

DUE DILIGENCE REPORT

for the

McGinley Property

Prepared for:

Richard McGinley
5700 SW Hwy 484
Ocala, FL 34473

June 2017

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2. Phase 1 Environmental Assessment.....

3. Sand Skink Assessment.....

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5. Cultural Resources Assessment Survey.....

SECTION I. SITE DESCRIPTION AND PHYSICAL CONDITIONS

A. Site Description and Physical Conditions

1. Existing Conditions

The subject property is ±1,286 acres with ±320 acres north of SW Hwy 484 and approximately ±966 acres south of SW Hwy 484. The overall site is located on the south side of SW Hwy 484 between Marion Oaks Course and Marion Oaks Manor, and ±2.75 miles west of the I-75/Hwy 484 Interchange.

2. Existing Soil Information

An Exhibit of the onsite soils as provided by the Soil Survey of Marion County, Florida is attached (Please See Exhibit 2 in Section II.). The site is classified as containing soil types primarily of Apopka Sand and Candler Sand. Apopka Sand is a nearly level to gently sloping, well-drained soil. The hydrologic group for Apopka soils is group A. Candler Sand is a nearly level to gently sloping excessively drained sandy soil. The hydrologic group for Candler soils is group A.

Based on the review of the composite services performed to date, the sites evaluated are suitable for commercial development with very limited site improvements. The near surface sand soils allow for ease of site development and add for superior site drainage characteristics. This deeper soil borings indicted a dense confining layer which would make this area less karst sensitive for future development.

3. Topography

Approximately the north 60% of the project area drains to a centrally located low area and the remaining 40% drains to the south to an existing storm water retention system located at the south end of the property. The onsite topography varies from approximately 75 feet in the north region of the project site to approximately 57 feet near the south end of the project site.

B. Utilities

1. Potable Water

~~Based on a meeting with Marion County Utilities staff on 5/8/2017, it was determined that 2.0 MGD is available. Please note that the required fire flow demand should not be directly subtracted from this number. This is the available system capacity and fire flow demands are already considered. However, fire flow demands will be a factor in the design of the transmission system.~~

2. Sanitary Sewer

Based on a meeting with Marion County Utilities staff on 5/8/2017, it was determined that

700,000 gallons per day capacity is currently available. There are no immediate expansions of any nearby waste water treatment plants. A 2.0 MGD WWTP expansion is planned but it would be a 2 year plus process to design, permit, and construct.

3. Electric (SECO)

Please refer to Exhibit 6 in Section II which shows an illustration of existing blanket utility easements and electric infrastructure. Per SECO, there is approximately 330 acres of SECO utility easements south of CR 484 and on the entire property located north of CR 484. An electrical output of 4 MW is available for initial tenant, but substation expansion is required for additional capacity. The park feeder (3-phase 1000 kcmil) would require 3 months to construct and cost approximately \$500,000. Two 28 MW trucks are available during construction of permanent substation infrastructure.

4. Cable (CenturyLink)

Please refer to Exhibit 7 in Section II which shows an illustration of existing infrastructure. Based on a phone conversation with Spencer Hunter on Thursday, May 11th, there is a CenturyLink remote station in the northeast corner of the subject property along CR 484. The remote station generates the signal with one E7 and two C7 signal generators. It is anticipated that CenturyLink can accommodate 10 – 100 GB/second.

5. Natural Gas (TECO)

Please refer to Exhibit 8 in Section II which shows an illustration of existing infrastructure. Based on an e-mail from Bruce Stout on Thursday May 4th, the nearest gas main is approximately 3 miles away and would cost more than \$820,000 to extend to the subject site.

C. Environmental

1. Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessment by The Partin Group dated March 3, 2017, found there were no unresolved recognized environmental conditions identified in connection with the subject property. No additional environmental assessments were recommended at this time.

2. Environmental Constraints Assessment

An Environmental Constraints Assessment report dated March 3rd, 2017 by Breedlove Dennis & Associates, found that there were two state listed species (gopher tortoise and southeastern American kestrel), the presence of one Federally protected species (Florida scrub jay), and the potential occurrence of two federally listed species (eastern indigo snake and sand skink) onsite. Based on the BDA field review, there are gopher tortoise burrows on the Site located in isolated areas leaving vast acreage tracts of developable property. Additional surveys and assessments were recommended for all listed and

potentially listed species. Additional studies are being performed at this time.

3. Cultural Resources Assessment Survey

A Cultural Resources Assessment Survey dated March 2017 was prepared by Breedlove Dennis & Associates. Per the report, the development of the subject site will have no effect on any archeological sites or historic resources that are listed, determined, or considered eligible for listing in the NRHP. No further work is recommended.

D. Entitlements

1. Land Use

The current Future Land Use designation for the project site based on the recently adopted Future Land Use Map for Marion County is Commerce District (CD).

This land use is intended to provide for an area where more intense commercial and industrial uses than may be suitable in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues that may be more suited away from residential and other mixed use land use designations with a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is allowed in the Urban Area and Rural Area.

2. Zoning

A P.U.D. zoning to match the commerce district land use is being pursued (current zoning is AG).

The P.U.D. Classification allows the development of land as a planned residential, commercial or industrial development complex or as a planned mixed-use development. It allows for flexible and creative concepts of site planning and provides a more desirable environment than would be possible through the strict application of minimum zoning requirements. It also provides the opportunity to establish maximum building heights, building setbacks, buffers, etc. that may be unique and not allowed in other zoning classifications.

