53,455	0.89	C
Rock Island Rd.	SR 7	6LD	D	41,300	50,000	0.83	D	2%	55	0.11%	No	41,355	0.83	D
University Dr.														
Atlantic Blvd.	Shadowwood Dr.	6LD	D	69,200	59,900	1.16	F	3%	83	0.14%	No	69,283	1.16	F
Shadowwood Dr.	Royal Palm Blvd.	6LD	D	54,700	59,900	0.91	C	3%	83	0.14%	No	54,783	0.91	C
Royal Palm Blvd.	Sample Rd.	6LD	D	56,300	59,900	0.94	C	1%	28	0.05%	No	56,328	0.94	C
Sample Rd.	Wiles Rd.	6LD	D	54,500	59,900	0.91	C	1%	28	0.05%	No	54,528	0.91	C
Riverside Dr.														
Atlantic Blvd.	Ramblewood Dr.	4LD	D	41,600	37,810	1.10	F	9%	248	0.66%	No	41,848	1.11	F
Ramblewood Dr.	Royal Palm Blvd.	4LD	D	50,100	37,810	1.33	F	9%	248	0.66%	No	50,348	1.33	F
Royal Palm Blvd.	Sample Rd.	4LD	D	38,700	37,810	1.02	F	5%	138	0.36%	No	38,838	1.03	F
McNab Road	Wiles Rd.	4LD	D	12,000	37,810	0.32	C	10%	276	0.73%	No	12,276	0.32	C
Holiday Springs Blvd./Woodside Dr.														
Rock Island Rd.	Sample Rd.	4LD	D	6,000	29,160	0.21	C	10%	276	0.95%	No	6,276	0.22	C
Sample Rd.	Wiles Rd.	2L	D	9,700	13,320	0.73	D	5%	138	1.04%	No	9,838	0.74	D
Rock Island Rd.														
Atlantic Blvd.	Royal Palm Blvd.	4LD	D	33,000	37,810	0.87	C	10%	276	0.73%	No	33,276	0.88	C
Royal Palm Blvd.	Sample Rd.	4LD	D	29,600	37,810	0.78	C	32%	883	2.34%	No	30,483	0.81	C
Sample Rd.	Wiles Rd.	4LD	D	37,100	37,810	0.98	D	10%	276	0.73%	No	37,376	0.99	D
SR 7														
Atlantic Blvd.	Margate Blvd.	6LD	D	76,600	50,000	1.53	F	7%	193	0.39%	No	76,793	1.54	F
Margate Blvd.	Royal Palm Blvd.	6LD	D	69,000	59,900	1.15	F	7%	193	0.32%	No	69,193	1.16	F
Royal Palm Blvd.	Sample Rd.	6LD	D	56,000	59,900	0.93	C	5%	138	0.23%	No	56,138	0.94	C
Sample Rd.	Wiles Rd.	6LD	D	48,800	59,900	0.81	C	5%	138	0.23%	No	48,938	0.82	C

As shown in the evaluation, no roadway segments are anticipated to be significantly impacted (greater than 3% of the adopted LOS D volume) during the scenarios evaluated with traffic generated by the amendment at its maximum density/intensity.


Wiles Rd.
Sample Rd.
Royal Palm Blvd.
Holiday Springs Blvd.
Woodside Dr.
University Dr.
Riverside Dr.
Shadow Wood Blvd.
Ramblewood Dr.
Atlantic Blvd.
Rock Island Rd.
Margate Blvd.
State Road 7
NORTH
LEGEND
Site Location
XX%
Traffic Assignment
FIGURE 2
Carolina Club
KH #241158000
Trip Distribution
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4. ***Provide any relevant transportation studies relating to this amendment, as applicable.***

A Traffic Impact Analysis (TIA) has been submitted as part of the Rezoning application. The TIA evaluation includes analyses of adjacent intersection operations and access points to identify the need for site-related access and traffic operations improvements based upon the specific details of the proposed development plan.

G. MASS TRANSIT ANALYSIS

1. ***Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.***

Table 8 provides a summary of Broward County Transit (BCT) bus routes that provide service within one-quarter of a mile of the amendment area along with weekday and weekend peak hour headways.

Table 8: Broward County Transit (BCT) Routes

Route #	Day of Service	Duration of Service	Headways
BCT 34	Weekday Saturday Sunday	5:00 AM – 11:00 PM 5:40 AM – 10:46 PM 7:53 AM – 8:52 PM	24 min 40 min 45 min
BCT 83	Weekday Saturday Sunday	5:38 AM – 9:27 PM 6:12 AM – 8:48 PM 9:00 AM – 7:48 PM	45 min 60 min 45 min

Additionally, there are local community bus routes for the City of Margate that serve the vicinity of the amendment site. Table 9 provides a summary of these routes.

Table 9: Community Shuttle Routes

Route #	Day of Service	Duration of Service	Headways
Margate Route A	Weekday	7:30 AM – 4:30 PM	60 min
Margate Route As	Saturday	7:30 AM – 4:47 PM	70 min
Margate Route C	Weekday	7:30 AM – 5:53 PM	60 min
Margate Route D	Weekday	7:20 AM – 4:20 PM	60 min

Route information is included as Attachment G.1.

2. ***Describe how the proposed amendment furthers or supports mass transit use.***

The proposed amendment will add residential units and commercial uses to an area already served by mass-transit routes, generating additional ridership for the routes adjacent to the site. Furthermore, the Applicant anticipates that the ultimate site plan, should the amendment be approved, will include the addition of a significant length of pedestrian pathways will be created on former golf course land, helping provide linkages for both the amendment property and existing homes within the Carolina Club community to the external transportation system.

3. ***Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.***

Correspondence received from Broward County Transit is included as Exhibit G.2.

Should you have any questions regarding this information, please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

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ATTACHMENT F.1

BROWARD COUNTY MPO TRAFFIC VOLUME DATA

APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020					2020					2045				
			Design	Daily Conditions				Peak Hour Conditions					Daily Conditions				
ID	E/W Roadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS
758	Riverside Dr	N of Atlantic Blvd	422	19200	37810 r	0.51	C	1824	3401 r	0.54	C	422	41600	37810 r	1.10	F
760	Riverside Dr	N of Ramblewood Dr	422	20100	37810 r	0.53	C	1910	3401 r	0.56	C	422	50100	37810 r	1.33	F
762	Riverside Dr	N of Royal Palm Blvd	422	17900	37810 r	0.47	C	1701	3401 r	0.50	C	422	38700	37810 r	1.02	F
764	Riverside Dr	N of Sample Rd	422	12900	37810 r	0.34	C	1226	3401 r	0.36	C	422	12000	37810 r	0.32	C
776	Atlantic Blvd	E of University Dr	622	26000	59900	0.43	C	2470	5390	0.46	C	622	34600	59900	0.58	C
778	Atlantic Blvd	E of Riverside Dr	622	30500	59900	0.51	C	2898	5390	0.54	C	622	53400	59900	0.89	C
780	Atlantic Blvd	E of Rock Island Rd	632	50000	50000	1.00	D	4750	4500	1.06	F	632	41300	50000	0.83	D
836	Royal Palm Blvd	E of University Dr	422	23000	37810 r	0.61	C	2185	3401 r	0.64	C	422	31100	37810 r	0.82	C
838	Royal Palm Blvd	E of Riverside Dr	422	27500	37810 r	0.73	C	2613	3401 r	0.77	C	422	40300	37810 r	1.07	F
840	Royal Palm Blvd	E of Rock Island Rd	422	29500	37810 r	0.78	C	2803	3401 r	0.82	C	422	38600	37810 r	1.02	F
862	Sample Rd	E of University Dr	622	31500	59900	0.53	C	2993	5390	0.56	C	622	38900	56100	0.69	C
864	Sample Rd	E of Riverside Dr	622	48000	59900	0.80	C	4560	5390	0.85	C	622	59700	56100	1.06	F
866	Sample Rd	E of Rock Island Rd	622	46500	59900	0.78	C	4418	5390	0.82	C	622	59700	56100	1.06	F
894	Wiles Rd	E of University Dr	422	21000	37810 r	0.56	C	1995	3401 r	0.59	C	422	42100	37810 r	1.11	F
896	Wiles Rd	E of Riverside Dr	422	26000	37810 r	0.69	C	2470	3401 r	0.73	C	422	51700	37810 r	1.37	F
898	Wiles Rd	E of Rock Island Rd	622	31000	56905 r	0.54	C	2945	5121 r	0.57	C	622	77300	56905 r	1.36	F

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2020 & 2045

			2020				2020				2045					2045			
			Design	Daily Conditions				Peak Hour Conditions				Design	Daily Conditions					Peak Hour Conditions		
ID	N/SRoadway	Segment	Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS
ID	N/S Roadway	Segment	Code	Column1	Capacity	V/C	LOS	Volume	Capacity	V/CPk	LOS_pk	Code25	Volume2045	Capacity2045	V/C2045	LOS2045	Volume2045	Capacity2045	V/C2045_	LOS2045_
369	University Dr	N of Atlantic Blvd	622	41000	59900	0.68	C	3895	5390	0.72	C	622	69200	59900	1.16	F	6574	5390	1.22	F
371	University Dr	N of Shadowwood Dr	622	41500	59900	0.69	C	3943	5390	0.73	C	622	54700	59900	0.91	C	5197	5390	0.96	C
373	University Dr	N of Royal Palm Blvd	622	31000	59900	0.52	C	2945	5390	0.55	C	622	56300	59900	0.94	C	5349	5390	0.99	D
375	University Dr	N of Sample Rd	622	30000	59900	0.50	C	2850	5390	0.53	C	622	54500	59900	0.91	C	5178	5390	0.96	C
1073	Holiday Springs Blvd	N of Royal Palm Blvd	464	6900	29160	0.24	C	656	2628	0.25	C	464	6000	29160	0.21	C	570	2628	0.22	C
1075	Woodside Dr	N of Sample Rd	264	6900	13320	0.52	D	656	1197	0.55	D	264	9700	13320	0.73	D	922	1197	0.77	D
417	Rock Island Rd	N of Atlantic Blvd	422	25000	37810 r	0.66	C	2375	3401 r	0.70	C	422	33000	37810 r	0.87	C	3135	3401 r	0.92	C
419	Rock Island Rd	N of Royal Palm Blvd	422	22000	37810 r	0.58	C	2090	3401 r	0.61	C	422	29600	37810 r	0.78	C	2812	3401 r	0.83	C
421	Rock Island Rd	N of Sample Rd	422	9300	37810 r	0.25	C	884	3401 r	0.26	C	422	37100	37810 r	0.98	D	3525	3401 r	1.04	F
525	SR 7	N of Atlantic Blvd	632	50500	50000	1.01	E	4798	4500	1.07	F	632	76600	50000	1.53	F	7277	4500	1.62	F
527	SR 7	N of Margate Blvd	622	50500	59900	0.84	C	4798	5390	0.89	C	622	69000	59900	1.15	F	6555	5390	1.22	F
529	SR 7	N of Royal Palm Blvd	622	49500	59900	0.83	C	4703	5390	0.87	C	622	56000	59900	0.93	C	5320	5390	0.99	D
531	SR 7	N of Sample Rd	622	41500	59900	0.69	C	3943	5390	0.73	C	622	48800	59900	0.81	C	4636	5390	0.86	C
Total																				

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

ATTACHMENT G.1

BROWARD COUNTY TRANSIT INFO

For more details on our fares please visit our web site at Broward.org/BCT or call customer service: 954-357-8400.

Reading a Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol ☐.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.

Information: 954-357-8400

Hearing-speech impaired/TTY: 954-357-8302

This publication can be made available in alternative formats upon request by contacting 954-357-8400 or TTY 954-357-8302.

This symbol is used on bus stop signs to indicate accessible bus stops.

BROWARD COUNTY FLORIDA
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
An equal opportunity employer and provider of services.

1,000 copies of this public document were promulgated at a gross cost of $275, or $0.275 per copy to inform the public about the Transit Division's schedule and route information. Printed 1/24

Broward County Transit

ROUTE 34 ALL WEEK SCHEDULE

Coral Ridge Drive to Federal Highway via Sample Road

Effective 1/21/24

Safety Is Our Number One Priority

Mobile Ticketing App

Now Your **Phone** Is Your **Ticket** to ride BCT! Download the App today.

MyRide BROWARD.org

Real Time Bus Information
MyRide.Broward.org

BROWARD COUNTY Transit

Broward.org/BCT
954-357-8400

MONDAY - FRIDAY

There are additional bus stops in between those listed.

