

CALVIN D. HARRIS  
CHAIRMAN

PINELLAS COUNTY  
BOARD OF COUNTY COMMISSIONERS

PHONE (727) 464-3360 • FAX (727) 464-3022 • 315 COURT STREET • CLEARWATER, FLORIDA 33756  
www.pinellascounty.org

Exhibit 3d

August 11, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Mr. MacMath:

On behalf of the Board of County Commissioners, it is with a great deal of enthusiasm that I support the application submitted by Boley Centers to the Department of Housing and Urban Development (HUD). This funding will allow you to address our community's urgent need for safe, decent and affordable housing for persons with severe and persistent mental illness.

Boley Centers and the other service providers associated with this program have been providing services in the Pinellas County area for over 30 years and are well known in the community. You have an excellent reputation in providing leadership to minority and non-minority consumers choice of services, least restrictive service settings and integrated services.

I support your efforts wholeheartedly and hope much consideration is given to your request because this is very important to the citizens of Pinellas County.

Yours truly,

Calvin D. Harris, Chairman  
Pinellas County Commission





**The Florida House of Representatives**  
**Representative Jim Frishe**  
**House District 54**

Exhibit 3d

**District Address:**

Suite A  
125 Indian Rocks Road North  
Belleair Bluffs, FL 33770-1727  
Phone: (727) 518-3902

**Tallahassee Address:**

214 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399-1300  
Phone: (850) 488-9960

Jim.Frishe@myfloridahouse.gov

August 4, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street N.  
St. Petersburg, FL 33713

Dear Mr. <sup>Sac</sup>MacMath:

It is my understanding that The Boley Centers, Inc. is applying for two U.S. Department of Housing and Urban Development (HUD) 811 grants to provide supported housing for disabled persons. I understand that you will be constructing one bedroom apartments for people who have extremely low incomes and also have a mental illness. These disable persons are to pay no more than 1/3 of their income for rent. The units will provide safe, decent and affordable housing for clients who have very limited resources.

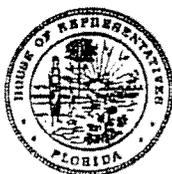
Since 1970 Boley Centers has been a very important link in Pinellas County's program for community-based services and support for persons with mental illness. The programs have always been excellent and well-received by the community and have resulted in tremendous savings to our community, in both human and economic terms.

I am in full support of your application and am more than pleased to send this letter of support on Boley Centers' behalf.

Sincerely,

A handwritten signature in cursive script that reads "Jim Frishe".

Jim Frishe



# Florida House of Representatives

## Representative Ed Hooper

District 50

**District Office:**  
Waters Edge Office Center, Suite 206  
2963 Gulf to Bay Boulevard  
Clearwater, FL 33759  
Tel: (727) 724-3000 Fax: (727) 724-3002

Email: Ed.Hooper@myfloridahouse.gov

**Tallahassee Office:**  
319 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 488-1540

Exhibit 3d

August 1, 2009

Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Mr. MacMath:

I am pleased to endorse the applications submitted by Boley Centers to the U.S. Department of Housing and Urban Development for a construction award that would provide apartments for people who have a mental illness. I understand that this funding will enable your agency to build an independent living facility that will provide additional housing opportunities within the community. The need for affordable housing in Pinellas County is evident and this type of program offers an effective solution for many clients.

I wish you every success in your effort to secure the HUD grant opportunity. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

Ed Hooper  
State Representative, District 50

Pinellas County Legislative Delegation (Chair)  
General Government Policy Council (Vice Chair)  
Government Operations Appropriations Committees (Vice Chair)  
Full Appropriations Council on General Government & Health Care  
Health & Family Services Policy Council  
Deputy Floor Leader

COMMITTEE  
ASSIGNMENTS Attachments

Criminal & Civil Justice  
Appropriations Committee

Full Appropriations on  
General Government and  
Healthcare

Energy & Utilities Policy  
Committee

Government Accountability  
Act Council

Roads, Bridges, & Ports  
Policy Committee



**Florida House of Representatives**  
**Representative Darryl E. Rouson**

Darryl.Rouson@myfloridahouse.gov

BOLEY CENTERS OFFICES  
DUNS# 02-1709480  
441 45<sup>th</sup> Avenue South  
St. Petersburg, FL 33705  
(727) 552-1370

302 Manatee Avenue East  
Bradenton, FL 34208  
(941) 708-8570

TALLAHASSEE OFFICE

1003 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 488-0925

July 28th, 2009

Exhibit 3d

Gary MacMath, President/CEO  
Boley Centers, Inc  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Mr. MacMath,

Please accept this letter as my endorsement for Boley Centers, Inc to be the recipient of the HUD grants for which you have applied. This funding will enable your agency to build an independent living facility to provide additional housing opportunities within the community. I encourage you to continue expanding your operations because your efforts have positively affected countless individuals in our community.

You know our community is in desperate need of safe, decent, and affordable housing for persons with disabilities. I have worked with the Boley Centers, Inc in the past, and I know you are fully able to administer this program in the most efficient manner.

Please let me know if I can be of any additional assistance to ensure that Boley Centers, Inc becomes the recipient of this much needed funding for our community.

Regards,

A handwritten signature in black ink, appearing to read "Darryl E. Rouson".

Representative Darryl E. Rouson



# Florida House of Representatives

*Representative Bill Heller*

District 52

District Office:  
535 Central Avenue, M-1  
St. Petersburg, FL 33701  
727.552.2573  
727.552.2575 (fax)

Email: [bill.heller@myfloridahouse.gov](mailto:bill.heller@myfloridahouse.gov)

Tallahassee Office:  
400 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 488-5719

August 4, 2009

Exhibit 3d

Mr. Gary MacMath  
President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Gary:

It is my understand that Boley Centers, Inc. plans to apply to the US Department of Housing and Urban Development (HUD) for an 811 grant to construct 14 units of one bedroom apartments for people who have extremely low income and also have a mental illness. I fully support your application.

Pinellas County is having an affordable housing crisis. People with very low incomes are having trouble remaining in housing, and many are becoming homeless. The mentally ill are especially hard hit by the affordability issue due to the cost of medications and loss of work.

Since 1970, Boley Centers has been an important link in Pinellas County for community-based services and support for persons with mental illness. Boley Centers, Inc. has an excellent reputation and I support your application without reservation. Let me know if I can be of any additional assistance.

Good luck with your application.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Heller".

Bill Heller



## THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

**COMMITTEES:**  
Regulated Industries, *Chair*  
Commerce and Industry - Policy and Steering  
Criminal and Civil Justice Appropriations  
Environmental Preservation and Conservation  
Governmental Oversight and Accountability  
Health Regulation  
Rules

**SENATOR DENNIS L. JONES, D.C.**  
13th District

July 30, 2009

Exhibit 3d

Gary MacMath  
President/CEO  
Boley Centers for Behavioral Health Care, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Mr. MacMath:

It is my pleasure to send this letter to support Boley Centers in applying to the U.S. Department of Housing and Urban Development for an 811 grant to provide for 24 units of housing for persons who have a severe and persistent mental disability.

Pinellas County is grateful to have Boley Centers' leadership in providing high quality housing and integrated services to minority and non-minority persons who live with severe and persistent mental illness.

These units will provide safe, decent and affordable housing for clients who have very limited incomes.

Thank you for your vision and best of luck with your application.

Sincerely,

Dennis L. Jones, D.C.  
Senator, District 13

DLJ/db

REPLY TO:

- 8940 Seminole Boulevard, Seminole, Florida 33772 (727) 549-6411
- 408 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5065

Senate's Website: [www.flsenate.gov](http://www.flsenate.gov)



# THE FLORIDA SENATE

Tallahassee, Florida 32399-1100

Exhibit 3d

**COMMITTEES:**  
Communications, Energy, and Public Utilities,  
*Vice Chair*  
Judiciary, *Vice Chair*  
Commerce and Industry - Policy and Steering  
Criminal and Civil Justice Appropriations  
Ethics and Elections  
Transportation

**JOINT COMMITTEE:**  
Administrative Procedures, *Chair*

**SENATOR ARTHENIA L. JOYNER**  
*Democratic Whip*  
18th District

July 29, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Mr. MacMath:

I wish to register my strong support for your agency's grant application for housing for disabled persons submitted the U. S. Department of Housing and Urban Development. These funds will enable your agency to offer vitally needed independent living facilities in our community for those diagnosed with severe and persistent mental illnesses.

One of the greatest challenges in Pinellas County is the availability of affordable housing, particularly for those with limited incomes who have disabilities. Supported housing for people with severe and persistent mental illnesses offers better community living choices in less restrictive settings with integrated services. These are important components to assuring these individuals are given the opportunity to live more productive and independent lives. The Boley Centers have been diligent in efforts to assure those served are provided high quality services including safe, well appointed, and affordable housing.

It is without reservation that I express my support for this grant application and the project. If I can be of further assistance in any way, please do not hesitate to contact my office.

Sincerely,

Arthenia L. Joyner  
State Senator, District 18

ALJ/rr

REPLY TO:

508 W Dr. Martin Luther King Jr. Blvd, Suite C, Tampa, Florida 33603-3415 (813) 233-4277  
 210 Senate Office Building, 404 South Monroe Street, Tallahassee, Florida 32399-1100 (850) 487-5059

To Gary Hensath

Exhibit 3e

I ( [REDACTED] ) am writing this note just to thank you for Boley. I've needed help for a long time and just couldn't find a program like Boley. I come from the north-east (Massachusetts + Maine) + there wasn't any good help up there. Senator Kennedy (Ted) wouldn't let programs like Boley to even get off the ground. I've been diagnosed by Dr. Hensath as being Schizo-affect, severe PTSD, and major Depression, the staff at Boley all seem to genuinely care. This is why I stick with it still. It will be 5 years in May that I've stuck with this. Because I know that the staff does care and to me, this has been one of the most important things that help me get well. I attend the L.E.A.P. program and I really think I couldn't have it any better. I just want to thank you + others

for keeping this program going. I know

Exhibit 3 attachments

Boley Centers, Inc.  
DUNS# 02-1709480

I would probably be 6 feet underground  
right now if it wasn't for Boley. I finally  
have met some people I know I can trust.  
That's why I moved so far away where  
I grew up (New England). Even my own  
family didn't care what Faith was going  
through. I don't want to take Boley for granted.  
I know others aren't as fortunate as I am  
right now. So, thank you again for making  
a program like Boley - it's really helping me.

[REDACTED]

Dear Mr. ~~Math~~,  
Exhibit 3 attachments

Exhibit 3e

Boley Centers, Inc.  
DUNS# 02-1709480

My son, ~~██████████~~, spend nine months at Boley Centers and will be dismissed at the end of Nov. to his own apartment. I can't thank you enough for having him at your centers. You have helped him stabilize by providing excellent medical services as well as housing accommodations. He learned how to live again and it is because of Boley's excellent care during his recovery, that he can live a stable, productive life. I'm ever grateful for all you do for the mentally ill citizens of our community and, especially, for what you have done for my son. I am more than happy to give your worthy organization a donation and I will do so every holiday season.

Thank you again.

Gratefully,  
~~██████████~~

To Boley

My name is [REDACTED]

I am a Dumni of the Oaks. I am a recovering alcoholic with a Dual Diagnosis. I believe in Boley Centers. I believe in Mental, Physical, Spiritual and Religion to get balance in life. I thank you for the chance to speak. I also have many Grattitudes in Boley. I also thank you for the voucher. I know my recovery depends on achievement. It came to Boley to learn how to help myself and then others. I know recovery works. It isn't easy, but it is worth it.

Sincerely, [REDACTED]

Exhibit 3 attachments

Exhibit 3e

P.S. I would like to do more speeches & presentations. It helps me to give back and to help others.

Dear Al,

Exhibit 3e

It has now been almost a month since Kevin died. I have been thinking about him constantly, and one of the things I think about is how he died happy, at the height of his life, having reached his goals of independent living, feeling part of a community, having his job. His last year on earth was one where he was his most vital, felt the happiest, without the waves of instability that used to mar his earlier years. I am so happy he had that. And even though I am so sad for us and for him, for he loved his humble life, I am thankful that he died before the other medical problems started chopping away at the quality of his life. With all the problems he had his whole life, he never let them define who he was. He just accepted, dealt with it without much complaint, and went on with his life. He did it better than I could have!

Al, you were a major player in all this. Your encouragement, your steadfastness, your kindness across the years made it possible. If it weren't for you, he would be living in an ALF. He would have never had his self-esteem, never had a cat, the child he could never have. It was because of you. Kevin knew you would be there to help in times of need. He would tell me that you helped him with doctor's appointments, even offering to drive him to Shands. I thank you for that too, because I was dealing with a chronic sense of overload, "caretaker burnout". But the trip to Shands was something I had always enjoyed with Kevin, and so we never took you up on your generous offer. But it really helped me deal with his needs to know you were ready and willing. And I remember how you got him the funding for his wisdom teeth. I was so relieved!

So Al, I am forever grateful to you. You are a special person! You have stayed at this job for many years. Do you know how important your consistency was to Kevin? He counted you among his special people. You were part of his basic foundation. Please, never underestimate the impact you have had, the importance of what you do, and the wonderfulness of the way you do it!

Please accept this gift certificate in remembrance of Kevin. And join with us in remembering him as a good and kind man, one who lived life happily in spite of his raw deal in life, one who loved his life, who loved his friends and family, and who loved his God.

Sincerely,

A large, dark, irregular redacted area covering the signature of the sender.

Exhibit 3e

Boley, bary mcmath,  
 I've made it to living in my own  
 apt. and I'm alive because of the  
 love of Boley. I've come up from 20  
 years ago. And I have a future  
 now. May God bless you bary + marci  
 and Hud and all of staff. I feel  
 like a human being. Not like a  
 mental patient. You've given me  
 me. I can't thank you enough.  
 God bless you all!

to Boley,

2006

...brings the greatest joy to our hearts!

Thanking Him for All His Gifts,  
Especially You

Love,



Every good and perfect gift is from above,  
coming down from the Father of the heavenly lights.  
JAMES 1:17 NIV

Dear Mr. Mac Math

Exhibit 3e

In regards to the current and looming cuts in Medicaid, Medicare, and Social Security:

I would be willing to work without pay if my job was eliminated. If it came down to this I would continue to supply the quality services to the consumer as I presently do.

Boley Centers has done so much good for me and has given me so much to be grateful for.

Most people want to better themselves, I do, but if that's not possible I have to take into consideration what this agency has done for me. I

Mead

I am not going to abandon  
this agency because I  
cant get paid.

Sincerely  
  
Supportive Housing  
Assistant, Boley  
Centers.

mead



Gary Mac Math  
CEO of Boley  
Centers

Boley Centers, Inc.  
DUNS# 02-1709480

Exhibit 3e

Dear Mr. Mac Math

I am a Client of Boley Centers and I just want to tell you what a fine program you have at Boley Centers.

The mental health program is top quality and must be rated first in the Country.

The first thing I noticed about the staff at Boley is that they know most of the Clients on a first name basis. This is important to one's self esteem.

The housing that you provide for your Clients is affordable, clean, spacious, modern, and well maintained.

The staff is of the highest quality and they are dedicated and very supportive of the Clients needs. If I have a repair that needs to be done to my apartment

(read)

~~The maintenance maintenance~~  
department is at my home  
within an hour or less.

I cant forget the person  
who founded this great institution,  
Mrs. Boley, she must have been  
a very Compassionate, generous,  
person.

The staff of Boley Centers  
deserve all the praise and  
recognition for their dedication  
and efforts.

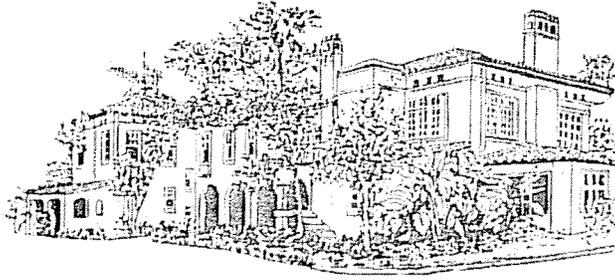
Camille Styles, Kevin Mehning,  
Pam Stover, Clara Carlucci, David  
Allen and John German are very,  
very, valuable employees and they  
boost my self esteem and are  
concerned about any problems and  
issues I may have. Please keep  
these people in mind for promotions,  
and pay raises, for they are truly  
deserving. Please understand that  
I am not trying to get any  
mileage out of writing this  
letter. I only want to express  
over → Mead

my gratitude to the staff  
and the people of Boley for  
all that they have done for  
me and others.

Sincerely,

A large, dark, irregular redaction mark covering the signature area.

Exhibit 3h



## BOLEY CENTERS, INC.

### Certification of Intent To Involve Persons with Disabilities in the Development and Operations of the Project

I certify that Boley Centers, Inc. will involve persons with mental illness (including minority persons with mental illness) in the development and operation of the project. This will be done through our on-going efforts of employing consumers as Recovery Coaches and into other agency positions, utilizing the Consumer Advisory Council and the CAC Housing Sub-committee, utilizing the supported housing Resident Advisory Councils and having consumers who reside at the proposed project on the Board of Directors.

  
\_\_\_\_\_  
Gary MacMath, President/CEO

10/13/09  
\_\_\_\_\_  
Date

Executive Board

Executive Board

Ajoy Kumar, MD  
President  
Patricia Hall  
Vice President  
Anne Jones  
Treasurer  
Jane Kumar  
Secretary

Board of Directors

Lauren Coleman  
William Desmond  
Nancy Durstein  
Richard Durstein  
Chelle Grooms  
Kim Hickman  
Sophia Holder  
Vicky Holder  
Marianne Martin  
Steven Thompson  
Wendy Windeler

Advisory Board

Sgt. J. Thomas Acker  
Bernadette Ackeman  
Krishan Batra, MD  
John Craig  
Douglas deVlaming, JD  
Travis Finchum, JD  
Kim "Renee" Irvine  
Martha Lendeman  
Johnny Limbaugh  
Brenda Matthews  
Kenneth Ouellette  
Larry Poleet  
Terry Taggart  
Rizalina B. Tan, MD

Past Presidents

Marjorie Eskenas  
Stacy Freskos  
John Jones  
Elliott Steele  
Harry Theofanus  
Donald Tumbaugh  
Judith Tumbaugh

Executive Director

E. Gay Hawk

NAMI Help-Line

727-791-3434

NAMI Pinellas Website

[www.nami-pinellas.org](http://www.nami-pinellas.org)

Exhibit 3g

July 27, 2009

Mr. Gary MacMath, CEO  
Boley Centers, Inc.  
445 - 31st Street, North  
St. Petersburg, Florida 33716

Dear Mr. MacMath,

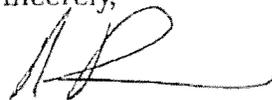
NAMI (National Alliance on Mental Illness) Pinellas County, Florida, is very pleased that Boley Centers, Inc is applying for funds under HUD Sections 811 Supportive Housing for persons with disabilities program. With the increasing need, hopefully, this will result in desperately needed residential facilities for persons with severe and persistent mental illness.

NAMI Pinellas emphatically supports and appreciates Boley Centers, Inc's efforts to address this essential housing need within our community.

Quality housing is a primary requirement for any recovery from mental illness to occur. Many individuals and family members benefit from Boley housing initiatives within Pinellas County.

Again, we emphatically endorse your efforts to provide quality affordable housing for persons with mental illness through this HUD grant.

Sincerely,



Ajoy Kumar, MD  
President



Suncoast Center for Community Mental Health  
 4024 Central Avenue, St. Petersburg, FL 33711  
 Mail to: P.O. Box 10970,  
 St. Petersburg, FL 33733-0970  
 (727) 327-7656 phone; (727) 323-8978 fax  
 TTY: (727) 321-6849

[www.suncoastcenter.org](http://www.suncoastcenter.org)

Boley Centers, Inc.  
 DUNS# 02-1709480  
 Help A Child  
 4000 Gateway Centre Blvd.  
 Suite 200  
 Pinellas Park, FL 33782  
 (727) 544-3900 phone  
 (727) 548-6954 Fax

[www.helpachild.org](http://www.helpachild.org)

Exhibit 3g

July 14, 2009

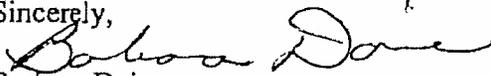
Mr. Gary Macmath, President/CEO  
 Boley Centers, Inc.  
 445 31<sup>st</sup> Street N.  
 St. Petersburg, FL 33713

Dear Gary:

Suncoast Centers is aware of your application to the US Department of Housing and Urban Development to construct a 14 unit apartment complex that will provide housing for people with a mental illness. I support your application. The people we serve are in desperate need of safe, decent, affordable housing.

In the event a resident does not want Boley Centers to provide their services and prefers to receive services from our agency, Suncoast Centers will provide them with the services for which they are eligible. These include case management, drop in center activities and psychiatric care.

Sincerely,

  
 Barbara Daire  
 President/CEO



1437 S Belcher Road  
Clearwater FL 33764  
Ph (727) 524-4464  
Fx (727) 524-4474



Exhibit 3g

July 13, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street N.  
St. Petersburg, FL 33713

Dear Mr. MacMath:

Directions for Mental Health supports your application to the US Department of Housing and Urban Development to construct a 14 unit apartment complex that will provide housing for people with a mental illness. Many of the people Directions serves are in desperate need of safe, decent, affordable housing.

In the event a resident does not want Boley Centers to provide their services and prefers to receive services from our agency, Directions will provide them with the services for which they are eligible. These include services in our state directed catchment area.

Sincerely,

David J. Lomaka  
President & CEO

Help us heal the hurt...please remember Directions in your will or estate planning.

Selected programs at Directions for Mental Health are accredited by CARF.

Exhibit 3 attachments



July 15, 2009

Exhibit 3g

Mr. Gary MacMath, President & CEO  
Boley Centers for Behavioral Health Care, Inc.  
445 - 31<sup>st</sup> Street North  
St. Petersburg, FL. 33713



Board of Directors

- Ken Remming  
**PRESIDENT**
- Dr. Ron Knaus  
**VICE PRESIDENT**
- Eleanor Guezeloc, Ed.D.  
**SECRETARY**
- Lynn Stone  
**TREASURER**

Dear Mr. MacMath:

Personal Enrichment through Mental Health Services, Inc. (PEMHS) is in full support of your application for Housing and Urban Development (HUD) 811 grant to provide supported housing for disabled persons.