The process of changing the zoning classifications is to develop a P.U.D. Concept Plan for review by the Marion County staff, Planning and Zoning Commission, and the Board of County Commissioners. Upon the submittal of the concept plan, the review / approval proceedings require a 3 month time frame. This process can run concurrently with the permitting of a construction project.

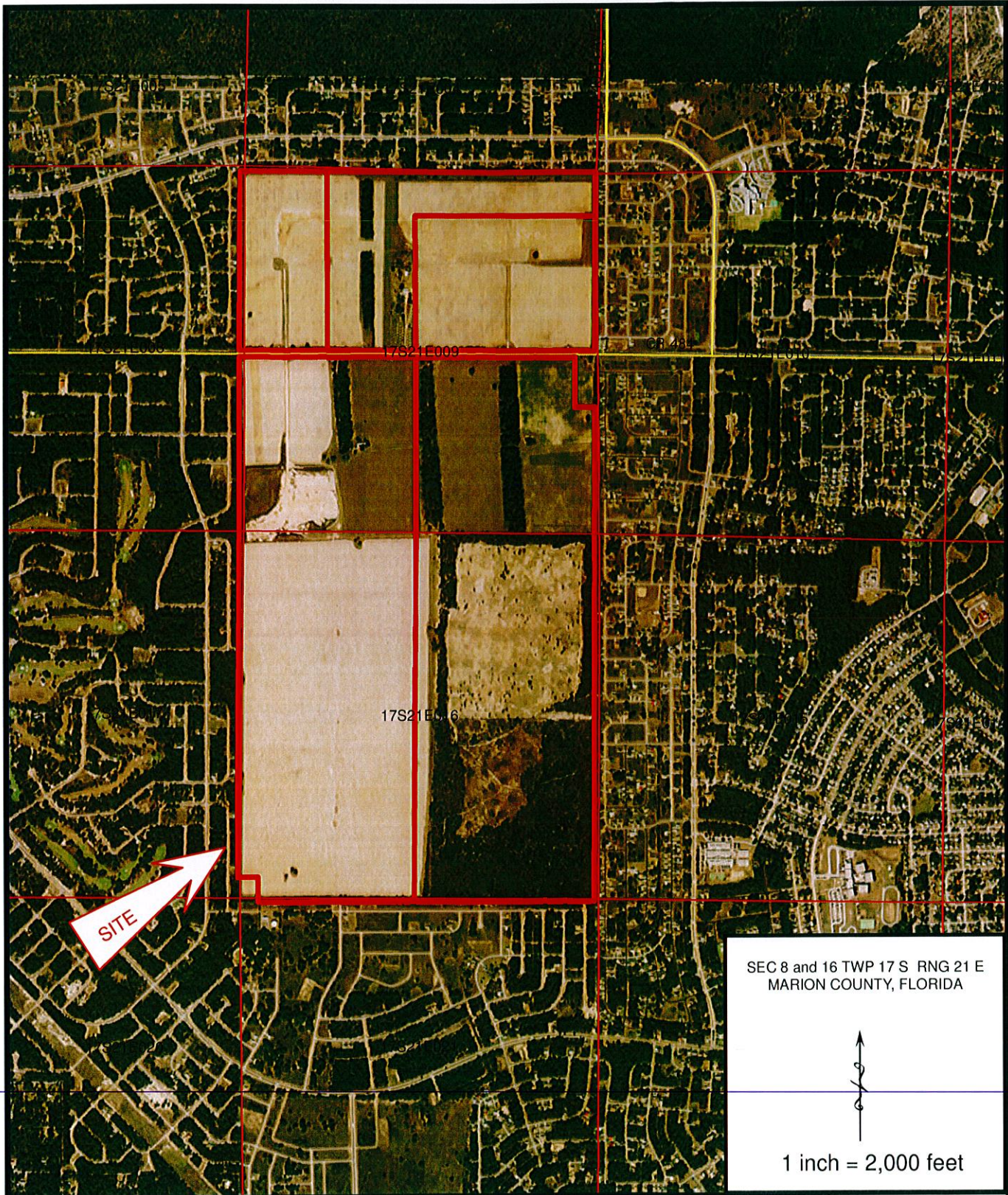
Once the concept plan is approved, a final P.U.D. Master Plan must be submitted for review / approval by Marion County staff only. The P.U.D. zoning will not be final until the P.U.D. Master Plan is submitted. The approved P.U.D. Master Plan will govern the standards for the development. If the development pattern changes from the approved Master Plan, a revised Master Plan must be submitted for review / approval.

