

January 19, 2016

**Regular Public Meeting
6:00 P.M.
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

Bo Patterson, Mayor-Commissioner
William Thursbay, Commissioner, Group I
David Ashbrook, Commissioner, Group II
Phil McCroan, Commissioner, Group III
Rex Buzzett, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting 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. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

Regular Public Meeting

6:00 p.m.

2775 Garrison Avenue

Tuesday January 19, 2016

Call to Order

Consent Agenda

Minutes

- **Regular Commission Meeting 1/5/16**
- **Special Meeting 1/12/16**

Pages 1-3

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PSJRA

- **Update**

City Attorney

- **First United Methodist Church Liability Waiver Request**

Old Business

- **Patton Park Lots- Realtor Proposals**
- **102 Stone Drive- Update**
- **Wellness Initiative- Comm. Buzzett**

Pages 5-23

Page 24

New Business

- **Uninhabitable Structures with Asbestos**

Pages 25-36

Public Works

- **RFP 2015-15 Presnell's Lift Station**

Pages 37-38

Surface Water Plant

- **Update**

Waste Water Plant

- **Update**

City Engineer

- **Golf Cart Crossing- Update**
- **Long Avenue Sewer Evaluation**

Code Enforcement

- **Update**

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Police Department

- **Investigative Funds**

City Clerk

- **SSGT Clifford C. Sims Memorial Park Dedication**

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, January 5, 2016, AT 6:00 P.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, McCroan, and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present. Commissioner Buzzett participated by telephone due to a medical appointment.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to approve the Minutes of the Regular Meeting on December 15, 2015. All in favor; Motion carried 5-0.

PORT ST. JOE REDEVELOPMENT ASSOCIATION (PSJRA) - Bill Kennedy

Mr. Kennedy shared that repair work on the Sleeping Beauty Keepers' Quarters is proceeding well; improvements will be made to Sleeping Beauty before proceeding to the Eglin Keepers' Quarters; the possibility of the Maddox House being a short term rental is being checked into and there will be more information at the next meeting.

CITY ATTORNEY – Tom Gibson

102 Stone Drive: Update – Mr. Gibson did not have any new information to share. He had spoken with the attorney for the Manufacturing Housing Association and there has been no movement there.

Resolution 2016-01 FDOT SCOP Grant - A Motion was made by Commissioner McCroan, second by Commissioner Ashbrook, to adopt Resolution 2016-01. All in favor; Motion carried 5-0.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Patton Park Lots – This was Tabled to allow more time for Staff to review the options.

New Business

RFP 2015-14 Boardwalk Sewer Materials – A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to award RFP 2015-14 to Lanier Municipal Supply Company, Inc, in the amount of \$6,520.60. All in favor; Motion carried 5-0.

RFP 2015-16 Long Avenue Water Line Materials – A Motion was made by Commissioner McCroan, second by Commissioner Ashbrook, to rebid this as the State Revolving Fund requires 3 bids and the City is in hopes of receiving grant dollars from SRF for the project. All in favor; Motion carried 5-0.

RFP 2015-15 Presnell's Lift Station (Handout) – A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to Table this item for more review by Staff. All in favor; Motion carried 5-0.

Humane Society Sign Permit – A Motion was made by Commissioner Ashbrook, second by Commissioner Thursbay, for the City to grant a Special Exception for the sign. The State of Florida may not approve this action but the City is willing to work with them on this. All in favor; Motion carried 5-0.

Martin Luther King, Jr., Celebrations – A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to grant the request of Ms. Letha Mathews to waive the fees to use the

Washington Gym on January 16, 2016, for her program in recognition of Dr. King. All in favor; Motion carried 5-0.

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to waive the fees associated with using the Washington Gym on January 18, 2016, for the activities planned by Ms. Amy Rogers for her celebration also in recognition of Dr. King. All in favor; Motion carried 5-0.

Coast Guard – A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to approve the docking of a Coast Guard Vessel at Jetty Park on January 13th and / or 14th of this year. The cutter will be working on Aids to Navigation in St. Joseph Bay during this time. All in favor; Motion carried 5-0.

Public Works – John Grantland

Long Avenue Sewer Evaluation Update – Mr. Grantland did not have any updates on this project.

Surface Water Plant – **Larry McClamma** did not have anything to report.

Wastewater Plant – **Lynn Todd** did not have any updates for the Commission.

City Engineer - Clay Smallwood, III

Golf Cart Crossing Update – Mr. Smallwood is continuing to work with FDOT on this but did not have any updates at this time.

Code Enforcement - Mr. Burkett's report was reviewed. No action was required.

Police Department – Chief Herring

Surplus Property - Chief Herring requested that the items listed below be declared Surplus Property. A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to declare the items listed as Surplus Property and be traded for new equipment. All in favor; Motion carried 5-0.

Shotguns (14)	Rifles (8)	Handgun (1)
4 – Mossberg 590 12 ga shotguns	7 – Colt AR 15 5.56 / 223	.380 caliber Ruger LCP
8 – Remington 870 12 ga shotguns	1 – Remington 550-1 .22 cal.	
2 – Winchester 1200 12 ga shotguns		

Tasers	Radios	SWAT Equipment
4 – Model X26	12 – Macom 800 mghz handheld radios	4 – Paulson riot gear helmet face shields
Deployable Taser cartridges x 8 battery packs	2 – Macom 800 mghz Base station radios	25 – SWAT grenades, pepper balls, & flash bangs (all expired in 2007)
Taser Holsters x 4		

City Clerk – Charlotte Pierce

Ethics Training – Ms. Pierce asked that each Commissioner affirm that they had completed the required Ethics Training for 2015. Mayor Patterson stated he had completed the training in Panama City and Commissioner Thursbay stated he completed the course at the Florida League of Cities Conference. Commissioners Ashbrook, Buzzett, and McCroan affirmed they had completed the online training through the Florida League of Cities.

Surplus Property – Clerk Pierce requested that the broken IBM Wheelwriter 5 Typewriter, Serial # 0057649 listed on City Property Records as # 0435 and 0579 be declared Surplus Property. A Motion was made by

Commissioner Thursbay, second by Commissioner McCroan, to declare the typewriter as Surplus Property. All in favor; Motion carried 5-0.

Citizens to be Heard

Amy Rogers asked if it would be prudent to purchase water pipe for North Port St. Joe Projects when bidding the Long Avenue Project. Mr. Grantland responded that it would not as the Long Avenue Project is a small project and the size and lengths of pipe for North Port St. Joe projects are unknown at this time. Ms. Rogers was reminded that there is a CDBG Grant that will be applied for to continue work in North Port St. Joe.

Discussion Items by Commissioners

Commissioner Buzzett shared that he has received numerous calls about the poor service being provided by WastePro and noted that the company needs to step up and do their job.

He also requested that the City move forward with the plans to rename Jetty Park in honor of Clifford Sims in February and provide signage of the name change.

Commissioner Buzzett also asked about the progress in involving realtors in the sale of the Patton Park Subdivision lots and listing all surplus City property with the same realtor.