- Elizabeth "Beth" Bell
- Dr. David Buby
- Lucile Casey
- Capt. Michael J. Castine
- Vern Farnsworth
- Laverne Feaster, LCSW
- Jean Kwall, Esq.
- Glenn L. Martin, Jr., Esq.
- Tanya Sowell-Sesoms, Ed.D., MSW
- Manlieu Schwarz
- Representative Lealie Waters
- Dorothy J. Whitlock, LCSW

As a social service agency heavily involved with services to persons in similar need, we have worked most cooperatively with Boley Centers in mutual referrals and sharing of information. In this process, we have become familiar with Boley's proven track record in providing successful residential, vocational, case management, day treatment and rehabilitation programs to individuals with a psychiatric disability residing in the Pinellas County community.



Pinellas Advisory Council

- Dawn Bannister
- Rep., Kim Barfield
- Rita Bott
- Richard Butler
- Sandy Campbell
- Aubrey Dicus, Esq.
- Jerry Evans
- Yolanda Fernandez
- Janis Ford
- Cynthia Fox
- James Hanahan
- Sonya Horowitz
- Judge Nelly Khouzman
- Deborah Kynes
- Chuck Magee
- Dr. David Moore
- Debra Rose
- Albert B. Sessoms, Jr.
- Liz Wallace

PEMHS realizes the community's urgent need for safe, decent and affordable housing for persons with severe and persistent mental illness. The development of these permanent housing complexes will allow these persons with severe and persistent mental illness with community living choices which are less restrictive and less service intensive than group homes or supervised apartments.



PEMHS commends Boley Center's leadership in providing minority and non-minority consumer's choice of services, least restrictive service settings and integrated services.



Recognizing the unmet needs of so many of these people who are at risk of spending many years more in a restricted institutional setting or in severely inadequate community residences, may we wish you every success in your efforts to provide supported housing to these disabled persons.



ECKERD COMMUNITY ALTERNATIVES

Sincerely,

Thomas C. Wedekind, ACSW, CBHE  
Executive Director

Executive Director  
Thomas C. Wedekind



Joint Commission  
on Accreditation of Healthcare Organizations

Serving Floridians Since 1981

11254 56<sup>th</sup> Street North, Pinellas Park, FL 33782-2213  
(727) 545-6477 • (727) 545-6464 (fax) • [www.pemhs.org](http://www.pemhs.org)





State of Florida  
Department of Children and Families

Charlie Crist  
Governor

George H. Sheldon  
Secretary

Exhibit 3g

Nicholas B. Cox  
Regional Director

October 9, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers for Behavioral Health Care, Inc.  
445 31<sup>st</sup> Street N.  
St. Petersburg, FL 33713

Dear Gary:

I understand that Boley Centers is applying to the US Department of Housing and Urban Development for funds to construct a HUD 811 project. I strongly support your proposal.

Affordable housing for the people we serve is becoming non-existent in the areas current housing market. A one-bedroom apartment costs more than our average client's entire monthly income. Subsidized, affordable housing is the only way that the people we serve – people who are disabled by mental illnesses – can live independently.

Boley Centers is an agency with an excellent reputation for providing high quality services and housing for people with mental illnesses.

I understand that this year's application will be strengthened by commitment of service funds. I can assure you that it is the intent of the Department of Children and Families to provide funding for services for the residents of the HUD 811. Services will be provided by Supported Housing Specialists along with routine psychiatric services. The cost of these services is estimated to be [REDACTED] per client per year for the Supported Housing services (3 hours per week for 52 weeks @ [REDACTED] per hour) and [REDACTED] per year for the psychiatric care (.25 hour per month @ [REDACTED] per hour). This represents a financial commitment of [REDACTED] annually. We expect to support this project for many years, but at this time can provide a one year commitment of [REDACTED]

I hope you are successful with your application.

Sincerely,

Jeffrey Watts  
SunCoast Region Adult Mental Health Director  
Substance Abuse and Mental Health Program Office

**BOARD OF COUNTY  
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Nancy Bostock  
Neil Brickfield  
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Susan Latvala  
John Morrone  
Karen Williams Seel  
Kenneth T. Welch

Exhibit 3g



July 14, 2009

**CLEARWATER OFFICE**  
2189 Cleveland Street, Suite 230  
Clearwater, FL 33765  
Phone: (727) 464-8400

**ST. PETERSBURG OFFICE**  
647 1<sup>st</sup> Avenue North  
St. Petersburg, FL 33701  
Phone: 582-7781  
Infoline: (727) 582-7709

**VETERANS SERVICES**  
Clearwater  
2189 Cleveland Street, Suite 201  
Clearwater, FL 33765  
Phone: (727) 464-8460

**St. Petersburg**  
501 1<sup>st</sup> Avenue N, Suite 517  
St. Petersburg, FL 33701  
Phone: (727) 582-7828

**WORKFORCE DEVELOPMENT**  
Clearwater  
2189 Cleveland Street, Suite 263  
Clearwater, FL 33765  
Phone: (727) 464-8486

**St. Petersburg**  
300 31<sup>st</sup> Street N, Suite 100  
East Building  
St. Petersburg, FL 33713  
Phone: (727) 453-6530

Mr. Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 - 31<sup>st</sup> Street N.  
St. Petersburg, Florida 33713

Dear Mr. MacMath:

Pinellas County Department of Health and Human Services is pleased to endorse the application submitted by Boley Centers to the U.S. Department of Housing and Urban Development (HUD) for a construction award to build apartments for people who have mental illness. I understand that this funding will enable your agency to build an independent living facility to provide additional housing opportunities within the community.

Inadequate housing for people with disabilities is one of the area's major problems. The need for affordable housing in Pinellas County is evident and this type of residential program offers an effective solution to the housing dilemma faced by many of our clients.

As a social service agency heavily involved with services to people in similar need, we have worked cooperatively with Boley Centers in mutual referrals and sharing of information. Because of our relationship, we are favorably impressed with your programs and proven ability in providing successful support services through your residential, vocational, case management and rehabilitation programs. Your efforts in our community are widely recognized and well received.

Recognizing the unmet needs of so many people at risk of spending many years in a more restrictive setting or in severely inadequate housing, may we wish you every success in your effort to secure the HUD grant opportunity.

Sincerely,

Maureen A. Freaney, Director  
Health and Human Services

MF/sn

PLEASE ADDRESS REPLY TO:  
2189 Cleveland Street, Ste 266  
Clearwater, Florida 33765  
Phone: (727) 464-8410  
FAX: (727) 464-8454  
Website: [www.pinellascounty.org](http://www.pinellascounty.org)



PINELLAS COUNTY  
Coalition for the Homeless

## Pinellas County Coalition for the Homeless

5180 62<sup>nd</sup>. Avenue North, Pinellas Park, FL 33781

Phone: 727/528-5763 Fax: 727/528-5764

www.pinellashomeless.org

July 14, 2008

Exhibit 3g

Gary MacMath, CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> St. North  
St. Petersburg, FL 33713

The Pinellas County Coalition for the Homeless, Inc. enthusiastically supports the Boley Centers, Inc. proposal for HUD Section 811 grant funds to provide affordable, supported housing for persons with mental illness. The Coalition is a network of more than 80 homeless service providers, faith-based organizations, and homeless themselves that work together to coordinate services for the more than 6300 individuals and family members who may be homeless on any given day.

This proposal to build two apartment complexes is for affordable housing that is needed so critically in Pinellas County. The nine units to be located at 7211 46<sup>th</sup> Ave. North, St. Petersburg, and the 14 units to be located at 36154 37<sup>th</sup> St. South, St. Petersburg, will be welcome additions to the supported housing available for the ever-increasing number of persons with mental illnesses. Both locations are well-situated, and we know from past experience how valuable the supported services are that Boley Centers provides. The proposed units also address specific strategies identified in the Pinellas County Ten-Year Plan to End Homelessness, the guiding document for everything that the Coalition does or approves.

Boley Centers, Inc has long been an active member of the Homeless Coalition, both as an organization and through the leadership offered by many various Boley staff. You alone serve as an active member of the Coalition and its coordinated CEO/Executive Director Committee, as a member of the policy-making Homeless Leadership Network, and as the Co-Chair of the Low Income Housing Leadership Network. The organization is an outstanding proponent of services to persons with severe and persistent mental illness, and are leaders in providing all consumers with a choice of services, least restrictive service settings, and integrated services. You have also proved your ability to provide high quality housing and services to persons who cannot receive needed assistance from any other provider.

The Pinellas County Coalition for the Homeless recommends that HUD give this proposal the greatest possible consideration for funding. We stand ready to assist Boley Centers, Inc in every way possible to make this proposed project a success.

Sincerely,



Sarah K. Snyder  
Executive Director



# Homes for Independence

Part of the ServiceSource Network

2735 Whitney Road  
Clearwater, FL 33760

main 727-538-7370  
fax 727-538-7387

800 N. Fiske Blvd #501  
Cocoa, FL 32922

main 321-632-4542  
fax 321-631-8644

[www.ourpeoplework.org](http://www.ourpeoplework.org)

Exhibit 3g

August 17, 2009

Boley Centers, Inc.  
Jeri Flanagan, Director  
445 31<sup>st</sup> St. North  
St. Petersburg, FL 33713

RE: HUD Section 811 Application  
3615 37<sup>th</sup> Street South  
St Petersburg FL

Dear Ms. Flanagan,

Homes for Independence, Inc. is extremely pleased to hear of your intent to apply for HUD Section 811 funding! Housing for very low income persons with disabilities remains a greatly needed service in the Pinellas County area. Those individuals with severe and persistent mental illness are particularly underserved.

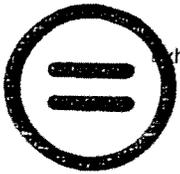
Boley Centers' leadership in providing minority and non-minority consumers choice of services, utilizing the least restrictive services settings is second to none. Integration is always crucial to consumers served and Boley has demonstrated tremendous leadership in providing high quality housing in addition to their fine support services.

Homes for Independence, Inc. sincerely supports your pursuit of funding for constructing 14 single bedroom units. We wish you well in the current HUD SuperNOFA funding cycle!

Respectfully,

A handwritten signature in black ink, appearing to read "Lori J. Kreisle".

Lori J. Kreisle  
Vice President



# Pinellas County Urban League, Inc.

Boley Centers, Inc.  
P.O. Box 1709480

## Building for Equal Opportunity

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St. Petersburg Times

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ROBERT J. CARTER  
The Carter Group

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Progress Energy Florida

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St. Petersburg Police Department

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LEROY SULLIVAN, JR.  
TECO Peoples Gas

REV. DR. MANUEL L. SYKES  
Bethel Community Baptist Church

REP. LESLIE WATERS  
Leslie Waters Government Relations

July 28, 2009

Exhibit 3g

Mr. Gary MacMath  
President/CEO  
Boley Centers for Behavioral Health Care, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

333 - 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Phone: (727) 327-2081  
Fax: (727) 321-8349

Web Site: [www.pcul.org](http://www.pcul.org)  
E-Mail: [info@pcul.org](mailto:info@pcul.org)

Dear Mr. MacMath:

The Pinellas County Urban League commends Boley Centers on its efforts to obtain Housing and Urban Development (HUD) 811 funding to provide supportive housing for disabled persons with severe and persistent mental illness. There is an urgent need for additional facilities in Pinellas County. Clients in need of such living arrangements must now wait many months before space is available. With the realization of this project, the extended waiting period should be reduced, giving clients options to select living arrangements and degrees of supervision and support that most closely meet their needs.

The development of this permanent housing complex will provide disabled persons with a variety of living choices, while at the same time helping to assuage the community's urgent need for safe, decent and affordable housing for individuals with very limited incomes. The independent living provided by this proposed 14 unit, single bedroom apartment complex, coupled with access to the full complement of Boley's existing specialized services, will enhance the lives of the residents while ensuring competent professional intervention and support as needed. Boley Centers has provided innovative leadership through varied types of living arrangements and approaches which present consumers with a multitude of choices aimed at reducing restrictive settings, while providing an integrated delivery of services. This effort on the part of Boley Centers to serve minorities from facilities located in areas of concentrated minority population is to be commended.

The Urban League endorses Boley's efforts to secure funding for an additional facility dedicated to serving people with severe and persistent mental illnesses. The Urban League supports this proposal, commends Boley's efforts on behalf of this noble venture and wishes the agency success in this ambitious endeavor to better provide for the varied needs of those Pinellas County residents who are disabled by mental illness.

Sincerely,

Gregory Johnson  
President & CEO

GJ:lza

AFFILIATED WITH THE NATIONAL URBAN LEAGUE, INC.





4801 78th Ave. North  
Pinellas Park, FL 33781  
(727) 541-0321

Celebrating Recovery through Work

Exhibit 3g

August 4, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> Street N.  
St. Petersburg, FL, 33713

Dear Mr. MacMath:

Vincent House, a clubhouse community certified by the International Center for Clubhouse Development (ICCD), is pleased to endorse the application submitted by Boley Centers to the Department of Housing and Urban Development for construction award apartments for people who are living with a mental illness. I understand that this funding will enable your agency to build an independent living facility to provide additional housing opportunities within the community for people living with a mental illness.

Inadequate housing for people with disabilities is a major problem in our area. There are still too many people with a mental illness who are in need of a safe, clean, affordable place to live. This type of residential program offers an effective solution to the housing dilemma faced by many of our members.

As you know, Vincent House and Boley Centers have a shared clientele. Many of our members receive other services from your organization. We have worked cooperatively with Boley Centers in mutual referrals and sharing of information. Because of our relationship, we are favorably impressed with your programs and proven ability in providing successful support services through your residential, vocational, case management and rehabilitation programs. Your efforts in our community are widely recognized and well received.

Recognizing the unmet needs of so many people at risk of spending many years in a more restrictive setting or in severely inadequate housing, may we wish you every success in you effort to secure the HUD grant opportunity.

Sincerely,

Elliott Steele  
Executive Director



PINELLAS COUNTY  
Coalition for the Homeless

## Pinellas County Coalition for the Homeless

5180 62<sup>nd</sup>. Avenue North, Pinellas Park, FL 33781

Phone: 727/528-5763 Fax: 727/528-5764

www.pinellashomeless.org

July 14, 2008

Gary MacMath, CEO  
Boley Centers, Inc.  
445 31<sup>st</sup> St. North  
St. Petersburg, FL 33713

Exhibit 3 i

The Pinellas County Coalition for the Homeless, Inc. enthusiastically supports the Boley Centers, Inc. proposal for HUD Section 811 grant funds to provide affordable, supported housing for persons with mental illness. The Coalition is a network of more than 80 homeless service providers, faith-based organizations, and homeless themselves that work together to coordinate services for the more than 6300 individuals and family members who may be homeless on any given day.

This proposal to build two apartment complexes is for affordable housing that is needed so critically in Pinellas County. The nine units to be located at 7211 46<sup>th</sup> Ave. North, St. Petersburg, and the 14 units to be located at 36154 37<sup>th</sup> St. South, St. Petersburg, will be welcome additions to the supported housing available for the ever-increasing number of persons with mental illnesses. Both locations are well-situated, and we know from past experience how valuable the supported services are that Boley Centers provides. The proposed units also address specific strategies indentified in the Pinellas County Ten-Year Plan to End Homelessness, the guiding document for everything that the Coalition does or approves.

Boley Centers, Inc has long been an active member of the Homeless Coalition, both as an organization and through the leadership offered by many various Boley staff. You alone serve as an active member of the Coalition and its coordinated CEO/Executive Director Committee, as a member of the policy-making Homeless Leadership Network, and as the Co-Chair of the Low Income Housing Leadership Network. The organization is an outstanding proponent of services to persons with severe and persistent mental illness, and are leaders in providing all consumers with a choice of services, least restrictive service settings, and integrated services. You have also proved your ability to provide high quality housing and services to persons who cannot receive needed assistance from any other provider.

The Pinellas County Coalition for the Homeless recommends that HUD give this proposal the greatest possible consideration for funding. We stand ready to assist Boley Centers, Inc in every way possible to make this proposed project a success.

Sincerely,



Sarah K. Snyder  
Executive Director

**Exhibit 4**

**Need and Project Information including:**

**(a) Evidence of need for supportive housing**

The housing provided through this project is intended solely for adults with a chronic and persistent mental illness. Their primary diagnoses are schizophrenia or major mood disorder. Most have a long history of psychiatric hospitalization. Many also have had substance abuse problems. People with chronic mental illness make up one of the largest single segments of the homeless population. Many others would be at risk for homelessness if it were not for the residential and support services provided by agencies such as Boley Centers. The development of permanent, independent housing units provides opportunities for clients who desire and need less restrictive housing options than they would have in group homes or supervised apartments.

Boley Centers is the leading provider of residential services in Pinellas County for adults with a severe and persistent mental illness and the only provider for the non-elderly. Because of a lack of safe, affordable and decent independent housing, there is a bottleneck in the continuum of residential services that Boley Centers provides. People in transitional housing are not able to find comparable units in the community and, therefore, tend to stay longer in these facilities than their rehabilitation requires. This lack of movement also impacts the group homes because of the wait for supervised apartments. This project will provide safe and affordable housing which will allow people to flow more quickly through the residential continuum and into their least restrictive environment.

The State of Florida has closed the area's state mental hospital, G. Pierce Wood Memorial Hospital. Pinellas County had a bed allocation at the hospital of 108. Eighteen individuals were moved to another hospital -- the rest were returned to Pinellas County and are in need of housing and services. It will be imperative to move current consumers into permanent housing so the patients exiting the hospital can enter group homes or other appropriate settings.

Boley Centers currently has 259 permanent supported housing beds - including those funded through the McKinney Act specifically for homeless individuals with mental illness - with 14 under development. **There are currently 334 individuals on Boley's waiting list for HUD 811 housing.**

**The Twin Brooks Apartments, Boley's newest HUD 811 project that opened in September 2009, had 100% of the apartments leased on the day it opened.**

Boley Centers' current HUD 811 permanent housing facilities, by census tract are listed below: (McKinney Funded facilities are not included).

Proposed Site	Address	Beds	Census Tract
Broadwater Place	3615 37 <sup>th</sup> Street S.	14	201.01
Permanent Housing	Address	Beds	Census Tract
Palmetto Breeze Apart.	2430 and 3000 1st Ave. S.	12	219.95
Bessie Boley Apart.	1800 4 <sup>th</sup> St. S.	20	205
Mosher Apart.	3301 6th Street S	20	203.01
128 Place	2744 1st Avenue N.	18	219.95
Forest Lane	7101 53rd St. N	24	249.01
Forest Meadows	5170 Forest Meadows Lane	15	250.01
Shady Pines	4037 76th Ave. N.	8	249.02
Dome District	Burlington Avenue North,	18	216.95
Lake Winds	34th Avenue S. and 9th St.	14	203.01
Clam Bayou	3840 34th Avenue S.	14	201.01
Twin Brooks	3450 24 <sup>th</sup> Ave. S.	14	201.01
Arlington Ave.	1007 Arlington Ave. N.	16	216.95

The HUD assisted facilities identified above have a **99% occupancy rate** which clearly shows the need for this type of housing.

The proposed site is in an area of St. Petersburg that has been targeted for revitalization. This site contributes to the revitalization of and reinvestment in minority neighborhoods.

Pinellas County's Analysis of Impediments to Fair Housing has identified the provision of additional affordable rental housing as a priority for the Pinellas County community development programs.

Pinellas County has housing costs of a one bedroom apartment that exceed 108.8% of SSI monthly benefits. Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Florida. If SSI represents an individual's sole source of income, [REDACTED] in monthly rent is affordable, while the FMR for a one-bedroom is [REDACTED]. A minimum wage earner must work 109 hours per week to afford the Fair Market Rent established by HUD (National Low Income Housing Coalition, 2009).

The City of St. Petersburg's Analysis of Impediments to Fair Housing's #1 principal recommendation is to accelerate the implementation of the city's various affordable housing programs. The Analysis of Impediments also identifies the need to upgrade blighted neighborhoods by providing incentives to non-profit developers to build new infill housing on vacant sites. The City of St. Petersburg fully supports the proposed project.

The City of St. Petersburg lacks decent affordable housing, both for Boley Centers' clients and the community. The Needs Assessment of the Consolidated Plan provides an analysis of the housing needs of all households in St. Petersburg.

The City of St. Petersburg's Consolidated Plan 2005-2010 indicates almost 1,000 households do not have adequate shelter.

Boley Centers, Inc.  
Duns 021709480  
1251916855-1157

Exhibit 4

The city's 38,317 renters represented 36.2% of total households, yet they accounted for 52.9% of all households earning 50% of the mean income and 59% of those earning 30% of the mean income.

Minority households accounted for less than 15% of all home owners but over 26% of all renters.

4/5ths of all very low income renters have housing problems.

Only 4% of the City's 29,321 rental units are affordable to households at or below 30% MFI.

12% of the City's households are very low income.

Many of the city's 25,000 housing units are over 40 years old.

Between January 1993 and April 1995, 332 housing units located in older, inner city neighborhoods, in which most of the city's affordable housing units are found, were demolished.

25% of the population is disabled with 39% having housing problems.

**The City of St. Petersburg's Consolidated Plan identifies the #1 Priority Need for Special Populations is for permanent supportive housing and services for homeless and special needs populations.**

**The City of St. Petersburg Consolidated Plan identifies two challenges/goals -- to restore the inner-city neighborhoods and to expand the range of affordable housing elsewhere by taking advantage of every opportunity to develop new affordable units on scattered vacant sites throughout the city.**

Pinellas County's Consolidated Plan indicates that adult mental health services in Pinellas County are insufficient to meet the needs of all persons with severe and persistent mental illness. District V Department of Children and Families is unable to fund an adequate balance of residential versus non-residential services and acute versus rehabilitative services. Due to less and shorter lengths of stays in hospitals and institutions, a greater amount and variety of community based services will be necessary to ensure the safety and quality of life for the severely mentally ill.

The Department of Children and Families projects supportive housing needs for approximately 5,400 Pinellas County residents who have a serious mental illness. In the City of St. Petersburg, an estimated 1,500 people with severe and persistent mental illness are in need of supportive housing. Boley Centers is the only provider in Pinellas County of supportive housing for individuals with mental illness. There are only 193 units of HUD 811 permanent, supported housing, with 16 under development leaving 1,351 households in need.