SECTION II. EXHIBITS

- 1. Aerial Map**
- 2. Soils Map**
- 3. FEMA Floodplain Map**
- 4. U.S.G.S Quad Map**
- 5. Utility Map**
- 6. Utility - SECO**
- 7. CenturyLink**
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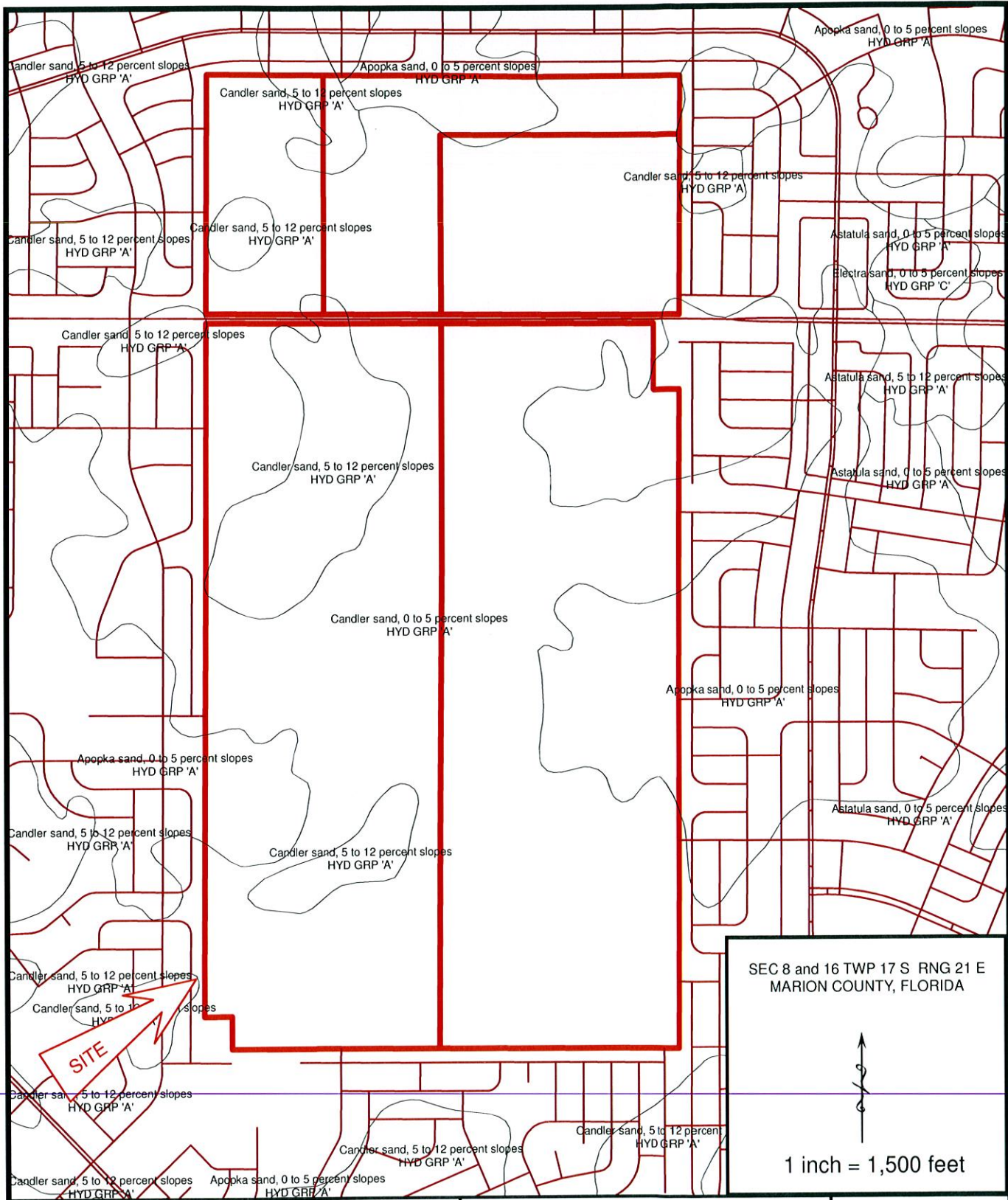


Tillman & Associates
ENGINEERING, LLC.

McGinley Property
Marion County

AERIAL MAP

DATE	5/19/2017
DRAWN BY	RF
CHKD. BY	JM
JOB NO.	
SHT.	1 OF 10



SEC 8 and 16 TWP 17 S RNG 21 E
 MARION COUNTY, FLORIDA

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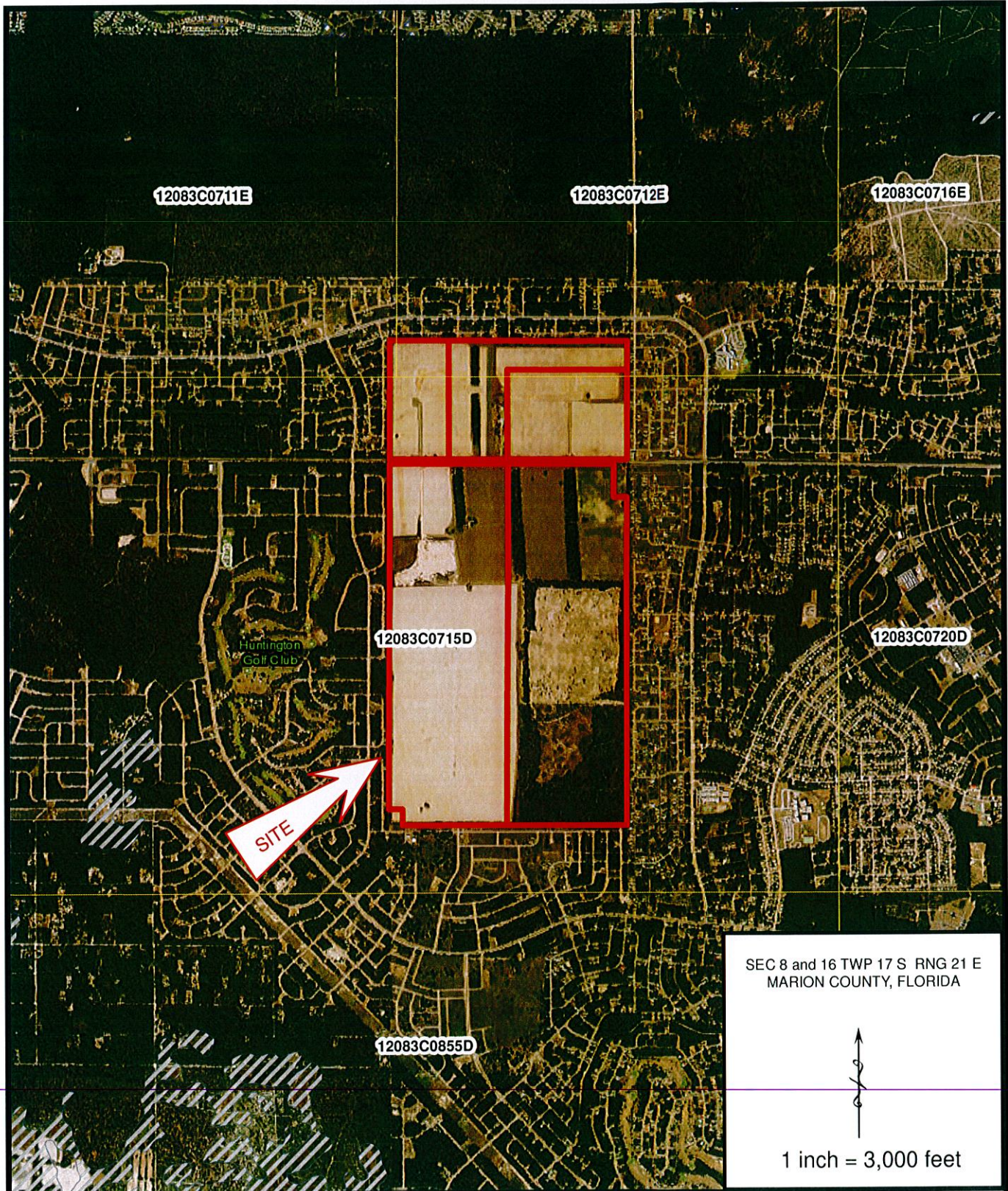
1 inch = 1,500 feet