Commissioner McCroan noted the continuing problems with Bears in the Ward Ridge area and cautioned everyone to be careful as there has been an increase with problem Bears in the last week.

Commissioner Ashbrook reiterated the concerns about the Bear issues as his worksite is having problems with them also.

Commissioner Thursbay stated he had spoken with Fred Wood of WastePro concerning the lack of service being received and Mr. Wood indicated he would be meeting with Commissioner Thursbay and Mr. Anderson to address these issues.

Mayor Patterson noted he is looking forward to the New Year and the many opportunities it will bring.

A Motion was made by Commissioner McCroan, second by Commissioner Ashbrook, to adjourn the Meeting at 6:37 P.M.

Approved this _____ day of _____ 2016.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE
COMMISSION CHAMBER AT 2775 GARRISON AVENUE, January 12, 2016,
AT 9:00 A.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, McCroan, and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce were also present. Attorney Gibson was out of town.

AGENDA

102 Stone Drive – A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to seek a second opinion on this issue from Attorney Pat Floyd for an amount not to exceed \$2,500 and will request a response within 30 days. Mr. Floyd is dealing with this issue with another municipality and has done extensive research on the legalities of it.

Wastewater Treatment Plant Central Air Unit – A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to receive bids to replace the unit which is old, worn out, and no longer repairable. Funds are in the budget for replacement. Commissioner McCroan stated that he was abstaining from voting on this as his business, Philco Air Conditioning and Refrigeration, may bid on the project. Commissioner McCroan completed Form 8B Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers. Motion carried 4-0 with Commissioner McCroan abstaining. Form 8B is attached as Exhibit A.

Presnell's Lift Station – This item was Tabled for further review.

Tommy Curtis requested that the City get involved with the Dr. Martin Luther King Jr., activities that are upcoming. A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to pay \$200 to Ramseys' Printing to help with cost of t-shirts for the festivities. All in favor; Motion carried 5-0.

Neither Mayor Patterson, Commissioners Ashbrook, Buzzett, McCroan, nor Thursbay had anything further to discuss.

A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to adjourn at 9:35 A.M.

Approved this _____ day of _____ 2016.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

PATTON PARK SUBDIVISION

Potential Realtors Contacted :

- Beach Properties- Kaye Haddock
- Beach Realty- Sheryl Bradley
- Burke & Co.- Sabrina Burke
- G3 Realty Group- Glenda McClemore
- Gulf Coast Real Estate Group- Jay Rish
- NAI Talcor-Brett Faison
- Coastal Realty- Preston Russ

To: Jim Anderson

Week 1

friday 8

From: KAYE HADDER
BEACH PROPERTIES & REAL ESTATE
List Patton Park -

.5 hist Commission

2.5 SAL Side Commission

saturday 9

9/357

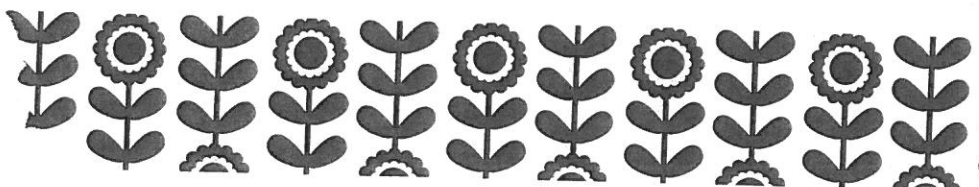
Kaye Hadder

sunday 10

10/356

january

S	M	T	W	T	F	S
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



Zimbra

janderson@psj.fl.gov

Patton Park Listing Proposal

From : Sabrina Burke
<sburke@burkeco.net>

Tue, Jan 05, 2016 12:57 PM

📎 1 attachment

Subject : Patton Park Listing
Proposal

To : janderson@psj.fl.gov

External images are not displayed. [Display images below](#)

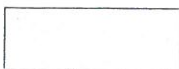
Jim:

Attached is a Listing Proposal for the Patton Park Subdivision lots. Thank you for the opportunity to submit this to the City of Port St. Joe for consideration.

If you have any questions, please give me a call at 850-227-5321.

Warm regards,
Sabrina

Sabrina N. Burke
Broker/Owner
Burke & Co. Real Estate Group LLC
304 Third Street
Port St. Joe, Florida 32456
850.229.1018 Office
850-227-5321 Mobile
sburke@burkeco.net



This email has been sent from a virus-free computer protected by Avast.

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Burke & Co.

REAL ESTATE GROUP LLC

Mr. Jim Anderson, City Manager
City of Port St. Joe
305 Cecil G. Costin Sr. Boulevard
Port St. Joe, Florida 32456

Re: Proposal to Sell City Lots

Dear Mr. Anderson:

Thank you for the opportunity to submit a proposal to list the Patton Park property for the City of Port St. Joe. In reviewing current market conditions, past sales and existing listings of comparable properties, I feel your initial bid pricing was within range for the market. The location and placement of these lots are unique and, in my professional opinion, can sustain pricing as follows:

- Parcel 05637-000R - \$100,000 - \$110,000
- Parcel 05637-005R - \$100,000 - \$110,000
- Parcel 05637-010R - \$ 60,000 - \$70,000
- Parcel 05637-015R - \$ 55,000 - \$65,000
- Parcel 05637-020R - \$ 55,000 - \$65,000
- Parcel 05637-025R - \$ 60,000 - \$70,000

Given the opportunity to list these properties for the City of Port St. Joe, I feel confident that I can sell these properties for you in a timely matter. I propose a Listing Commission of 1.5% in the event my company is the Selling Broker. In the event the Selling Broker is an outside agency, the Listing Commission shall be structured to a flat fee of \$500 per lot to the Listing Broker and a 2% commission to the Selling Broker. I have included a Listing Agreement, along with a bio sheet which outlines my company and background.

Placement of these properties on the Multiple Listing Service is vital to successfully procuring a buyer. This will give your properties not only access to all customer databases of associated realtors in our area, but also exposure globally through direct Internet feeds. Your properties will be linked to such sites as Yahoo Real Estate, House.com, Trulia, Zillow, and Homescape, as well as on-line publications such as The New York Times and The Wall Street Journal. This is the type of exposure you need in order to sell your properties quickly. I have years of experience in the placement of these properties on the Internet, using proven market strategies to place these properties at the top of major search engines so that your properties are seen first and sold first.

If you have any questions or would like more information, please give me a call at 850-229-1018 or email me at sburke@BurkeCo.net. I am glad to assist any way possible.

Best regards,



Sabrina N. Burke
Broker/Owner

EXPERIENCE ♦ SERVICE ♦ RESULTS

...WHAT THIS MEANS TO YOU

EXPERIENCE ... After years in the real estate business, we know a thing or "fifty". Whether commercial investment or a place to call home ... we have over a half-century of combined experience in virtually every aspect of real estate. Residential, commercial, investment, business, and industrial.

SERVICE ... We have the knowledge and experience to guide you through the real estate process from start to finish ... and beyond. We believe in the importance of an ongoing relationship after the sale, with continued updates and service to make you a satisfied customer for life.