The District Department of Children and Families plan identifies adults with chronic mental illness as a priority population. The Department of Children and Families describes this population as having a history of, are currently residing in, or are at risk of, state hospitalization. Department of Children and Families further states that adult mental health services are insufficient to meet the needs of all persons with severe and

persistent mental illness needing care and that the District is unable to fund an adequate balance of residential versus non-residential services. The Department of Children and Families has identified an unmet local need for all the supportive and residential services that Boley Centers provides to its consumers.

Homelessness is one of the risks that people with severe and persistent mental illness face. In fact, mental illness is a prevalent symptom of a high percentage of the homeless population. A recent survey conducted by the Pinellas County Coalition for the Homeless identified 6,235 homeless persons, an increase from last year of 20% from the 2007 count. An estimated 36% of these people have a mental illness and an estimated 25% have a mental illness and substance abuse problems.

Eighty percent of the people indicated they were homeless because of lack of affordable housing.

National estimates indicate that as much as 40 % of the homeless population has a mentally illness. This is due to a number of factors including the lack of facilities which can meet the highly specialized needs of this population. Boley Centers is able to provide for these specialized needs. The figures for the mentally ill represent the largest number of homeless for any single disability group.

**According to a HUD report - the #1 cause of homelessness is lack of affordable housing.**

According to the Pinellas County Coalition for the Homeless, the need for permanent, affordable housing for people exiting emergency shelters and transitional housing was rated the highest priority.

**(b) Description of how the project will benefit the target population and the community in which it will be located.**

The State of Florida, the City of St. Petersburg and Pinellas County's Consolidated Plans have clearly identified the need for additional supported housing units for people with mental illness. This project will address this highly prioritized need. Boley Centers is Pinellas County's primary provider of permanent, supported housing. The proposed site allows minority and non-minority individuals with mental illness a wider array of housing options. **Additionally, the proposed project is located in a Neighborhood Revitalization Strategy Area, the Neighborhood Stabilization Program and Florida Enterprise Zone. This area of the City has been targeted for reinvestment.** Attached are maps delineating the areas. This project will help with the revitalization of the area and allow minorities with disabilities to obtain services within the City of St. Petersburg, instead of more remote areas such as Pinellas Park or unincorporated Pinellas County.

Supported Housing has proven to be the most successful means of reintegrating persons with mental illness into the community. Many people with severe mental illness are unable to work competitively in the community and must live on fixed entitlement

Boley Centers, Inc.  
Duns 021709480  
1251916855-1157

Exhibit 4

incomes. The average income level of people served by Boley Centers is \$673 per month. The area Fair Market Rent for a one bedroom apartment is \$858 a month. This project will allow individuals with a severe mental illness to live in nice apartments with affordable rent while receiving the services they need to remain housed and stable in the community.

As described in 4a above, safe, decent, affordable housing is extremely difficult to find in St. Petersburg.

Facilities owned and operated by Boley Centers are an asset to the community. Boley Centers has an excellent reputation with Pinellas County and the City of St. Petersburg, not only because of the quality of services provided to persons with mental illness, but also because of the quality of the housing and physical appearance of the buildings and surrounding grounds. Without exception, Boley Centers' residential facilities are scrupulously maintained and are the most attractive buildings in the surrounding areas. Boley Centers has its own lawn maintenance staff that ensure that the landscaping is attractive and groomed. Boley Centers' Support Service Department operates on a preventive maintenance schedule, with all facilities scheduled for painting, capital improvements and other routine maintenance. Maintenance problems are attended to within 24 hours of report.

This attention to the physical appearance of the facilities has led to the forged partnerships with the City of St. Petersburg and Pinellas County. Boley Centers routinely receives calls from the development departments of both governments, asking Boley Centers to consider taking over ownership of boarded up buildings and repossessed properties to rehabilitate them.

Additionally, to ensure acceptance and integration into the surrounding communities, Boley Centers' residential staff have joined the neighborhood associations where Boley residential facilities are located.

**(c) Description of the Project**

**(i) Number and type of structure(s), number of bedrooms if a group home, number of units with bedroom distribution if independent living units (including dwelling units in multifamily housing developments, condominiums and cooperatives), number of residents with disabilities and any resident manager per structure, identification of all community spaces, amenities or features planned and how they are necessary to accommodate the needs of the proposed residents and how the overall design of the project will facilitate the integration of the residents into the surrounding community and promote the ability of the residents to live as independently as possible.**

The proposed project is a two story design which includes a total of fourteen apartment units all of which are one-bedroom units for people who have mental illnesses. The building and apartments are modest in design and cost effective in meeting the cost containment objectives while promoting a functionally acceptable structure which will be

Boley Centers, Inc.  
Duns 021709480  
1251916855-1157

#### Exhibit 4

an asset to the community. Two of the units will be designed as accessible in accordance with the Uniform Federal Accessibility Standards and other applicable Federal, State and local requirements. One of the units will be designed for persons with visual and/or hearing impairments.

Each one-bedroom unit will be approximately 540 square feet in area. Each apartment will contain a kitchen with a range, refrigerator, sink and sufficient cabinet space. The living/dining area will provide adequate area for normal living/dining furniture arrangements. Each apartment will have ample closet storage.

Boley Centers currently employs ten full time Recovery Specialists and nine part-time Recovery Coaches (consumer positions). This staff will provide services to the residents of the proposed complex. However, they will not be housed at the facility. Most supported housing services are provided to the residents in their homes and community (stores, doctor's offices, etc.).

All common areas will be accessible to individuals with disabilities. The laundry room which will be available to the residents will include coin-operated washers and dryers, and have a folding table.

The units will all be equipped with thermostatically controlled water temperature, and non-slip floor surfaces, along with other design elements which facilitate individual safety. Two of the units will be designed to be accessible and adaptable for various types of disabilities, including wheelchair usage and sight and hearing impairments.

This development will be constructed in compliance with the Fair Housing Act Accessibility Requirements, the requirements under Section 504 of the Rehabilitation Act of 1973 (which includes compliance with the Uniform Federal Accessibility Standards), the Florida Building Code and the Visitability Ordinance recently adopted by the City of St. Petersburg. These requirements include, but are not limited to, accessible entrances on accessible routes to all ground floor units and common elements, accessible routes into and through all ground floor units, accessible controls (i.e. light switches, thermostats, etc.) within all units, usable and accessible doors throughout the development, usable kitchens and usable restrooms.

All units will be constructed in an adaptable manner that allows additional accessible features to be added (i.e. grab bars, etc.) without significant difficulty or expense at any point in the future should a resident need it. In addition, wheelchair accessible features will be built into two units (in excess of the 5% requirement) that include roll in showers, clear floor spaces at all fixtures and grab bars in the showers and around water closets. Further, one unit will be equipped with design features for an individual with a hearing or vision impairment. As a result, all ground floor units and all common elements on this site will be visitable by individuals with all types of disabilities.

Unlike many other disabilities, such as individuals with a physical impairment and elderly, mental illness does not manifest itself in ways that make architectural features or

modifications necessary. **People with mental illness physically function the same as people without mental illness and therefore, the proposed project does not require any special features or amenities to accommodate proposed residents.** The rate of physical disabilities is similar to those of the general population. Because two of the apartments and any communal areas are accessible, no other special design features are necessary.

The facility will have additional features added to meet the traditional neighborhood design style. These include bungalow building facades within the traditional neighborhood setting, porches with roof covering and bungalow style columns, windows setback with heavy wood trim around all sides, scallop style fenestration at roof gable ends and shutters at the windows. The design includes building setbacks to capture the feel of residences built on narrow lots.

**How overall design will facilitate the integration of the residents into the surrounding community:**

The design of the building is extremely attractive and appears to be upscale town homes. There is a variety of new and older multi-family buildings in the area, which is comprised of shopping to the west and single family residents to the east of the property.

Throughout the process of rehabilitation, Boley Centers staff work with the clients to help them reintegrate into the community and this is the main focus of the staff members. The skills training provided to the clients focuses on learning behaviors that are “socially acceptable” or “normal.” This normalization process covers everything from dress and hygiene, to use of public transportation, respect of other’s personal space, appropriate community behaviors - all designed for successful community living.

The Supported Housing Specialist will continue to work with the residents of the proposed project, orienting them to the surrounding neighborhood, shopping, bus transportation schedules, educational facilities, leisure services, etc., to further ensure integration.

**(ii) Describe how the project will promote energy efficiency or green development including plans to incorporate energy efficiency or green development measures in the design, construction and operation of the project and the use of Energy Star labeled products and appliances.**

Boley Centers and its development team intend to construct a “green” building utilizing all energy efficiencies and green development measures possible. Currently, Boley Centers is developing an 811 project awarded last year. This project, Arlington Avenue Apartments, will be submitted to the National Home Builders for a green certification.

The project design stacks units two stories allowing for simple structural, plumbing and electrical systems to be utilized. All kitchens and bathrooms are similar, requiring single specifications for equipment. Also, the project's on-grade design minimizes the grading and foundation requirements. The structural shell will be load bearing reinforced

masonry with steel bar joists and concrete slabs, which has proved to be cost effective by providing excellent fire and sound control and speed of construction. Conservative, conventional structural design, combined with high mils, high quality exterior finishes will produce a sound structure requiring minimal maintenance which will be attractive for years to come.

Durable, high quality materials shall be used throughout the project. It is not anticipated that the use of these materials will appreciably affect the overall cost but will reduce long term maintenance, repair and replacement costs. **The following represents a sampling of the energy-saving, high quality materials to be used:**

- \*Aluminum windows with a high performance rating (A-A2-HP), reflective glass with high shading factor. Windows are hurricane impact resistant providing security as well as energy efficiency.

- \*Elastomeric paints on exterior walls -- prevents moisture intrusion, thereby reducing risk of mold presence.

- \*R-18 insulation in exterior walls – well above code minimum insuring energy efficient design.

- \*Semi-gloss enamel paints in all public areas to reduce wear and maintenance.

- \*Radiant barrier roof sheathing with R-30 insulation

Other energy efficiencies include:

- \*High efficiency Energy Star rated HVAC units to reduce energy consumption – providing a seer rating of 13. or higher.

- \*All windows will be equipped with vertical blinds for glare control and to minimize solar heat gain.

- \* The range hoods will be vented.

- \*All appliances will be Energy Star rated

- \*All units will have energy star ceiling fans.

- \*Attic ventilation provided to avoid heat gain build-up in attic space.

- \*Reflective glass will be used in all openings to reduce solar gain.

- \*Access panels will be insulated and gasketed

- \*Covered entries

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#### Exhibit 4

\*Shade trees provided on all sides of building and parking areas add to the shading coefficient design.

Boley will engage a RESNET certified rater to provide guidance and oversight to the development of the project. We have contacted Advanced Energy Analysis LLC, Don Trask, who has agreed to provide the services. His resume is attached. The RESNET Energy Rater will provide a Home Energy Rating (HERS) at project completion. The certification will be provided to HUD staff.

Boley Centers commits to using the HUD/PIH Benchmarking Tool to enter utility data for the first year after occupancy, and report the results to HUD. Additionally, Boley Centers will work closely with HUD or EPA staff to ensure the project remains energy efficient.

#### **Green development measures include:**

- \*Tankless water heaters
- \*Dual flush toilets
- \*Insulated hot water piping
- \*Parking area comprised of turf block
- \*All finishes and paint will have low volatile organic compound
- \*Outside areas will be xeriscaped with natural vegetation restored
- \*Covered bike racks
- \*Bird house

We are including colored/stained concrete floors in the Arlington Avenue Apartments which are currently under development. This will be our first experience with this type of flooring. Once we have experienced the installation of these floors in Arlington Avenue Apartments, we will consider installing these floors in the proposed project.

We currently have a contract with Andrew Manzini, Vice President and Principal Consultant, *National Green Building, Inc.*, to provide oversight to the Arlington Avenue Apartments. This will be Boley's first "green" project and will be submitted to the National Association of Home Builders for certification as a green building. Boley Centers will be using Mr. Manzini as a consultant for the proposed Broadwater Place project. Broadwater Place will be submitted for a green certification. The certification will be provided to HUD staff.

Attached is Mr. Manzini's resume.

Attached are the site plans, elevations, etc. for the project.

**(iii) Description of any plans and the actions taken to create a mixed-finance/mixed use project.**

This project will not be a mixed finance project developing additional units by combining funding sources. However, the land will support 44 units. A second and third phase of construction is planned using a variety of funding sources. All units will provide affordable housing.

**d) Evidence of site control and permissive zoning.**

**(i) Site Control Documents**

Site control is evidenced by a deed of ownership. The Boley Foundation provided funds to purchase the land.

**(ii) Evidence that site is free of restrictions.**

Attached is a limited opinion letter from our attorney stating the site is free of limitations, restrictions or reverters which could adversely affect the use of the site for the proposed project and the title work associated with the property.

**(iii) Evidence of permissive zoning or statement of proposed action required to make project permissible.**

The project site is zoned Neighborhood Suburban Multi-Family (NSM) which allows multi-family dwelling units. Fifteen units per acre are permitted, with an additional six units per acre allowed with the Workforce Density bonus. Attached is a Zoning Letter from the City of St. Petersburg's Development Review Services stating that the property will support a total of 44 units with the Workforce density bonus.

**(iv) Evidence of compliance with the URA requirement.**

Attached is a letter from the property owner documenting his awareness of the URA requirements.

**(v) Narrative topographical/demographic description of site/area suitability, how site will promote greater housing opportunities for minorities/target population.**

The property is located in south Pinellas County, southwest of the downtown district of the City of St. Petersburg. The site is located at 3615 37<sup>th</sup> Street South, St. Petersburg, Florida in Census Tract 201.01. It is 2.10 acres of vacant land with approximately 304 feet of frontage on 37<sup>th</sup> Street South and an average depth of 300 feet. On the property is a meeting hall which will be demolished before this application is submitted (no asbestos or other concerns were found on the survey conducted.) The site is generally level and

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#### Exhibit 4

paved. It is one block west of 34th Street which is a one of St. Petersburg's major north/south arteries.

In the immediate area there is a Super Walmart, restaurants, banks, office buildings and grocery shopping.

The surrounding neighborhood is comprised of single and multi-family residences. The area has many multi-family complexes. Uses to the north and south are consistent with the neighborhood composition.

The site is located in part of the city that has been designated for revitalization -- the proposed project is located in an area of the city designated as a Neighborhood Revitalization Strategy Area (NRSA) and also located in an area eligible for Neighborhood Stabilization Program funds.

The site is located in State designated Enterprise Zone. Employers in the area who employ residents from the area can get reimbursement of wages paid to those employees. This presents a great opportunity for the residents of the project -- persons with severe and persistent mental illness experience an 85% unemployment rate.

The City of St. Petersburg's Analysis of Impediments to Fair Housing Choice identifies four policies that were established to guide the city's housing goals:

1. Concentration of Resources: To bring about real qualitative neighborhood improvement, it is essential that housing rehabilitation and new infill construction initiatives, as well as redevelopment activities, be concentrated in Great Neighborhood Partnership/Working to Improve our Neighborhoods where other supportive physical and social improvements are planned.

The proposed site is located in a Great Neighborhood Partnership/Working to Improve our Neighborhoods area that has been working towards revitalization for some time.

2. Housing Neighborhood Enhancement: To further increase the marketability of the city's existing housing stock and restore investor and consumer confidence in the inner-city neighborhoods, current orientation to code compliance has been broadened to encourage both property and neighborhood expansion through general property improvements, compatible structural additions and attractive public and private landscaping enhancements.

Boley Centers has an excellent reputation in the city for maintaining attractive facilities. Because of this reputation, both the City of St. Petersburg and the local neighborhood association fully support this proposed project.

3. Affordability: It is not enough to maintain and enhance the quality and quantity of the housing supply. New housing initiatives should also address housing demand. While new and upgraded homes in improved neighborhoods are expected to increase the

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Exhibit 4

marketability of those neighborhoods, available resources are also used to extend demand for and increase access to housing by making it affordable.

The proposed project will provide affordable housing to those in dire need of affordable housing - disabled individuals whose monthly income is - on average - \$674 per month.

4. Deconcentration/Expansion of Affordable Housing Options: The City of St. Petersburg is very much in favor of both the proposed site and the proposed use of the housing. Their letters of support are attached. The proposed site enables both minorities and non-minorities with mental illness with the option to live within the City of St. Petersburg with access to all of the amenities that city living provides.

Boley Centers' Client Advisory Council's Housing Subcommittee has advised Boley staff that they like the site for a variety of reasons - one being that minorities with severe and persistent mental illness would like the option - the choice - to live in their home communities, attend minority churches, attend minority social functions, community events, etc.

Additionally, as is proven by the City's financial support of the project, the certificate of consistency and the letters of support from the mayor and minority council members - The City of St. Petersburg considers the proposed project to be an asset to the community and the neighborhood.

Pinellas County's Analysis of Impediments to Fair Housing identifies the need for a greater supply of affordable housing in a variety of locations. The proposed site is in a minority concentrated area. This site furthers fair housing by providing Pinellas County with safe, decent, affordable housing in a minority concentrated neighborhood thereby providing minorities with permanent housing options in their own neighborhoods.

The sites are within ½ mile of a shopping center that has a major grocery store, pharmacy restaurant, clothing stores, etc. The site is 3 miles away from St. Anthony's Hospital and the surrounding medical community, 3 miles from downtown St. Petersburg, ½ a block from the bus stop, 1 block from 34th Street which offers a wide variety of restaurants, sports, entertainment, etc. Pinellas County's beaches are 1.5 miles from the site, including a state recreational park -- Fort Desoto Park. A new Super Walmart is less than one block from the site. St. Petersburg College and Pinellas Technical Education Center have campuses approximately 1 mile from the facility. Churches are scattered throughout the surrounding neighborhoods. Boley Centers' Day Treatment and psychiatric services are 3.5 miles from the site.

The property is within one block of a major north/south thoroughfare - 34th Street - which has a wide variety of businesses which will provide the residents with employment opportunities.

Pinellas County has a severe shortage of vacant land - most new developments are occurring in the northern areas of the county. The proposed site offers a rare opportunity

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Exhibit 4

to provide quality housing and services to individuals who have severe and persistent mentally illness, both minority and non-minority, in an urban area that is easily accessible. Most of the residents of Boley Centers housing do not have transportation - these sites, besides being on the bus line, are within easy walking distance of all needed services, supports, employment, etc.

Boley Centers Client Advisory Council - Housing Advisory Subcommittee has reviewed the location and is strongly in favor of the project -- because it provides minorities with severe and persistent mental illness with the opportunity to live in their home community, the site's proximity to shopping, banking and transportation, its proximity to restaurants, employment and bus lines.

The property has access to all utilities including electricity, gas, water and sewage.

Boley Centers has been given letters of support for these locations from the major representatives of the minority population. Leon Russell, from the Office of Human Rights and active member of the NAACP supports this project. St. Petersburg City Council Wengay Newton, who represents the minority community supports this project. The Urban League of Pinellas County is in favor of the site because it offers minorities a wide array of housing options. These letters of minority support are attached.

The following Attachments are presented regarding site description: Area Location Map, Photographs of Site, plat map.

**(vi) Racial Composition/Concentration Map of Site.**

Attached is the Racial Composition Map. This property is in Census Tract 201.01 which is considered a minority concentrated area. This property is located in a designated revitalization area, contributes to the revitalization of and reinvestment in minority neighborhoods and improves the level, quality and affordability of services furnished to minority people with disabilities.

**(vii) Phase I Environmental Assessment.**

The Phase I Environmental is attached. The land is free from environmental conditions and requires no further assessment.

**(viii) Pre-1978 structures on the site.**

The site is a large parking lot with a building that was built and used for a club house for the Sons of Italy. An evaluation of the facility was made February 29, 2008 and no asbestos issues were found and no special precautions are needed to demolish the building. The building will be demolished prior to the HUD award being made.

**(ix) Letter sent to the State/Tribal Historical Preservation Office.**

On August 5, 2009, Boley Centers sent a letter requesting that the State Historic Preservation Office review the site. Attached is the letter from the State Historic Preservation Office indicating the project will not affect historic properties.

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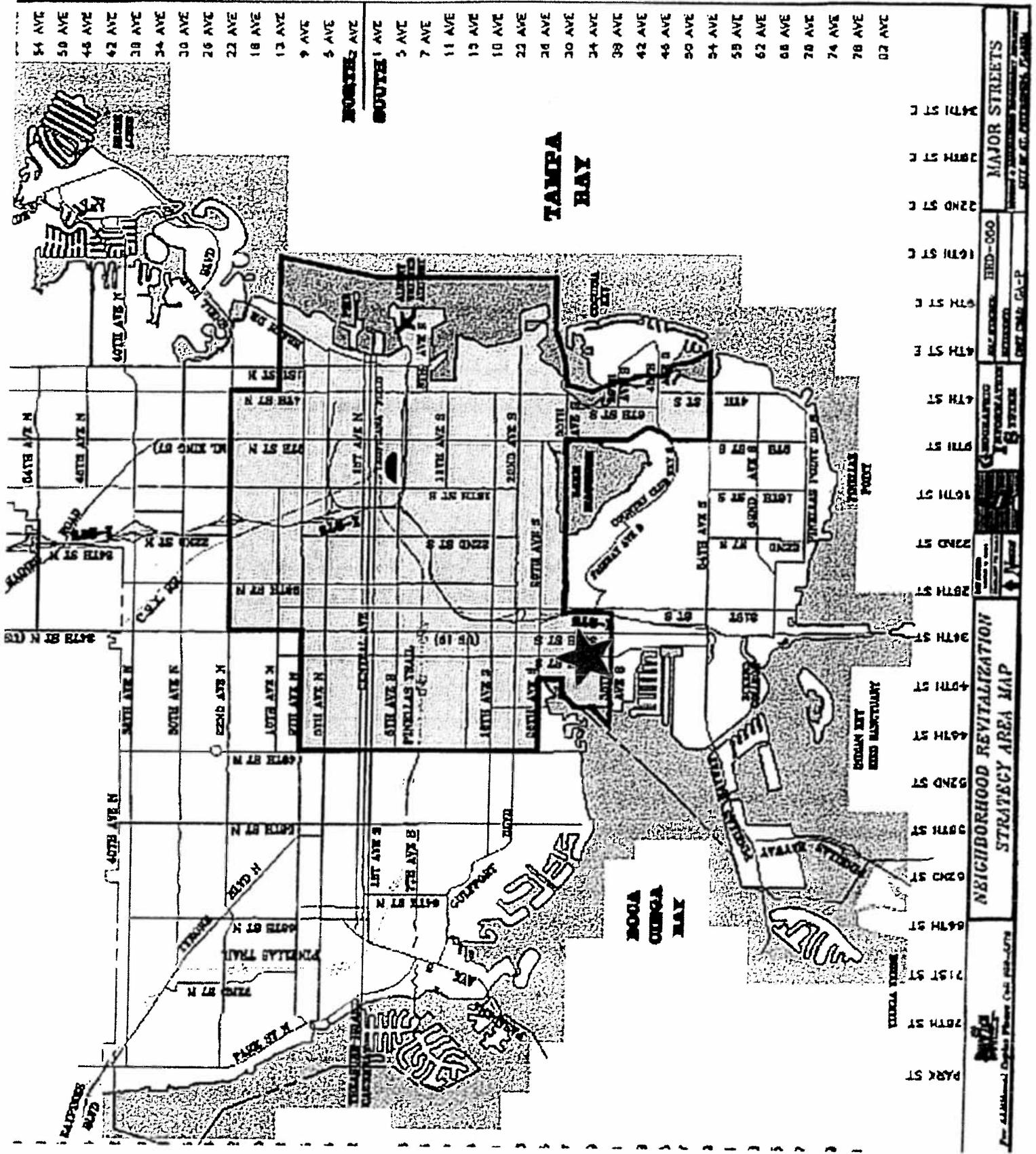
Exhibit 4

**(x) Willingness to seek an alternative site.**

Boley Centers is willing to seek an alternate site should the site be found unapprovable. Site control will be obtained within six months of notification of fund reservation.