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McGinley Property
 Marion County

SOILS MAP

DATE	5/19/2017
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SHT.	2 OF 10



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Marion County

FEMA MAP

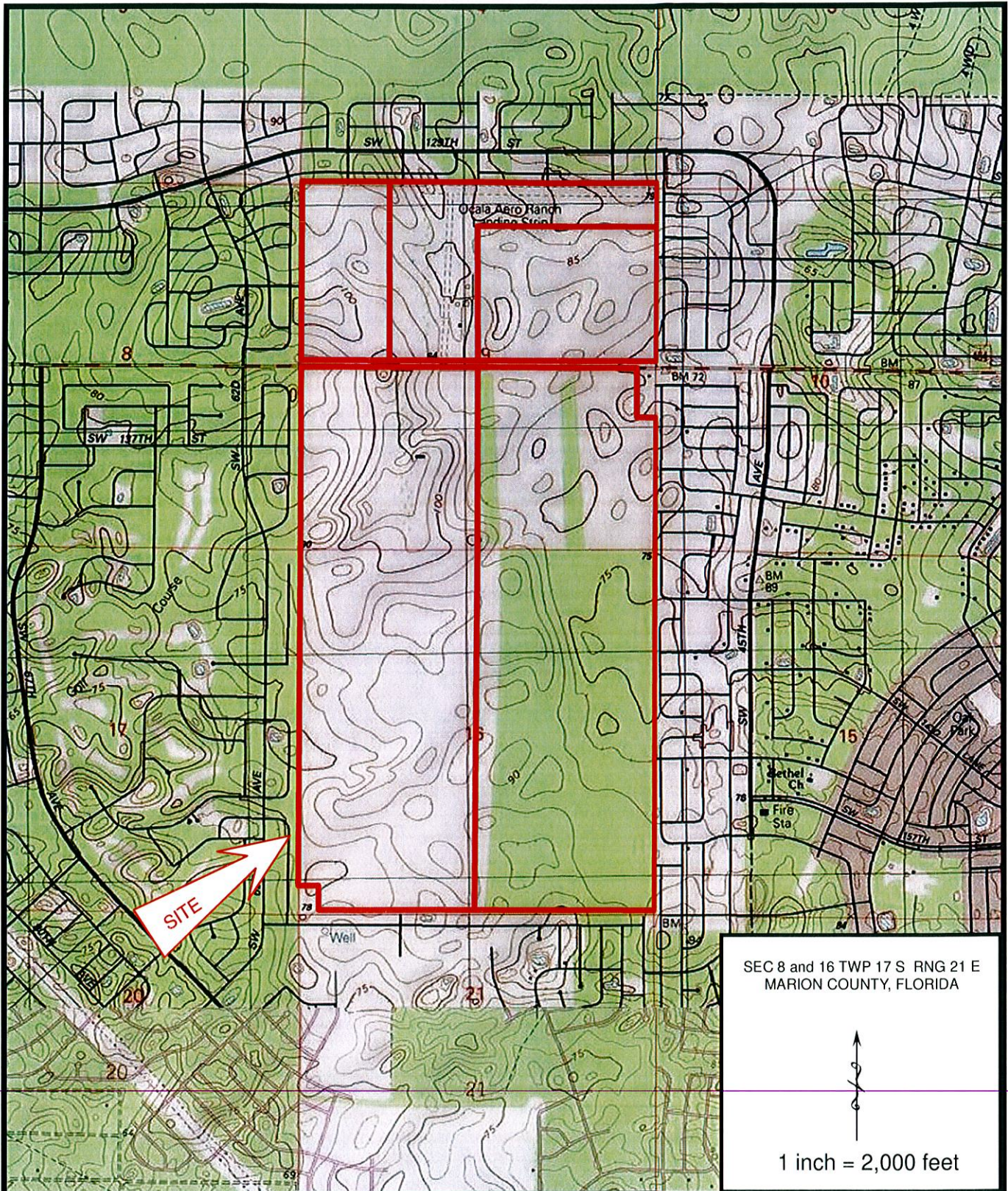
DATE 5/19/2017

DRAWN BY RF

CHKD. BY JM

JOB NO.