EASTBOUND

To Federal Highway

SAMPLE RD. & CORAL RIDGE DR.	SAMPLE RD. & UNIVERSITY DR.	SAMPLE RD.& TURTLE CREEK RD.	SAMPLE RD. & POWERLINE RD.	POMPANO BEACH TRI-RAIL STATION	SAMPLE RD. & FEDERAL HWY.
1	**2**	**3**	**4**	**5**	**6**
5:00a	5:07a	5:16a	5:24a	5:30a	5:39a
5:24a	5:31a	5:40a	5:50a	5:56a	6:07a
5:48a	5:56a	6:08a	6:18a	6:24a	6:35a
6:10a	6:18a	6:30a	6:40a	6:47a	6:59a
6:32a	6:40a	6:53a	7:05a	7:12a	7:24a
6:54a	7:04a	7:17a	7:29a	7:36a	7:48a
7:15a	7:25a	7:38a	7:50a	7:57a	8:09a
7:36a	7:46a	7:59a	8:11a	8:18a	8:30a
7:57a	8:07a	8:20a	8:32a	8:39a	8:51a G
8:18a	8:28a	8:41a	8:53a	9:00a	9:12a
8:39a	8:49a	9:02a	9:13a	9:19a	9:31a G
8:54a	9:04a	9:16a	9:27a	9:33a	9:45a
9:09a	9:20a	9:32a	9:43a	9:49a	10:01a G
9:26a	9:37a	9:49a	10:00a	10:06a	10:18a
9:57a	10:08a	10:20a	10:31a	10:37a	10:49a
10:28a	10:39a	10:51a	11:02a	11:08a	11:20a
11:00a	11:11a	11:23a	11:34a	11:40a	11:52a
11:33a	11:44a	11:56a	12:07p	12:13p	12:25p
12:06p	12:17p	12:29p	12:40p	12:46p	12:58p
12:39p	12:50p	1:02p	1:13p	1:19p	1:31p
1:13p	1:24p	1:36p	1:47p	1:53p	2:05p
1:47p	1:58p	2:10p	2:24p	2:30p	2:45p
2:23p	2:36p	2:50p	3:04p	3:10p	3:25p
3:00p	3:13p	3:27p	3:41p	3:47p	4:02p
3:37p	3:50p	4:04p	4:18p	4:24p	4:39p
4:14p	4:27p	4:41p	4:55p	5:01p	5:15p
4:38p	4:51p	5:05p	5:18p	5:24p	5:36p
4:58p	5:11p	5:25p	5:37p	5:43p	5:55p
5:19p	5:29p	5:43p	5:55p	6:01p	6:13p
5:40p	5:50p	6:04p	6:16p	6:22p	6:34p
6:01p	6:11p	6:25p	6:37p	6:43p	6:55p G
6:22p	6:32p	6:46p	6:58p	7:04p	7:16p
6:47p	6:57p	7:11p	7:20p	7:24p	7:35p G
7:18p	7:26p	7:36p	7:45p	7:49p	8:00p
7:58p	8:06p	8:16p	8:25p	8:29p	8:40p
8:38p	8:46p	8:56p	9:05p	9:09p	9:20p
9:18p	9:26p	9:36p	9:45p	9:49p	10:00p
10:00p	10:08p	10:18p	10:27p	10:31p	10:42p G

WESTBOUND

To Coral Ridge Drive

SAMPLE RD. & FEDERAL HWY.	POMPANO BEACH TRI-RAIL STATION	SAMPLE RD.& POWERLINE RD.	SAMPLE RD. & TURTLE CREEK RD.	SAMPLE RD. & UNIVERSITY DR.	SAMPLE RD. & CORAL RIDGE DR.
6	**5**	**4**	**3**	**2**	**1**
5:10a	5:22a	5:31a	5:40a	5:49a	5:58a
5:49a	6:01a	6:10a	6:19a	6:30a	6:44a
6:17a	6:31a	6:40a	6:50a	7:01a	7:15a
6:45a	6:59a	7:08a	7:18a	7:29a	7:43a
7:10a	7:24a	7:33a	7:43a	7:54a	8:08a
7:34a	7:48a	7:57a	8:07a	8:17a	8:29a
7:49a	8:03a	8:12a	8:22a	8:31a	8:43a
8:05a	8:19a	8:28a	8:38a	8:47a	8:59a
8:22a	8:36a	8:45a	8:55a	9:04a	9:16a
8:53a	9:07a	9:16a	9:26a	9:35a	9:47a
9:24a	9:38a	9:47a	9:57a	10:06a	10:18a
9:56a	10:10a	10:19a	10:29a	10:38a	10:50a
10:28a	10:42a	10:51a	11:01a	11:10a	11:22a
10:59a	11:13a	11:22a	11:33a	11:42a	11:55a
11:30a	11:46a	11:56a	12:07p	12:16p	12:29p
12:03p	12:19p	12:29p	12:40p	12:49p	1:02p
12:36p	12:52p	1:02p	1:13p	1:22p	1:35p
1:09p	1:25p	1:35p	1:46p	1:55p	2:08p
1:44p	2:00p	2:11p	2:23p	2:35p	2:50p
2:19p	2:37p	2:48p	3:00p	3:12p	3:27p
2:55p	3:13p	3:24p	3:36p	3:48p	4:03p
3:20p	3:38p	3:49p	4:01p	4:13p	4:28p
3:40p	3:58p	4:09p	4:21p	4:33p	4:48p
4:01p	4:19p	4:30p	4:42p	4:54p	5:09p
4:22p	4:40p	4:51p	5:03p	5:15p	5:30p
4:43p	5:01p	5:12p	5:24p	5:36p	5:51p
5:04p	5:22p	5:33p	5:45p	5:57p	6:12p
5:25p	5:43p	5:54p	6:06p	6:18p	6:33p
5:46p	6:04p	6:15p	6:26p	6:35p	6:50p G
6:07p	6:24p	6:32p	6:42p	6:51p	7:06p
6:28p	6:44p	6:52p	7:02p	7:11p	7:26p G
6:50p	7:06p	7:14p	7:24p	7:33p	7:48p
7:30p	7:46p	7:54p	8:04p	8:13p	8:25p
8:10p	8:24p	8:33p	8:41p	8:49p	9:01p
8:50p	9:03p	9:12p	9:20p	9:28p	9:40p
9:30p	9:43p	9:52p	10:00p	10:08p	10:20p G
10:10p	10:23p	10:32p	10:40p	10:48p	11:00p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP • **Times with the letter "G" after them indicate bus returns to garage.**

SATURDAY

EASTBOUND

To Federal Highway

SAMPLE RD. & CORAL RIDGE DR.	SAMPLE RD. & UNIVERSITY DR.	SAMPLE RD.& TURTLE CREEK RD.	SAMPLE RD. & POWERLINE RD.	POMPANO BEACH TRI-RAIL STATION	SAMPLE RD. & FEDERAL HWY.
1	**2**	**3**	**4**	**5**	**6**
5:40a	5:47a	5:54a	6:01a	6:07a	6:17a
6:20a	6:27a	6:34a	6:41a	6:47a	6:57a
7:05a	7:15a	7:25a	7:35a	7:41a	7:51a
7:50a	8:00a	8:10a	8:20a	8:26a	8:36a
8:35a	8:45a	8:55a	9:05a	9:11a	9:21a
9:20a	9:30a	9:40a	9:50a	9:56a	10:06a
10:05a	10:15a	10:25a	10:35a	10:41a	10:51a
10:50a	11:00a	11:12a	11:24a	11:31a	11:43a
11:35a	11:46a	11:59a	12:11p	12:18p	12:30p
12:20p	12:31p	12:42p	12:54p	1:01p	1:13p
1:05p	1:16p	1:27p	1:39p	1:46p	1:58p
1:53p	2:04p	2:15p	2:27p	2:34p	2:46p
2:43p	2:54p	3:05p	3:17p	3:24p	3:36p
3:28p	3:39p	3:50p	4:02p	4:09p	4:21p
4:13p	4:24p	4:35p	4:47p	4:54p	5:06p
4:58p	5:09p	5:20p	5:32p	5:39p	5:49p
5:38p	5:48p	5:59p	6:10p	6:16p	6:26p
6:22p	6:32p	6:43p	6:54p	7:00p	7:10p
7:07p	7:15p	7:24p	7:33p	7:38p	7:48p
8:00p	8:08p	8:17p	8:26p	8:31p	8:41p
9:00p	9:08p	9:17p	9:26p	9:31p	9:41p
10:00p	10:08p	10:17p	10:26p	10:31p	10:41p G

WESTBOUND

To Coral Ridge Drive

SAMPLE RD. & FEDERAL HWY.	POMPANO BEACH TRI-RAIL STATION	SAMPLE RD.& POWERLINE RD.	SAMPLE RD.& TURTLE CREEK RD.	SAMPLE RD. & UNIVERSITY DR.	SAMPLE RD. & CORAL RIDGE DR.
6	**5**	**4**	**3**	**2**	**1**
5:55a	6:08a	6:14a	6:22a	6:30a	6:42a
6:40a	6:53a	6:59a	7:07a	7:15a	7:27a
7:25a	7:38a	7:44a	7:52a	8:00a	8:12a
8:10a	8:23a	8:29a	8:39a	8:48a	9:00a
8:55a	9:10a	9:17a	9:27a	9:36a	9:48a
9:40a	9:55a	10:03a	10:15a	10:23a	10:35a
10:25a	10:41a	10:51a	11:03a	11:11a	11:23a
11:10a	11:26a	11:36a	11:48a	11:56a	12:08p
11:55a	12:11p	12:21p	12:33p	12:41p	12:53p
12:45p	1:01p	1:11p	1:23p	1:31p	1:43p
1:35p	1:51p	2:01p	2:13p	2:21p	2:33p
2:20p	2:36p	2:46p	2:58p	3:06p	3:18p
3:05p	3:21p	3:31p	3:43p	3:51p	4:03p
3:50p	4:06p	4:16p	4:28p	4:37p	4:48p
4:32p	4:49p	4:57p	5:08p	5:17p	5:28p
5:16p	5:33p	5:41p	5:52p	6:01p	6:12p
5:59p	6:16p	6:24p	6:35p	6:44p	6:55p
6:39p	6:56p	7:04p	7:15p	7:24p	7:35p
7:19p	7:36p	7:44p	7:55p	8:04p	8:16p G
7:59p	8:14p	8:22p	8:30p	8:38p	8:50p
8:55p	9:10p	9:18p	9:26p	9:34p	9:46p
9:55p	10:10p	10:18p	10:26p	10:34p	10:46p G

SUNDAY

EASTBOUND

To Federal Highway

SAMPLE RD. & CORAL RIDGE DR.	SAMPLE RD. & UNIVERSITY DR.	SAMPLE RD.& TURTLE CREEK RD.	SAMPLE RD. & POWERLINE RD.	POMPANO BEACH TRI-RAIL STATION	SAMPLE RD. & FEDERAL HWY.
1	**2**	**3**	**4**	**5**	**6**
8:00a	8:09a	8:20a	8:29a	8:34a	8:44a
8:50a	8:59a	9:10a	9:19a	9:24a	9:34a
9:30a	9:39a	9:50a	9:59a	10:04a	10:14a
10:05a	10:14a	10:25a	10:34a	10:39a	10:49a
10:48a	10:57a	11:08a	11:17a	11:22a	11:33a
11:30a	11:40a	11:51a	12:01p	12:06p	12:17p
12:12p	12:22p	12:33p	12:43p	12:48p	12:59p
12:54p	1:04p	1:15p	1:25p	1:30p	1:41p
1:36p	1:46p	1:57p	2:07p	2:12p	2:23p
2:18p	2:28p	2:39p	2:49p	2:54p	3:05p
3:00p	3:10p	3:21p	3:31p	3:36p	3:47p
3:42p	3:52p	4:03p	4:13p	4:18p	4:28p
4:22p	4:32p	4:42p	4:51p	4:56p	5:06p
5:02p	5:12p	5:22p	5:31p	5:36p	5:46p
5:43p	5:53p	6:03p	6:12p	6:17p	6:27p
6:24p	6:34p	6:44p	6:53p	6:58p	7:08p
7:05p	7:15p	7:25p	7:34p	7:39p	7:49p