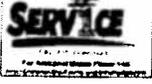
**(xi) Exception to project size.**

An exception to project size is not being requested.



**ROUTE 1 AVE**  
**ROUTE 5 AVE**  
**ROUTE 7 AVE**  
**ROUTE 11 AVE**  
**ROUTE 15 AVE**  
**ROUTE 19 AVE**  
**ROUTE 23 AVE**  
**ROUTE 27 AVE**  
**ROUTE 31 AVE**  
**ROUTE 35 AVE**  
**ROUTE 39 AVE**  
**ROUTE 43 AVE**  
**ROUTE 47 AVE**  
**ROUTE 51 AVE**  
**ROUTE 55 AVE**  
**ROUTE 59 AVE**  
**ROUTE 63 AVE**  
**ROUTE 67 AVE**  
**ROUTE 71 AVE**  
**ROUTE 75 AVE**  
**ROUTE 79 AVE**  
**ROUTE 83 AVE**

NEIGHBORHOOD REVITALIZATION STRATEGY AREA MAP		MAJOR STREETS	
1	2	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	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
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89	90	91	92
93	94	95	96
97	98	99	100



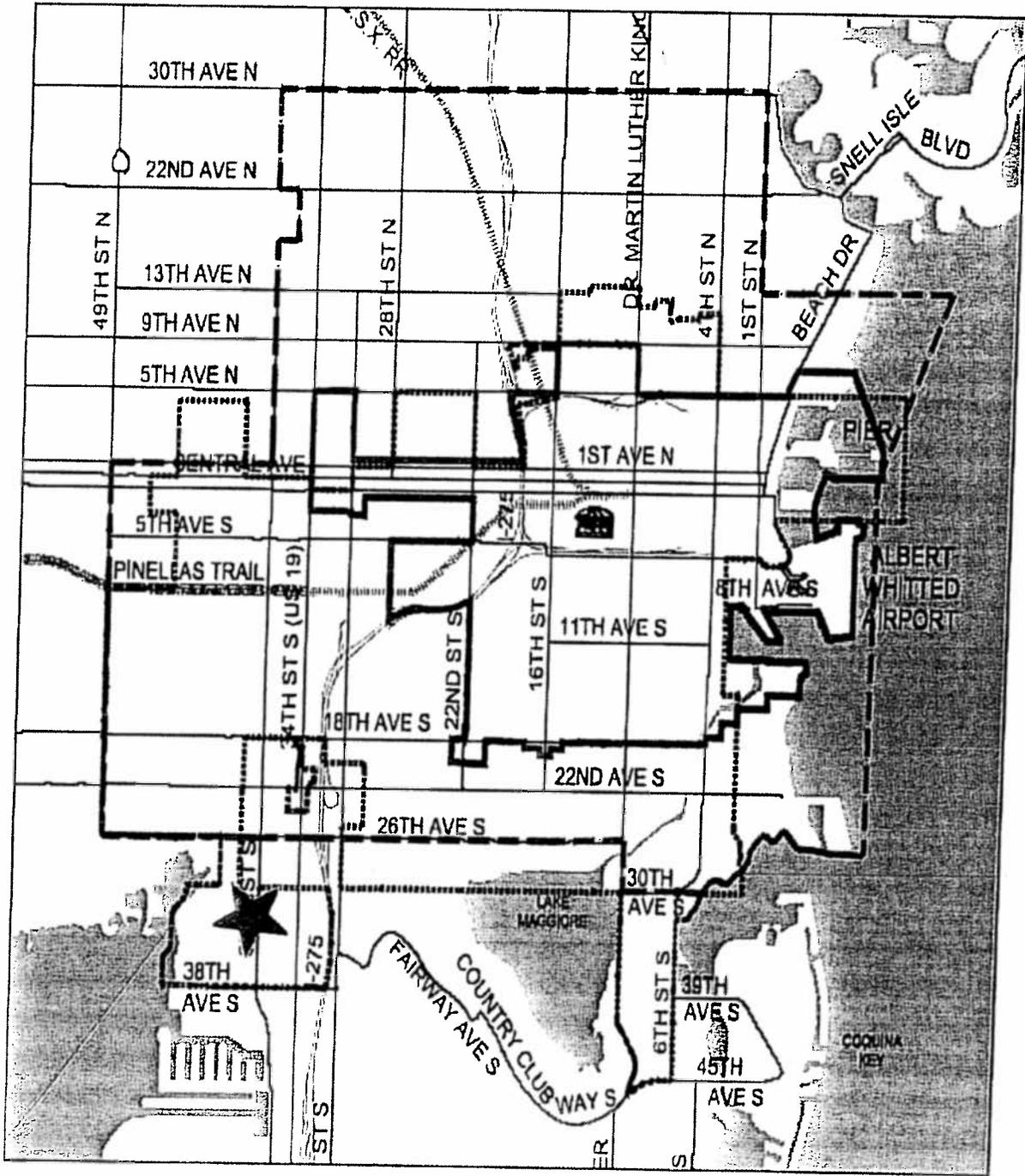
2 NSP, Expansion - B



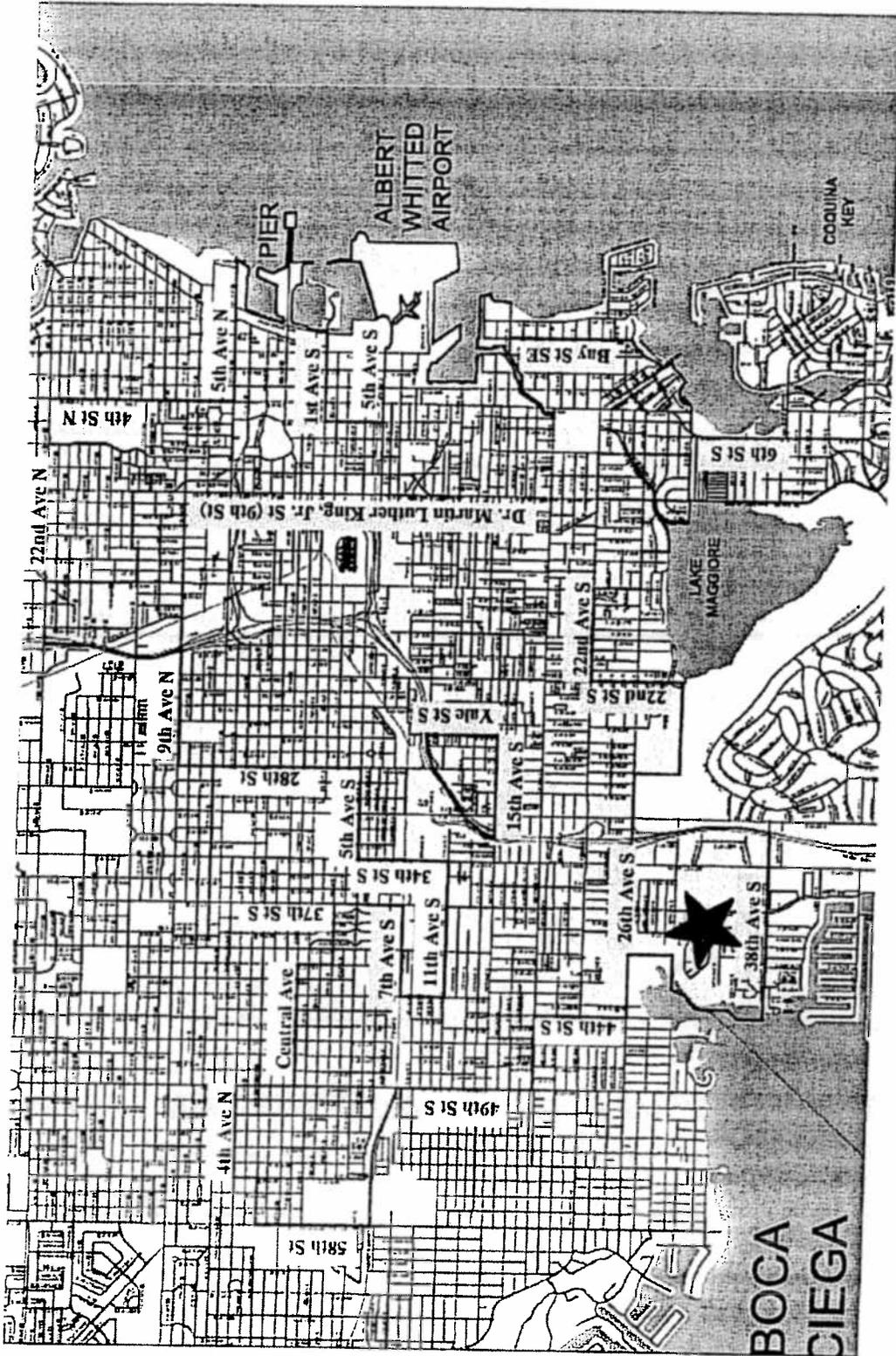
Map Number: EDP-154A-16  
 Scale: 1" = 100'  
 Cost Code: 3A-P  
 Date: August 24, 2009

**NSP Qualifying**  
 Economic Development Department  
 City of St. Petersburg

Exhibit 4 b



- x—** = Urban Job Tax Credit
- .....** = Brownfields (State Designation)
- = Reduced Transportation Impact Fee Area



City of St. Petersburg Enterprise Zone Boundary Map

*CURRICULUM VITAE*

*November 2009*

**DON TRASK**

**P. O. BOX 4280  
SEMINOLE, FL 33775-4280  
(813) 944-3914 WORK/FAX  
(800) 431-4528 TOLL FREE  
(727) 430-7770 CELL  
dtrask@AdvancedEnergyAnalysis.com**

**CERTIFICATIONS & LICENSES**

State-certified Residential Energy Rater #1015; Florida Department of Community Affairs

State-certified Commercial/Public Building Energy Rater #1028; Florida Department of Community Affairs

Certified HERS Rater; Residential Energy Services Network

State-certified General Real Estate Appraiser #285; Florida Department of Business and Professional Regulation

Licensed Real Estate Broker #308771; Florida Department of Business and Professional Regulation

**DESIGNATIONS**

LEED AP; Green Building Certification Institute

CGP; National Association of Home Builders

Certified Green Rater; Residential Energy Services Network

FGBC Certifying Agent, Florida Green Building Coalition

MAI; Appraisal Institute

Exhibit 4 c ii

**PROFESSIONAL MEMBERSHIPS**

United States Green Building Council

Residential Energy Services Network

Florida Green Building Coalition

United States EPA ENERGY STAR® Home Energy Rater Partner

International Building Performance Simulation Association - USA

ASTM International

Appraisal Institute

**EDUCATION**

**ACADEMIC**

Florida State University, College of Business, Tallahassee, Florida, Bachelor of Science 1980

Edison College, Fort Myers, Florida, Associate of Arts 1978

**PROFESSIONAL**

LEED for Existing Buildings Technical Review Workshop; United States Green Building Council; Clearwater, Florida; June 12, 2008; Instructor: Sheila Sheridan, LEED AP.

An Introduction to Valuing Green Buildings, Appraisal Institute, Austin, Texas; June 24, 2008; Instructors: Theddi Wright Chappell, MAI and Timothy R. Lowe, MAI.

LEED AP Review Course; Florida Gulf Coast Chapter of the United States Green Building Council; Tampa, Florida; August 15, 2008; Instructor: Stephen M. Koontz, LEED AP.

Energy Gauge Rater Training Course – Class 3; Florida Solar Energy Center; Cocoa, Florida; September 17, 2008; Instructor: Tei Kucharski.

Florida Green Home Designation Course; Florida Solar Energy Center; Bunnell, Florida; October 3, 2008; Instructor: Eric Martin.

Inspecting the Residential "Green House," Appraisal Institute, Port Charlotte, Florida; October 8, 2008; Instructor: Sandra K. Adomatis, SRA and Beth Henson, Gen. Contractor

Green Building for Building Professionals; National Association of Home Builders; Tampa, Florida; October 9-10, 2008; Instructor: Michael Strong, CGP.

## Exhibit 4 c ii

EDUCATION (CONT.)

Model Green Lease; Corporate Realty Design & Management Institute; Boston, Massachusetts; November 21, 2008; Instructor: B. Alan Whitson, RPA.

Exceeding the Requirements of ANSI/ASHRAE/IESNA Standard 90.1 – 2007; ASHRAE; Boston, Massachusetts; November 18, 2008

Investing to Create Green Existing Buildings: Concepts, Select Tool & Calculations; The Cadmus Group; Boston, Massachusetts; November 18, 2008.

GreenBuild 2008; United States Green Building Council; Boston, Massachusetts; November 19-21, 2008; Numerous Presenters in the Commercial Real Estate Track

Energy Gauge Rater Training Course – Class 2; Florida Solar Energy Center; Cocoa, Florida; December 5-6, 2008; Instructor: Tei Kucharski.

Energy Gauge Rater Training Course – Class 1; Florida Solar Energy Center; Cocoa, Florida; December 8-11, 2008; Instructors: Tei Kucharski and Jeff Sonne.

Structural Insulated Panel Workshop; Home Front Homes, Inc.; Venice, Florida; December 18, 2008; Instructor: Brian Bishop.

RESNET Green Rater Training; Residential Energy Services Network; New Orleans, Louisiana; February 14-15, 2009; Instructor: Laura Capps and Jay Hall.

RESNET 2009 Conference; Residential Energy Services Network; New Orleans, Louisiana; February 16-18, 2009.

Commercial Energy Code and Green Building Modeling Using Energy Gauge Summit; Florida Solar Energy Center; Cocoa, Florida; February 26, 2009; Instructor: Tei Kucharski & Mangesh Basarkar.

Energy Gauge Commercial Rater Training; Florida Solar Energy Center; Cocoa, Florida; February 27, 2009; Instructor: Tei Kucharski.

Understanding Your Building's Performance; Florida Gulf Coast Chapter of the United States Green Building Council; Clearwater, Florida; April 2, 2009; Instructor: Elaine Aye, LEED AP

Valuation of Green Residential Properties; Appraisal Institute; Online; May 22, 2009; Instructor: Alan F. Simmons, SRPA, LEED AP.

ENERGY STAR 101 for Residential Professionals; ICF International; Online; May 28, 2009; Instructor: Amber W. Stewart.

EDUCATION (CONT.)

GreenTrends 2009 Conference; Florida Green Building Coalition; St. Petersburg, Florida; June 10-12, 2009; Various presenters.

Introduction to Weatherization Assistant (Parts 1 and 2); United States Department of Energy; Indianapolis, Indiana; July 20, 2009.

2009 National Weatherization Training Conference; United States Department of Energy; Indianapolis, Indiana; July 21-23, 2009; Various Instructors.

Valuing High Performance Green Properties; The Appraisal Institute; Webinar; August 12, 2009; Jacqueline Doty, Freddie Mac Collateral Policy Director, Dave Porter, NAHB Built Green Subcommittee, Sandra Adomatis, SRA, Taylor Watkins, Watkins & Associates.

Florida Weatherization Inspector Training; Florida Department of Community Affairs; Cocoa, Florida; October 5-9, 2009; Instructors: Neil Moyer, Dennis Stroer and Tei Kucharski.

PRESENTATIONS

Condemnation of Green Buildings; International Right of Way Association; Indianapolis, Indiana; June 29, 2009.

11388 Heritage Way, Largo, Florida 33778  
727-631-3278      amanzini@tampabay.rr.com

**GENERAL**

Over 30 years experience in all aspects of construction, project and business management including finance, MIS, strategic planning, administration, HR and Training. Skilled in improving productivity through effective teamwork, planning and management.

**LICENSES AND CERTIFICATIONS**

- Florida Certified General Contractor (CGC)
- NAHB Certified Green Professional (CGP)
- NAHB Green Building Verifier
- Residential Construction Superintendent (RCS)

**EXPERIENCE**

**National Green Building, Inc.**

*Green Builder and Consultant*

2008 – Present — Certified General Contractor.

Performs Green Building Verifier services based on the NAHB Research Center procedures.

Designs training programs for online Professional Continuing Education. Recent accomplishments included "Changes in the 2008 National Electric Code", "Green Building: Design, Construction and Certification", "Green Remodeling", "Green Infrastructure" and "Green Commercial Best Practices".

**Tenney Construction Team, Inc., St. Petersburg, Florida**

*General Contractors specializing in Condominiums, Custom Homes, and Commercial Construction.*

2006-2008 — Certified General Contractor and Business Manager

Coordinated the Company's operations, including projects, sales, proposals, contracts, subcontractors and finance. Directed the construction of several commercial projects.

2005-2006 — Project Manager

Directed the construction of a 14-unit town home complex, several custom homes, renovation of a municipal building and several condominium renovations.

2003-2005 — Project Superintendent

Directed the construction and renovation of several homes and condominiums.

**Populus Systems, Inc. New York, NY**

*Applications Developer specializing in custom software including submarine tracking, industrial facilities maintenance, hospital inventory systems and health care lab interfacing software.*

1986-2003 — General Manager

Managed this tech startup. Scoped work processes, wrote user and operating manuals, developed and supervised training programs and marketing materials. Established new markets and achieved profitability in less than one year. Sold the company to an Asian conglomerate.

**Ebasco Services Incorporated. New York, NY**

*A major Engineering and Construction firm specializing in power plants, environmental engineering, resource recovery and other capital projects, with a history dating back to 1905*

1971-1986                      *Various positions:*

**Vice President, Human Resources and Administration**

Areas of responsibility included Human Resources, Corporate Administrative Services, Profit Centers and Management Information Systems.

**Vice President, Project Training**

Trained Project Managers on nuclear, fossil and hydroelectric power projects.

**Director, Construction Training and Development**

Established the Construction Training and Development Department and managed 6 Trainers. Designed and implemented various technical programs and one of the first comprehensive Team Building programs in the construction industry.

**Johnson and Johnson, New Brunswick, New Jersey**

*International Pharmaceutical and consumer products firm.*

1968-1971                      *Various positions:*

**Production Manager**

Managed the manufacturing of the Company's Baby, Orthopedic and Surgical Dressings products.

**Training Manager**

Prepared and implemented all training for the Production Supervisors.

**MILITARY SERVICE**

**U. S. Army Ordnance Corps**

Second Lieutenant to Captain.

**EDUCATION**

*Boston University, M.A. in International Relations 1968*

*Widener University, B.A. in Political Science 1965*

*Columbia University, Advanced program in Organization Development and Human Resource Management, 1976 - 1977*

*Wharton Graduate School of Business, Advanced Executive Management Program 1983-1984*

**DIRECT PROJECT EXPERIENCE**

3/1/2003—8/30/2003

Foreman, Residential Remodeling: Singh Residence - 1 Story

Demolition, Framed masonry walls and columns to support the addition of a second floor, installed new concrete floor and panoramic glass doors.

4/6/2003 — 9-21-2003

Superintendent, Residential Remodeling: Landuyt Residence - 4 Stories

Demolition, metal framing, drywall, extensive electrical rewiring, removed and replaced all plumbing fixtures, retiled bathrooms and all floors.

9/10/2005 — 6/20/2006

Superintendent, Residential Remodeling - Loguidice Residence - 4 Stories

Demolition, wood framing, drywall, extensive electrical rewiring, removed and replaced all plumbing fixtures, retiled bathrooms and all floors.

7/1/2004 to 1/28/2005

Superintendent, New Residential Construction - Bober Residence - 3 Stories

Planned and Supervised all aspects of construction.

5/26/2004 to 12/9/2005

Superintendent, Commercial Remodeling - Indian Shores City Hall

Performed demolition, additions, framing, drywall, new metal roofing.

1/8/2004 to 1/30/2005

Superintendent, New Residential Construction - Larrison Residence - 2 Stories

Planned and Supervised all aspects of construction.

10/14/2004 - 1/11/2005

Project Manager, Residential Remodeling - Tiboris Residence - 4 Stories

Supervised complete interior demolition, additional metal framing, drywall, new granite tops, wood floors and various finishes.