RESULTS ... We provide intelligent answers so you can make truly informed decisions. Buying or selling, our goal is to get the results you desire at the price you deserve. Nothing symbolizes the vibrancy of a business like a satisfied customer.

...MEET THE FRIENDLY FACES THAT MAKE BURKE & CO. A SUCCESS



SABRINA BURKE

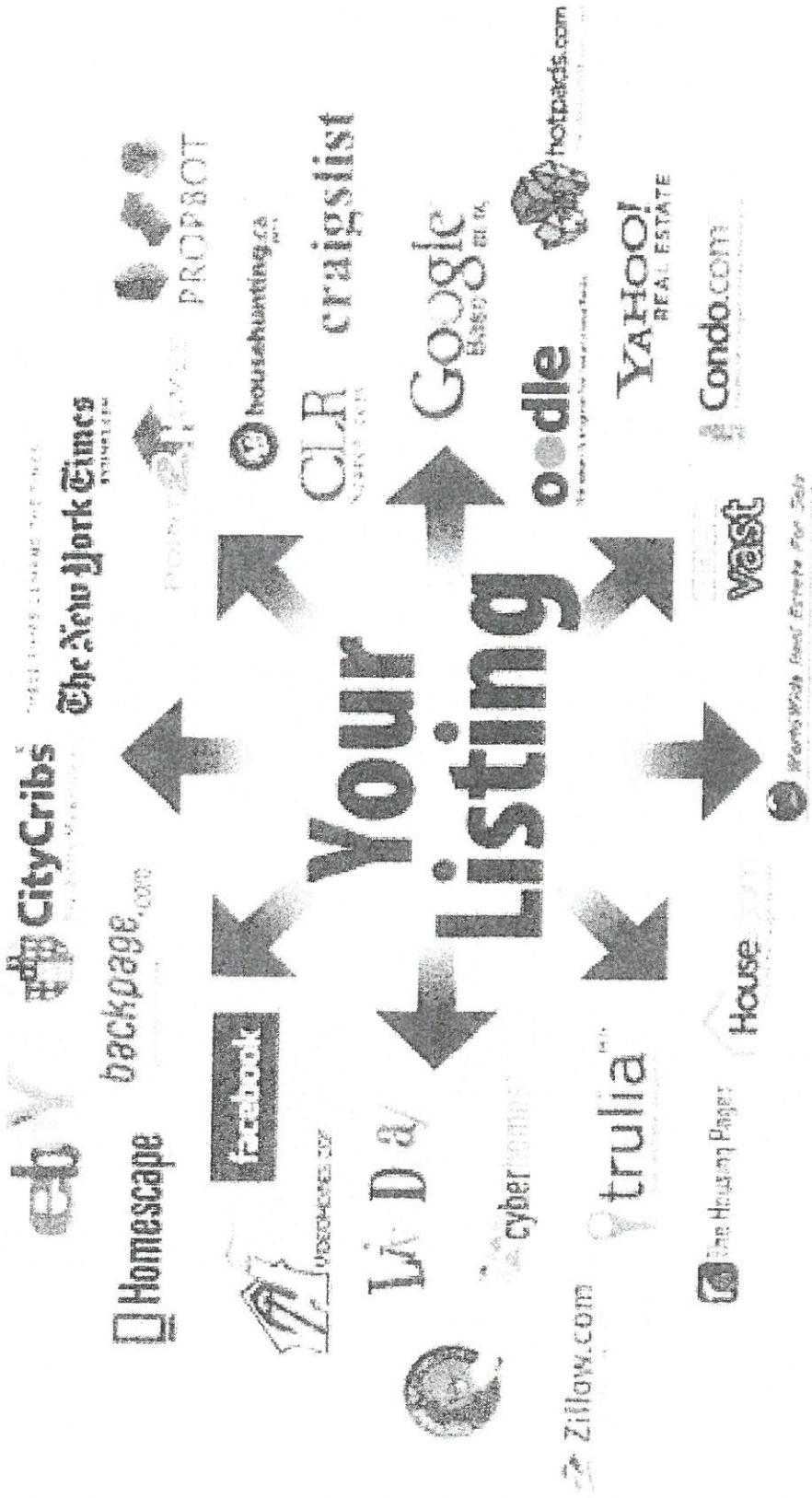
Sabrina Burke, Broker/Owner of Burke & Co., has been a licensed real estate agent for over 20 years. Her extensive background includes commercial, property acquisitions, investment sales, as well as coastal residential sales. She sold exclusively for the St. Joe Company at their premier WindMark Beach development in Gulf County prior to opening her own real estate firm in 2006. She has consistently been a top selling agent in Gulf County, recipient of platinum and gold level production awards in 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013 and 2014, and recipient of the prestigious Realtor Association Honor Society Award in 2008. In addition, she has been the top listing and selling agent in WindMark Beach every year running since 2002, with over \$80 million in total sales volume. She is also the exclusive agent for Ovation on Cape San Blas, Ashwood Development Co.'s premiere coastal development on the Cape, as well as the exclusive agent for Emerald Coast Federal Credit Union. Her extensive real estate background combined with a B.S.

Degree in Marketing gives her customers a true edge over the competition. She is committed to making this area a better place to live and believes that doing the right thing and keeping your word makes the difference. Sabrina is a native of Albany, Georgia, and is married to Port St. Joe native Mitch Burke.

Eve-Anne Wall, Office Manager, began her career in real estate over 32 years ago in her hometown of Albany, Georgia, with the belief that real estate is first and foremost a service business. With this unwavering commitment to service, Eve-Anne has owned and operated successful real estate firms independently in Louisiana, Pennsylvania and Florida. Throughout the years, she has provided a consistently high level of service in the real estate industry. She is a Graduate of the Realtor Institute and is a Certified International Property Specialist with a strong background in the areas of commercial and business sales, bringing a level of expertise and knowledge to a growing segment of our real estate market. She is a graduate of Georgia Southwestern College in Americus, Georgia. Eve-Anne is married to Warren Wall, a native of Hillsborough County, Florida. They relocated to Port St. Joe in 2004 to enjoy the simple coastal lifestyle that Gulf County has to offer - and to enjoy watching their grandchildren grow up in this truly special place they now call home.



EVE-ANNE WALL



Exclusive Right of Sale Listing Agreement



This Exclusive Right of Sale Listing Agreement ("Agreement") is between

City of Port St. Joe

("Seller")

and

Burke & Co. Real Estate Group LLC

("Broker").

1. Authority to Sell Property: Seller gives Broker the EXCLUSIVE RIGHT TO SELL the real and personal property (collectively "Property") described below, at the price and terms described below, beginning T.B.D. and terminating at 11:59 p.m. on T.B.D. ("Termination Date"). Upon full execution of a contract for sale and purchase of the Property, all rights and obligations of this Agreement will automatically extend through the date of the actual closing of the sales contract. Seller and Broker acknowledge that this Agreement does not guarantee a sale. This Property will be offered to any person without regard to race, color, religion, sex, handicap, familial status, national origin, or any other factor protected by federal, state, or local law. Seller certifies and represents that she/he/it is legally entitled to convey the Property and all improvements.