SHT. 3 OF 10



SEC 8 and 16 TWP 17 S RNG 21 E
MARION COUNTY, FLORIDA



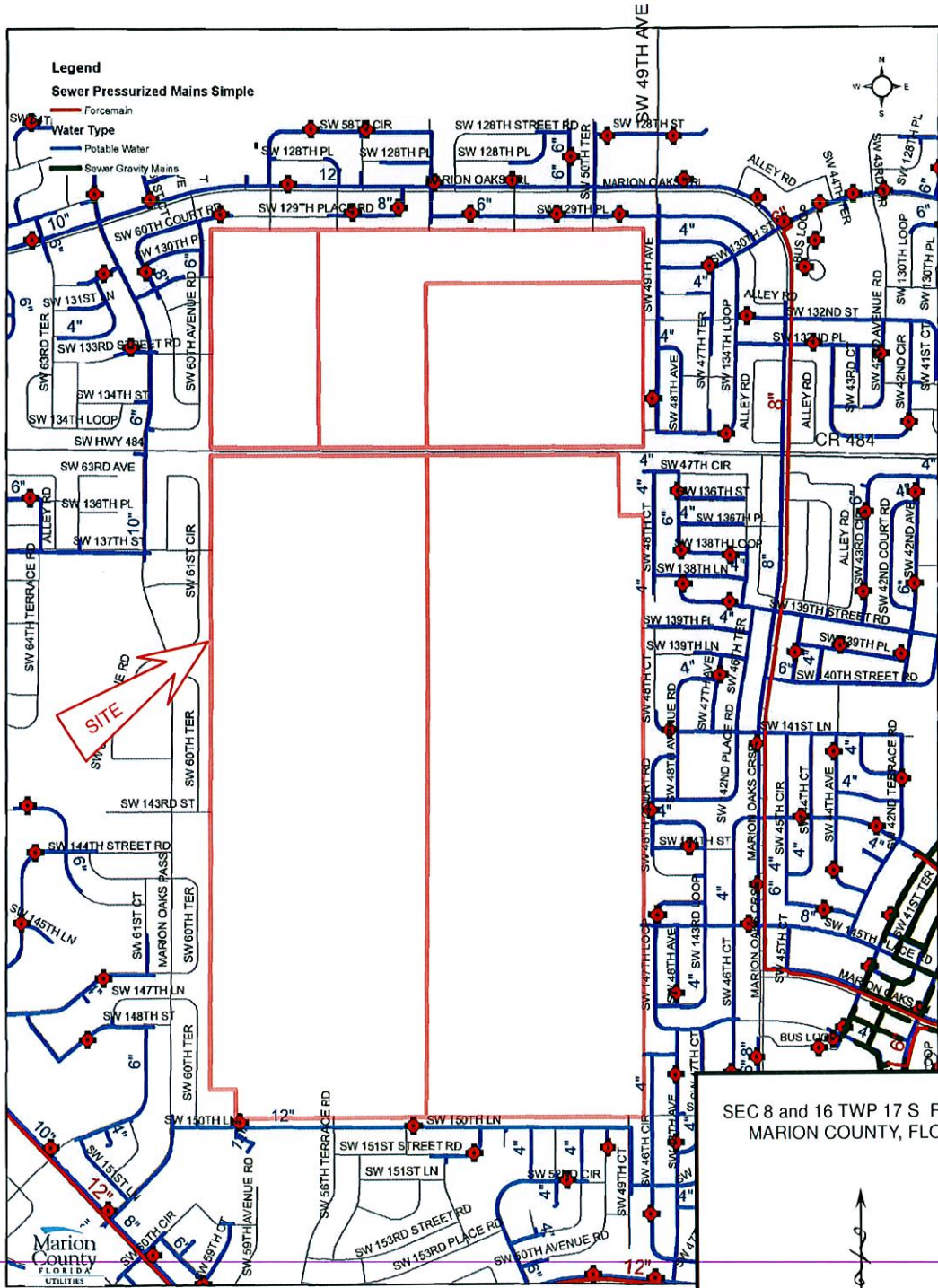
1 inch = 2,000 feet

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McGinley Property
Marion County

QUAD MAP

DATE	5/19/2017
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JOB NO.	
SHT.	4 OF 10