7/8/2004 - 1/15/2007

Project Manager, Commercial New Construction - Palm Vista Townhomes - 14 Two-Story Units

Planned and supervised all aspects of construction

3/10/2006 — Current

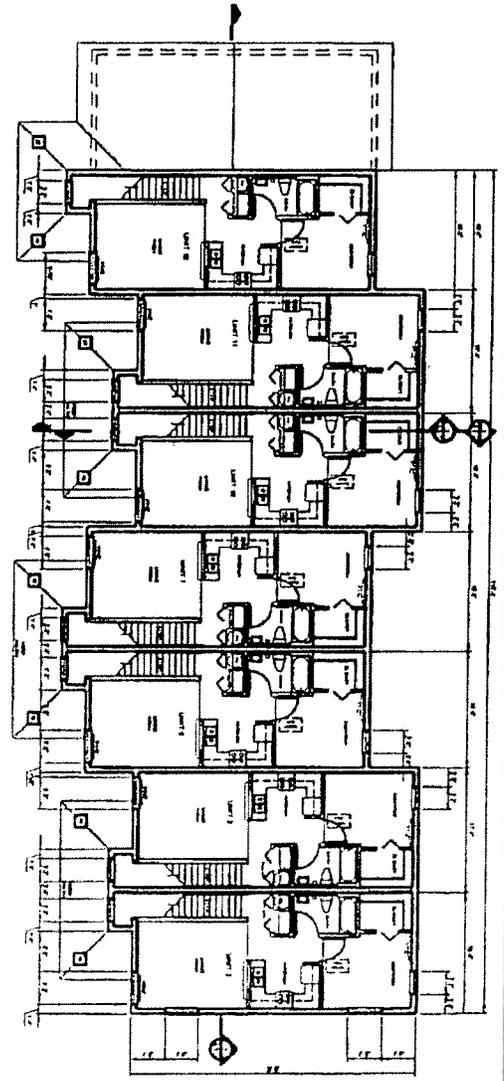
From 1971 to 1986, worked in various capacities on Power Plant construction projects.



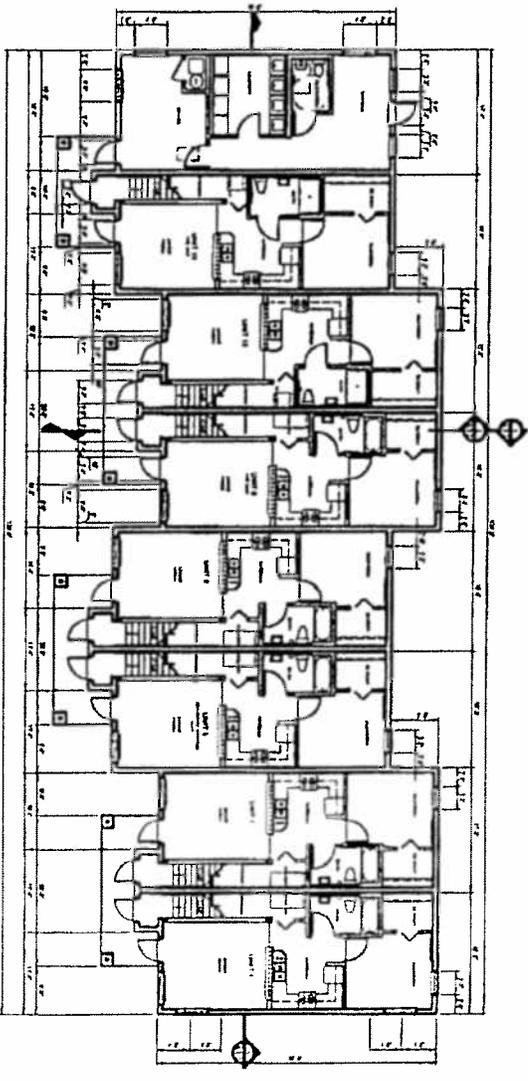
Exhibit 4 c ii

NOTES	REVISIONS
<ol style="list-style-type: none"> <li>1. All work shall be in accordance with the approved plans and specifications.</li> <li>2. The contractor shall be responsible for obtaining all necessary permits and licenses.</li> <li>3. The contractor shall maintain access to all existing utilities and structures.</li> <li>4. All work shall be completed within the specified time frame.</li> <li>5. The contractor shall be responsible for the safety of all workers and the public.</li> <li>6. All materials and workmanship shall be subject to inspection and approval.</li> <li>7. The contractor shall be responsible for the removal and disposal of all debris.</li> <li>8. All work shall be completed in accordance with the approved plans and specifications.</li> <li>9. The contractor shall be responsible for the final cleanup and site restoration.</li> </ol>	<ol style="list-style-type: none"> <li>1. Additions to the approved plans and specifications.</li> <li>2. Changes to the approved plans and specifications.</li> <li>3. Corrections to the approved plans and specifications.</li> <li>4. Updates to the approved plans and specifications.</li> <li>5. Revisions to the approved plans and specifications.</li> <li>6. Amendments to the approved plans and specifications.</li> <li>7. Modifications to the approved plans and specifications.</li> <li>8. Alterations to the approved plans and specifications.</li> <li>9. Adjustments to the approved plans and specifications.</li> </ol>

**2 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

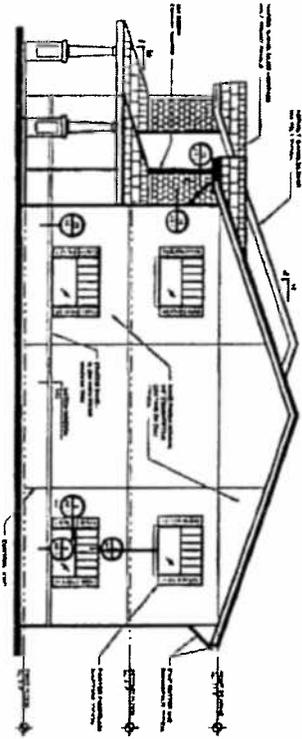


**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

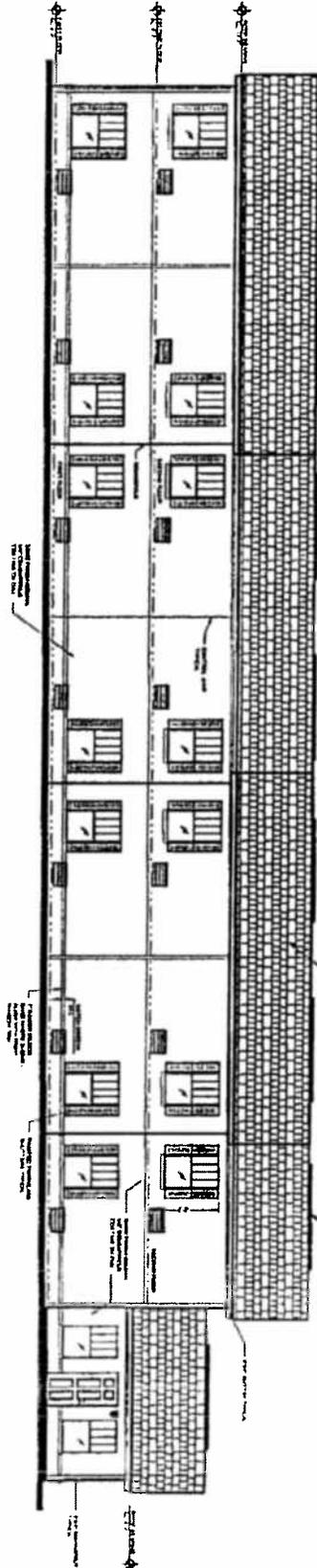


A2.1	BLDG 2 1st FLOOR PLAN & LAUNDRY	THE PLACE - HUD 3615 37th STREET SOUTH ST. PETERSBURG, FLORIDA 33711	Wedding + Stephenson Architects, Inc.
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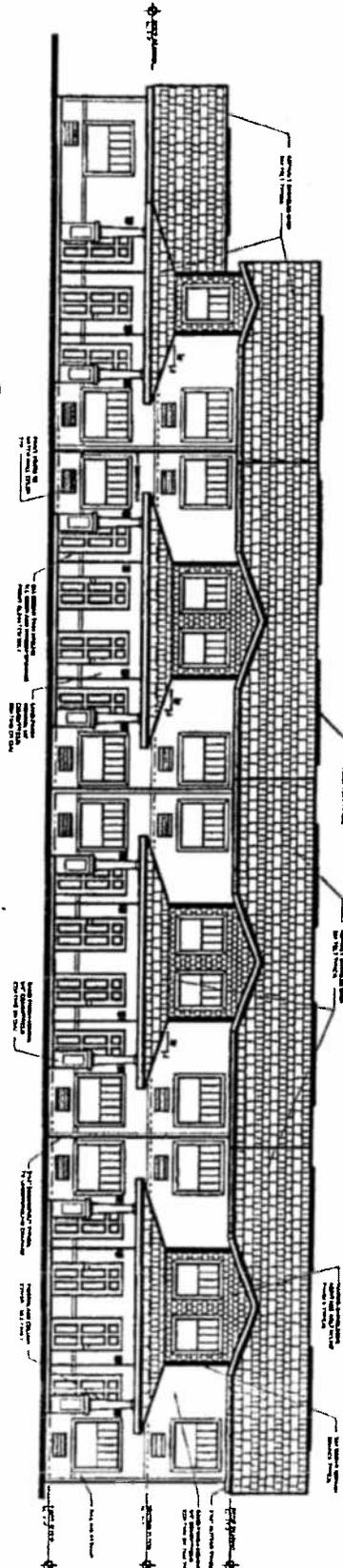
3 NORTH ELEVATION  
SCALE 3/16" = 1'-0"



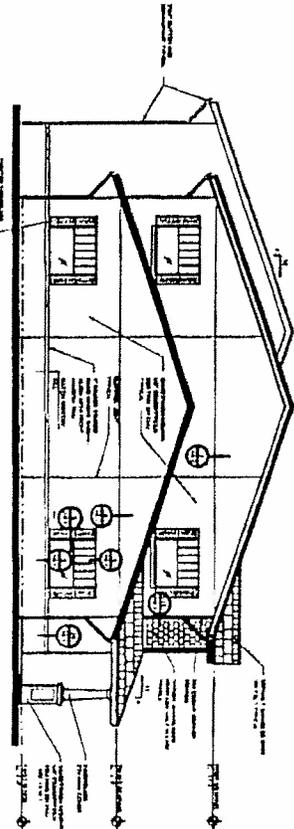
2 WEST ELEVATION  
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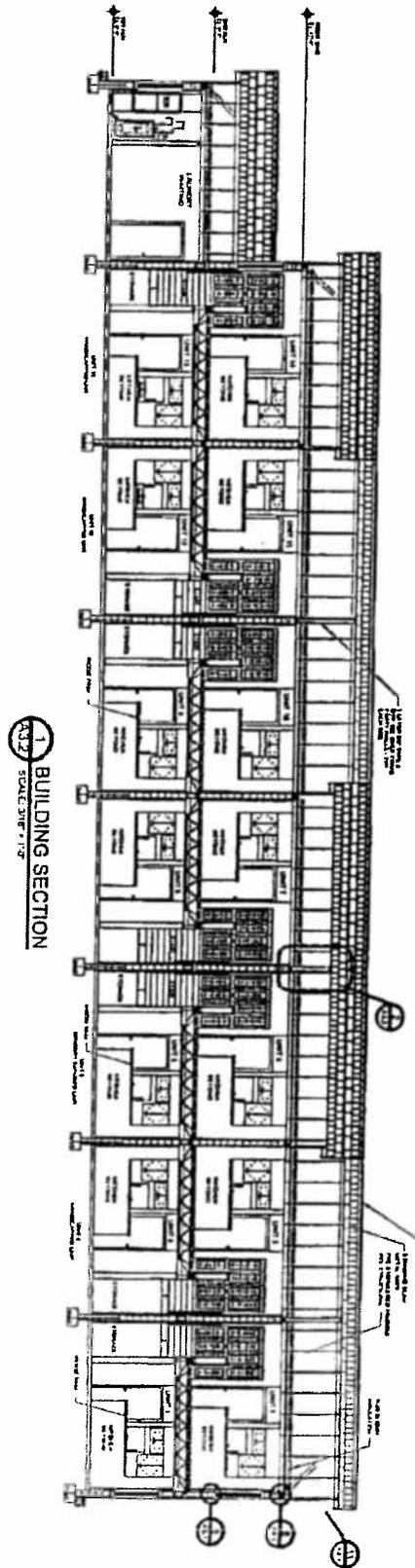
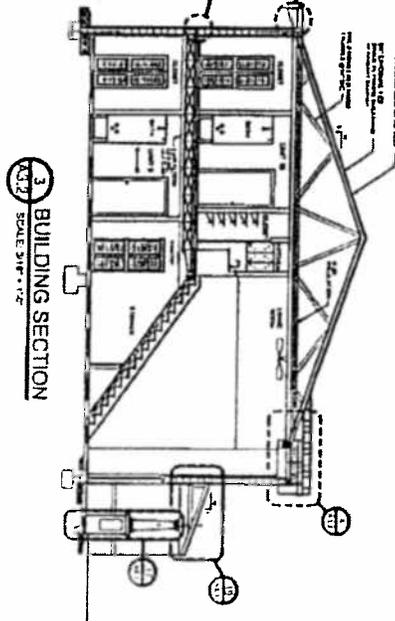
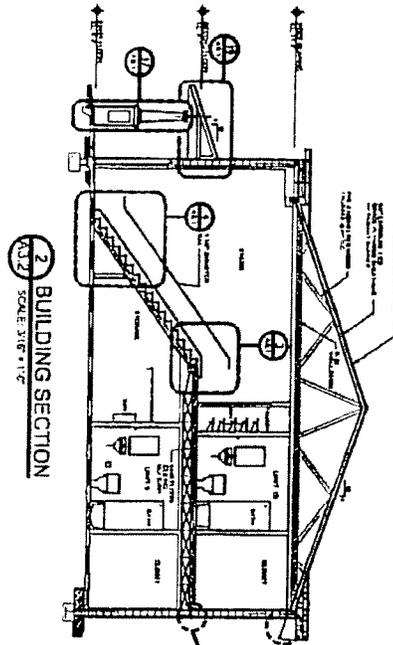
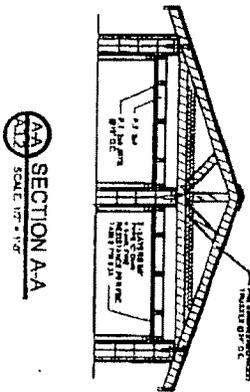
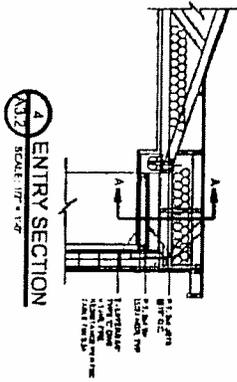
1 EAST ELEVATION  
SCALE 3/16" = 1'-0"



4 SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



<p>A3.1</p>	<p>EXTERIOR ELEVATIONS 14</p>	<p>Sheet Title: EXTERIOR ELEVATIONS          Date: 11/17/09          Scale: 3/16" = 1'-0"</p>	<p>THE PLACE - HUD          3615 37th STREET SOUTH          ST. PETERSBURG, FLORIDA 33711</p>	<p>© 2009          Wedding + Stephenson          Architects, Inc.          1000 1st Street, Suite 100          St. Petersburg, FL 33705          (774) 222-2222          www.weddingstephenson.com</p>	<p>Wedding + Stephenson          Architects, Inc.</p>	<p>Sheet No. A3.1 of 14</p>
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A3.2

BUILDING SECTIONS  
15 & DETAILS

DATE	1/27/78
BY	W.S.
CHECKED	W.S.
APPROVED	W.S.
SCALE	AS SHOWN

THE PLACE - HUD  
3815 37th STREET SOUTH  
ST. PETERSBURG, FLORIDA 33711

© 1978  
Wedding + Stephenson  
Architects, Inc.  
1877th Street, S.E.  
St. Petersburg, FL 33709  
Tel: 813-321-1111

Wedding + Stephenson  
Architects, Inc.

PROJECT NO. 15

0.50  
500.00

Broadwater Place

Boley Centers, Inc.  
Duns# 02-1709480

Prepared By and Return to: Exhibit 4 d i

Fidelity National Title Insurance Company  
5721 4th Street N.  
St. Petersburg, FL 33703

File No. FT07-09004359

Property Appraiser's Parcel I.D. (folio) Number(s)  
34-31-16-11676-001-0010

KEN BURKE, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INST# 2009186195 07/15/2009 at 02:24 PM  
OFF REC BK: 16643 PG: 834-835  
DocType:DEED RECORDING: \$18.50  
D DOC STAMP: \$3600.00

**WARRANTY DEED**

THIS WARRANTY DEED made and executed July 10, 2009, by Order of Son's of Italy in America, Inc. John Paul I Lodge 2427, a non profit corporation, a corporation existing under the laws of Florida, and having its principal place of business at 2500 34th Street S, St. Petersburg, FL 33711, hereinafter called the grantor, to Boley Centers, Inc. whose post office address is 445 31st Street N, St. Petersburg, Florida 33713, Florida, hereinafter call the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of [REDACTED] and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in Pinellas County, Florida, to wit:

Lot 1, Block 1, BROADWATER PLACE, according to the plat thereof, as recorded in Plat Book 90, Page 25, of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

Exhibit 4 d ii

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

SIGNED AND SEALED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Cheryl A Barber  
(Witness Signature)

Cheryl A Barber  
(Print Name of Witness)

R A Walters  
(Witness Signature)

R A WALTERS  
(Print Name of Witness)

Order of Sons of Italy in America, Inc., John Paul, I  
Lodge No. 2427

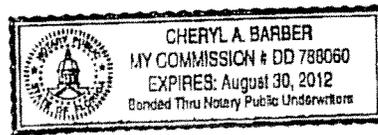
Anthony J. Celona  
Anthony J. Celona, President

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 13 day of July, 2009, by Anthony J. Celona, President of Order of Sons of Italy in America, Inc., John Paul, I Lodge No. 2427, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 13 day of July, 2009.

Cheryl A Barber  
NOTARY PUBLIC  
My Commission Expires:



Broadwater Place

Boley Centers, Inc.  
Duns# 02-1709480

Law Offices of  
DiVito & Higham, P. A.

Exhibit 4 d ii

JOHN J. DI VITO (1928-2005)  
FREDERICK A. HIGHAM, JR.  
JOSEPH A. DI VITO

JOHN D. PIERCE

4514 CENTRAL AVENUE  
ST. PETERSBURG, FLORIDA 33711-1041  
(727) 321-1201  
FAX (727) 321-5181

September 29, 2009

Mr. James D. Branson,  
Multifamily HUB Director  
U.S. Dept. of Housing and Urban Development  
Charles Bennett Federal Building  
400 West Bay Street, Suite 1015  
Jacksonville, FL 32202-5121

**RE: FY 2009 - 811 Capital Advance Grant Application**  
**Sponsor: Boley Centers, Inc.**  
**Proposed HUD Project: Broadwater Place, Inc.,**  
**a Florida non-profit corporation to be formed**  
**Property: Fourteen (14) Units located at 3615 37<sup>th</sup> Street South**  
**St. Petersburg, Pinellas County, FL 33711**

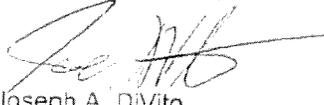
Dear Mr. Branson:

This letter shall serve as a limited opinion of title for the above-referenced project. I hereby submit a copy of Fidelity National Title Insurance Company Title Policy #27-33-92-FT07-09004359 dated July 15, 2009, together with copies of the title exceptions. I have reviewed the items shown as exceptions, and do hereby confirm that the site is free of any limitations, restrictions or reverters which could adversely affect the use of the site for the proposed project for the 40-year Capital Advance period under HUD's regulations and requirements.

In the event of the proposed project being selected for a Capital Advance Grant, a title insurance commitment and/or title policy insuring the property will be issued consistent with the terms of the Title Certificate, subject to matters of record in the Public Records of Pinellas County, Florida subsequent to the Effective Date of the Title Certificate enclosed herewith.

Very truly yours,

DIVITO & HIGHAM, P.A.

  
Joseph A. DiVito

Enclosures

cc: Boley Centers, Inc.



Water Place

Boley Centers, Inc.  
Duns# 02-1709480

Exhibit 4 d ii

### Owner's Policy of Title Insurance

## Fidelity National Title Insurance Company

A Stock Company

### OWNER'S POLICY OF TITLE INSURANCE

*SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:*

1. *Title to the estate or interest described in Schedule A being vested other than as stated herein;*
2. *Any defect in or lien or encumbrance on the title;*
3. *Unmarketability of the title;*
4. *Lack of a right of access to and from the land.*

*The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.*

*This policy shall not be valid or binding until Schedule A has been countersigned by either a duly authorized agent or representative of the Company and Schedule B has been attached hereto.*

*IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.*

*Fidelity National Title Insurance Company*

BY:

President

ATTEST

Secretary



COUNTERSIGNED  
BY Catherine A. Anderson  
AUTHORIZED SIGNATORY  
CATHERINE A. ANDERSON

SCHEDULE A

Policy No.: [REDACTED]

Amount of Insurance: [REDACTED]

Premium: [REDACTED]

Agent Order/File No.: 09004359/FT07-09004359

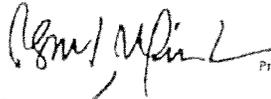
Date of Policy: July 15, 2009 at 02:24 PM

1. Name of Insured:  
Boley Centers, Inc.
2. The estate or interest in the land which is covered by this policy is:  
Fee Simple
3. Title to the estate or interest in the land is vested in:  
Boley Centers, Inc.
4. The land referred to in this policy is described as follows:  
Lot 1, Block 1, BROADWATER PLACE, according to the plat thereof, as recorded in Plat Book 90, Page 25, of the Public Records of Pinellas County, Florida.

  
 \_\_\_\_\_  
 FIDELITY NATIONAL TITLE INSURANCE  
 COMPANY



Fidelity National Title Insurance Company

BY  President

ATTEST  Secretary

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

ALTA Owner's Policy (10/17/92)  
With Florida Modifications

Policy No.: 

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

Lot 1, Block 1, BROADWATER PLACE, according to the plat thereof, as recorded in Plat Book 90, Page 25, of the Public Records of Pinellas County, Florida.

Policy No.: [REDACTED]

**SCHEDULE B**  
**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Encroachments, overlaps, boundary lines disputes, and other matters which would be disclosed by an accurate survey and inspection of the premises.
2. Easements or claims of easements not shown by the Public Records.
3. Taxes and assessments for the year 2009 and subsequent years which are not yet due and payable.
4. Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such lands.
5. Restrictions, reservations and easements as indicated and/or shown on that certain Plat recorded in Plat Book 90, Page 25, of the Public Records of Pinellas County, Florida.
6. Rights of tenants under unrecorded leases.
7. All licenses, inventory, fixtures, accounts receivable, accounts payable, trade names, matters deemed personal property and all other items connected with the on-going business conducted on the insured premises not normally considered real property are excluded from the terms and conditions of this commitment and subsequent policy.
8. Any reference to O.R. (Official Records) or Public Records shall be deemed to be located in the Official Records of the County where the subject property is located.