2. Description of Property:

(a) **Street Address:** Lots 1, 2, 3, 4, 5, 6 Patton Park Subdivision, Port St. Joe, Florida 32456

Legal Description: * see Lines 160-165.

☐ See Attachment

(b) **Personal Property, including appliances:** n/a

☐ See Attachment

(c) **Occupancy:**

Property ☐ is ☒ is not currently occupied by a tenant. If occupied, the lease term expires

3. Price and Terms: The property is offered for sale on the following terms or on other terms acceptable to Seller:

(a) **Price:** \$

(b) **Financing Terms:** ☒ Cash ☒ Conventional ☒ VA ☒ FHA ☐ Other (specify)

☐ **Seller Financing:** Seller will hold a purchase money mortgage in the amount of \$ with the following terms:

☐ **Assumption of Existing Mortgage:** Buyer may assume existing mortgage for \$ plus an assumption fee of \$. The mortgage is for a term of years beginning in , at an interest rate of % ☐ fixed ☐ variable (describe)

Lender approval of assumption ☐ is required ☐ is not required ☐ unknown. **Notices to Seller:** (1) You may remain liable for an assumed mortgage for a number of years after the Property is sold. Check with your lender to determine the extent of your liability. Seller will ensure that all mortgage payments and required escrow deposits are current at the time of closing and will convey the escrow deposit to the buyer at closing. (2) Extensive regulations affect Seller financed transactions. It is beyond the scope of a real estate licensee's authority to determine whether the terms of your Seller financing agreement comply with all applicable laws or whether you must be registered and/or licensed as a loan originator before offering Seller financing. You are advised to consult with a legal or mortgage professional to make this determination.

(c) **Seller Expenses:** Seller will pay mortgage discount or other closing costs not to exceed % of the purchase price and any other expenses Seller agrees to pay in connection with a transaction.

4. Broker Obligations: Broker agrees to make diligent and continued efforts to sell the Property until a sales contract is pending on the Property.

5. Multiple Listing Service: Placing the Property in a multiple listing service (the "MLS") is beneficial to Seller because the Property will be exposed to a large number of potential buyers. As a MLS participant, Broker is obligated to timely deliver this listing to the MLS. This listing will be promptly published in the MLS unless Seller directs Broker otherwise in writing. Seller authorizes Broker to report to the MLS this listing information and price, terms, and financing information on any resulting sale for use by authorized Board / Association members and MLS participants and subscribers unless Seller directs Broker otherwise in writing.

Seller () () and Broker/Sales Associate () () acknowledge receipt of a copy of this page, which is Page 1 of 4.

ERS-16tb Rev 3/14

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Serial#: 039764-000145-2013425

6. Broker Authority: Seller authorizes Broker to:

- (a) Advertise the Property as **Broker** deems advisable including advertising the Property on the Internet unless limited in (6)(a)(i) or (6)(a)(ii) below.
(**Seller opt-out**) (**Check one if applicable**)
(i) ☐ Display the Property on the Internet except the street address.
(ii) ☐ **Seller** does not authorize **Broker** to display the Property on the Internet.
Seller understands and acknowledges that if **Seller** selects option (ii), consumers who search for listings on the Internet will not see information about the Property in response to their search.
_____/_____
Initials of Seller
- (b) Place appropriate transaction signs on the Property, including "For Sale" signs and "Sold" signs (once **Seller** signs a sales contract) and use **Seller's** name in connection with marketing or advertising the Property.
- (c) Obtain information relating to the present mortgage(s) on the Property.
- (d) Provide objective comparative market analysis information to potential buyers.
- (e) (**Check if applicable**) ☐ Use a lock box system to show and access the Property. A lock box does not ensure the Property's security. **Seller** is advised to secure or remove valuables. **Seller** agrees that the lock box is for **Seller's** benefit and releases **Broker**, persons working through **Broker**, and **Broker's** local Realtor Board / Association from all liability and responsibility in connection with any damage or loss that occurs.
☐ Withhold verbal offers. ☐ Withhold all offers once **Seller** accepts a sales contract for the Property.
- (f) Act as a transaction broker.
- (g) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These websites are referred to as Virtual Office Websites ("VOWs"). An automated estimate of market value or reviews and comments about a property may be displayed in conjunction with a property on some VOWs. Anyone who registers on a VOW may gain access to such automated valuations or comments and reviews about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or comments and reviews about this Property.
☐ **Seller** does not authorize an automated estimate of the market value of the listing (or a hyperlink to such estimate) to be displayed in immediate conjunction with the listing of this Property.
☐ **Seller** does not authorize third parties to write comments or reviews about the listing of the Property (or display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

7. Seller Obligations: In consideration of **Broker's** obligations, **Seller** agrees to:

- (a) Cooperate with **Broker** in carrying out the purpose of this Agreement, including referring immediately to **Broker** all inquiries regarding the Property's transfer, whether by purchase or any other means of transfer.
- (b) Provide **Broker** with keys to the Property and make the Property available for **Broker** to show during reasonable times.
- (c) Inform **Broker** before leasing, mortgaging, or otherwise encumbering the Property.
- (d) Indemnify **Broker** and hold **Broker** harmless from losses, damages, costs, and expenses of any nature, including attorney's fees, and from liability to any person, that **Broker** incurs because of (1) **Seller's** negligence, representations, misrepresentations, actions, or inactions; (2) the use of a lock box; (3) the existence of undisclosed material facts about the Property; or (4) a court or arbitration decision that a broker who was not compensated in connection with a transaction is entitled to compensation from **Broker**. This clause will survive **Broker's** performance and the transfer of title.
- (e) Perform any act reasonably necessary to comply with FIRPTA (Section 1445 of the Internal Revenue Code).
- (f) Make all legally required disclosures, including all facts that materially affect the Property's value and are not readily observable or known by the buyer. **Seller** certifies and represents that **Seller** knows of no such material facts (local government building code violations, unobservable defects, etc.) other than the following:

Seller will immediately inform **Broker** of any material facts that arise after signing this Agreement.

- (g) Consult appropriate professionals for related legal, tax, property condition, environmental, foreign reporting requirements, and other specialized advice.

8. **Compensation:** Seller will compensate **Broker** as specified below for procuring a buyer who is ready, willing, and able to purchase the Property or any interest in the Property on the terms of this Agreement or on any other terms acceptable to **Seller**. **Seller** will pay **Broker** as follows (plus applicable sales tax):

- (a) _____ % of the total purchase price plus \$ _____ OR \$ _____, no later than the date of closing specified in the sales contract. However, closing is not a prerequisite for **Broker's** fee being earned.
- (b) _____ (\$ or %) of the consideration paid for an option, at the time an option is created. If the option is exercised, **Seller** will pay **Broker** the Paragraph 8(a) fee, less the amount **Broker** received under this subparagraph.