WESTBOUND

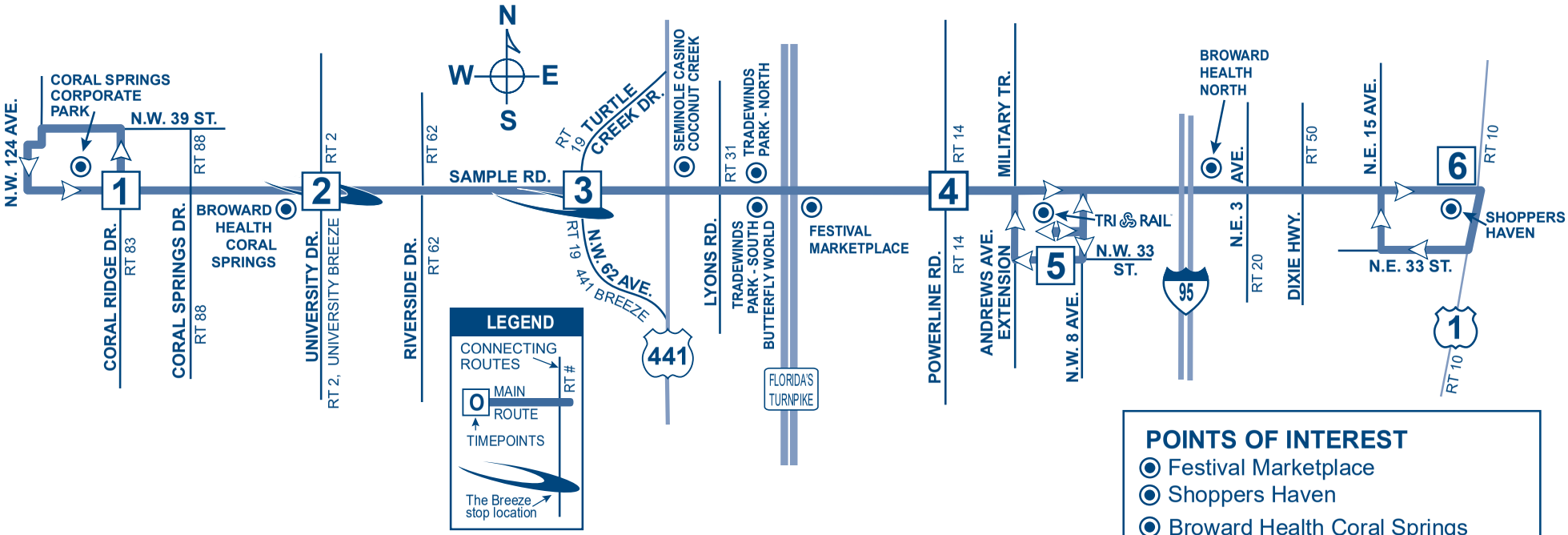
To Coral Ridge Drive

SAMPLE RD. & FEDERAL HWY.	POMPANO BEACH TRI-RAIL STATION	SAMPLE RD.& POWERLINE RD.	SAMPLE RD.& TURTLE CREEK RD.	SAMPLE RD. & UNIVERSITY DR.	SAMPLE RD. & CORAL RIDGE DR.
6	**5**	**4**	**3**	**2**	**1**
7:53a	8:07a	8:13a	8:20a	8:28a	8:41a
8:53a	9:07a	9:13a	9:20a	9:28a	9:41a
9:44a	9:58a	10:06a	10:17a	10:26a	10:38a
10:26a	10:40a	10:48a	10:59a	11:08a	11:20a
11:01a	11:15a	11:23a	11:34a	11:43a	11:55a
11:43a	11:57a	12:05p	12:16p	12:25p	12:37p
12:27p	12:41p	12:49p	1:00p	1:09p	1:21p
1:11p	1:25p	1:32p	1:42p	1:51p	2:03p
1:53p	2:07p	2:14p	2:24p	2:33p	2:45p
2:35p	2:49p	2:56p	3:06p	3:15p	3:27p
3:17p	3:31p	3:38p	3:48p	3:57p	4:09p
3:59p	4:13p	4:20p	4:30p	4:39p	4:51p
4:40p	4:54p	5:01p	5:11p	5:20p	5:32p
5:20p	5:34p	5:41p	5:51p	6:00p	6:12p
6:00p	6:14p	6:21p	6:31p	6:40p	6:52p
6:40p	6:54p	7:01p	7:11p	7:20p	7:32p G
7:20p	7:34p	7:41p	7:51p	8:00p	8:12p G
8:00p	8:14p	8:21p	8:31p	8:40p	8:52p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP • **Times with the letter "G" after them indicate bus returns to garage.**

ROUTE 34

Coral Ridge Drive
to Federal Highway
via Sample Road



Due to COVID-19, some Breeze services may be suspended. Please contact BCT Customer Service or visit our website for the latest service updates.

POINTS OF INTEREST

- Festival Marketplace
- Shoppers Haven
- Broward Health Coral Springs
- Broward Health North
- Tradewinds Park - North and South
- Butterfly World
- Seminole Casino Coconut Creek
- Tri-Rail
- Coral Springs Corporate Park

Customer Service

Monday - Friday.....7 am - 7:45 pm
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day
Independence Day
Labor Day
Thanksgiving Day
Memorial Day
Christmas Day

Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.* Children (under 40 inches ride FREE)

Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

10 Ride Pass: 10 Rides any time, any day. Expires after the tenth ride is taken.

7 Day Pass: Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

31 Day Adult Pass: Unlimited rides for 31 consecutive days. Starts on the first day card is used.

31 Day Reduced Pass: Youth*, Seniors*, Disabled*, Medicare*, College Student*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

****Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

****Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

** Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324

TRANSIT WATCH

WHEN IT COMES TO OUR SAFETY, WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS. BE ALERT. CALL 954-357-LOOK (5665). TELL US.

TRANSFER POLICY - EFFECTIVE 7/10/11

TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a $1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the $1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the $1.00 upgrade fee when boarding Express buses.

PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays $.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a $.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

For more details on our fares please visit our web site at Broward.org/BCT or call customer service: 954-357-8400.

Reading A Timetable - It's Easy

1. The map shows the exact bus route.
2. Major route intersections are called time points. Time points are shown with the symbol ☐.
3. The timetable lists major time points for bus route. Listed under time points are scheduled departure times.
4. Reading from left to right, indicates the time for each bus trip.
5. The bus picks up and drops off riders at all BCT bus stop signs along the route where there is a Broward County bus stop sign.
6. Arrive at the bus stop five minutes early. Buses operate as close to published timetables as traffic conditions allow.

Not paying your fare is a crime per Florida Statute 812.015. Violation constitutes a misdemeanor, punishable by jail time and/or a fine.

Information: 954-357-8400

Hearing-speech impaired/TTY: 954-357-8302

This publication can be made available in alternative formats upon request by contacting 954-357-8400 or TTY 954-357-8302.

This symbol is used on bus stop signs to indicate accessible bus stops.

BROWARD COUNTY FLORIDA
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
An equal opportunity employer and provider of services.

1,000 copies of this public document were promulgated at a gross cost of $170, or $.17 per copy to inform the public about the Transit Division's schedule and route information. Printed 1/22

Broward County Transit

ROUTE 83 ALL WEEK SCHEDULE

Coral Ridge Drive and Sample Road
to Pompano Citi Centre
via Royal Palm Boulevard/Copans Road

Effective 1/23/22

Safety Is Our Number One Priority

Real Time Bus Information
MyRide.Broward.org

MyRide BROWARD.org

BROWARD COUNTY Transit

Broward.org/BCT
954-357-8400

Route 83

BROWARD COUNTY TRANSIT

Coral Ridge Drive and Sample Road
to Pompano Citi Centre

**via Royal Palm Boulevard/
Copans Road**

MONDAY - FRIDAY There are additional bus stops in between those listed.

EASTBOUND

To Pompano Citi Centre

CORAL RIDGE DR. & SAMPLE RD.	ST. ANDREWS TOWERS	ROYAL PLAM BLVD. & UNIVERSITY DR.	COPANS RD. & HWY 441	COPANS RD. & POWERLINE RD.	COPANS RD. & US 1
1	**2**	**3**	**4**	**5**	**6**
5:38a		5:50a	6:02a	6:12a	6:23a
6:38a		6:50a	7:02a	7:12a	7:23a
7:16a	7:26a	7:31a	7:43a	7:54a	8:06a
8:01a	8:12a	8:17a	8:29a	8:39a	8:50a
8:47a	8:58a	9:03a	9:14a	9:24a	9:35a
9:30a	9:40a	9:45a	9:55a	10:05a	10:16a
10:12a	10:22a	10:27a	10:37a	10:47a	10:58a
10:55a	11:05a	11:10a	11:20a	11:30a	11:41a
11:38a	11:48a	11:53a	12:03p	12:13p	12:24p
12:22p	12:32p	12:37p	12:48p	12:58p	1:09p
1:07p	1:17p	1:22p	1:33p	1:43p	1:54p
1:55p	2:06p	2:11p	2:23p	2:34p	2:47p
2:40p	2:50p	2:55p	3:06p	3:16p	3:27p
3:24p	3:34p	3:39p	3:50p	4:00p	4:13p G
4:14p	4:25p	4:30p	4:42p	4:53p	5:06p G
4:59p	5:10p	5:15p	5:27p	5:37p	5:49p
5:55p	6:05p	6:10p	6:21p	6:31p	6:43p
6:41p	6:51p	6:56p	7:06p	7:15p	7:26p
7:19p	7:29p	7:34p	7:44p	7:53p	8:04p
8:03p		8:13p	8:23p	8:32p	8:42p
8:48p		8:58p	9:08p	9:17p	9:27p G

WESTBOUND

To Coral Ridge Drive & Sample Road

COPANS RD. & US 1	COPANS RD. & POWERLINE RD.	COPANS RD. & HWY 441	ROYAL PLAM BLVD. & UNIVERSITY DR.	ST. ANDREWS TOWERS	CORAL RIDGE DR. & SAMPLE RD.
6	**5**	**4**	**3**	**2**	**1**
5:38a	5:53a	6:02a	6:11a		6:27a
6:16a	6:31a	6:40a	6:49a		7:05a
6:55a	7:11a	7:19a	7:29a	7:33a	7:47a
7:38a	7:56a	8:05a	8:15a	8:19a	8:33a
8:21a	8:40a	8:49a	8:58a	9:02a	9:16a
9:04a	9:22a	9:31a	9:40a	9:44a	9:58a
9:47a	10:05a	10:14a	10:23a	10:27a	10:41a
10:30a	10:48a	10:57a	11:06a	11:10a	11:24a
11:14a	11:32a	11:41a	11:50a	11:54a	12:08p
11:58a	12:16p	12:26p	12:35p	12:39p	12:53p
12:42p	1:01p	1:12p	1:22p	1:26p	1:41p
1:26p	1:46p	1:57p	2:07p	2:11p	2:26p
2:12p	2:31p	2:41p	2:51p	2:55p	3:10p
2:58p	3:17p	3:29p	3:41p	3:45p	4:01p
3:44p	4:04p	4:15p	4:26p	4:30p	4:47p
4:32p	4:52p	5:06p	5:19p	5:23p	5:42p
5:20p	5:41p	5:54p	6:06p	6:10p	6:28p
6:05p	6:23p	6:34p	6:46p	6:50p	7:06p
6:55p	7:13p	7:24p	7:34p	7:38p	7:52p
7:38p	7:56p	8:07p	8:17p	8:21p	8:35p
8:17p	8:32p	8:41p	8:50p		9:06p G
8:48p	9:03p	9:12p	9:21p		9:37p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

SATURDAY

EASTBOUND

To Pompano Citi Centre

CORAL RIDGE DR. & SAMPLE RD.	ST. ANDREWS TOWERS	ROYAL PLAM BLVD. & UNIVERSITY DR.	COPANS RD. & HWY 441	COPANS RD. & POWERLINE RD.	COPANS RD. & US 1
1	**2**	**3**	**4**	**5**	**6**
6:12a		6:22a	6:30a	6:38a	6:47a
7:12a	7:22a	7:26a	7:35a	7:44a	7:54a
8:12a	8:22a	8:26a	8:35a	8:44a	8:54a
9:12a	9:22a	9:26a	9:35a	9:44a	9:54a
10:12a	10:22a	10:26a	10:35a	10:44a	10:54a
11:12a	11:22a	11:26a	11:35a	11:44a	11:54a
12:12p	12:22p	12:26p	12:35p	12:44p	12:54p
1:12p	1:22p	1:26p	1:35p	1:44p	1:54p
2:12p	2:22p	2:26p	2:35p	2:44p	2:54p
3:12p	3:22p	3:26p	3:35p	3:44p	3:54p
4:12p	4:22p	4:26p	4:35p	4:44p	4:54p
5:12p	5:22p	5:26p	5:35p	5:44p	5:54p
6:12p	6:22p	6:26p	6:35p	6:44p	6:54p
7:12p	7:22p	7:26p	7:34p	7:42p	7:51p
8:12p		8:22p	8:30p	8:38p	8:47p G

WESTBOUND

To Coral Ridge Drive & Sample Road

COPANS RD. & US 1	COPANS RD. & POWERLINE RD.	COPANS RD. & HWY 441	ROYAL PLAM BLVD. & UNIVERSITY DR.	ST. ANDREWS TOWERS	CORAL RIDGE DR. & SAMPLE RD.
6	**5**	**4**	**3**	**2**	**1**
6:15a	6:26a	6:34a	6:42a		6:57a
7:06a	7:20a	7:28a	7:36a	7:40a	7:55a
8:06a	8:21a	8:30a	8:39a	8:43a	8:58a
9:06a	9:21a	9:30a	9:39a	9:43a	9:58a
10:06a	10:22a	10:31a	10:40a	10:44a	10:59a
11:06a	11:22a	11:31a	11:40a	11:44a	11:59a
12:06p	12:23p	12:32p	12:41p	12:45p	1:00p
1:06p	1:23p	1:32p	1:41p	1:45p	2:00p
2:06p	2:23p	2:32p	2:41p	2:45p	3:01p
3:06p	3:23p	3:32p	3:41p	3:45p	4:00p
4:06p	4:23p	4:35p	4:45p	4:49p	5:04p
5:06p	5:21p	5:30p	5:39p	5:43p	5:58p
6:06p	6:21p	6:30p	6:39p	6:43p	6:58p
7:06p	7:21p	7:30p	7:39p	7:43p	7:58p
8:06p	8:17p	8:25p	8:33p		8:48p G