SITE

SEC 8 and 16 TWP 17 S RING 21 E
MARION COUNTY, FLORIDA

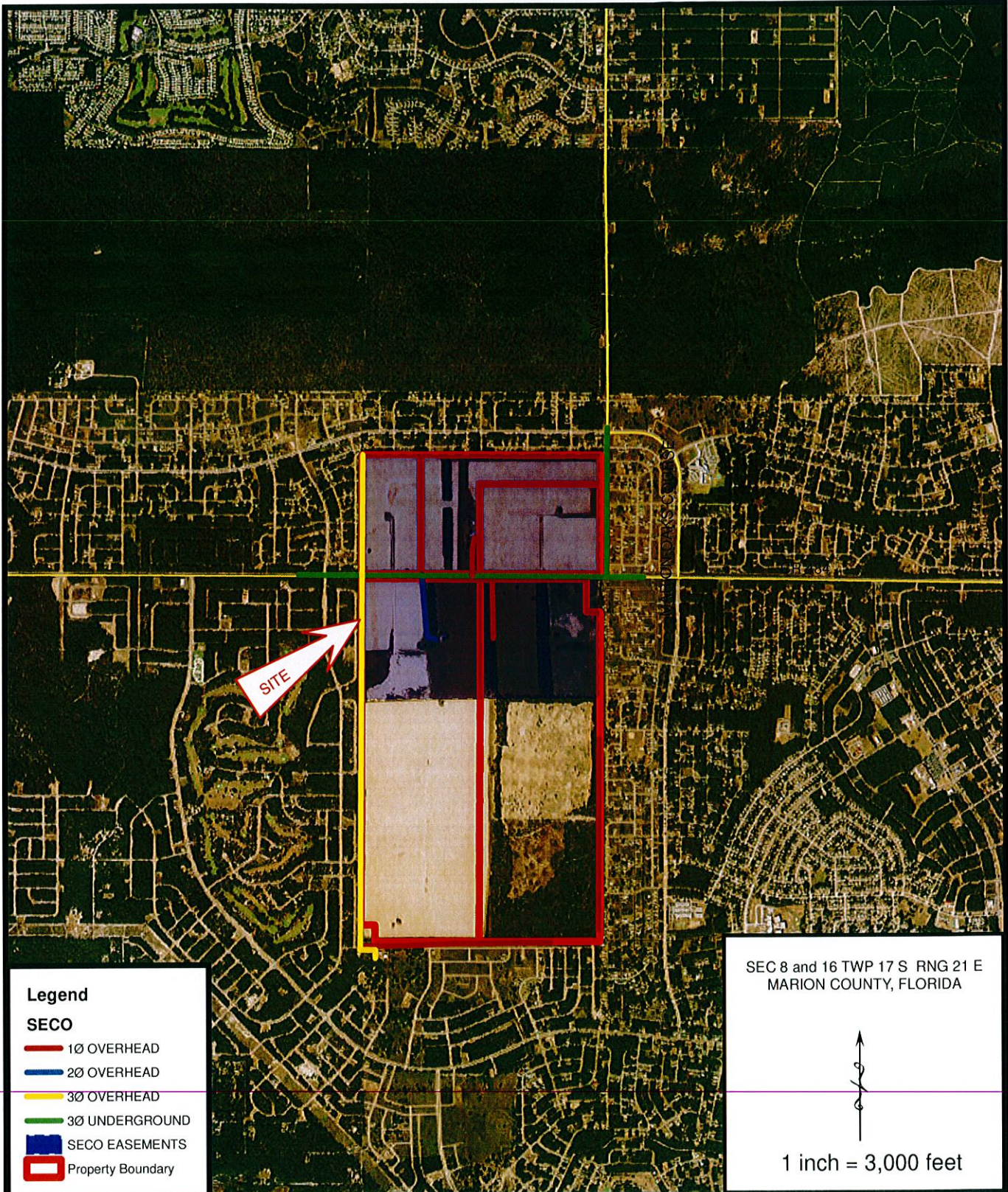
1 inch = 2,000 feet

Utility data provided by Marion County Utilities March 3, 2017.

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McGinley Property
Marion County
UTILITY MAP

DATE	5/19/2017
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JOB NO.	
SHT.	5 OF 10



SEC 8 and 16 TWP 17 S RING 21 E
MARION COUNTY, FLORIDA



1 inch = 3,000 feet

Legend

SECO

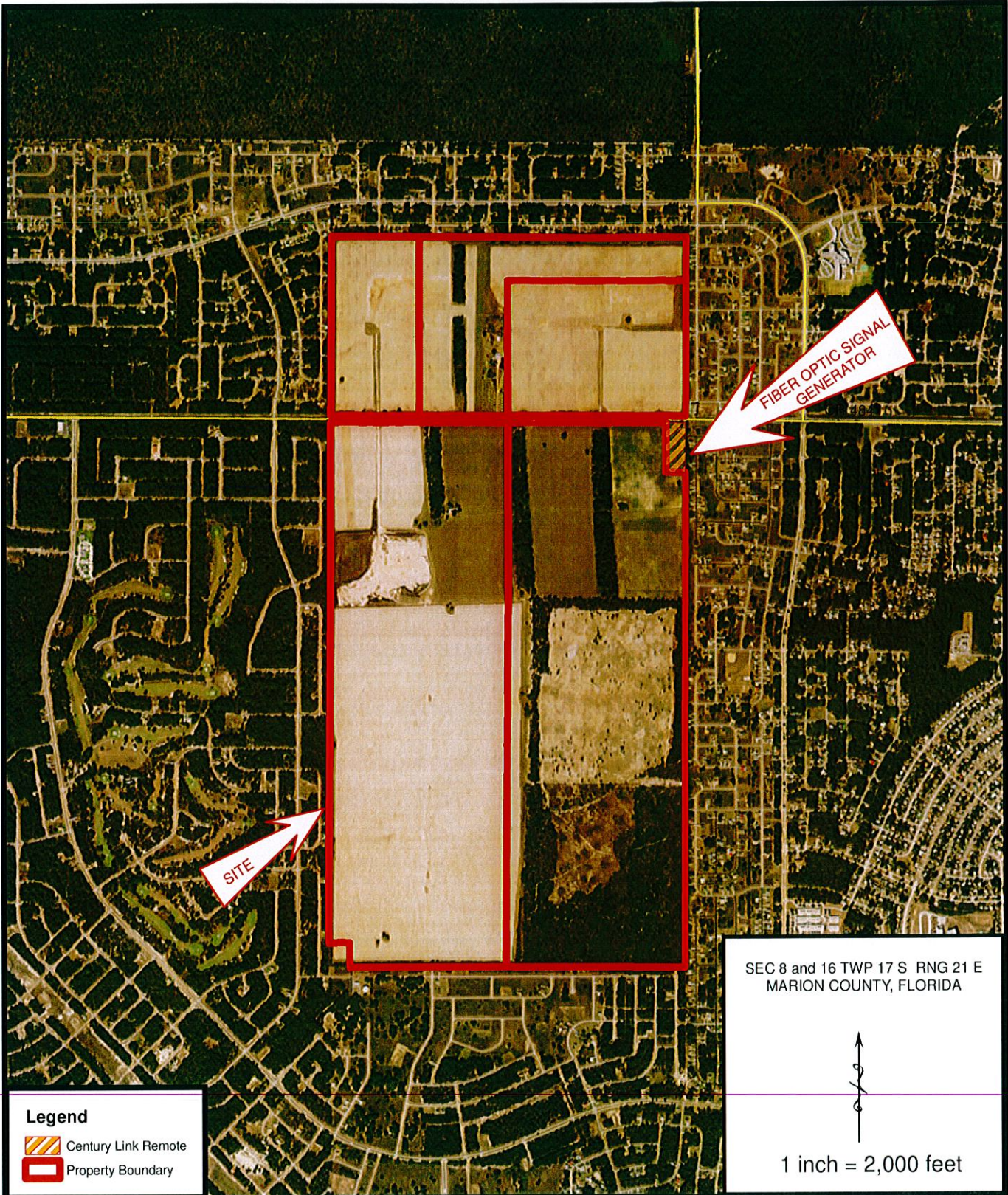
- 10 OVERHEAD
- 20 OVERHEAD
- 30 OVERHEAD
- 30 UNDERGROUND
- SECO EASEMENTS
- Property Boundary