- (c) _____ (\$ or %) of gross lease value as a leasing fee, on the date **Seller** enters into a lease or agreement to lease, whichever is earlier. This fee is not due if the Property is or becomes the subject of a contract granting an exclusive right to lease the Property.
- (d) **Broker's fee** is due in the following circumstances: (1) If any interest in the Property is transferred, whether by sale, lease, exchange, governmental action, bankruptcy, or any other means of transfer, regardless of whether the buyer is secured by **Seller**, **Broker**, or any other person. (2) If **Seller** refuses or fails to sign an offer at the price and terms stated in this Agreement, defaults on an executed sales contract, or agrees with a buyer to cancel an executed sales contract. (3) If, within _____ days after Termination Date ("Protection Period"), **Seller** transfers or contracts to transfer the Property or any interest in the Property to any prospects with whom **Seller**, **Broker**, or any real estate licensee communicated regarding the Property before Termination Date. However, no fee will be due **Broker** if the Property is relisted after Termination Date and sold through another broker.
- (e) **Retained Deposits:** As consideration for **Broker's** services, **Broker** is entitled to receive _____% of all deposits that **Seller** retains as liquidated damages for a buyer's default in a transaction, not to exceed the Paragraph 8(a) fee.

9. **Cooperation with and Compensation to Other Brokers: Notice to Seller:** The buyer's broker, even if compensated by **Seller** or **Broker**, may represent the interests of the buyer. **Broker's** office policy is to cooperate with all other brokers except when not in **Seller's** best interest and to offer compensation in the amount of ☒ _____ 2% of the purchase price or \$ _____ to a single agent for the buyer; ☒ _____ 2% of the purchase price or \$ _____ to a transaction broker for the buyer; and ☐ _____ % of the purchase price or \$ _____ to a broker who has no brokerage relationship with the buyer.

☐ None of the above. (If this is checked, the Property cannot be placed in the MLS.)

10. **Brokerage Relationship:** **Broker** will act as a transaction broker. **Broker** will deal honestly and fairly; will account for all funds; will use skill, care, and diligence in the transaction; will disclose all known facts that materially affect the value of the residential property which are not readily observable to the buyer; will present all offers and counteroffers in a timely manner unless directed otherwise in writing; and will have limited confidentiality with **Seller** unless waived in writing.

11. **Conditional Termination:** At **Seller's** request, **Broker** may agree to conditionally terminate this Agreement. If **Broker** agrees to conditional termination, **Seller** must sign a withdrawal agreement, reimburse **Broker** for all direct expenses incurred in marketing the Property, and pay a cancellation fee of \$0.00 _____ plus applicable sales tax. **Broker** may void the conditional termination, and **Seller** will pay the fee stated in Paragraph 8(a) less the cancellation fee if **Seller** transfers or contracts to transfer the Property or any interest in the Property during the time period from the date of conditional termination to Termination Date and Protection Period, if applicable.

12. **Dispute Resolution:** This Agreement will be construed under Florida law. All controversies, claims, and other matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting mediation under the rules of the American Mediation Association or other mediator agreed upon by the parties. If litigation arises out of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:

Arbitration: By initialing in the space provided, **Seller** (_____) (_____), Sales Associate (_____), and **Broker** (_____) agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and will equally split the arbitrator's fees and administrative fees of arbitration.

13. **Miscellaneous:** This Agreement is binding on **Seller's** and **Broker's** heirs, personal representatives, administrators, successors, and assigns. **Broker** may assign this Agreement to another listing office. This Agreement is the entire agreement between **Seller** and **Broker**. No prior or present agreements or representations will be binding on **Seller** or **Broker** unless included in this Agreement. Electronic signatures are acceptable and will be binding. Signatures, initials, and modifications communicated by facsimile will be considered as originals. The term "buyer" as used in this Agreement includes buyers, tenants, exchangors, optionees, and other categories of potential or actual transferees.

Seller (_____) (_____) and Broker/Sales Associate (_____) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 4.

ERS-161b Rev 3/14

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Serial#: 039764-000145-2013425

157* **14. Additional Terms:** *Compensation: In the event the Listing Broker is the Selling Broker, Total Commission
158 shall be 1.5% of Purchase Price. In the event of Outside Brokerage, Fee to Listing Broker shall be \$500 on a per-
159 lot basis, plus 2% of Purchase Price to Outside Brokerage.

160 * Legal Descriptions & Pricing:
161 Parcel 05637-000R - PATTON PARK SUB PB 7 PG 48 LOT 1 MAP 50D - \$110,000.
162 Parcel 05637-005R - PATTON PARK SUB PB 7 PG 48 LOT 2 MAP 50D - \$110,000.
163 Parcel 05637-010R - PATTON PARK SUB PB 7 PG 48 LOT 3 MAP 50D - \$65,000.
164 Parcel 05637-015R - PATTON PARK SUB PB 7 PG 48 LOT 4 MAP 50D - \$60,000.
165 Parcel 05637-020R - PATTON PARK SUB PB 7 PG 48 LOT 5 MAP 50D - \$60,000.
166 Parcel 05637-025R - PATTON PARK SUB PB 7 PG 48 LOT 6 MAP 50D - \$65,000.
167
168
169

170* **Seller's Signature:** _____ **Date:** _____

171* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

172* Address: _____ 305 Cecil G. Costin Sr. Boulevard, Port St. Joe, Florida 32456

173* Email Address: _____ janderson@psj.fl.gov

174* **Seller's Signature:** _____ **Date:** _____

175* Home Telephone: _____ Work Telephone: _____ Facsimile: _____

176* Address: _____

177* Email Address: _____

178* **Authorized Sales Associate or Broker:** _____ **Date:** _____

179* Brokerage Firm Name: _____ Burke & Co. Real Estate Group LLC Telephone: _____ 850-229-1018

180* Address: _____ 304 3rd Street, Port St. Joe, Florida 32456

181* Copy returned to **Seller** on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

The Florida Association of REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of the United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Seller (_____) (_____) and Broker/Sales Associate (_____) (_____) acknowledge receipt of a copy of this page, which is Page 4 of 4.

ERS-16tb Rev 3/14

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Serial#: 039764-000145-2013425

Zimbra

janderson@psj.fl.gov

Emailing - Patton Park Lots Proposal.pdf

From : Glenda Mclemore
<glenda@g3realtygroup.com>

Thu, Dec 31, 2015 02:48 PM

2 attachments

Subject : Emailing - Patton Park Lots
Proposal.pdf

To : janderson@psj.fl.gov

Cc : Kaci Rhodes
<kaci@g3realtygroup.com>

Hello Mr. Anderson,

Thank you for allowing me this opportunity.

Attached you will find a brief listing presentation outlining a bit about our Real Estate Firm, including our commission fee, as well as a suggested list price range for the Patton Park Lots.

Feel free to contact me at anytime if you have any questions.

I look forward to hearing from you and Hope you have a Safe and Happy New Year!

Kind Regards,
glenda

Glenda McLemore, Broker/Owner
g3 Realty Group, LLC
420 Reid Avenue
Port St. Joe, Florida 32456
Office: (850)227-3333

Cell: (850)227-5675

Fax: (850)227-SOLD

glenda@g3realtygroup.com

Visit our Web Site at <http://www.g3realtygroup.com/>

Don't miss the Blog! <http://g3realtygroup.com/blog/>

*If you no longer wish to receive my emails just [Unsubscribe](#).