SUNDAY

EASTBOUND

To Pompano Citi Centre

CORAL RIDGE DR. & SAMPLE RD.	ST. ANDREWS TOWERS	ROYAL PLAM BLVD. & UNIVERSITY DR.	COPANS RD. & HWY 441	COPANS RD. & POWERLINE RD.	COPANS RD. & US 1
1	**2**	**3**	**4**	**5**	**6**
9:05a	9:15a	9:19a	9:27a	9:35a	9:44a
10:05a	10:15a	10:19a	10:27a	10:35a	10:44a
11:05a	11:15a	11:19a	11:28a	11:37a	11:47a
12:05p	12:15p	12:19p	12:28p	12:37p	12:47p
1:05p	1:15p	1:19p	1:28p	1:37p	1:47p
2:05p	2:15p	2:19p	2:28p	2:37p	2:47p
3:05p	3:15p	3:19p	3:28p	3:37p	3:47p
4:05p	4:15p	4:19p	4:28p	4:37p	4:47p
5:05p	5:15p	5:19p	5:28p	5:37p	5:47p
6:05p	6:15p	6:19p	6:28p	6:37p	6:47p
7:05p	7:15p	7:19p	7:27p	7:35p	7:44p G

WESTBOUND

To Coral Ridge Drive & Sample Road

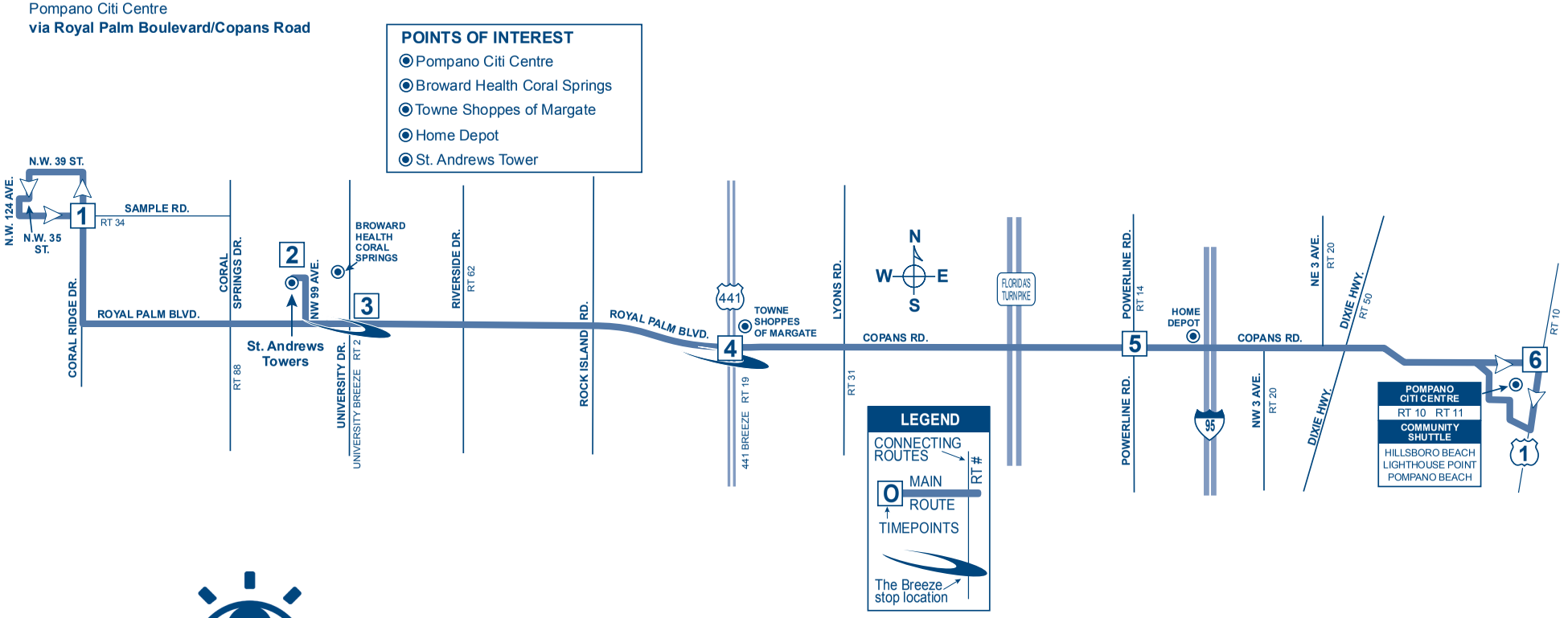
COPANS RD. & US 1	COPANS RD. & POWERLINE RD.	COPANS RD. & HWY 441	ROYAL PLAM BLVD. & UNIVERSITY DR.	ST. ANDREWS TOWERS	CORAL RIDGE DR. & SAMPLE RD.
6	**5**	**4**	**3**	**2**	**1**
9:00a	9:15a	9:23a	9:31a	9:35a	9:50a
10:00a	10:15a	10:23a	10:33a	10:37a	10:52a
11:00a	11:15a	11:24a	11:33a	11:37a	11:52a
12:00p	12:15p	12:24p	12:33p	12:37p	12:52p
1:00p	1:15p	1:24p	1:33p	1:37p	1:52p
2:00p	2:15p	2:27p	2:36p	2:40p	2:55p
3:00p	3:14p	3:23p	3:32p	3:36p	3:51p
4:00p	4:14p	4:23p	4:32p	4:36p	4:51p
5:00p	5:14p	5:24p	5:33p	5:37p	5:52p
6:00p	6:14p	6:23p	6:32p	6:36p	6:51p
7:00p	7:14p	7:23p	7:32p	7:36p	7:48p G

NUMBERS IN BOXES REFER TO TIME POINTS ON MAP

Times with the letter "G" after them indicate bus returns to garage.

ROUTE 83

Sample Road and Coral Ridge Drive to
Pompano Citi Centre
via Royal Palm Boulevard/Copans Road



TRANSIT WATCH

**WHEN IT COMES TO OUR SAFETY,
WE CAN ALWAYS USE AN EXTRA PAIR OF
EYES AND EARS. BE ALERT.
CALL 954-357-LOOK (5665). TELL US.**

Customer Service

Monday - Friday.....7 am - 7:45 pm
Saturday, Sunday and Holidays.....8:30 am - 4:45 pm

Transit Operations Agents help with:

- Trip planning
- Routes, times and transfer information
- Identifying Bus Pass sales locations
- Special event information

Lost and Found: 954-357-8400, Monday, Tuesday, Thursday and Friday, 9:00 am - 4:00 pm

Holiday Bus Service

Sunday bus service is provided on the following observed holidays:

New Year's Day
Independence Day
Labor Day
Thanksgiving Day
Memorial Day
Christmas Day

Fares

Exact fare, dollar bill or coins required. Operators do not carry change.

Fares are: Regular, Premium Express, Senior/Youth/Disabled/Medicare.* Children (under 40 inches ride FREE)

Fare Deals

All Day Bus Pass offers unlimited rides on all routes. On sale aboard all BCT buses.

NOTE: Other cost saving passes cannot be purchased on BCT buses, but are available at the Central Bus Terminal and at authorized distributors.

10 Ride Pass: 10 Rides any time, any day. Expires after the tenth ride is taken.

7 Day Pass: Unlimited rides for seven consecutive days. Starts on the first day card is used. Expires after the seventh day.

31 Day Adult Pass: Unlimited rides for 31 consecutive days. Starts on the first day card is used.

31 Day Reduced Pass: Youth*, Seniors*, Disabled*, Medicare*, College Student*. Unlimited rides for 31 consecutive days. Starts on the first day card is used.

****Premium Express 10 Ride Pass:** 10 rides any time, any day. Expires after tenth ride is taken.

****Premium Express 31 Day Pass:** Unlimited rides for 31 consecutive days. Starts on the first day card is used.

Bus Passes are not exchangeable, refundable or transferrable. Damaged cards are invalid. Lost, stolen or damaged cards will not be replaced.

*NOTICE: Proof of age is required for Youth fare (18 years or younger) and for Senior fare (65 years or older). For College Student Bus Pass, a college photo ID card is required. For Disabled and Medicare fare, proof of disability (Medicare card) and photo I.D. is required. Eligible Senior fare patrons are encouraged to acquire their BCT Reduced Fare Photo ID cards.

** Premium Bus Pass can be purchased online at Broward.org/BCT and at select Broward County library locations.

PROTECTIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AS AMENDED

Any person(s) or group(s) who believes that they have been subjected to discrimination because of race, color, or national origin, under any transit program or activity provided by Broward County Transit (BCT), may call 954-357-8481 to file a Title VI discrimination complaint or write to Broward County Transit Division, Compliance Manager, 1 N. University Drive, Suite 3100A, Plantation, FL 33324

TRANSIT WATCH

WHEN IT COMES TO OUR SAFETY, WE CAN ALWAYS USE AN EXTRA PAIR OF EYES AND EARS. BE ALERT. CALL 954-357-LOOK (5665). TELL US.

TRANSFER POLICY - EFFECTIVE 7/10/11

TRANSFERS BETWEEN REGULAR BCT BUS SERVICE AND BCT EXPRESS BUS SERVICE

Passengers using any BCT bus pass and transferring from a regular BCT route, to an Express bus route, must pay a $1.00 upgrade fee. Passengers with a Premium bus pass do not have to pay the $1.00 upgrade fee.

Passengers paying with cash, on a regular BCT bus route, will not be able to transfer to an Express bus route without paying the full premium fare when boarding the Express bus.

Passengers using an All-Day bus pass will be required to pay the $1.00 upgrade fee when boarding Express buses.

PREMIUM BUS PASS CUSTOMERS

The BCT 31-Day Premium Bus Pass is acceptable on all BCT regular bus routes.

TRANSFERS FROM BCT TO OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When boarding a BCT bus, passenger pays the appropriate BCT fare and may request a transfer from the bus operator if transferring to Miami-Dade Transit (MDT), Palm Tran or Tri-Rail.

TRANSFERS TO BCT FROM OTHER SOUTH FLORIDA TRANSIT SYSTEMS

When transferring from MDT, Palm Tran and Tri-Rail to BCT regular fixed-route bus service, passenger pays $.50 with a transfer issued by MDT or Palm Tran and proof of fare payment such as Easy Card and receipt issued by Tri-Rail. Tri-Rail passengers boarding BCT at any locations other than at a Tri-Rail station will be required to pay the full fare.

TRANSFERS BETWEEN OTHER SOUTH FLORIDA TRANSIT SYSTEMS AND PREMIUM EXPRESS BUS SERVICE

Transfers to MDT or Tri-Rail from Premium Express Service, a transfer is issued and passenger must pay appropriate MDT or Tri-Rail fare.

Transfer from MDT or Tri-Rail to Premium Express Service, a $.50 transfer fee is required with the appropriate transfer from MDT or Tri-Rail.

The Premium Express Service does not connect with Palm Tran.

The Easy Card issued by MDT and Tri-Rail is not accepted as payment on any BCT bus.

Kimley»Horn

ATTACHMENT G.2

BROWARD COUNTY TRANSIT
SERVICE PROVIDER CORRESPONDENCE

Transportation Department
Service and Strategic Planning Division
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

October 14, 2025

Nick Brooks
Kimley-Horn
477 S. Rosemary Ave., Ste. 215
West Palm Beach, FL 33401

RE: Land Use Plan Amendment (LUPA) – Carolina Club, Margate, FL – Transit Verification Letter

Nick Brooks,

Broward County Transit (BCT) has reviewed your correspondence dated September 30, 2025, regarding the proposed Land Use Plan Amendment (LUPA) for Carolina Club in the City of Margate, FL for current and planned transit service. The transit service provided within a quarter mile walking distance of the amendment site is limited to BCT Route 34, Margate community shuttle Routes A, As, and C, and the Coral Springs community shuttle Blue Route. Please refer to the following table for detailed information.

The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 34 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays the BCT Route 34 runs from 5:00 a.m. to 11:00 p.m. with a frequency of 25 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 34	Weekday Saturday Sunday	5:00 a.m. – 11:00 p.m. 5:40 a.m. – 10:46 p.m. 7:53 a.m. – 8:52 p.m.	25 minutes 43 minutes 41 minutes
Margate A BCT Route 753	WEEKDAY	7:30 a.m. – 4:30 p.m.	60 Minutes
Margate As BCT Route 754	SATURDAY	7:30 a.m. – 4:47 p.m.	70 Minutes

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
Margate C BCT Route 710	WEEKDAY	7:30 a.m. – 4:30 p.m.	60 minutes
Coral Springs Blue BCT Route 723	WEKDAY SATURDAY SUNDAY	8:00 a.m. – 6:00 p.m. 8:00 a.m. – 5:00 p.m. 8:00 a.m. – 5:00 p.m.	60 minutes 60 minutes 60 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Planner
Service and Strategic Planning – Broward County Transit

Exhibit “U”

Vehicular Access Plan

urban design studio

CAROLINA CLUB

VEHICULAR ACCESS PLAN

W. SAMPLE ROAD

POD A

POD B

POD C

POD D

POD E

POD F

POD G

POD H

ROCK ISLAND ROAD

PINE WALK DRIVE

HOLIDAY SPRINGS BLVD

RIVERSIDE DRIVE

ROYAL PALM BLVD

HOLIDAY SPRINGS BLVD.