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McGinley Property
Marion County

UTILITY MAP - SECO

DATE	5/19/2017
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CHKD. BY	JM
JOB NO.	
SHT.	6 OF 10



Legend

-  Century Link Remote
-  Property Boundary

SEC 8 and 16 TWP 17 S RNG 21 E
MARION COUNTY, FLORIDA



1 inch = 2,000 feet

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McGinley Property
Marion County
**UTILITY MAP -
CENTURY LINK**

DATE	5/19/2017
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CHKD. BY	JM
JOB NO.	
SHT.	7 OF 10



TIE NEW 4" STEEL MAIN ONTO EXISTING 6" STEEL

INSTALL +/- 15800 FEET OF 4" 375 PSI GAS MAIN

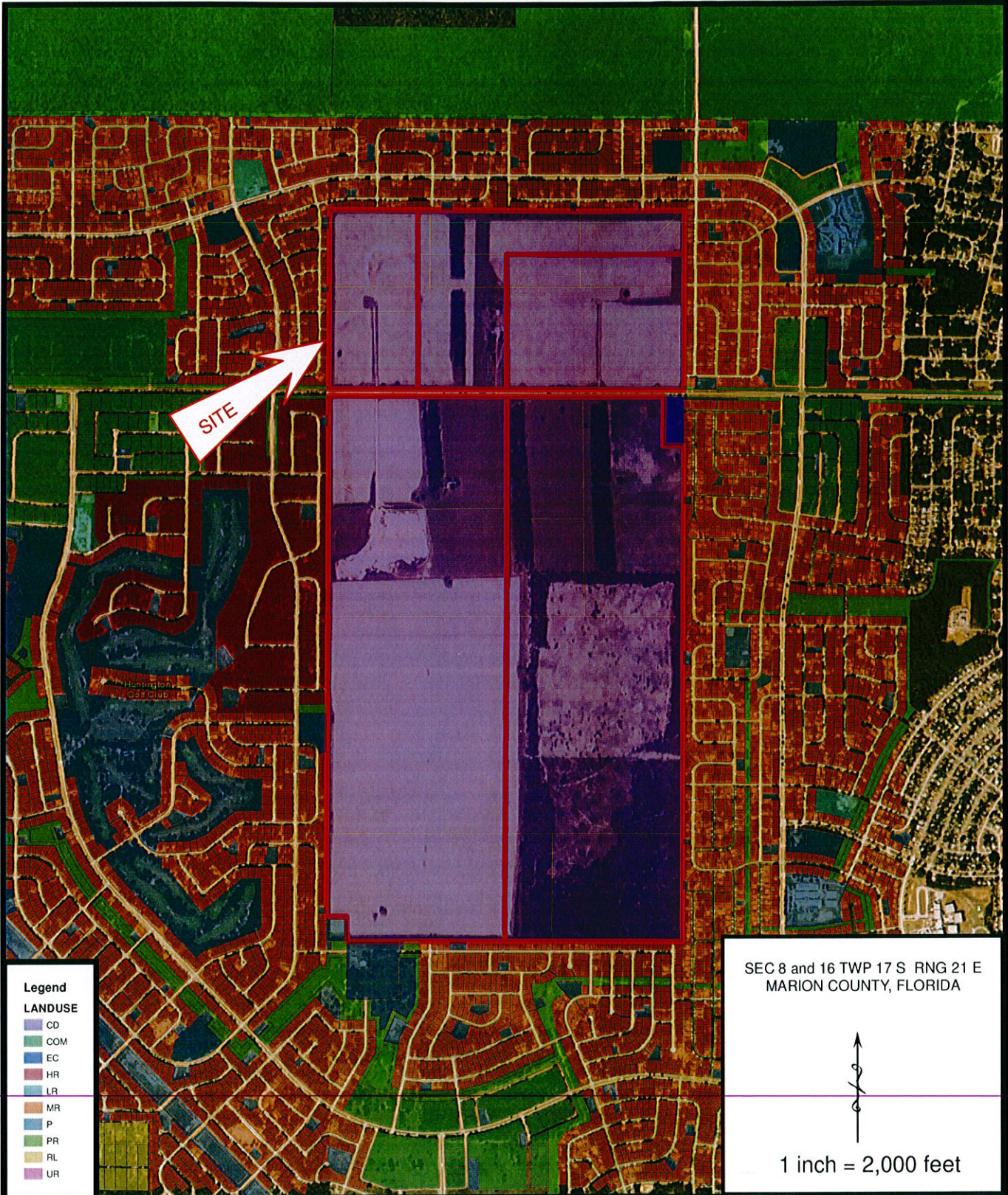
INSTALL +/- 7600 FEET OF 2" 375 PSI GAS MAIN