 **Patton Park Lots Proposal.pdf**
3 MB



image001.gif
18 KB

Real Estate Services Proposal

Prepared Especially for:
City of Port St. Joe

For marketing the property located at:
Patton Park Lots 1-6

Prepared by:
Glenda McLemore
Owner/Broker
g3 Realty Group, LLC
420 Reid Ave
Port St. Joe, FL 32456

Office: 850-227-3333
Office Fax: 850-227-7653
Email: glenda@g3realtygroup.com
Mobile: 850-227-5675

Date: December 30, 2015



Dear City of Port St. Joe,

Thank you for the opportunity to present to you this listing proposal for the marketing of Patton Park Lots 1-6 in Port St. Joe.

At g3 Realty Group, we are committed to providing to our sellers the most complete and effective marketing strategy, which includes, but is not limited to, countless internet avenues, as well as many traditional mainstream marketing venues. We remain in constant contact with a large data base of past and present qualified buyers and send out a mass email campaign introducing all new property listings the moment they become active in our MLS.

Our commission rate is the local standard 6% of an agreed sales price. Once an executed contract, approved by the seller, is reached, we remain hands on throughout every detail of the process, and are only paid the commission after a successfully executed closing.

Pricing your property correctly is crucial and of course, we know you want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value and based on the last 12 months of activity we have the following pricing suggestion. Since there have been no actual sales of comparable properties, we are making recommendation based upon 3 vacant lots that have been active on the market for quite some time with little or no activity.

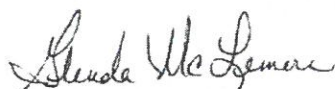
Analysis of those comparable properties, as show on the attached
Comparative Market Analysis, suggests a list price range of

\$69,000 to \$89,000

We at g3 Realty Group, LLC pride ourselves in being the most positive, progressive, and professional real estate firm this area has to offer. Our team provides clients with the utmost superior service and honest direction in the local market and look forward to being of service to you throughout the sales process of your property.

Thank you again for the consideration and as always feel free to contact us if you have any questions.

Kind Regards,

A handwritten signature in cursive script that reads 'Glenda McLemore'.

Glenda McLemore

Owner/Broker

Office: 850-227-3333

Mobile: 850-227-5675

Fax: 850-227-SOLD

Email: glenda@g3realtygroup.com

Website: www.g3realtygroup.com

COMPARATIVE MARKET ANALYSIS

Wednesday, December 30, 2015 2:51:53 PM



MLS# 255205
Status Active
Cat LND
Address 7 CABELL DR
City PORT ST. JOE
Area Port St. Joe
Sub Area City of Port St. Joe
List Amt \$79,900
Sale Amt
Sold Date
Price/Acres 194,878
Terms
DOM 77
Use Zone City, DeedRestriction, ResSingle
Acreage 0.41
+/-
Waterfront
Remarks

Beautiful, cleared building lot in the desirable upscale Old Town subdivision, just a short walk to bay. This lot is surrounded by custom built homes and is the perfect place to build your dream home. Great location without beach prices. NO HOA!!

MLS# 251749
Status Active
Cat LND
Address 0 CABELL DR
City PORT ST. JOE
Area Port St. Joe
Sub Area City of Port St. Joe
List Amt \$125,000
Sale Amt
Sold Date
Price/Acres 378,788
Terms
DOM 611
Use Zone ResSingle
Acreage 0.33
+/-
Waterfront
Remarks

This unique BAYVIEW lot is located steps to the St Joseph Bay in the heart of Port St Joe. Situated on a quiet street, this spacious .33 acre parcel is surrounded by executive homes and beautiful trees. This corner lot is the perfect location for your custom dream home. A rare find!

MLS# 252986
Status Active
Cat LND
Address 4 MONUMENT AVE
City PORT ST. JOE
Area Port St. Joe
Sub Area City of Port St. Joe
List Amt \$129,900
Sale Amt
Sold Date
Price/Acres 199,846
Terms
DOM 412
Use Zone City, ResSingle
Acreage 0.65
+/-
Waterfront
Remarks

Large in town lot (.65 acres) a block away from St. Joe Bay where you can enjoy sensational sunsets. Launch your boat from the nearby public boat ramp and enjoy the amenities of the close by marina. Bike or walk to downtown shops, restaurants and entertainment. Convenient and ideal location to build your dream home. City water and sewer tap paid. Lot has been filled and raised and is ready to build. One of the last premium buildable lots in Port St. Joe!

Status	Total	Avg Price	Avg \$ Per Sqft	Median	Low	High	Avg DOM
ACT/CNT	3	\$111,600	\$257,837.36	\$125,000	\$79,900	\$129,900	367
PND	0	\$0	\$0.00	\$0	\$0	\$0	0
SLD/RNT/LSE	0	\$0	\$0.00	\$0	\$0	\$0	0
TWN	0	\$0	\$0.00	\$0	\$0	\$0	0
EXP	0	\$0	\$0.00	\$0	\$0	\$0	0
Total	3	\$111,600	\$257,837.36	\$125,000	\$79,900	\$129,900	367

--Information deemed reliable but not guaranteed--Copyright: 2015 by the REALTORS® Association of Franklin & Gulf Counties Inc.

Prepared by G3 REALTY GROUP, LLC of G3 REALTY GROUP, LLC on 12/30/2015 2:51:53 PM

Zimbra

janderson@psj.fl.gov

Patton Park Subdivision

From : Jay Rish
<jay@floridagulfcoast.com>

Fri, Jan 01, 2016 04:37 PM

Subject : Patton Park Subdivision

To : Jim Anderson
<janderson@psj.fl.gov>

Dear Jim,

Thank you for giving Gulf Coast Real Estate Group, llc an opportunity to bid for listing Patton Park Subdivision. To that end I offer you the following;

Gulf Coast Real Estate Group will enter in to an exclusive right of sale listing agreement for a period of no less than 9 months.

Compensation shall be as follows;

2.5% if sold in house by Gulf Coast Real Estate Group and 4% if sold with the help of another agency.

I stand ready to answer any questions or begin the process immediately.

Thank you again and I look forward to hearing from you soon.

Most Sincerely,

Jay Rish, Broker

Zimbra

janderson@psj.fl.gov

Hospital site lots

From : Preston Russ

Tue, Jan 05, 2016 03:26 PM

<preston.coastalrealty@gmail.com>

Subject : Hospital site lots**To :** janderson@psj.fl.gov**Cc :** Mary Clayton

<mary.coastalrealty@gmail.com>

External images are not displayed. [Display images below](#)

Hi Jim,

Thanks for your time today. Below is our proposal to the city to help sell the hospital site lots.

Coastal Realty Group is willing to list the properties in our MLS system for a total of 6% sales commission and we are willing to offer 5% sales commission to the selling real estate agency and our agency will only take 1% on the listing side of the transaction. This gives the selling agency a lot of incentive to sell the lots with the larger percentage going to the sales side.