1

2

3

4

5

6

LEGEND

EXISTING VEHICULAR MOVEMENT

NEW VEHICULAR MOVEMENT PROPOSED WITH DEVELOPMENT OF PROPOERTY

NORTH

Exhibit “V”

Broward County Transit Letter

Transportation Department
Service and Strategic Planning Division
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

October 14, 2025

Nick Brooks
Kimley-Horn
477 S. Rosemary Ave., Ste. 215
West Palm Beach, FL 33401

RE: Land Use Plan Amendment (LUPA) – Carolina Club, Margate, FL – Transit Verification Letter

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The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for the BCT Route 34 on weekdays, Saturdays, and Sundays line by line. For example, on weekdays the BCT Route 34 runs from 5:00 a.m. to 11:00 p.m. with a frequency of 25 minutes.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 34	Weekday Saturday Sunday	5:00 a.m. – 11:00 p.m. 5:40 a.m. – 10:46 p.m. 7:53 a.m. – 8:52 p.m.	25 minutes 43 minutes 41 minutes
Margate A BCT Route 753	WEEKDAY	7:30 a.m. – 4:30 p.m.	60 Minutes
Margate As BCT Route 754	SATURDAY	7:30 a.m. – 4:47 p.m.	70 Minutes

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
Margate C BCT Route 710	WEEKDAY	7:30 a.m. – 4:30 p.m.	60 minutes
Coral Springs Blue BCT Route 723	WEKDAY SATURDAY SUNDAY	8:00 a.m. – 6:00 p.m. 8:00 a.m. – 5:00 p.m. 8:00 a.m. – 5:00 p.m.	60 minutes 60 minutes 60 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Planner
Service and Strategic Planning – Broward County Transit

Exhibit “W”

School Consistency Report

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-3742-2024
County No: N/A
Folio #: N/A
Carolina Club
November 7, 2025

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION	
Date: November 7, 2025		Units Permitted	0	Units Proposed	734	**Existing Land Use:**	Commercial Recreation
Name: Carolina Club		NET CHANGE (UNITS):			734	**Proposed Land Use:**	rregular Residential w/in
SBBC Project Number: SBBC-3742-2024		**Students**	**Permitted**	**Proposed**	**NET CHANGE**	**Current Zoning**	S-2 Open Space District
County Project Number: N/A		Elem	0	91	91	**Proposed Zoning:**	R-3A Multiple Dwelling
Municipality Project Number: N/A		Mid	0	47	47	**Section:**	23
Owner/Developer: J&D Golf Properties, LLC		High	0	82	82	**Township:**	48
Jurisdiction: Margate		Total	0	220	220	**Range:**	41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Margate Elementary	1,116	1,228	1,010	-218	-12	82.2%	
Margate Middle	1,762	1,762	937	-825	-37	53.2%	
Coral Springs High	2,910	3,201	2,221	-980	-39	69.4%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Margate Elementary	1,010	-218	82.2%	1,014	1,009	1,003	1,002	981
Margate Middle	944	-495	53.6%	891	846	800	759	712
Coral Springs High	2,221	-980	69.4%	2,136	2,079	2,022	1,957	1,911

* See comments for additional Impacted Planning Area information

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7* - Elementary	17,212	11,608	-5,604	10,994	10,884	10,773	10,660	10,549
Area 7* - Middle	7,974	5,586	-2,388	5,325	5,274	5,223	5,170	5,119
Area 7* - High	10,696	8,294	-2,402	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Coral Springs	1,600	1,745	145	**1,745**	**1,745**	**1,745**
Renaissance Charter School Of Coral Springs	1,504	1,523	19	**1,523**	**1,523**	**1,523**
Rise Academy School Of Science And Tech	700	346	-354	**346**	**346**	**346**
Somerset Academy Riverside Elementary	750	421	-329	**421**	**421**	**421**

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)

School(s)	Description of Capacity Additions
Margate Elementary	
Margate Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coral Springs High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)

Capacity Additions for Planning Area 7

School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

* See comments for additional Impacted Planning Area information

Comments

Information contained in the application indicates that the approximately 74.12-acre site is generally located on the South side of Sample Road, between Rock Island Road and Holiday Springs Boulevard in the City of Margate. The site's current land use designation is Recreation and Open Space within a 7.0-acre Dashed Line Area, and the current zoning designation is S-2 Open Space District. The applicant is proposing to change the land use designation to Irregular Residential w/in 7.0 Dashed Line Area and the zoning designation to R-3A Multiple Dwelling District to allow 734 (three or more bedroom) townhouse residential units, which are anticipated to generate an additional 220 students (91 elementary, 47 middle, and 82 high) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2024/25 school year data because the current school year (2025/26) data will not be available until updates are made to the five-year student enrollment projections.This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and the Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Margate Elementary, Margate Middle, and Coral Springs High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "4" for high school, and Planning Area "7" for elementary and middle schools. Elementary and middle schools currently serving Planning Area "7" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on high schools in Planning Area "4": aggregate school capacity (13,194), aggregate enrollment (10,634), and aggregate projected enrollment (2029/30 – 10,024; 2030/31 – 9,921; 2031/32 – 9,818; 2032/33 – 9,715; 2033/34 – 9,611).

Therefore, both Planning Area "4" and Planning Area "7" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that if approved, the residential units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida

SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-3742-2024

Reviewed By:

11/7/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

* See comments for additional Impacted Planning Area information

Exhibit “X”

Historical Resources Letter

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myFlorida.com for project review information.

January 19, 2024

Florida Master Site File

Mr. Alexander Rosemurgy II
Rosemurgy Properties
1801 South Federal Highway
Boca Raton, FL 33432
Email: arosemurgy@rpfla.com

In response to your inquiry of January 19, 2024, the Florida Master Site File lists no cultural resources recorded at the project known as Carolina Club located by 3011 N Rock Island Rd Margate, FL 33063-7822:

Broward County Parcel Control Number: 4841 23 00 0020 (3011 N. Rock Island Road)
Broward County Parcel Control Number: 4841 23 06 0040 (3011 N. Rock Island Road)

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**

- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.myFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi
Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

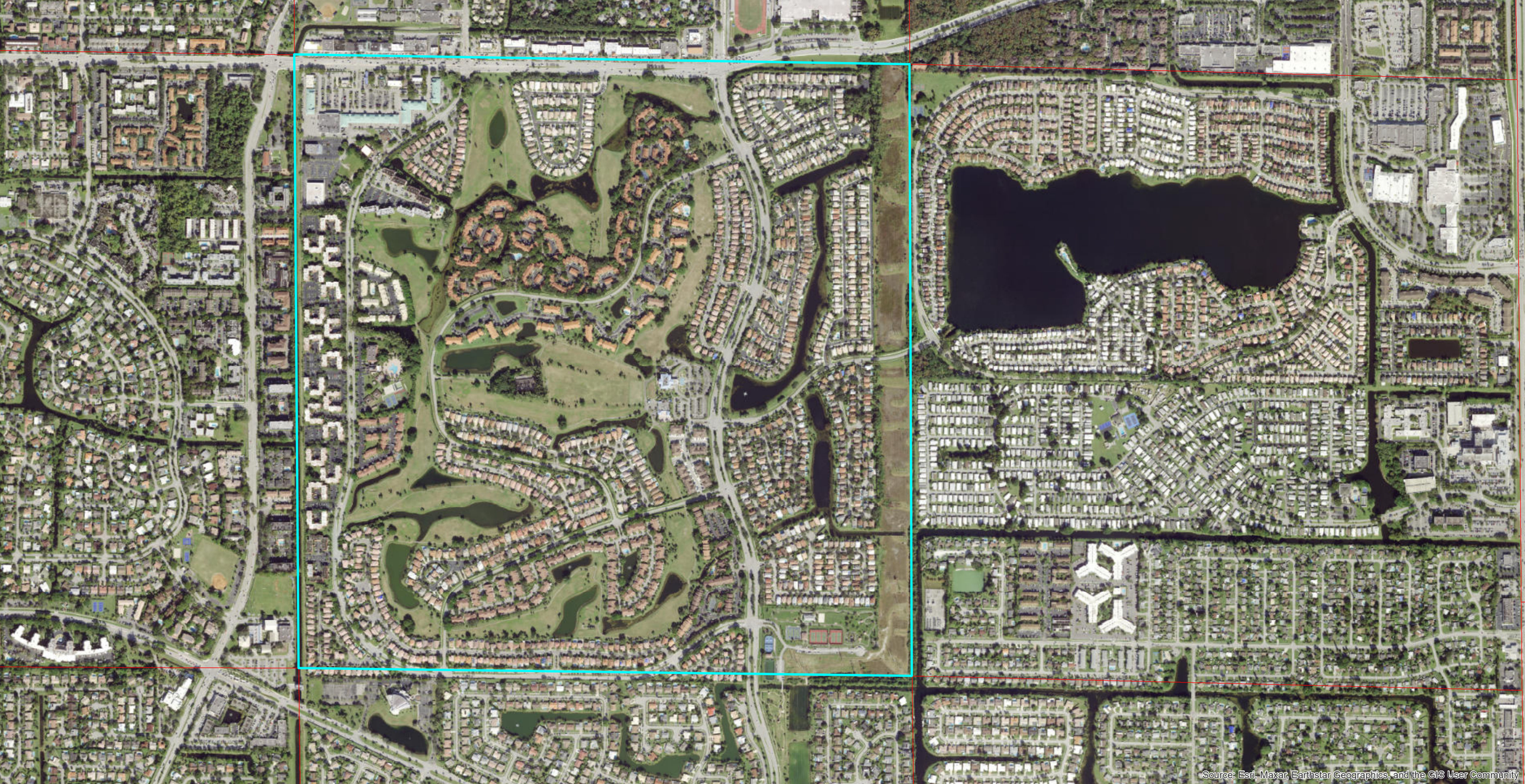
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit “Y”

Environmental Assessment

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

CAROLINA CLUB

Environmental Assessment Report

Prepared for:

Rosemurgy Acquisitions, LLC
1801 South Federal Highway
Boca Raton, FL 33432

Prepared by:

EW CONSULTANTS, INC.

April 2024 revised
January 2024

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2581 Metrocentre Blvd, Suite 1 • West Palm Beach, FL 33407 • 561-291-7950 Phone
www.ewconsultants.com

INTRODUCTION

EW Consultants, Inc. (EW) conducted an environmental assessment of the Carolina Club property located in Broward County, Florida. The subject site covered by this environmental assessment consists of inactive golf course land approximately 143.5 acres in size. The site is within Section 23, Township 48 south, and Range 41 east, in the City of Margate. The site is irregular/ rectangular in shape and is bordered on the north by West Sample Road, on the west by the Riverside Drive, on the east by North Rock Island Road, and on the south by Royal Palm Boulevard. Location maps and a 2023 aerial photograph are provided in the Appendix as Figures 1 through 3.

PROPERTY DESCRIPTION AND METHODS

The property is currently developed as a golf course, but is not active. Chronological review of historical aerial imagery indicates that the site had previously been typical of the mixed agricultural and undeveloped land in the surrounding area at that time. By c.1976 the course was substantially complete and in use.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, "West Dixie Bend" Quadrangle", and the *Soils Survey of Broward County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1970) were reviewed to determine topographic features and site soil mapping units. Copies of the 2023 Broward County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and potential jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification by Federal, State or local regulatory agencies.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (COE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the COE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental

Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

SOILS

The soils on the site are mapped as Boca fine sand, 0 to 2 percent slopes; Hallandale fine sand, 0 to 2 percent slopes; Matlacha gravelly fine sand, limestone substratum; Lauderhill muck, frequently ponded, 0 to 1 percent slopes; and Plantation muck. A description of the soil types in their natural conditions is listed below. These descriptions are based upon the general characteristics for the soil types as illustrated in the Soils Survey of Broward County Area, Florida and are not necessarily indicative of the exact characteristics of the parcel. A soils map with the site boundary is included in the Appendix as an attachment.

Boca fine sand, 0 to 2 percent slopes (5) – This is a nearly level, poorly drained, sandy soil underlain by limestone at a depth of 24 to 40 inches. Under natural conditions the vegetation would include gallberry, saw palmetto, cabbage palms, slash pine, and an understory of pineland three-awn.

Hallandale fine sand, 0 to 2 percent slopes (12) – This nearly level, poorly drained, sandy soil is underlain by limestone at a depth of 7 to 20 inches. Under natural conditions the vegetation would include scattered slash pine and saw palmetto, pineland three-awn, paspalum, bluejoint panicum, blue maidencane, and chalky bluestem.

Matlacha gravelly fine sand, limestone substratum (14) – This is a nearly level, somewhat poorly drained soil that formed because of earthmoving operations in areas that are underlain by limestone bedrock. Slopes are smooth to slightly convex and range from 0 to 2 percent. The depth to the water table varies with the amount of fill material and the extent of artificial drainage. However, in most years, the water table is at a depth of 18 to 30 inches for 2 to 4 months and is below the limestone during extended dry periods. The available water capacity is low. Permeability is variable, but it is estimated to be moderately rapid to rapid in the fill material and rapid in the upper part of the underlying material.

Lauderhill muck, frequently ponded, 0 to 1 percent slopes (18) – This is a nearly level, very poorly drained, organic soil underlain by limestone at a depth of 20 to 40 inches. Under natural conditions the vegetation would consist mostly of sawgrass.

Plantation muck (27) – This is a nearly level, very poorly drained soil that has a muck surface layer over sandy mineral material. Under natural conditions the vegetation would consist of sawgrass, paspalum, maidencane, and cutthroat grass.