**END OF SCHEDULE B**

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 877-862-9111.

**EXCLUSIONS FROM COVERAGE**

Boley Centers, Inc.

Duns# 02-1709480

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
  - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims, or other matters:
- (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
- Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
- (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

**CONDITIONS AND STIPULATIONS****DEFINITION OF TERMS**

The following terms when used in this policy mean:

- (a) "insured": the insured named in Schedule A, and, subject to any rights of defense the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.
- (b) "insured claimant": an insured claiming loss or damage.
- (c) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.
- (d) "land": the land described or referred to in Schedule A, and improvements fixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in adjoining streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.
- (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (f) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section (a)(iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States District court for the district in which the land is located.
- (g) "unmarketability of the title": an alleged or apparent matter affecting title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

**CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE**

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants or warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the insured.

**NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT**

The insured claimant shall promptly in writing (i) in case of any loss, (ii) in case knowledge shall come to an insured claimant of a defect, lien or interest which is or might be a cause to the title to the land, or (iii) in case of any other matter which might cause loss or damage for which the

Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

**4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE**

(a) Upon written request by the insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its own choice (subject to the right of the insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company, shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the insured for this purpose. Whenever requested by the Company, the insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

## 5. PROOF OF LOSS OR DAMAGE

In addition to and above the policies required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, shall terminate any liability of the Company under this policy as to that claim.

## 6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

### (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations to the insured under this policy, other than to make the payment required, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

### (b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

## 7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or

(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

## 8. APPORTIONMENT

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of the parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement or by an endorsement attached to this policy.

## 9. LIMITATION OF LIABILITY

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

## 10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto.

## 11. LIABILITY NONCUMULATIVE

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

## 12. PAYMENT OF LOSS

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

## 13. SUBROGATION UPON PAYMENT OR SETTLEMENT

### (a) The Company's Right of Subrogation.

Whenever the Company shall have settled and paid a claim under this policy all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated to these rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

### (b) The Company's Rights Against Non-insured Obligors.

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

**14. ARBITRATION**

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the insured. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

**15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as

whole.

Boley Centers, Inc.

(b) Any claim of loss or damage, whether or not caused by negligence, and which arises out of the status of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**16. SEVERABILITY**

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

**17. NOTICES, WHERE SENT**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at: Fidelity National Title Insurance Company, National Claims Administration, P.O. Box 45023, Jacksonville, Florida 32232-5023.

The telephone number to present inquiries or obtain information about coverage and to provide assistance is 1-888-310-2316.



TM

**FIDELITY  
NATIONAL  
TITLE  
INSURANCE  
COMPANY**

CITY OF ST. PETERSBURG

Post Office Box 2842, St. Petersburg, Florida 33731-2842

Web Site: [www.sipete.org](http://www.sipete.org) CHANNEL 35 WSPF-TV

TELEPHONE: 727 693-7171



Exhibit 4 d iii

June 12, 2009

Boley Centers  
445 31<sup>st</sup> Street South  
St. Petersburg, Florida 33713

RE: Property General Located At:  
3615 37TH ST S

Legally Described As:  
34/31/16/11676/001/0010  
Lot 1, Block 1, Broadwater Place

Dear Ms. Flanagan:

This zoning letter is provided to you in response to your request of June 11, 2009. Below are the responses to your questions. The questions you submitted are included as Attachment "A".

- The subject property has a zoning designation of NSM-1 (Neighborhood Suburban Multi-Family).
- Multi-family dwelling units are a permitted use in the NSM-1 district.
- NSM-1 permits 15 dwelling units per acre. An additional six (6) units per acre may be approved as Workforce Housing units. With approved Workforce Housing units, the total density permitted would be 21 units per acre.
- According to the survey provided by the applicant, the subject property is 90,900 square feet or 2.08 acres. As such, 44 units may be built on the subject property with approval of the Workforce Housing density bonus units in compliance with all other applicable regulations.
- Multi-family dwelling units are not a social service use in St. Petersburg.

If you have additional questions, please contact me at (727) 893-7876.

Sincerely,

Philip Lazzara, AICP, Zoning Official  
Development Review Services

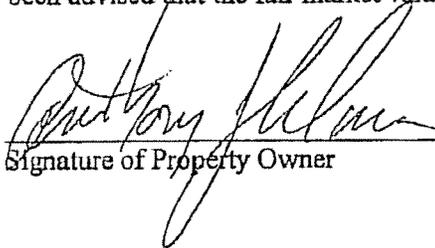
Attachment "A" – Questions submitted by Boley Centers

PTL/RMG

Exhibit 4 d iv

To Whom It May Concern

I, Anthony Celona, President of the Order of Son's of Italy in America, Inc. John Paul I Lodge 2427, owner of the property located at 3615 37<sup>th</sup> Street S., St. Petersburg, Florida. I am voluntarily selling this property to Boley Centers, Inc. I understand that the property will not be acquired under eminent domain if I do not wish to sell voluntarily. I have been advised that the fair market value of the land.

  
\_\_\_\_\_  
Signature of Property Owner

10/2/09  
Date

Broadwater Place

LEON W. RUSSELL  
DIRECTOR OF HUMAN RIGHTS



Boley Centers, Inc.  
Duns# 02-1709480  
400 S. FT. HARRISON AVE. - 5TH FLOOR  
CLEARWATER, FLORIDA 33756  
727/464-4880  
FAX 727/464-4157 / 464-5298  
TEXT PHONE/TDD 727/464-4062  
www.pinellascounty.org/humanrights

July 28, 2009

Exhibit 4 d v

Gary MacMath  
Executive Director  
Boley Centers for Behavioral Health Care, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Mr. MacMath:

The Pinellas County Office of Human Rights is pleased to endorse the application being submitted by Boley Centers, Incorporated to the Department of Housing and Urban Development for a Section 811 Supportive Housing for Persons with Disabilities grant.

Inadequate housing for the mentally ill and disabled community is one of the area's major problems. This community's need for affordable housing is a serious impediment to housing choice in Pinellas County. The type of residential program proposed in your application could be an effective solution to the housing dilemma faced by many individuals who have severe and persistent mental illness.

We recognize that Boley is a leader in providing rehabilitation services for persons in this specific population group. Your agency has the ability to offer consumer's choice as well as less restrictive environments. This particular grant represents significant support for Pinellas County Government and the City governments within our county who have developed a comprehensive strategy for dealing with Homelessness. We recognize that the two apartment complexes located on 46<sup>th</sup> Ave. N. and 37<sup>th</sup> St. S. respectively that you propose to build in St. Petersburg, will help to reduce the homeless population here. Your commitment to set aside a total of 23 units from these two apartment complexes for homeless individuals with mental impairments is extremely important for us, because many of the people who have been identified by our local homeless census are suffering from some form of mental illness. We are confident that your selection by HUD to carryout this contract will benefit the clients you serve and our county.

Again, on behalf of Pinellas County, this office whole heartedly supports this application and urges the Department of Housing and Urban Development to favorably consider it.

Sincerely,

A handwritten signature in cursive script that reads "Leon W. Russell".

Leon W. Russell, Human Rights/EEO Officer

PLEASE ADDRESS REPLY TO:  
28  
PINELLAS COUNTY OFFICE OF HUMAN RIGHTS  
315 COURT STREET  
CLEARWATER, FLORIDA 33756

PINELLAS COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER



CITY OF ST. PETERSBURG

OFFICE OF THE CITY COUNCIL  
Wengay Newton, Council Member  
District 7

Exhibit 4 d v

August 4, 2009

Mr. Gary MacMath, President/CEO  
Boley Centers For Behavioral Health Care, Inc.  
445 - 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

Dear Mr. MacMath:

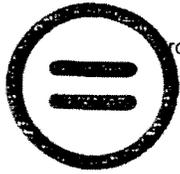
As a St. Petersburg City Council Member, I am pleased to endorse the application being submitted by Boley Centers, Inc. to the Housing and Urban Development for a construction award for persons with mental illness under the Section 811 Supportive Housing for Persons with Disabilities.

Boley Centers has been known for several years as a provider of services to many persons with mental illnesses. Our community has an urgent need for safe, affordable housing for persons with severe and persistent mental illness. With this funding Boley Centers will continue to expand and provide this important service to our community. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Wengay Newton". The signature is fluid and cursive, written over a horizontal line.

Wengay Newton, Council Member, District 7  
St. Petersburg City Council



# Pinellas County Urban League, Inc.

Boley Centers, Inc. 771 S. 2nd St. St. Petersburg, FL 33710-1480

## Building for Equal Opportunity

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TECO Peoples Gas

REV. DR. MANUEL L. SYKES  
Bethel Community Baptist Church

REP. LESLIE WATERS  
Leslie Waters Government Relations

July 28, 2009 Exhibit 4 d v

Mr. Gary MacMath  
President/CEO  
Boley Centers for Behavioral Health Care, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, FL 33713

333 - 31<sup>st</sup> Street North  
St. Petersburg, FL 33713  
Phone: (727) 327-2081  
Fax: (727) 321-8349  
Web Site: [www.pcul.org](http://www.pcul.org)  
E-Mail: [info@pcul.org](mailto:info@pcul.org)

Dear Mr. MacMath:

The Pinellas County Urban League commends Boley Centers on its efforts to obtain Housing and Urban Development (HUD) 811 funding to provide supportive housing for disabled persons with severe and persistent mental illness. There is an urgent need for additional facilities in Pinellas County. Clients in need of such living arrangements must now wait many months before space is available. With the realization of this project, the extended waiting period should be reduced, giving clients options to select living arrangements and degrees of supervision and support that most closely meet their needs.

The development of this permanent housing complex will provide disabled persons with a variety of living choices, while at the same time helping to assuage the community's urgent need for safe, decent and affordable housing for individuals with very limited incomes. The independent living provided by this proposed 14 unit, single bedroom apartment complex, coupled with access to the full complement of Boley's existing specialized services, will enhance the lives of the residents while ensuring competent professional intervention and support as needed. Boley Centers has provided innovative leadership through varied types of living arrangements and approaches which present consumers with a multitude of choices aimed at reducing restrictive settings, while providing an integrated delivery of services. This effort on the part of Boley Centers to serve minorities from facilities located in areas of concentrated minority population is to be commended.

The Urban League endorses Boley's efforts to secure funding for an additional facility dedicated to serving people with severe and persistent mental illnesses. The Urban League supports this proposal, commends Boley's efforts on behalf of this noble venture and wishes the agency success in this ambitious endeavor to better provide for the varied needs of those Pinellas County residents who are disabled by mental illness.

Sincerely,

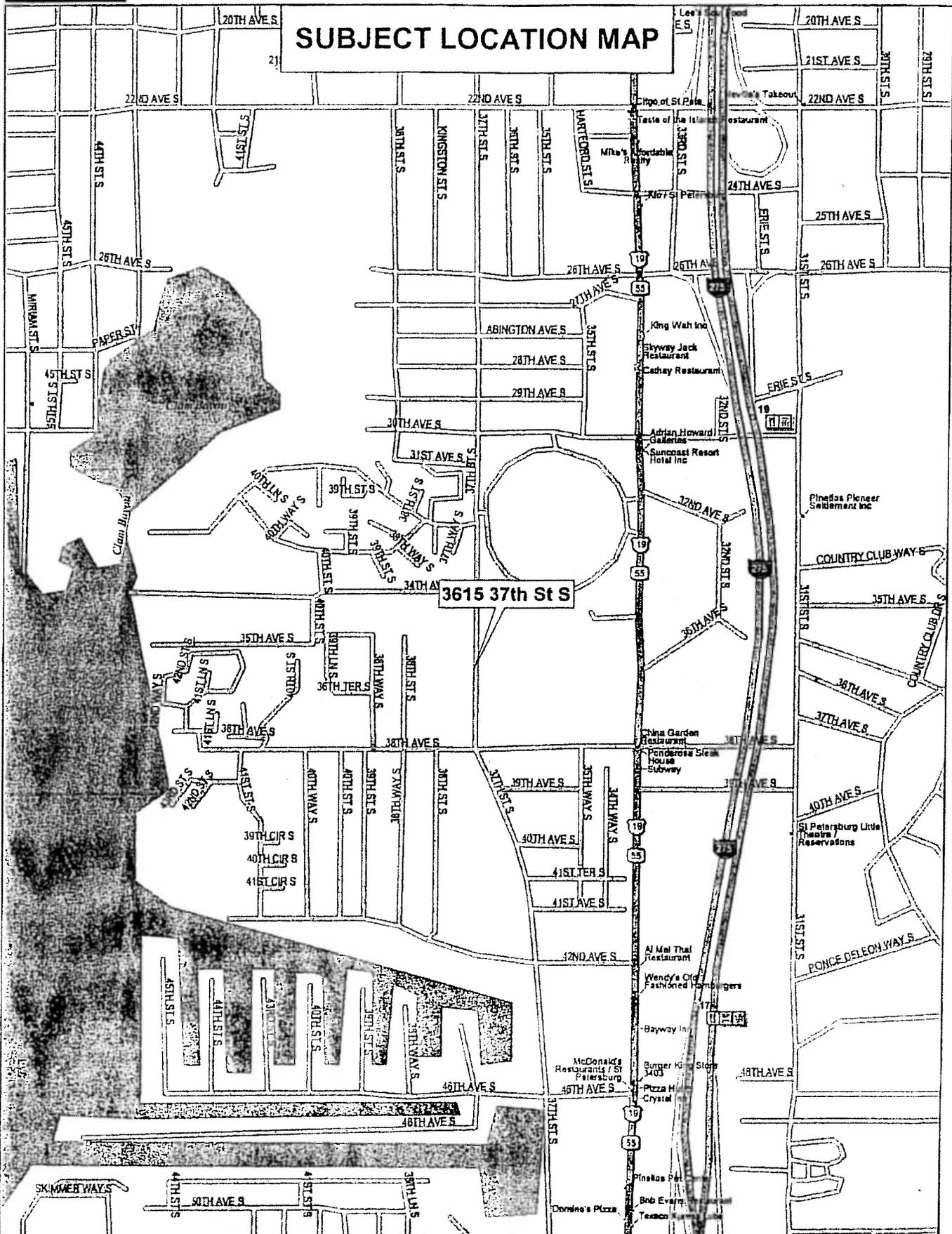
Gregory Johnson  
President & CEO

GJ:lza

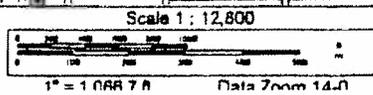
AFFILIATED WITH THE NATIONAL URBAN LEAGUE, INC.



# SUBJECT LOCATION MAP

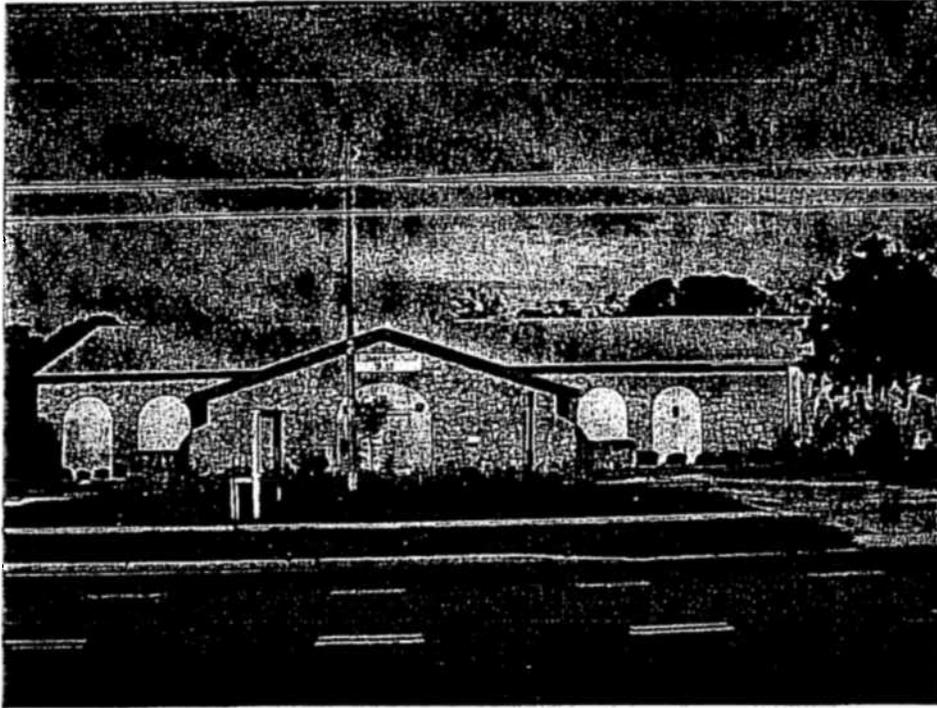


**3615 37th St S**

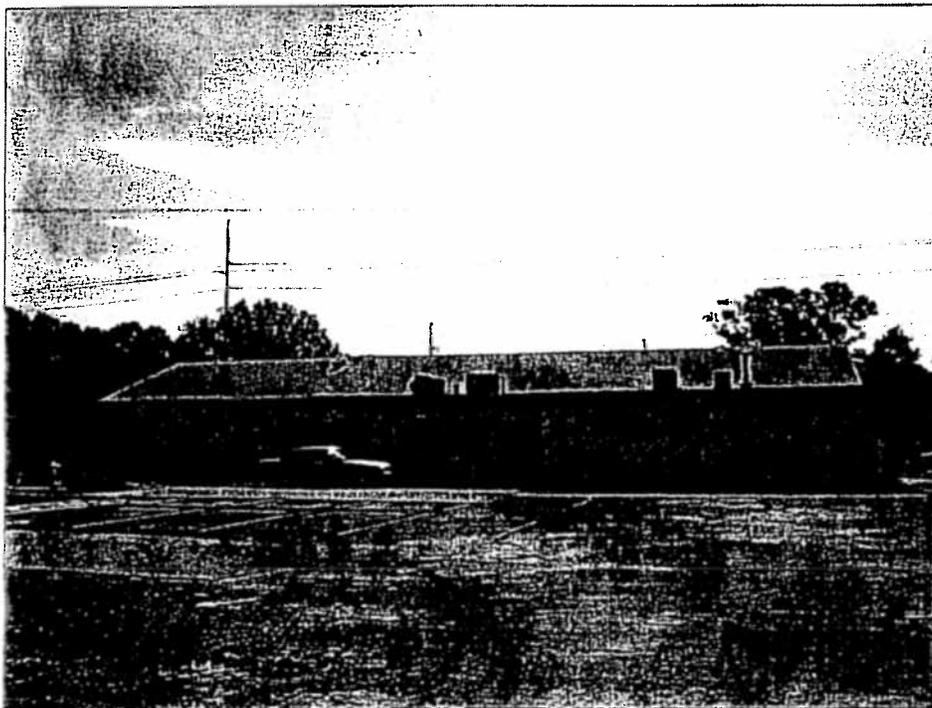




PHOTOGRAPHS



FRONT VIEW OF SUBJECT LOOKING WEST



REAR VIEW OF SUBJECT LOOKING EAST

PHOTOGRAPHS

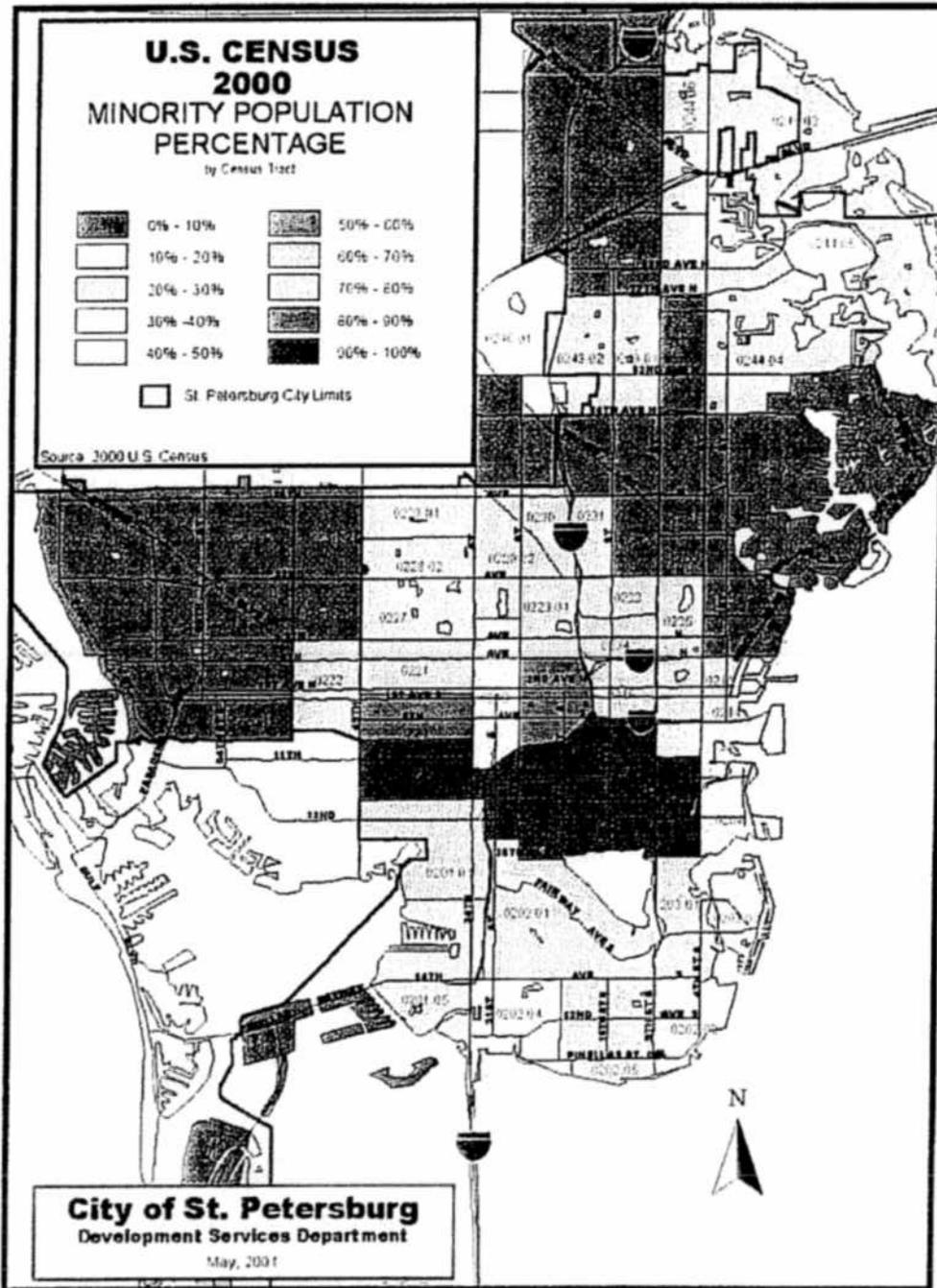


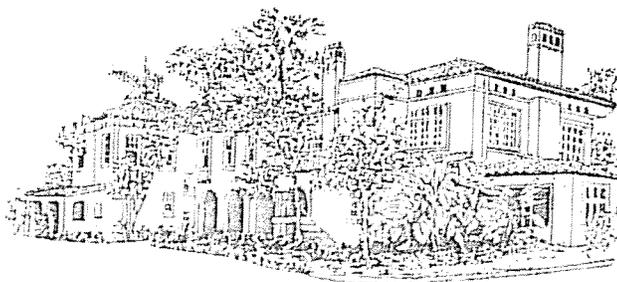
VIEW OF PARKING AREA LOOKING SOUTH



LOOKING SOUTH ALONG 37<sup>TH</sup> STREET

City of St. Petersburg, Florida





# BOLEY CENTERS, INC.

Exhibit 4 d ix

August 5, 2009

Frederick Gaske, Director  
Florida Division of Historical Resources  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0496

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Gary MacMath

Dear Mr. Gaske:

Boley Centers, Inc. is submitting an application to the U.S. Department of Housing and Urban Development for funding via a HUD 811 grant. We intend to build a nine unit apartment complex to provide housing to individuals who have a mental illness. Supportive services will be provided on-site.