And even though we are only taking a small amount on the listing side of the transaction the listing will still be promoted throughout our MLS system and on the our websites, plus many national affiliated websites that help us promote our properties.

Jim the above is pretty basic - Please let me know if you want something more detailed and if you need it in a different format. Thanks.

Best Regards,
Preston Russ, Broker

Gulf County's 2014 & 2015 Sales Leader
Office (850) 227-7891
Mobile (850) 227-8890

YOUR Source for Real Estate:
<http://www.gulfcoastalproperties.com>

Once we list your site it becomes available on the worldwide web and gets you the exposure that is needed to properly market your property.
See the sites below.

Exposure Engine



2015-2016 WELLNESS INITIATIVE

Employee Name: _____
(Please print)

Department: _____
(Please print)

The 2015-2016 Wellness Initiative begins on October 1, 2015 and ends on September 30, 2016.

INSTRUCTIONS: This form is to be used to obtain certification of the screenings to participate in the 2015-2016 Wellness Initiative. Participation in this initiative is voluntary. Please obtain the signature of the health care representative who provides each service and include the date of the service.

To be eligible to receive leave credit, you can participate in any or all of the screenings listed below. The maximum amount of personal leave an employee can earn is eight (8) hours. Please sign and date the form and remit the form to Human Resources upon completion. The leave will be granted the pay period following receipt of the completed form. The leave can be used in increments. All forms must be turned in by September 30, 2016 by close of business.

INFLUENZA VACCINATION:

Eligibility: Two (2) hours of personal leave

Verification Signature/Facility Name: _____ Date: _____

BLOOD DRIVE DONATION: () October () January () April () July

Eligibility: Two (2) hours of personal leave for any one of the drives listed above

Verification Signature/Facility Name: _____ Date: _____

FHC LIFESTYLE WELLNESS ASSESSMENT: I have completed the on-line Lifestyle Wellness Assessment through Florida Health Care. The employee's health information is confidential. Once you have completed the on-line assessment, print a copy of the page from the assessment which verifies the date completed and attach to this form. Do not attach the Report Card results of your assessment – this is your personal lifestyle assessment information. Please see the instructions attached to access and participate in the assessment.

Eligibility: Two (2) hours of personal leave

Date Completed: _____

PHYSICAL EXAMINATION TO INCLUDE BIOMETRIC SCREENING: Employee completed an annual/routine physical examination from a physician/health care professional to include a biometric screening (blood pressure, blood glucose, blood cholesterol and body mass index)

Eligibility: Two (2) hours of personal leave

Verification Signature/Facility Name: _____ Date: _____

24

I certify that the information provided above is true and accurate. Please do not attach any medical documentation to this form. Medical information is considered personal and confidential. This form may be subject to public record.



Gulf County Property Appraiser

Mitch Burke, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gulf Home
Owner and Parcel Information					
Owner Name	GANT MAXINE K & EST OF BILLIE THOMAS		Today's Date	January 5, 2016	
Mailing Address	328 AVE C		Parcel Number	04624-000R	
	PORT ST JOE, FL 32456		Tax District	City of Port St Joe (District 5)	
Location Address	301 N PARK AVE		2015 Millage Rates	18.3324	
Property Usage	SINGLE FAM (000100)		Acreage	0	
Section Township Range	1-8S-11W		Homestead	N	

[Show Parcel Maps](#) [Generate Owner List By Radius](#)

Value Information			Legal Information
	2015 Certified Values	2016 Working Values	
Building Value	\$24,715	\$24,274	ST. JOE HEIGHTS SUBD PB 1 PG 35 LOTS 1 & 3 ORB 572/139 OR FR PROBATE BLK B MAP 50A The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Extra Feature Value	\$348	\$343	
Land Value	\$14,000	\$14,000	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$39,063	\$38,617	
Assessed Value	\$39,063	\$38,617	
Exempt Value	\$0	\$0	
Taxable Value	\$39,063	\$38,617	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.			
Tax Information			

Building Information						
Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Effective Year Built
SINGLE FAM	1,141	831	AL SIDING	COMP SHNGL	WALL BD/WD	1970
Heating Type	A/C Type	Baths	Bedrooms	Stories	Flooring	
CONVECTION	NONE	1	0	0	HARDWOOD	
Show Building Sketch						

Extra Features Data				
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
CLFENCE 4	1	235 x 0 x 0	235 UT	1988

Land Information				
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
IMPROVED > 1 AC	2	LT	0	0

Property Information (qualified, unqualified, and multiple sales)							
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor
04-08-2015		PROBATE ORDER OF ADM	572	139	Unqualified	Improved	PROBATE COURT
02-24-2015		PROBATE ORDER OF ADM	569	5	Unqualified	Improved	PROBATE COURT
							GANT MAXINE KING & EST OF BILLIE F THOMAS

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
04-08-2015		PROBATE ORDER OF ADM	572	139	Unqualified	Improved	PROBATE COURT	GANT MAXINE KING & EST OF BILLIE F THOMAS
02-24-2015		PROBATE ORDER OF ADM	569	5	Unqualified	Improved	PROBATE COURT	GANT MAXINE KING & EST OF BILLIE F THOMAS

The Gulf County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: January 4, 2016

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25





December 23, 2015

Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

CLIENT PROJECT: 301 N. Park Ave; P15-0514
CEI LAB CODE: B15-8705

Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on December 22, 2015. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations. If you have any questions, please feel free to call our office at 919-481-1413.

Kind Regards,

A handwritten signature in black ink, appearing to read "Tianbao Bai".

Tianbao Bai, Ph.D., CIH
Laboratory Director





Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 301 N. Park Ave; P15-0514

CEI LAB CODE: B15-8705

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
1		B116379	Green, Gray	Shingle	Chrysotile 20%



LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
 Non-Trem = Non-Asbestiform Tremolite
 Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

LIMIT OF DETECTION: <1% by visual estimation

REGULATORY LIMIT: >1% by weight

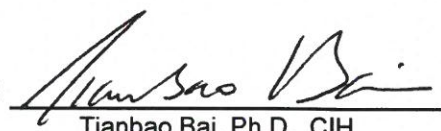
Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation.