NATURAL COMMUNITIES AND LAND COVERS

The Guide to the Natural Communities of Florida (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped in accordance with Florida Land Use Cover and Forms Classification Systems Handbook (Florida Department of Transportation 1999) (FLUCFCS).

Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject site. The vegetative community descriptions include discussions of potential wildlife habitat in those communities. A land cover map of the observed community types with acreage is included as Figure 4 in the Appendix of this report.

182 Golf Course +/- 115 acres
The property was previously used as a golf course with clubhouse which is no longer active. The vegetation comprises a combination of mowed grasses and weeds as well as other native, exotic and landscape vegetative species. There are scattered clumps of trees and shrubs found throughout the property. Native species found throughout include sabal palm, slash pine, live oak, laurel oak, cypress, red maple, strangler fig, mahogany, and Carolina willow. Non-native landscape species include Ficus microcarpa (Chinese banyan), Brazilian pepper, Brazilian pepper, Australian pine, queen palm, Washington palm and Java plum. The groundcover is dominated by bahia grass with other weeds and ruderal plant species.

534 Reserviors Less Than 10 acres +/- 28.5 acres
There are several man-made bodies of water within the property boundaries that were created during the construction of the golf course. Emergent and littoral vegetation is very sparse or non-existent in most areas of the lakes due to the steep slopes and rocky substrate. Submerged vegetation was observed in some of the lakes and includes native tape grass and non-native hydrilla.

LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission, December 2022) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A preliminary series of pedestrian transects were conducted across the property to determine the presence of any listed species.

The site contains disturbed lands and man-made ponds in addition to larger waters off-site immediately adjacent. Consequently, the potential occurrence of listed species is evaluated based on these existing conditions, with particular attention paid to the potential presence of gopher tortoises and burrowing owls which are known to occur in similar disturbed habitats and open lands.

Gopher tortoises are listed as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). No gopher tortoises, gopher tortoise burrows, or indicators of the presence of gopher tortoises were observed on the site. The field reconnaissance indicated that the site is regularly subjected to maintenance. The site is surrounded by significant residential and urban development and as a result, has been isolated from larger native habitat areas for decades. Based on these conditions, gopher tortoises are unlikely to be present on the property, and no gopher tortoise burrows or signs of gopher tortoises were observed during this assessment.

Burrowing owls are listed as a Threatened species by the FWC. Initial site reconnaissance indicated that the open, herbaceous portions of the site offer potential habitat for burrowing owls, both nesting and foraging. There were no burrowing owls or indicators of the presence of burrowing owls observed on the site during this assessment. However, burrowing owls are known to occur within one mile of the site and suitable habitat is present on the site. For this reason, we recommend another preliminary survey be conducted in the spring, in the nesting season.

The wood stork is listed as Federal-designated Threatened and has a moderate probability to forage on site. The property does not provide suitable nesting habitat due to the absence of natural forested wetlands. The site is, however, within the 18.6 mile core forage area of woodstork rookeries as per USFWS.

The eastern indigo snake is listed as Federally-designated Threatened. Although the eastern indigo snake is known to occur in the region and ranges widely over a diversity of upland and wetland habitats, there is a low potential for this species to occur on the site due to the absence of xeric habitat or of a significant gopher tortoise population on site.

Other listed animal species that may potentially utilize the site include wading bird species due to the minimal foraging opportunities offered by the open water lakes and sideslopes. State Threatened avian species that may be occasionally observed foraging on site include the little blue heron, tricolored heron, reddish egret, and roseate spoonbill.

Non-listed wildlife and wildlife signs observed includes muscovy duck, mottled duck, white ibis, common moorhen, green heron, little egret, snowy egret, great egret, anhinga, cormorant, Egyptian geese, mourning dove, northern cardinal, mockingbird, boat-tailed grackle, blue jay, kingfisher, northern kestrel, osprey, northern goshawk, grey squirrel, iguana, red-ear slider turtle, softshell turtle, largemouth bass, cichlid, and snakehead.

CONCLUSIONS AND RECOMMENDATIONS

Vegetation

The property was cleared of natural vegetation at the time that the golf course was developed in the 1970's. The vegetation assemblage that is currently present on the property comprises a combination of native and non-native species, most of which have been planted for landscape purposes or as turf for the golf course. Although native species of vegetation are present, the property does not contain any form of native habitat or other habitat that would meet the definition of Environmentally Sensitive Lands.

The Broward County and City of Margate Codes of Ordinances (Code) define vegetative communities and trees that require preservation, protection, or mitigation. Each requires review for a natural area preserve set-aside on sites that have significant areas of native upland vegetation. The subject property is disturbed in its entirety due to the history of major land alterations, development, adjacent development, and changes in regional hydrology. These factors have impacted the native habitat communities possible on the property. The property does not contain areas meeting the definition of native upland habitat. Therefore, no upland preservation areas should be required on the property.

However, both Broward County and the City of Margate require preservation or mitigation of trees with a diameter-at-breast-height (dbh) three inches and greater (Broward) or two inches and greater (Margate). The County and City codes require a tree inventory to measure and quantify *non-invasive* trees prior to site plan approval. It is recommended that, prior to the start of land planning, a tree survey be performed to determine the location, condition, quantity, and size of the existing trees that may be impacted. Trees that cannot be preserved or relocated will require replacement or mitigation in accordance with the City tree credits requirements. Also, in accordance with the codes, all invasive exotic plant species must be eradicated during site development.

Listed Species

No gopher tortoises or burrows were observed on the site during the assessment. Prior to the commencement of construction activities, a full re-survey of the site may be required to confirm the findings of this preliminary assessment. If any gopher tortoise burrows are found, permits for any proposed impacts will require a relocation permit from FWC.

Burrowing owls were not observed on site during the field reconnaissance. However, because they occur within the general vicinity and site conditions are suitable, another survey should be conducted during the spring nesting season.

Wading birds may utilize small portions of the site for foraging. The birds are transient and no nesting or roosting areas were observed.

Wetlands

During this environmental assessment, potential jurisdictional surface waters were observed. The existing lakes were constructed as part of the surface water management system. The SFWMD will require an Environmental Resource Permit for any modifications to the surface water management system and new outfalls or bridges in or over the adjacent canals. Although mitigation will not be required, the lakes may be reviewed for potential wood stork foraging habitat.

The site review did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. However, final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant State (South Florida Water Management District) and Federal (Florida Department of Environmental Protection) agencies.

The existing ponds and ditches on the site will be considered "other surface waters" in accordance with the South Florida Water Management District rules and will be considered "non-wetland waters of the U.S." by the FDEP.

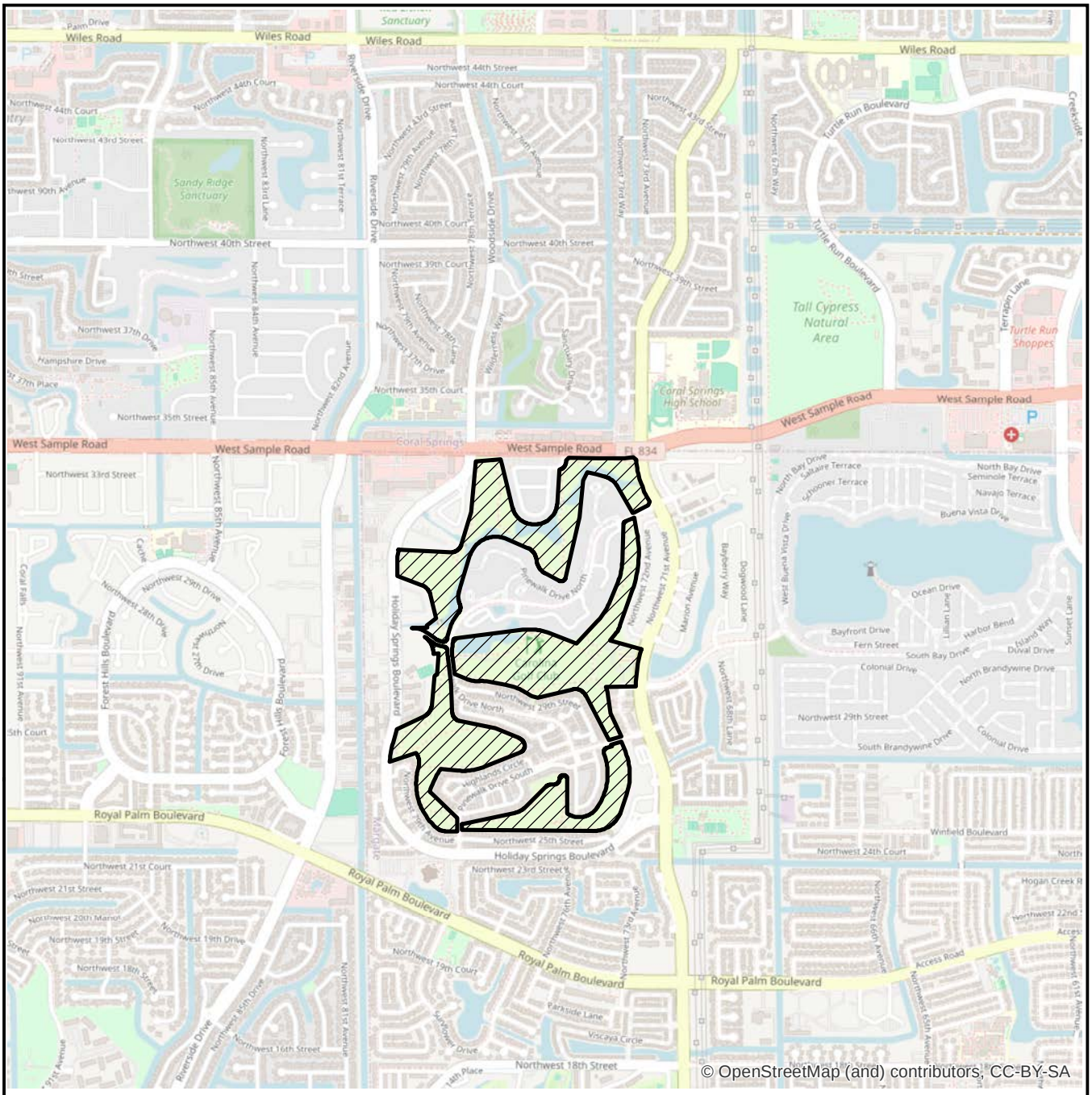
APPENDIX

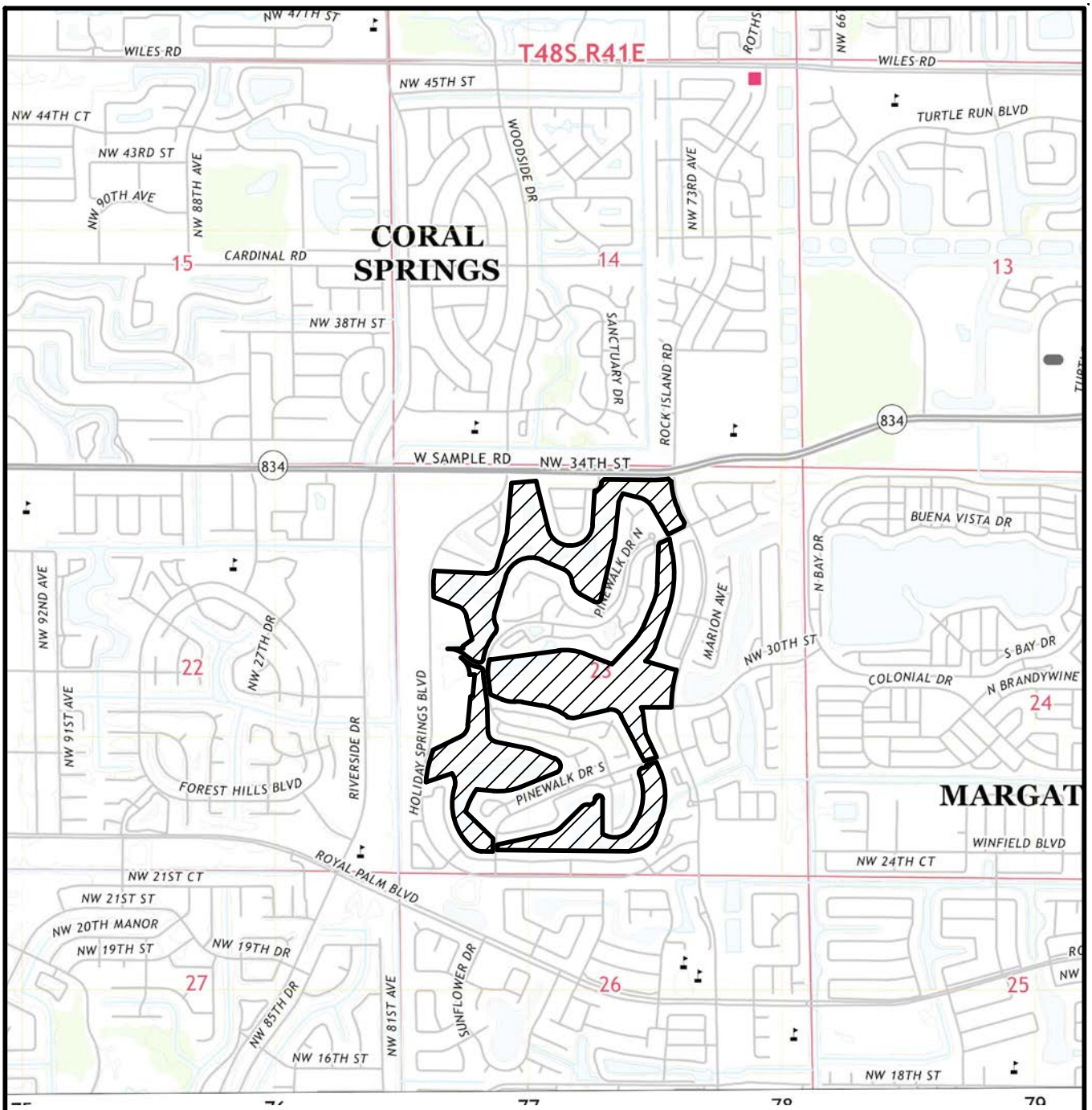
Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Map
Figure 4: FLUCCS Map