CR 484 INDUSTRIAL PARK

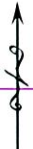
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OCT. 18, 2016





SEC 8 and 16 TWP 17 S RNG 21 E
 MARION COUNTY, FLORIDA

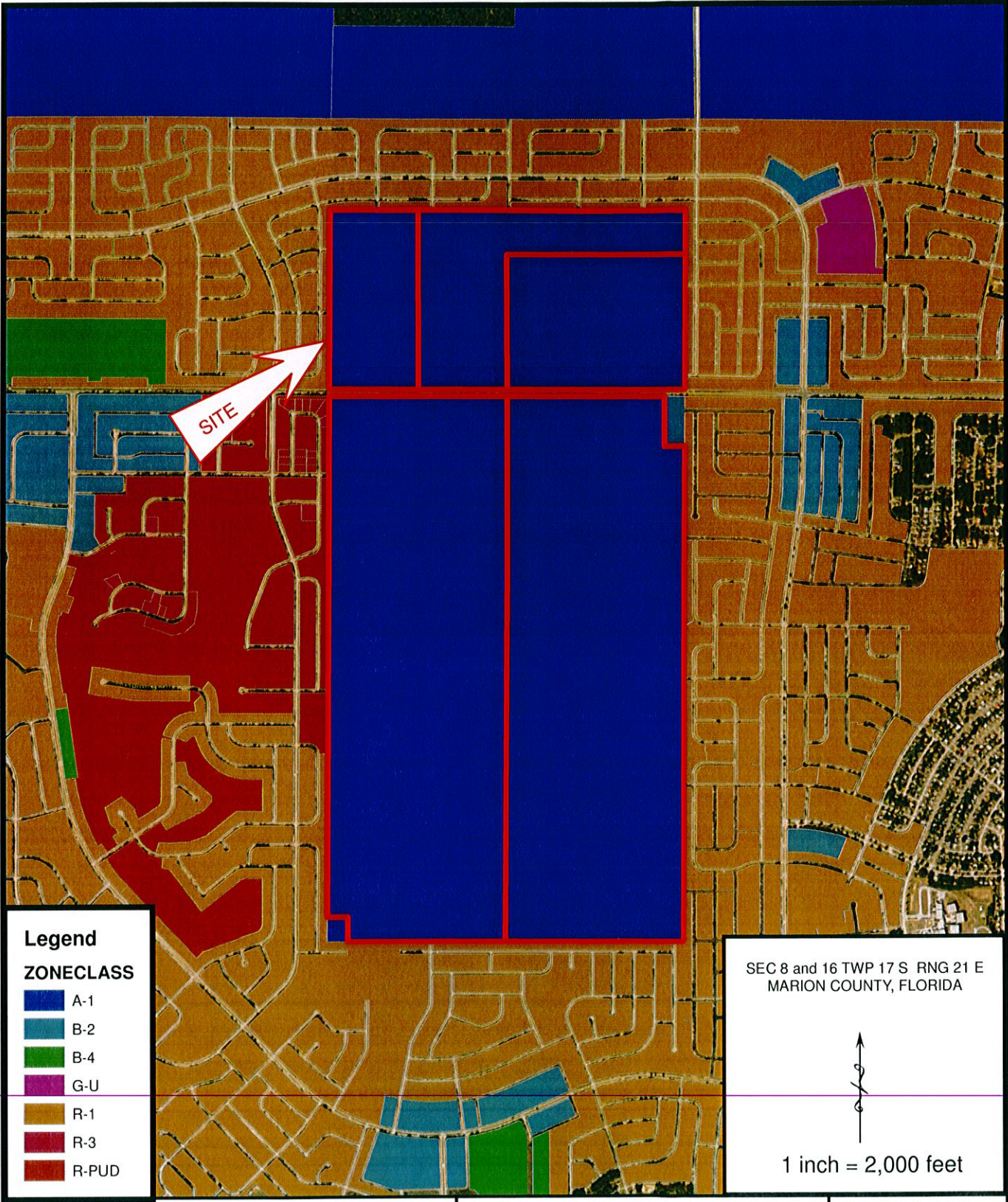

 1 inch = 2,000 feet

- Legend**
LANDUSE
- CD
 - COM
 - EC
 - HR
 - LR
 - MR
 - P
 - PR
 - RL
 - UR


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McGinley Property
 Marion County
FUTURE LANDUSE MAP

DATE	5/22/2017
DRAWN BY	RF
CHKD. BY	JM
JOB NO.	
SHT.	9 OF 10



Legend

ZONECLASS

Blue	A-1
Light Blue	B-2
Green	B-4
Purple	G-U
Brown	R-1
Red	R-3
Dark Red	R-PUD

SEC 8 and 16 TWP 17 S RING 21 E
MARION COUNTY, FLORIDA

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1 inch = 2,000 feet

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McGinley Property
Marion County

ZONING MAP

DATE	5/19/2017
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CHKD. BY	JM
JOB NO.	
SHT.	10 OF 10