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by CEI Labs, Inc. CEI Labs makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

ANALYST:


Megan Fisher

APPROVED BY:


Tianbao Bai, Ph.D., CIH
Laboratory Director



B15 8705

PROJECT: 301 N. Park Ave

SES FILE #: P15-0514

TURNAROUND TIME: 24 hr

DATE: 12-21-15

SAMPLE ACCOUNTABILITY & TRANSFER RECORD

30



Gulf County Property Appraiser

Mitch Burke, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gulf Home
Owner and Parcel Information					
Owner Name	COOPER YVONNE		Today's Date	January 5, 2016	
Mailing Address	910 COBLE DRIVE		Parcel Number	05771-000R	
	TALLAHASSEE, FL 32301		Tax District	City of Port St Joe (District 5)	
Location Address	127 AVENUE C		2015 Millage Rates	18.3324	
Property Usage	SINGLE FAM (000100)		Acreage	0	
Section Township Range	2-8S-11W		Homestead	N	

[Show Parcel Maps](#) [Generate Owner List By Radius](#)

Value Information			Legal Information
	2015 Certified Values	2016 Working Values	
Building Value	\$8,764	\$8,217	
Extra Feature Value	\$0	\$0	
Land Value	\$3,600	\$3,600	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$12,364	\$11,817	
Assessed Value	\$12,364	\$11,817	
Exempt Value	\$0	\$0	
Taxable Value	\$12,364	\$11,817	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.			
Tax Information			

CITY OF PORT ST JOE ORIG LOT9, LESS N 15 FT OF W 11 FT ORB 76/1000 ORB 545/64 FR
COOPER BLK 100S MAP 50B

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

Building Information						
Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Effective Year Built
SINGLE FAM	2,160	1,920	WALL BOARD	COMP SHNGL	WALL BD/WD	1950
Heating Type	A/C Type	Baths	Bedrooms	Stories	Flooring	
NONE	NONE	2	0	2	PINE WOOD	

[Show Building Sketch](#)

Extra Features Data				
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information				
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
IMPROVED > 1 AC	1	LT	0	0

Property Information (qualified, unqualified, and multiple sales)							
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor
09-13-2013	\$ 100	PERSONAL REPRES.	545	64	Unqualified	Improved	COOPER YVONNE (PERS REP)
01-24-2012	\$ 100	PERSONAL REPRES.	515	673	Unqualified	Improved	COOPER TIMOTHY (PR OF SUSIE COOPER EST)
							COOPER YVONNE
							COOPER TIMOTHY

[Sales In Area](#) [Previous Parcel](#) [Next Parcel](#) [Field Definitions](#) [Return to Main Search](#) [Gulf Home](#)

The Gulf County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: January 4, 2016

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2013060027 127 Arc C 6-20-13 A. B. B.



September 21, 2015

Southern Earth Sciences, Inc.
7500 McElvey Road, Suite A
Panama City Beach, FL 32408

CLIENT PROJECT: 127 C Ave. Port St. Joe; P15-0514
CEI LAB CODE: B15-6297

Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on September 21, 2015. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations. If you have any questions, please feel free to call our office at 919-481-1413.

Kind Regards,

A handwritten signature in black ink, appearing to read "Tianbao Bai".

Tianbao Bai, Ph.D., CIH
Laboratory Director





Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 127 C Ave. Port St. Joe; P15-0514

CEI LAB CODE: B15-6297

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
1		B84688	Gray	Siding	Chrysotile 15%



LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
 Non-Trem = Non-Asbestiform Tremolite
 Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

LIMIT OF DETECTION: <1% by visual estimation

REGULATORY LIMIT: >1% by weight

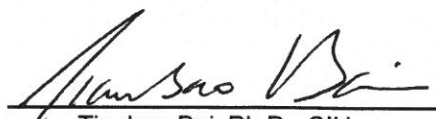
Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation.

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by CEI Labs, Inc. CEI Labs makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

ANALYST:


Sarah Talley

APPROVED BY:


Tianbao Bai, Ph.D., CIH
Laboratory Director



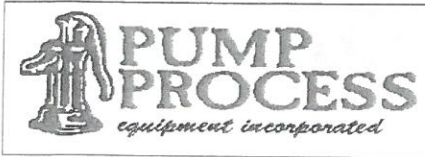
Big 6297

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Presnell's

- \$104,000 Paid by Presnell for 26 ERC's
- \$89,366 Paid by the City for Phase 1b Forcemain to Presnell's
- The estimated cost for a lift station to service only Presnell's is \$42,288 utilizing City Labor
- The estimated cost for a fence & dress-up around the lift station is \$3,000

If Presnell's is given a credit of \$14,634, the difference owed from Presnell's to complete the project would be approx. \$30,634.



3820 Hopkins Street
Pensacola, FL 32505
(850) 432-0334, fax: (850) 432-1336

Quote: 4555 K

Quote

To: John Grantland
City of Port St. Joe

Date: 1/13/2015
Project: Presnell's Lift Station
Location: Port St. Joe
Engineer: Port St. Joe

Equipment: Duplex Grinder Lift Station Terms: Net 30 Days

Delivery: 5-6 Weeks

We are pleased to submit on the following equipment:

-One (1) 60" diameter x 6' deep fiberglass wet well/valve pit package with SST pipe, "C-Channel" guide systems with hydraulic sealing flange, powder coated diamond plate aluminum cover with gasketed hatch covers with SST slam locks, valves, emergency pump out connection and 2" aluminum "P"-Trap drain from valve pit to wet well and pressure gauges rated for 1-1/2" times pump design conditions.

-One (1) Duplex NEMA 4X Control Panel to meet PSJ standards.

-Four (4) Float Level Switches.

-Two (2) Barnes model "SGV" 7.5 HP / 230 Volt / 3-Phase Sewage Grinder Pumps with 5 year, 100% repair parts/labor by Crane Pumps and Systems. Please confirm voltage.

-Electrical Installation by our Electrical Contractor to include permits, install pedestal, conduit, panel pumps and float switches. **Does not include concrete.**

Net price, F.O.B. shipping point \$42,288.00

NOTES

1. If ordered, please sign this quotation form and FAX or Email back to Pump & Process Equipment, Inc.
2. Only items mentioned above are included. If it is not listed it is to be provided by others.
3. **Delivery promise date begins upon return of approved Submittal or approved drawings.**

Additional Note

1. Fiberglass wet well/valve pit ships to job site for off loading by Contractor.
2. Pump & Process Equipment, Inc. will perform startup to satisfaction of the City of Port St. Joe
3. Panel/Pedestal and lift station cover with hatches will be powder coated "forest green" after fabrication.

This Quotation Prepared By Butch Branton

For Pump & Process Equipment, Inc.

The undersigned agrees to and has the authority to bind the purchaser to the terms and conditions below and equipment as described

above.

Date: _____

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Quotation good for 30 days. Prices do not include any applicable taxes. Payment terms are NET 30 days from date of shipment. Past due accounts will be charged interest at 1.5% per month. Should the services of an attorney, collection agency or other legal service become necessary for collection, purchaser will assume responsibility for all expenses accrued in the collection process including fees, court cost, serving charges, lien filing, etc. Manufacturer's warranty applies. Pump & Process Equipment, Inc. assumes no liability whatsoever for delays or damages caused by defects or any other equipment failure.

**Code Enforcement 2016 Activity
As of 1/15/2016**

	Open		Closed		Total		Increase
Unlawful							
Accumulation	65				65		3
Substandard							
Structure	6				6		
Abandoned							
Vechicle	7				7		
Unlawful							
Sewer	0		1		1		
Land regulation							
Violation	14		2		16		4
Business Lic.							
Violation							
Special Master							
Hearings							
Building							
Demolition	2				2		
Waste							
Violation	20		22		42		25
Sign							
Violation	1		3		4		3
Total	115	Total	28	Total	143	Total	35