Attachment:

USDA Soils Report


Wiles Road
Sanctuary
Northwest 44th Street
Northwest 44th Court
Northwest 43rd Street
Sandy Ridge Sanctuary
Northwest 40th Street
Northwest 40th Court
Northwest 39th Court
Northwest 39th Street
Tall Cypress Natural Area
Turtle Run Boulevard
Coral Springs High School
West Sample Road
Coral Springs
FL 834
Northwest 37th Drive
Hampshire Drive
Northwest 35th Court
Northwest 35th Street
Northwest 33rd Street
Northwest 29th Drive
Northwest 28th Drive
Forest Hills Boulevard
Holiday Springs Boulevard
Northwest 25th Street
Northwest 23rd Street
Royal Palm Boulevard
Northwest 21st Court
Northwest 21st Street
Northwest 20th Manor
Northwest 19th Street
Northwest 19th Drive
Northwest 19th Court
Northwest 18th Street
Northwest 16th Street
Riverside Drive
Woodside Drive
Northwest 85th Avenue
Northwest 84th Avenue
Northwest 81st Terrace
Northwest 81st Avenue
Northwest 72nd Avenue
Northwest 71st Avenue
Marion Avenue
Bayberry Way
Bogwood Lane
Ocean Drive
Bayfront Drive
Fern Street
South Bay Drive
Colonial Drive
North Brandywine Drive
Northwest 29th Street
South Brandywine Drive
Winfield Boulevard
Northwest 24th Court
Hogan Creek
Northwest 22nd
Access Road
Parkside Lane
Viscaya Circle
Northwest 18th Street
Terrapin Lane
Turtle Run Shoppes
North Bay Drive
Seminole Terrace
Navajo Terrace
Buena Vista Drive
Harbor Bend
Duval Drive
Sunset Lane
Lillian Lane
Northwest 66th Avenue
Northwest 65th Avenue
Northwest 61st Avenue
Creekside
Coral Falls
Cache
Highlands Circle
Sunflower Drive
Northwest 16th Street
Northwest 91st Avenue
Northwest 76th Avenue
Northwest 73rd Avenue
Northwest 68th Lane
Northwest 66th Avenue
Northwest 65th Avenue
Northwest 61st Avenue
Northwest 22nd
Hogan Creek R
Winfield Boulevard
Northwest 24th Court
Northwest 29th Street
Northwest 25th Street
Northwest 23rd Street
Northwest 21st Court
Northwest 21st Street
Northwest 20th Manor
Northwest 19th Street
Northwest 19th Drive
Northwest 19th Court
Northwest 18th Street
Northwest 16th Street
Northwest 85th Avenue
Northwest 84th Avenue
Northwest 81st Terrace
Northwest 81st Avenue
Northwest 72nd Avenue
Northwest 71st Avenue
Marion Avenue
Bayberry Way
Bogwood Lane
Ocean Drive
Bayfront Drive
Fern Street
South Bay Drive
Colonial Drive
North Brandywine Drive
Northwest 29th Street
South Brandywine Drive
Winfield Boulevard
Northwest 24th Court
Hogan Creek R



USGS QUAD MAP "WEST DIXIE BEND", SECTION 23, TOWNSHIP 48, RANGE 41 SOUTH, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, LATITUDE 26°15'52" LONGITUDE -80°13'40"

LEGEND

▨ - SITE (143.5± AC)

0 2000

SCALE IN FEET

CAROLINA CLUB

QUAD

EW CONSULTANTS, INC.

EW CONSULTANTS, INC.

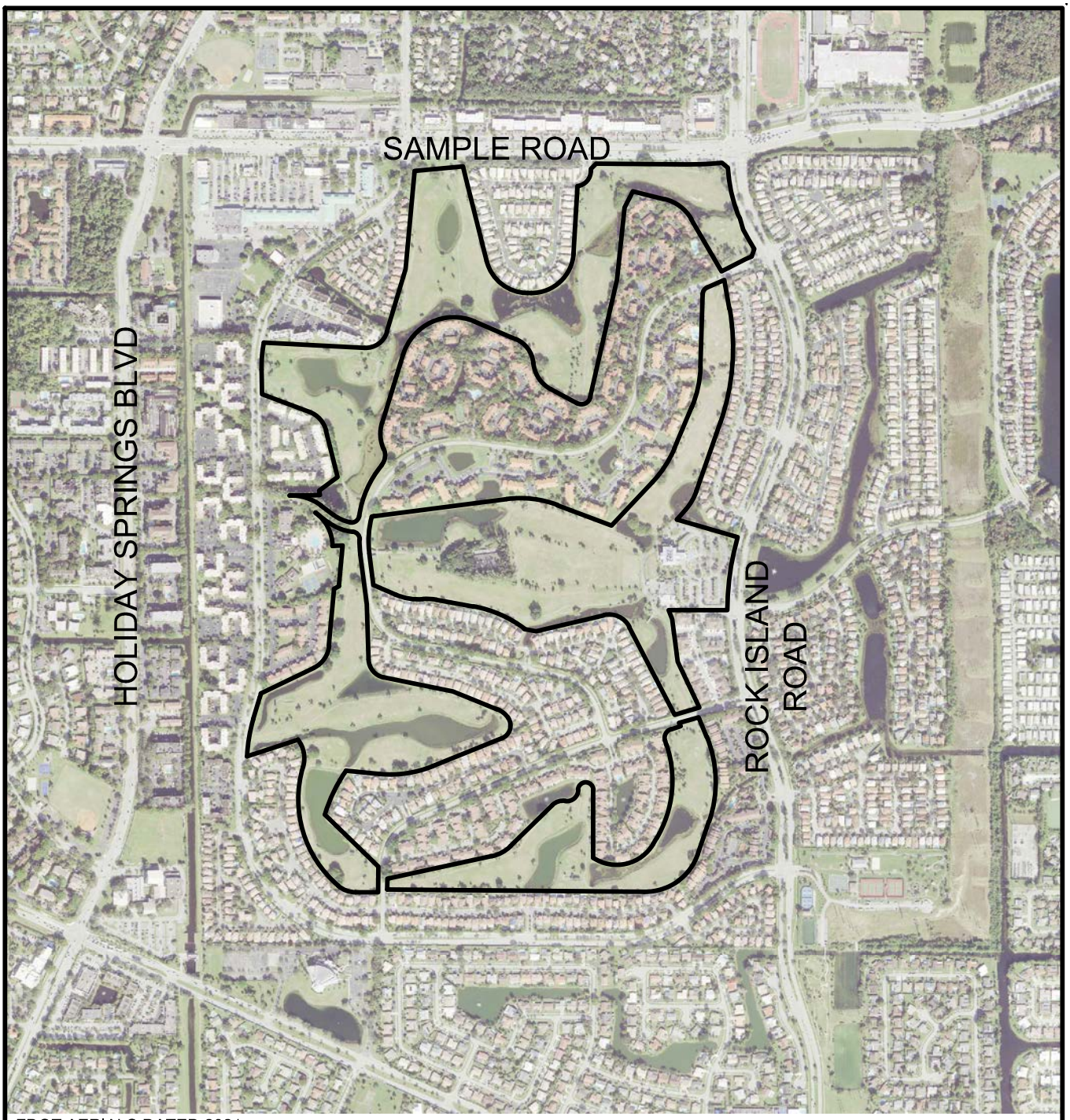
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

APRIL 2024

FIGURE

2

Carolina Club.dwg QUAD



FDOT AERIALS DATED 2021

0 1000
SCALE IN FEET

CAROLINA CLUB

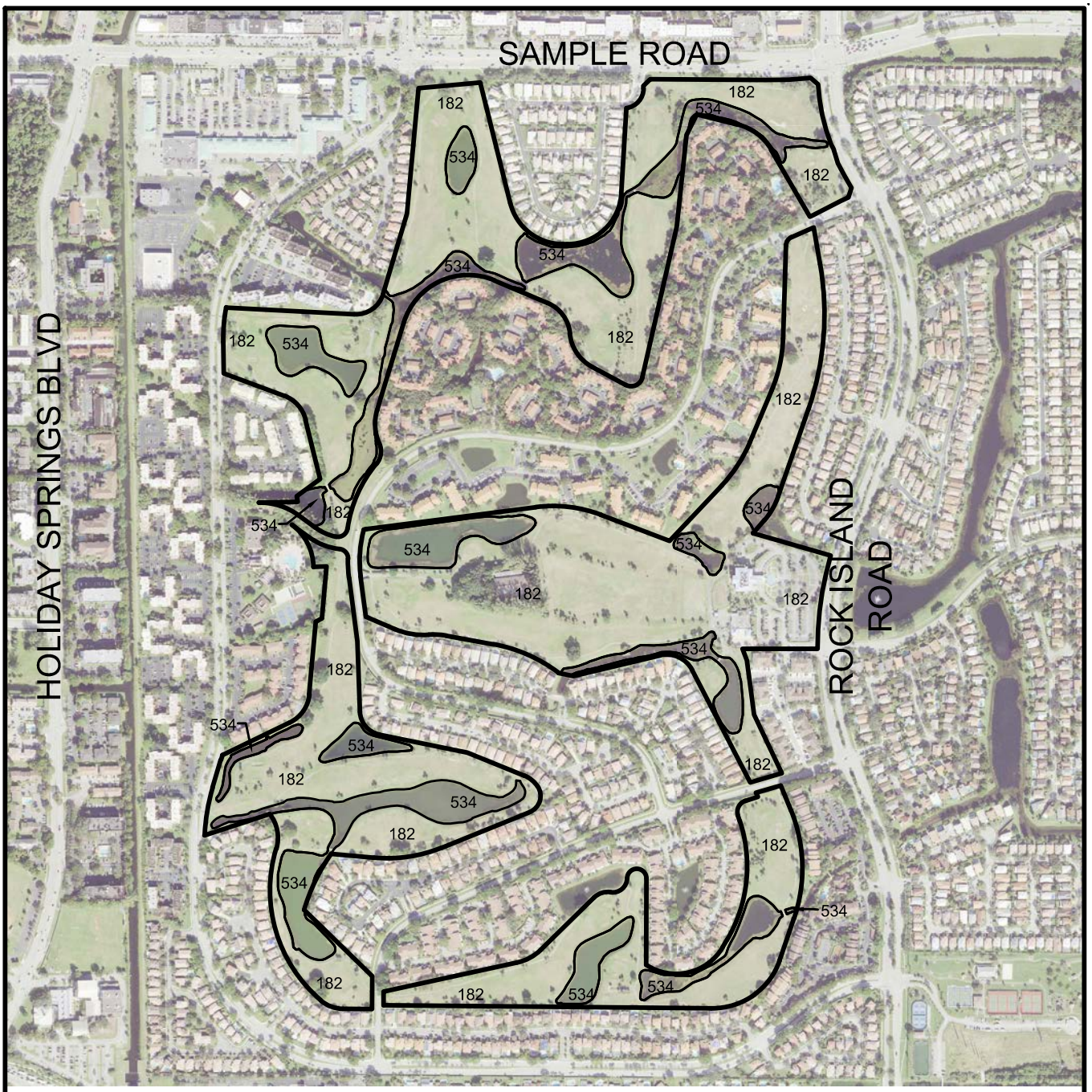
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

APRIL 2024

FIGURE
3

Carolina Club.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND

182 - GOLF COURSE (115.1± AC)

534 - RESERVOIRS LESS THAN 10 ACS (28.5± AC)

TOTAL SITE (143.5± AC)