For this application HUD requires a letter from you stating that our proposed site has no historical significance. The property is located at 7211 46<sup>th</sup> Ave. N., St. Petersburg, FL 33709. It is comprised of 91,286 square feet land. On it is a boarded up Son's of Italy meeting hall and parking lot. It is surrounded by retail and residential areas.

The property is surrounded by multi-family complex to the north and south. On east side of the property, across from 37<sup>th</sup> Street S is a Walmart. On the west side of the property is a neighborhood comprised of single family homes.

Attached are pictures and maps of the vacant land and surrounding buildings. Also attached is the legal description.

I would greatly appreciate a letter from you that indicates the historical status of the property. If I have not included all of the information you need to determine the status, please contact me at (727) 821-4819, ext 5709 or by email at [jeriflanagan@boleycenters.org](mailto:jeriflanagan@boleycenters.org).

Sincerely,

Jeri Flanagan  
Director, Program Development



Exhibit 4 d ix

FLORIDA DEPARTMENT OF STATE  
Kurt S. Browning  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

Ms. Jeri Flanagan  
Boley Centers, Inc.  
445 31<sup>st</sup> Street North  
St. Petersburg, Florida 33713

August 21, 2009

Re: DHR No.: 2009-4711/ Received by DHR: August 10, 2009  
HUD 811 Grant- Construction of apartments for individuals with mental illness  
3615 37<sup>th</sup> Street South  
Tax Parcel ID:34/31/16/11676/001/0010  
St. Petersburg, Pinellas County

Dear Ms. Flanagan:

Our office reviewed the referenced project for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended in 1992, *36 CFR Part 800: Protection of Historic Properties*, and the implementing state regulations.

Based on the information provided, it is the opinion of this office that the building at the address listed above does not appear to meet the criteria for listing on the *National Register*. Therefore, no historic properties will be affected by this undertaking.

If there are any questions, please contact Katherine Peterson, Historic Sites Specialist, by phone at (850) 245-6333, or by electronic mail at [kdpeterson@dos.state.fl.us](mailto:kdpeterson@dos.state.fl.us). We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

Laura A. Kammerer  
Deputy State Historic Preservation Officer  
For Review and Compliance

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office  
(850) 245-6300 • FAX: 245-6436

Archaeological Research  
(850) 245-6444 • FAX: 245-6452

Historic Preservation  
(850) 245-6333 • FAX: 245-6437

Exhibit 4 d vii

**Phase I Environmental Site Assessment**

**3615 37<sup>th</sup> Street South**

**St. Petersburg, Pinellas County, Florida**

**County Parcel ID Nos. 34/31/16/11676/001/0010**

*prepared for:*

**Boley Centers, INC.**

445 31<sup>st</sup> Street North

St. Petersburg, FL 33713

Attn: Mr. Jack D. Humburg

*prepared by:*



**Cardno  
TBE**

**Shaping the Future**

380 Park Place Boulevard, Suite 300

Clearwater, FL 33759

(727) 531-3505

July 2009

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- A Approved Scope of Services
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- F USDA Soil Map
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- I All Appropriate Inquiry – Site Owner Questionnaire

## 1. Executive Summary

Cardno TBE has completed a Phase I Environmental Site Assessment of the property identified as 3615 37<sup>th</sup> Street South, St. Petersburg, Pinellas County, Florida (County Parcel ID No. 34/31/16/1676/001/0010) as depicted in **Figure 1** of this report. The study area is located in Sections 34, Township 31 south, Range 16 east, and herein referred to as "the subject site/property" or "the site." The site consists of the one parcel identified above which consists of 2.097 acres of land zoned as a non-profit lodge.

This assessment was performed to satisfy the requirements of the Client (Boley Centers Inc.) and other interested parties with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site. This report meets the general requirements for conducting all appropriate inquiry into the previous ownership, uses, and environmental conditions of a property, as specified in *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries*. Furthermore, this work was conducted by or under the responsible charge of an environmental professional as defined in 40 CFR §312.10.

This assessment has revealed no direct evidence suggesting a recognized environmental condition at the subject property as defined by *ASTM Standard Practice E1527-05*. Therefore, Cardno TBE recommends **no additional assessment** of the subject property at this time.

## 2. Introduction

### 2.1 Purpose

The purpose for conducting the Phase I Environmental Site Assessment (ESA) is to gather sufficient information to develop an independent professional opinion about the environmental condition of the subject property and to identify actual or potential recognized environmental conditions (RECs) which may impact the property value or effect claim to an "innocent land owner" exemption following acquisition. ASTM defines RECs as the following:

"The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do 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."

### 2.2 Detailed Scope-of-Services

A copy of the TBE Group Inc. (d/b/a Cardno TBE) approved scope-of-services is included as **Appendix A**. This assessment did not include an asbestos survey, lead-based paint survey, vapor intrusion or radon surveys, a wetlands delineation or threatened and endangered species survey. However, it did include a limited geophysical investigation to address the potential for a underground storage tank to exist on-site.

### 2.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Please note however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground. Cardno TBE also assumes that the Client and other interested parties will read this report in its entirety.

## **2.4 *Limitations and Exceptions***

### **2.4.1 *Limitations***

In order to conduct the investigation for this report, Cardno TBE relied upon the readily available information as discussed in the report and, unless explicitly included in our scope, included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

### **2.4.2 *Exceptions***

No Sanborn Fire Insurance Maps were available for review at the time of this report. However, based on other relevant sources of information (such as historical city directories, historical aerial photographs and interviews), no limitations or significant data gaps likely to affect the environmental professional's ability to identify RECs were observed or encountered.

## **2.5 *Special Terms and Conditions***

There were no special terms or contractual conditions for this assessment outside any active contract on-file between the Client and Cardno TBE as of the date of this report.

## **2.6 *User Reliance***

This report may be distributed and relied upon by the Client, as well as its assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of Cardno TBE. This reliance is valid only as an accurate description of the Property and any potential environmental conditions on the subject property as of the date of this report. In addition, this report has no other purpose and should not be relied upon by any other person or entity, except as provided herein.

This assessment was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area, and Cardno TBE observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions.

### **3. Site Description**

#### **3.1 Location and Legal Description**

The subject property is located in St. Petersburg, Pinellas County, Florida (as depicted in **Figures 1 and 2**). The legal description of the subject property parcel as provided in County records is "BROADWATER PLACE BLK 1, LOT 1."

#### **3.2 Site and Vicinity General Characteristics**

The subject property consists of 2.097 acres of land located in an area generally east of Boca Ciega Bay in south Pinellas County developed primarily with residential properties to the west and commercial properties to the west. A surrounding land use map is included as **Figure 3**.

#### **3.3 Current Use of the Property**

The subject property is currently owned by the Order of Son's of Italy in America, Inc. of St. Petersburg, Florida. At the time of this report, the property was inactive and the on-site structure vacant.

#### **3.4 Descriptions of Roads, Other Improvements on the Site**

All on-site improvements, including roadway and driveways, are typical light commercial construction. All on-site and adjacent properties are anticipated to utilize municipal-supplied water and sewer services.

#### **3.5 Current Uses of the Adjoining Properties**

North:	Church-owned property
East:	Commercial (Wal-Mart)
South:	Wal-Mart owned drainage easement and multi-family residential
West:	Wal-Mart owned retention area

## 4. User Provided Information

### 4.1 Title Records

This service was not requested by the Client as part of this assessment. In addition, no title records were provided for review.

Note: Sections 4.2 through 4.6 are based on information provided by Boley Centers Inc. via completion of TBE's "All Appropriate Inquiry – User Questionnaire" which is included in **Appendix B**.

### 4.2 Environmental Liens or Activity and Use Limitations

No environmental liens or AUL's were identified by the End User.

### 4.3 Specialized Knowledge

The End User did not supply any specialized knowledge or experience related to the property or nearby properties that would indicate environmental impairment of the subject property.

### 4.4 Commonly Known or Reasonably Ascertainable Information

The End User indicated they were not aware of the subject property's past use (if any prior to current development) nor are they aware of any hazardous materials spills/storage or environmental cleanup related to the subject property.

### 4.5 Valuation Reduction for Environmental Issues

The End User has reported that the purchase price of the property reflects market value, indicating no value reduction based on an environmental issue.

### 4.6 Owner, Property Manager, and Occupant Information

n/a

### 4.7 Reason for Performing Phase I

This assessment was performed to satisfy the requirements of the Client and other interested parties with respect to potential environmental impairment and liabilities associated with the property due to contamination by hazardous substances, controlled substances or petroleum products on or near the site.

## 5. Records Review

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the property. Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in ASTM Standard 1527-05.

### 5.1 Standard Environmental Record Sources

A search of available federal, state and local environmental records was obtained from Environmental Data Resources, Inc. (EDR). A copy of the search results is provided in **Appendix C**. The environmental records were requested on March 20, 2009. Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses, some facilities may be listed as un-mappable. No unmappable facilities were observed to be within the ASTM minimum search distance of the subject property.

More detailed information regarding the individual databases searched is included in the Government Records Searched/Data Currency Tracking section of the EDR report. This section of the appended report also includes information regarding when each database was last updated. All database searches were conducted by EDR using the following search radii:

<u>Federal Records</u>	<u>Search Radius Used</u>
NPL/Superfund Sites	1-Mile Search Radius
Proposed/Delisted NPL Sites	1-Mile Search Radius
NPL Liens	Site Search Only
CERCLIS Sites	½ -Mile Search Radius
CERCLIS-NFRAP Sites	½ -Mile Search Radius
RCRA CORRACTS TSD Facilities	1-Mile Search Radius
RCRA non-CORRACTS TSD Facilities	½ -Mile Search Radius
RCRA Generators	¼ -Mile Search Radius
ERNS Hazardous Spills	Site Search Only
Hazardous Material Information Reporting System	Site Search Only
US Engineering Controls	½ -Mile Search Radius
US Institutional Controls	½ -Mile Search Radius
Department of Defense (DOD)	1-Mile Search Radius
Formerly Use Defense Sites (FUDS)	1-Mile Search Radius
US BROWNFIELDS Sites	½ -Mile Search Radius
Superfund Consent Decrees (CONSENT)	1-Mile Search Radius
NPL Records of Decision (RODS)	1-Mile Search Radius
Uranium Mill Tailings Sites (UMTRA)	½ -Mile Search Radius
Open Dump Inventory (ODI)	½ -Mile Search Radius
Toxic Chemical Release Inventory System (TRIS)	Site Search Only
Toxic Substance Control Act (TSCA)	Site Search Only
FIFRA/TSCA Tracking System (FTTS)	Site Search Only
Section Seven Tracking System (SSTS)	Site Search Only

PCB Activity Database System (PADS)  
Material Licensing Tracking System (MLTS)  
Master Mines Index (MINES)  
Facility Index System (FINDS)  
RCRA Administrative Action Tracking (RAATS)

Site Search Only  
Site Search Only  
¼-Mile Search Radius  
Site Search Only  
Site Search Only

#### **State and Local Records**

State Hazardous Waste Sites  
State Landfill/Solid Waste Sites  
Leaking USTs  
Registered USTs  
Registered ASTs (AST)  
Florida Sites (FI Sites)  
Oil and Hazardous Materials Incidents (SPILLS)  
Engineering Controls  
Institutional Controls  
Voluntary Cleanup Program (VCP)  
FL Dry Cleaners  
PRIORITY Dry Cleaners  
Ethylene Dibromide Database (DEDB)  
BROWNFIELDS  
Domestic and Industrial Wastewater Facilities (FL WW)  
Florida Cattle Dipping Vats

#### **Search Radius Used**

1-Mile Search Radius  
½ -Mile Search Radius  
½ -Mile Search Radius  
¼-Mile Search Radius  
¼-Mile Search Radius  
1-Mile Search Radius  
Site Search Only  
½ -Mile Search Radius  
½ -Mile Search Radius  
½ -Mile Search Radius  
¼-Mile Search Radius  
½ -Mile Search Radius  
½ -Mile Search Radius  
½ -Mile Search Radius  
Site Search Only  
½-Mile Search Radius

#### **Tribal Records**

Indian Reservations (Indian Reserv)  
Indian Leaking UST (INDIAN LUST)  
INDIAN UST

#### **Search Radius Used**

1-Mile Search Radius  
½-Mile Search Radius  
¼-Mile Search Radius

#### **EDR Proprietary Records**

Manufactured Gas Plants

#### **Search Radius Used**

1-Mile Search Radius

While the report listed a number of sites of potential concern based on the above search criteria, only sites suspected of potential impact to the subject property as discussed below. Potential for environmental impacts to the subject site is based on proximity, anticipated direction of regional groundwater flow (toward the west), and/or potential for migrating contamination.

- **Wal-Mart Supercenter #5218**

Location: 3501 34th Street South (adjacent site east of the subject property)  
Concern: RCRA Small Quantity Generator

According to available EPA data, this site registered as a Small-Quantity Generator in November 2004 for tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. To date, no violations have been recorded at this site. As such, this site is not anticipated to have adversely impacted the subject property and is not considered a REC at this time.

- **Florida DMA Flaring OMS #13 (Florida National Guard Armorty)**  
Location: 3601 38th Avenue South (approximately 200 feet southeast of the subject property)  
Concern: RCRA Small Quantity Generator

According to available EPA data, this site has been registered as a Small-Quantity Generator since 1988 for tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. To date, no violations have been recorded at this site. To address the potential for current and historical petroleum storage/use, CardnoTBE contacted the Florida National Guard Construction Management Office's Environmental Section in St. Augustine. No assessment or compliance violation information was located by either source. As such, this site is not anticipated to have adversely impacted the subject property and is not considered a REC at this time.

## **5.2 Additional Environmental Record Sources**

### **5.2.1 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps have been produced since the late 1800's to provide information relative to fire hazards on insurable property. These maps often indicate locations of underground and aboveground gasoline tanks, storage facilities for flammable chemicals, such as dry cleaners, paint shops, maintenance and garage facilities, as well as historical information on occupants of buildings, unavailable through other sources. Production of these maps typically was limited to the immediate vicinity of downtown urban areas. EDR purchased the Sanborn Company and has access to all available Sanborn maps. EDR performed a search of its archive and indicated that no Sanborn maps were produced for the vicinity of the subject site. The certified search result is included as **Appendix D**.

### **5.2.2 Historical City Directory Review**

R.L. Polk directories and/or Hill-Donnelly Cross Reference directories are referenced for study areas to help identify changes in land use based on the type of businesses that occupied the subject site and surrounding area. The type of business, such as automotive, dry cleaning, gasoline/service stations, etc. are indicative of the possible presence of hazardous substances or petroleum products. Historical directories were reviewed at the St. Petersburg library for the vicinity of the subject property. Directories were reviewed for 1953, 1961, 1966, 1970, 1975, 1978, 1982, 1986, 1990, 1993, 1998, and 2002. Directories prior to 1953 did not contain listings within the general vicinity of the subject site. The results of the review are listed in Sections 5.4 and 5.5 of this report.

### **5.2.3 Historic Preservation/Critical Habitat Research**

While not typically a part of agency records review during performance of a Phase I ESA; TBE personnel performed a cursory review of the following readily-available sources to obtain information regarding historic properties and endangered species habitats in an attempt to ensure that on-site assessment activity would not adversely impact a historical property or structure; or jeopardize the continued existence of any listed species or modify designated critical habitats in accordance with the General

Federal Requirements identified in the FY 2007 Brownfield Assessment Grant Terms and Conditions.

- National Registration of Historic Places database maintained by the National Park Service to determine if the subject or any adjacent properties contained a registered structure. A listing is strictly a governmental acknowledgment of a historic district, site, building or property. However, the Register is mostly "an honorary status with some federal financial incentives." The National Register of Historic Places automatically includes all National Historic Landmarks as well as all historic areas administered by the National Park Service. Besides landmarks these include: National Historic Sites (NHS), National Historical Parks, National Military Parks/Battlefields, National Memorials, and some National Monuments.
- US Fish and Wildlife Service Critical Habitat Portal database

A review of the automated search of the most current readily-available information indicated the neither the subject nor any contiguously adjacent sites were listed in the most recent National Register of Historic Places for St. Petersburg, Florida. A copy of the listing is included in **Appendix E**. In addition, no critical habitat designations were displayed within the immediate vicinity of the subject property. The Critical Habitat Map for Pinellas County is also included in **Appendix E**.

### **5.3 Physical Setting Source(s)**

Hydrogeological resources were examined to identify the probable direction of surface water and shallow groundwater flow at the site. The USGS Pass-A-Grille Beach, Florida 7.5-minute series topographic map produced in 1985 was reviewed. This topographic map shows the site being located at an elevation of approximately 13 feet above mean sea level. Based on the map topography contours, the inferred primary direction of groundwater flow is determined to be toward the west-southwest. While localized variability may occur in surficial aquifer groundwater flow direction due to localized drainage features, deeper Floridan aquifer flow is likely toward the Gulf of Mexico to the west. The USGS Topographic Map is included as **Figure 2**.

Areas generally to the north, west and south are shaded to indicate urban development where only landmarks are depicted. A structure is depicted within the boundaries of the subject property in a pattern generally consistent with the structure observed during the recent site visit, and depicted in black tint typically indicating construction prior to 1956 (although County building records indicate construction in 1958).

According to the US Department of Agriculture Natural Resources Conservation Service inquiry, the site is geologically situated in southern Pinellas County in an area comprised of Immokalee soils and Urban land. Urban land is soil that has been modified by disturbance of the natural layers with additions of fill material several feet thick to accommodate large industrial and housing installations. The Immokalee series consists of deep and very deep, poorly drained and very poorly drained soils that formed in sandy marine sediments. Runoff is slow or ponded. This series occurs on flatwoods and in depressions of Peninsular Florida. Slopes are dominantly 0 to 2 percent but range to 5 percent. A copy of the USDA inquiry results is included as **Appendix F**.

#### 5.4 Historical Use Information on the Property

The objective of consulting historical sources is to develop a history of the previous uses of the property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Historical use information describing the subject property was obtained from a variety of sources as previously discussed and are summarized in the tables below.

Historical Directory Information:	
Address	Description (year)
1961 - 2002	Italian-American Club
2005	no listing

Aerial Photograph Information:	
Year	Observations
1951	Appears to be undeveloped
1965 - 2006	Appears to be developed with a structure similar to the one observed during the recent site visit

For reference, the identified aerial photos are included as follows:

Figure 4a:	1951
Figure 4b:	1965
Figure 4c:	1975
Figure 4d:	1990
Figure 4e:	2006

#### 5.5 Historical Use Information on Adjoining/Nearby Properties

Historical Directory Information:	
Address (proximity to subject site)	Description (year)
3601 38 <sup>th</sup> Avenue South	Florida National Guard (1960 – present)
3501 34 <sup>th</sup> Street South	Wal-Mart Store (2005 – present)

Aerial Photograph Information:	
Year	Significant Observations
1965 - present	(apparent) National Guard facility is visible approximately 200-500 feet southeast of the subject site
2005 - present	(apparent) Wal-Mart facility is visible on the adjacent property to the east, across 37 <sup>th</sup> Street South

## 6. Site Reconnaissance

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the property.

### 6.1 Methodology and Limiting Condition

The purpose of the reconnaissance is to observe property conditions and identify exposed features that could represent or indicate RECs. Adjoining properties were observed from the property boundaries and public rights-of-ways, when reasonable and accessible. Review of the subject site was limited to observations from sidewalks and/or adjacent roadways due to the subject site parcels being occupied residences or land utilized by the tenants.

### 6.2 General Site Setting

On June 30, 2009, Cardno TBE personnel visited the subject site to identify the current use(s) of the property, including any current uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products, and to identify RECs (as defined in the ASTM standard E1527-05). Site photos are included as **Appendix G**.

The site reconnaissance revealed the following:

- Structures and roads: The subject property contained a vacant lodge structure, associated parking and driveway areas, as well as a partially paved recreation area in close proximity to the west boundary.
- Heating/cooling systems: appeared to be central air
- Wastewater disposal: public supply (based on available county records)
- Potable water supply: public supply (based on available county records)
- On-site chemical use: none observed/anticipated
- Wells: none observed or reported by current site owner

### 6.3 Exterior Observations

The subject property is situated in an area developed primarily with residential properties to the west and south, a church facility to the north, and commercial property to the east.

### 6.4 Interior Observations

Because the on-site structure did not have electrical service at the time of the site visit, the interior of the structure was limited to areas visible with available light from the west entrance and a limited number of windows located in a southwest room.