0 800

SCALE IN FEET

CAROLINA CLUB

FLUCFCS

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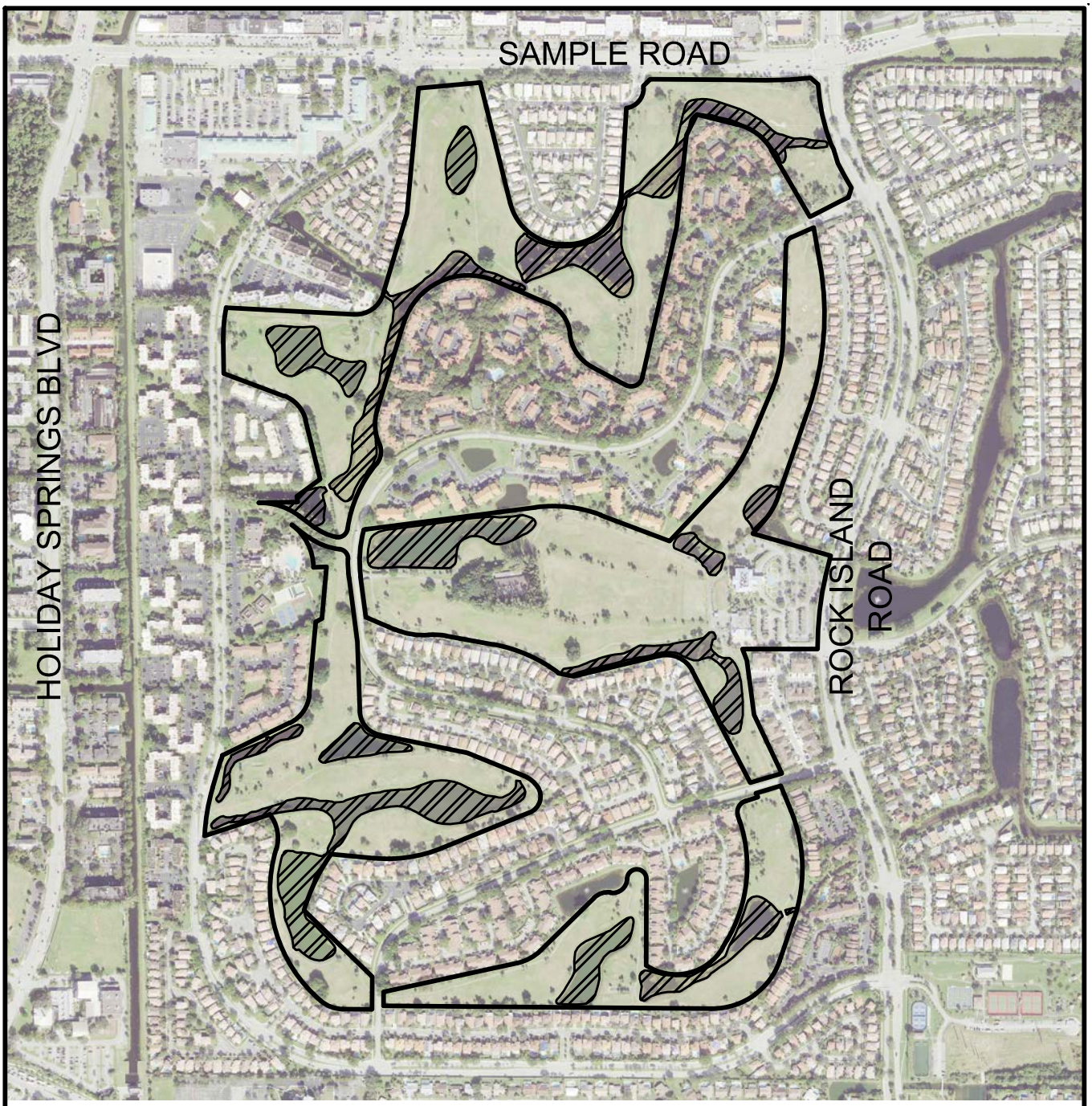
APRIL 2024

FIGURE

4

Carolina Club.dwg FLUCFCS



FDOT AERIALS DATED 2021

LEGEND

▨ - OTHER SURFACE WATERS (28.5± AC)

0 800

SCALE IN FEET

CAROLINA CLUB

OTHER SURFACE WATERS

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APRIL 2024

FIGURE

5

Carolina Club.dwg OSW

Soil Map—Broward County, Florida, East Part
(Carolina Club)

Map Scale: 1:8,620 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 19, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Boca fine sand, 0 to 2 percent slopes	11.1	7.7%
12	Hallandale fine sand, 0 to 2 percent slopes	38.9	27.1%
14	Matlacha gravelly fine sand, limestone substratum, 0 to 2 perent slopes	87.4	60.9%
18	Lauderhill muck, frequently ponded, 0 to 1 percent slopes	2.3	1.6%
27	Plantation, ponded-Matlacha-Urban land complex, 0 to 2 percent slopes	3.8	2.7%
Totals for Area of Interest		**143.5**	**100.0%**

Exhibit “Z”

Local Government Revenue Analysis

ANNUAL LOCAL GOVERNMENT REVENUE ANALYSIS OF THE ROSEMURGY ACQUISITIONS, LLC, MIXED-USE DEVELOPMENT IN MARGATE, FLORIDA

November 4, 2025

Report Commission

Rosemurgy Acquisitions, LLC, commissioned this report in support of the company's proposed mixed-use development in the City of Margate, Broward County, Florida. The development contemplates the construction of 540 townhomes, 30,000 sf of retail, and 67.206 acres of open space that will be constructed on a former golf course.

The proposed development is situated off Sample Road on the north and Rock Island Road to the east. The property currently has a City zoning of S-2 (Open Space).

General Project Location

General Location of Project In The City of Margate, Florida.
Source: Broward County Property Appraiser Aerials.

This study is designed to forecast the annual revenues that will accrue to the City of Margate and other taxing authorities under the proposed use. One-time revenues have also been estimated for the City, Broward County, and the School Board. The study used the rates and fees that were in effect as of the date of the report.

Study Conclusions

The study concludes that the proposed residential development would provide an estimated $3,284,333 in annual revenue to the City of Margate once the project is fully complete. The City could also expect to receive $7,295,609 in one-time revenues from the proposed development.

Broward County would receive $1,597,068 annually and $218,959 in one-time revenues.

The School Board of Broward County would receive $1,827,842 annually and $4,756,860 in one-time school impact fees.

All local governments levying annual taxes and fees against this proposed development would be expected to receive $7,257,836.

Total one-time fees to all governments are estimated to be $12,271,428.

SOURCES OF REVENUES

The City of Margate levies taxes, fees, assessments, and charges on several sources. The City also receives more intergovernmental revenue as its population increases. The proposed residential development will generate $3,284,333 annually from all revenue sources. Table A summarizes the annual revenue sources that would accrue to the City:

Table A

Recurring Annual City Revenue

	Proposed Project
Property Taxes	$ 2,124,745
Fire Assessments	171,000
Franchise and Utility Taxes	265,166
Intergovernmental	314,561
Stormwater Fees	73,274
Utility System Net Operating Income	335,586
Total Annual Revenue	**$ 3,284,333**

The City levies various impact, permit, and other fees against new development. These fees are used for capital improvements within the City or to pay for development-related improvements made by the City. Other fees are collected to pay for the services provided new construction. Table B summarized the one-time revenues that the City of Margate would receive from this proposed development:

(continued)

Table B

One-Time City Revenues

	Proposed Project
Water and Sewer Connection Fees	$ 2,237,835
Police Impact Fees	230,891
Fire Impact Fees	249,020
Building Permit Fees at 2.50%	4,577,862
Total One-Time Revenues	**$ 7,295,609**

Broward County also levies various impact, permit, and other fees against new development. Table C summarizes the one-time revenues for Broward County, plus the school impact fees paid to the School Board of Broward County:

Table C

Broward County and School Board One-Time Revenues

	Proposed Project
Transportation Concurrency Fees	$ -
School Impact Fee	4,756,860
Park Impact Fees	218,959
Total One-T	**$ 4,975,819**

(continued)

Other units of local government also levy taxes on the property. Table D details the revenues to all jurisdictions if the property were to be developed as proposed:

Table D

Recurring Annual Revenue To All Jurisdictions

	Margate	Broward County	School Board of Broward County	Children's Services Council	N. Broward Hospital District	FIND	SFWMD	Totals
Property Taxes	$2,124,745	$1,597,068	$1,827,842	$126,845	$349,276	$7,611	$64,860	**$6,098,248**
Fire Assessments	$171,000	-	-	-	-	-	-	**$171,000**
Franchise and Utility Taxes	$265,166	-	-	-	-	-	-	**$265,166**
Intergovernmental	$314,561	-	-	-	-	-	-	**$314,561**
Stormwater Fees	$73,274	-	-	-	-	-	-	**$74,805**
Utility System Net Operating Income	$335,586	-	-	-	-	-	-	**$335,586**
Total Annual Revenue, All Jurisdictions	**$3,284,333**	**$1,597,068**	**$1,827,842**	**$126,845**	**$349,276**	**$7,611**	**$64,860**	**$7,257,836**

(continued)

EXPLANATION OF REVENUE SOURCES, CALCULATIONS, AND ASSUMPTIONS

Property taxes, franchise fees, utility service taxes, and fire assessments can be calculated with a substantial degree of certainty. Intergovernmental revenue increases as population increases, but the City does not directly control this revenue source.

The various revenue sources, their impacts, and the major assumptions used in determining the projection are detailed in the following sections.

PROPERTY TAXES

The proposed project will generate $2,124,745 annually in City property tax revenues.
Property taxes are a function of the property's taxable value and the property tax rate levied by the City. The property tax rates used in this report are $7.1171 per $1,000 of taxable value for operating purposes and $0.4207 per $1,000 of taxable value for voted debt service. These are the rates that the City levied for fiscal year 2026. The taxable value is calculated from the assessed values less exemptions on each parcel. Both the assessed values and the exemptions are set or determined by the Broward County Property Appraiser's office. The assessed and taxable values of the proposed development were based upon an average taxable value of $610,000 for the 540 townhomes. The 30,000-sf commercial portion was valued at $475/sf, assuming drive through restaurant uses, and some neighborhood retail. It was assumed that 46% of the townhomes would have a $50,000 homestead exemption. The estimated taxable value for the proposed development was $281,878,703.

FIRE ASSESSMENTS

The proposed project will generate $171,000 annually fire assessments.

The City levies $300.00 per residential dwelling unit and $0.30/square foot for commercial for an annual fire assessment.

FRANCHISE AND UTILITY TAXES

The proposed project will generate $265,166 annually from franchise fees and utility service taxes.

The City of Margate levies a 5.9% franchise fee on electrical consumption. The City also levies a utility service tax of 10% on electrical, propane, and natural gas consumption and 8% on water We based our estimates upon commercial energy consumption and expenditure surveys conducted by the U.S. Department of Energy, Energy Information Administration, and the project's 30,000 sf of commercial uses, which are estimated to be 3 restaurants and some neighborhood retail. We have assumed an average monthly electric bill for residential of $200.

INTERGOVERNMENTAL REVENUE

The proposed project will provide an additional $314,561 in revenues from other governmental units to the City.

The City receives money from other units of government. Most of this recurring intergovernmental revenue is a function of population and, as population increases, so does the amount of this revenue source. We have excluded non-recurring intergovernmental revenue, as little of that is a function of population. Examples of some of the excluded sources might be federal stimulus grants and state grants for capital improvements. Examples of intergovernmental revenue that has been included would be State of Florida annual appropriations for revenue sharing, sales tax, and gas taxes. We have used an estimate of 3.3

persons per household. Based upon the per capita recurring intergovernmental revenue estimated by the State of Florida for the City for fiscal year 2024, we forecasted that the City would receive $314,561 more annually because of this development.

STORMWATER REVENUE

The proposed project will provide an additional $73,274 in revenues from stormwater fees levied on the improved property.

The City levies a fee for stormwater system maintenance. The fee is $11.05 per month per residential unit or the equivalent (ERU) thereof. For commercial uses, the ERU is based upon 2,382 sf of impervious area. We have used the 30,000 sf of proposed retail as the impervious area, but it is likely that the impervious area will be greater and increase the fees for the City.

UTILITY SYSTEM NET OPERATING REVENUE

The proposed residential use will generate $335,586 more in additional net operating revenue for the City's water and sewer system.

The City's water and sewer system charges monthly water and sewer usage to each of its customers. On both services, the City makes a profit. Based upon the most recently published audited FY2024 Annual Comprehensive Financial Report, we determined that the operating margin, after deducting depreciation expense, was 39.16% for water and sewer. Using rates in effect at the report date, and assuming 6,000 gallons per month consumption for residential uses and various other estimates for the different expected commercial uses, we estimated that the additional contribution after expenses was $335,586 annually.

ONE-TIME IMPACT FEES AND PERMIT REVENUE AND OTHER FEES

The proposed use would provide $7,295,609 in one-time revenues to the City of Margate.

The City levies various impact fees and permit fees. Impact fees for water and sewer connections are based upon the number of dwelling units. Permit and Inspection fees have been estimated as a percent of construction costs. Police and Fire impact fees are based upon the number of residential units and the square footage of the building on the retail portion of the project. Our estimate of commercial water and sewer Equivalent Residential Connections was 63.19 ERC's.

•Building permit fees have been calculated at 2.50% of construction value, which we have estimated at slightly over $244.2 million.

•Water system impact fees are $1,790 per home and sewer system impact fees are $1,920 per home or ERC.

•Police Impact fees are based upon $372.38 for the residential component and $993.53/1,000 sf of commercial.

•Fire Impact fees are based upon $415.44 for the residential component and $822.76/1,000 sf of commercial.

The proposed use would provide $4,975,819 in one-time revenues to Broward County and the School Board of Broward County.

The County and the School Board levy various impact fees on new development. The County's park impact fees are estimated to be $218,959. The School Board levies impact fees on new residential development and the total fees are estimated to be $4,756,860.