## 6.5 Geophysical Investigation

City Building Department records indicate a 180-gallon underground storage tank (UST) may have been installed as part of the furnace/heating system at the time of construction in 1959. To determine if a potential underground storage tank existed in close proximity to the on-site structure, a geophysical investigation was performed around the perimeter of the on-site structure. An integrated approach using two geophysical techniques were utilized for the investigation; time domain electromagnetics (TDEM) and ground penetrating radar (GPR). The TDEM and GPR methods are complimentary in that the TDEM method can rapidly assess site conditions and determine the presence of buried metallic debris. The TDEM method is significantly less sensitive to the presence of interference sources, which affect other geophysical methods (specifically, frequency domain electromagnetics and magnetometry) and thereby better suited for surveys in developed areas. Once the buried metallic objects are determined, GPR was used to confirm the TDEM results.

Geoview Inc. performed the geophysical investigation and did not find any indications of any USTs around the general perimeter of the on-site structure. The areas of significantly elevated EM response were due to surface objects or utilities. GPR was also performed around the perimeter to double check the site and double check the areas of elevated EM response. The GPR also showed no USTs. The only small inaccessible areas included the northeast corner of the structure (due to the fence/planter) and the southeast corner (due to thick vegetation). However, due to the scan width of the EM61, a UST can normally be detected a few feet off of the line. A copy of the site plan generated by Geoview Inc. showing the investigation result is included as **Appendix H**.

## 7. Interviews

The objective of interviews is to obtain information indicating RECs in connection with the property.

### **7.1 Interview with Owner**

Cardno TBE personnel interviewed Mr. Tony Celona, President of the St. Petersburg Lodge of the Order of the Sons of Italy (current site owner) regarding the site. In summary, Mr. Celona did not report any information indicating RECs within the boundaries of the subject site with the following details:

- The on-site structure is heated by central heat/air
- Water and sewer are public supply
- Irrigation is via the public reclaimed water system
- The kitchen floor drain discharges to the subsurface grease trap
- The site contained a former propane tank associated with the kitchen
- Mr. Celona has observed no evidence of chemical, hazardous material or petroleum storage, handling or distribution on site (both historical and current)
- Mr. Celno has seen no indication of potential environmental concerns on-site

A copy of the questionnaire utilized during the interview is included as **Appendix I**.

### **7.2 Interview with Site Manager**

n/a – site is vacant

### **7.3 Interviews with Occupants**

n/a – site is vacant

### **7.4 Interviews with Others**

n/a

## 8. Findings & Conclusion

Cardno TBE has completed a Phase I Environmental Site Assessment (ESA) of the property identified as 3615 37<sup>th</sup> Street South, St. Petersburg, Pinellas County, Florida (County Parcel ID No. 34/31/16/11676/001/0010, as depicted in **Figure 1**). This report has been prepared in general accordance with *40 CFR Part 312 Standards and Practices for All Appropriate Inquiries* and *ASTM E 1527-05 Standard Practice for Environmental Site Assessments*.

### 8.1 Findings

#### On-Site Considerations:

- This investigation has revealed no direct evidence suggesting the potential for environmental impairment of the subject site caused by current and/or historical on-site activities

#### Off-Site Considerations:

- This investigation has revealed no direct evidence suggesting the potential for environmental impairment of the subject site caused by current and/or historical off-site activities.

### 8.2 Conclusion

This assessment has identified no recognized environmental conditions associated with the subject property as defined by *ASTM Standard Practice E 1527-05*.

## 9. References

Historical Aerials: FDOT Survey & Mapping, Pinellas County GIS, University of Florida  
Historical Aerial Collection

Pinellas County Online GIS System

United States Geological Survey; Quadrangles

Pinellas County Property Appraiser, Online Inquiry System

Regulatory Database and Sanborn Fire Insurance Map Search, Environmental Data  
Resources, Inc.

EPA and FDEP on-line database searches, including Cattle Dipping Vat location inquiry,  
EDB database inquiry

Historical City Directories, R.L. Polk Company, Hill-Donnelly Corporation

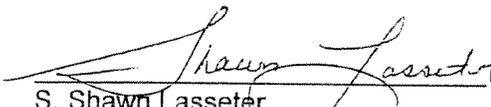
USGS Natural Resources Conservation Services, National Cooperative Soil Survey

Various assessment reports/data, FDEP Oculus Database

## 10. Qualifications/Signatures of Environmental Professional(s)

I certify that this report has been prepared in general accordance with *40 CFR Part 312* and *ASTM E 1527-05 Standard Practice for Environmental Site Assessments*. Furthermore, I have the specific qualifications based on training, experience and registration as a Certified Florida Environmental Assessor to assist in the assessment of a property of the nature, history and setting of the subject property.

Cardno TBE

  
S. Shawn Lasseter  
Environmental Specialist

Date: 7/8/09

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. 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 further certify that, in my professional judgment, this report meets the requirements of *40 CFR Part 312, Standards and Practices for All Appropriate Inquiries*, and was prepared by me or under my direct responsible charge.

Cardno TBE

  
Richard L. Hagberg, PG  
Director

Date: 7/8/09

(resumes follow)

## **Richard L. Hagberg, PG** **Director/Geologist**

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BS / Geology/Hydrogeology / 1985  
MS / Environmental Science (pending)

- Registered Professional Geologist; FL,
- Licensed Florida Water Well Contractor
- 25 Years Professional Experience
- 40-Hour OSHA Certified
- Member - Florida Brownfields Association
- Member – Tampa Bay Area Association of Environmental Professionals

As Manager of Cardno TBE's Environmental Services Group, Mr. Hagberg directs all of the corporation's Environmental Services projects. He has extensive experience in industrial and hazardous waste assessment and remediation, including management of private and public sector projects. His project experience includes site assessment, environmental construction and remediation, industrial, petroleum, sanitary, and hazardous waste investigation and treatment, operational and transactional audits, training programs, permitting, and multimedia field sampling.

## **Shawn Lasseter**

### **Environmental Specialist**

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AA, Science & Technology, Gulf Coast College, 1983  
BBA, Business, University of SW Georgia, 1990

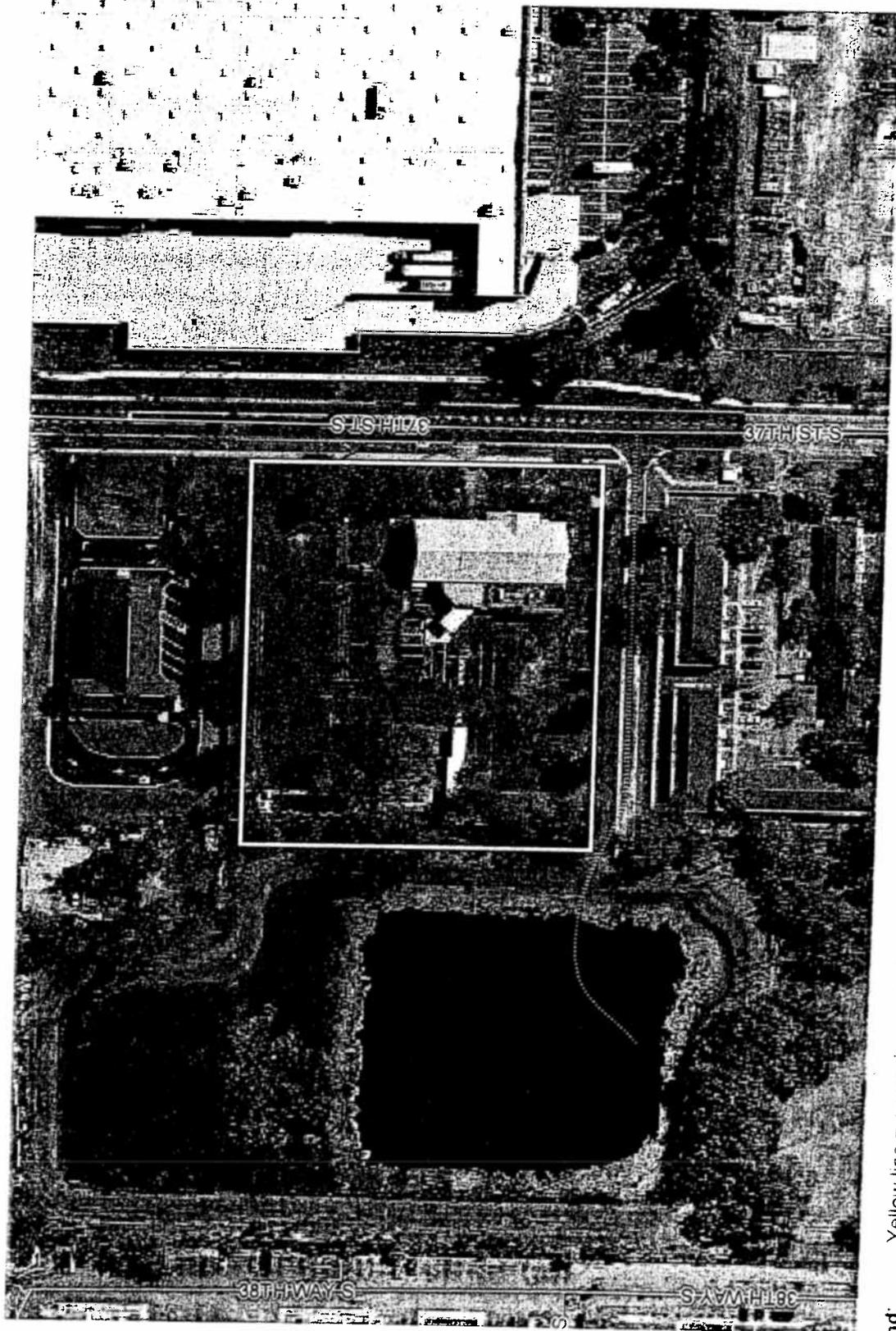
- Certified Florida Environmental Assessor
- Certified Environmental Inspector
- Extensive Phase I/II ESA Experience
- 40-Hour OSHA Certified
- Member - Florida Environmental Assessors Association
- Member – National Environmental Assessment Association
- Member – Florida Brownfields Association

Ms. Lasseter has extensive experience in assessment and management of environmental projects. Her project experience includes Phase I/II environmental assessments and contamination assessments. Highlights of project experience include:

- Project Manager for over 200 Phase I/II Environmental Site Assessments
- Project manager/technician responsible for conducting EPA Brownfield Phase I site assessments utilizing EPA Brownfield Grant Funding
- Project Manager for Florida Department of Environmental Protection Pre-approval Cleanup Program site assessments

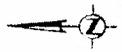
# Figures

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Legend:

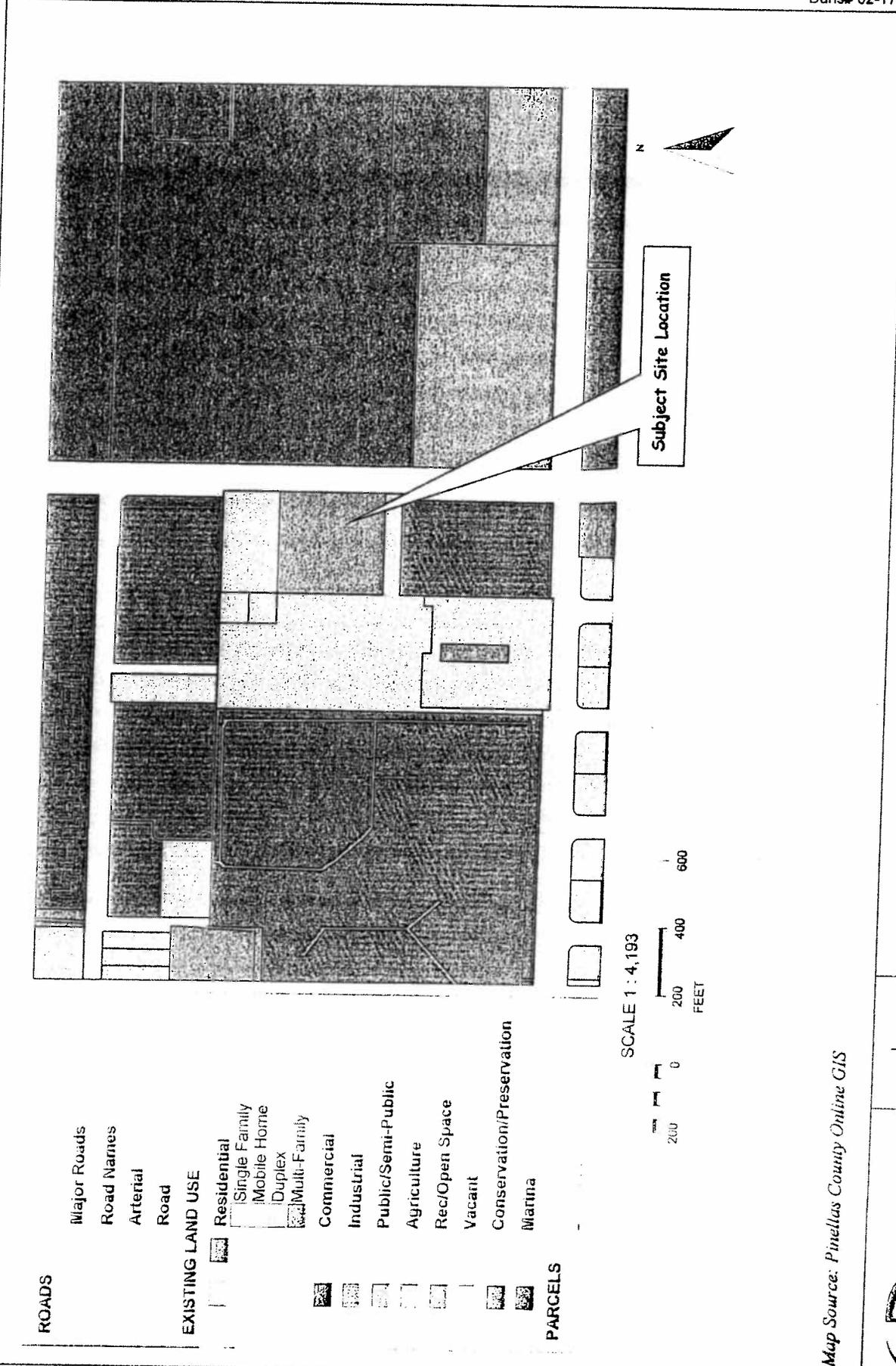
Yellow line = approximate site boundary (for reference purposes only -- not a surveyed boundary)



**3615 37<sup>th</sup> Street South**  
 Section 34, Township 31 S, Range 16 E  
 St. Petersburg, Pinellas County, Florida

**Figure 1**  
**Site Boundary Map**



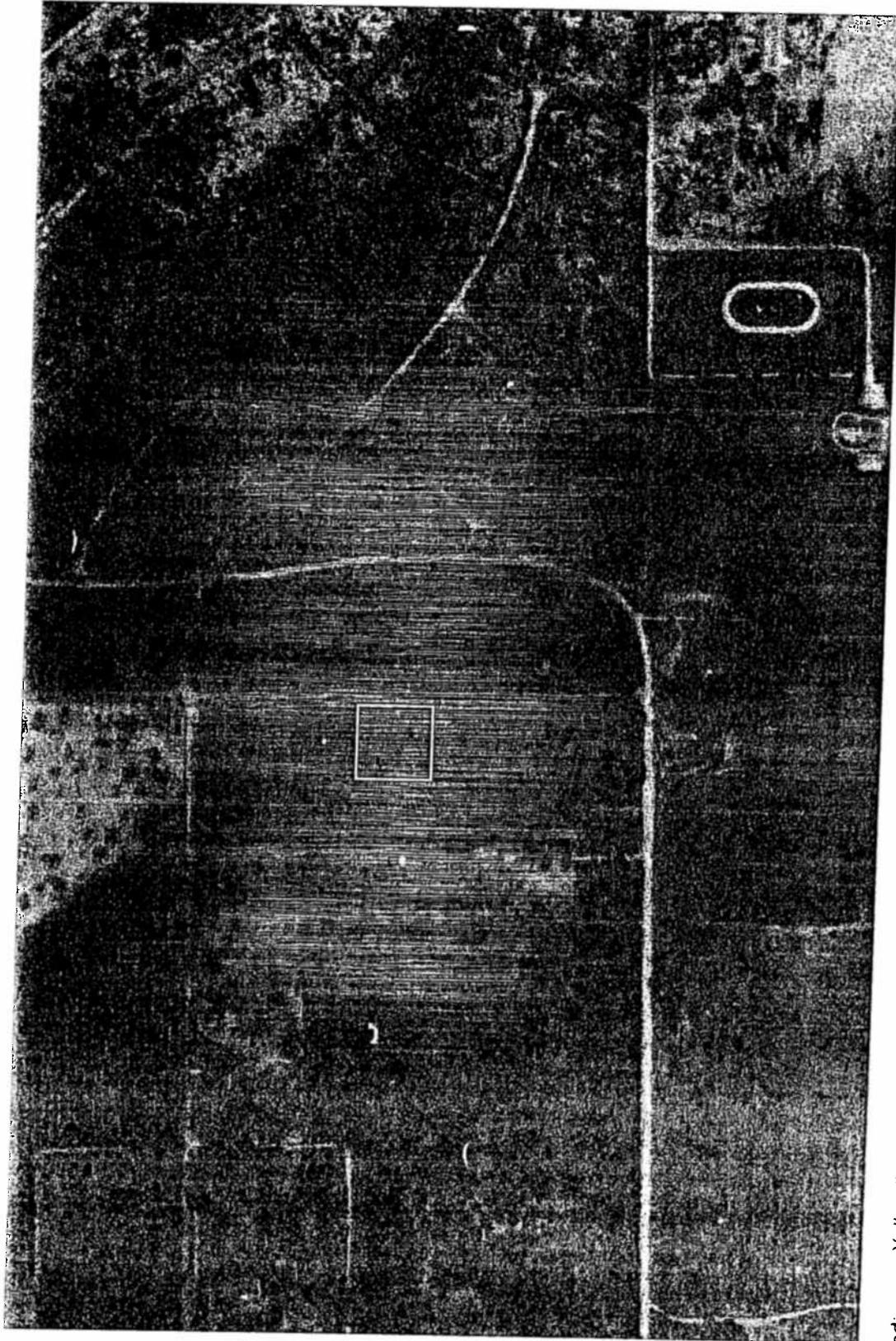


**Figure 3**  
**Parcel / Surrounding**  
**Land Use Map**

**3615 37<sup>th</sup> Street South**  
Section 34, Township 31 S, Range 16 E  
St. Petersburg, Pinellas County, Florida

Map Source: Pinellas County Online GIS



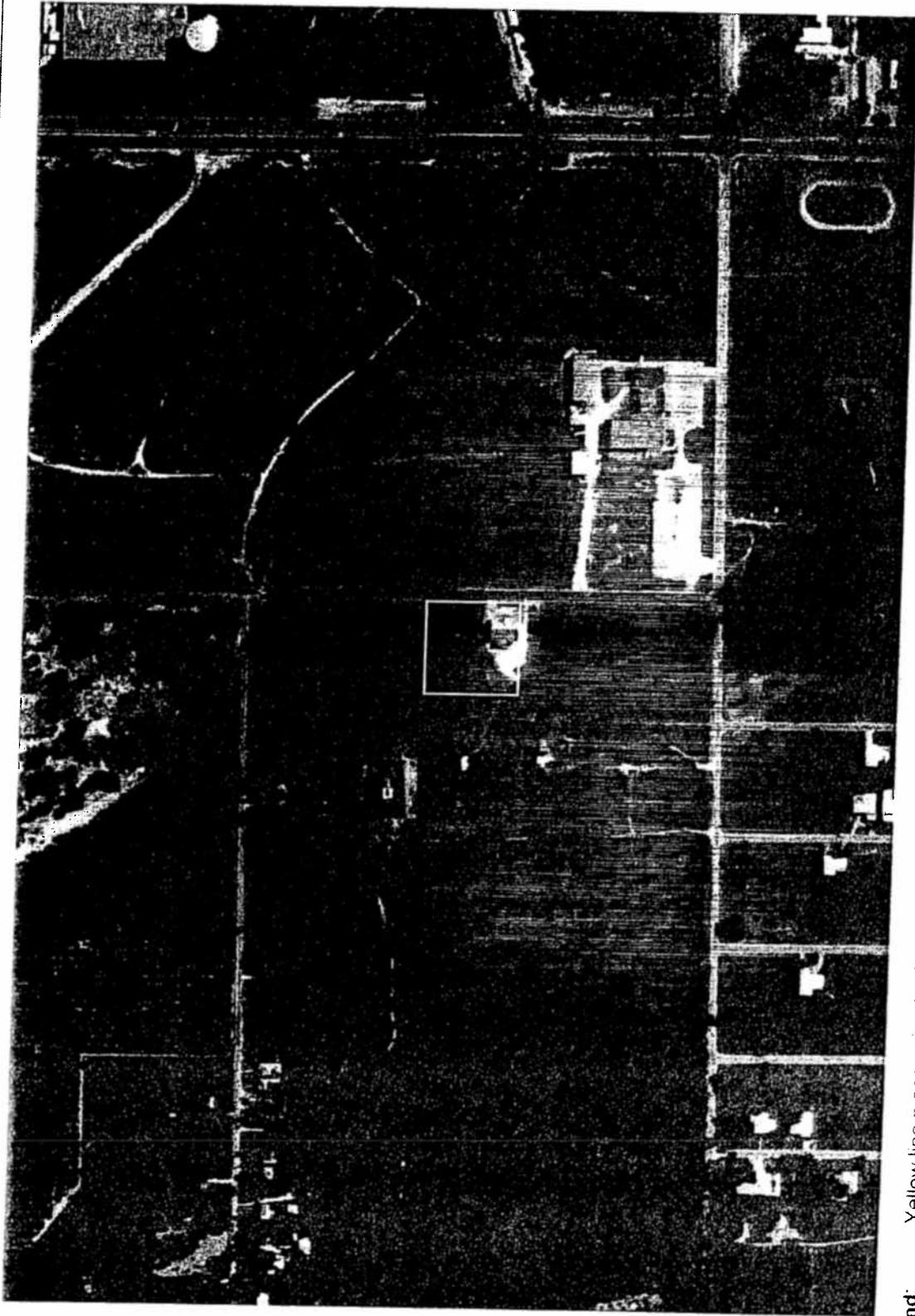


**Legend:** Yellow line = approximate site location (for reference purposes only – not a surveyed boundary)



**3615 37<sup>th</sup> Street South**  
Section 34, Township 31 S, Range 16 E  
St. Petersburg, Pinellas County, Florida

**Figure 4a**  
**Aerial Photograph - 1951**

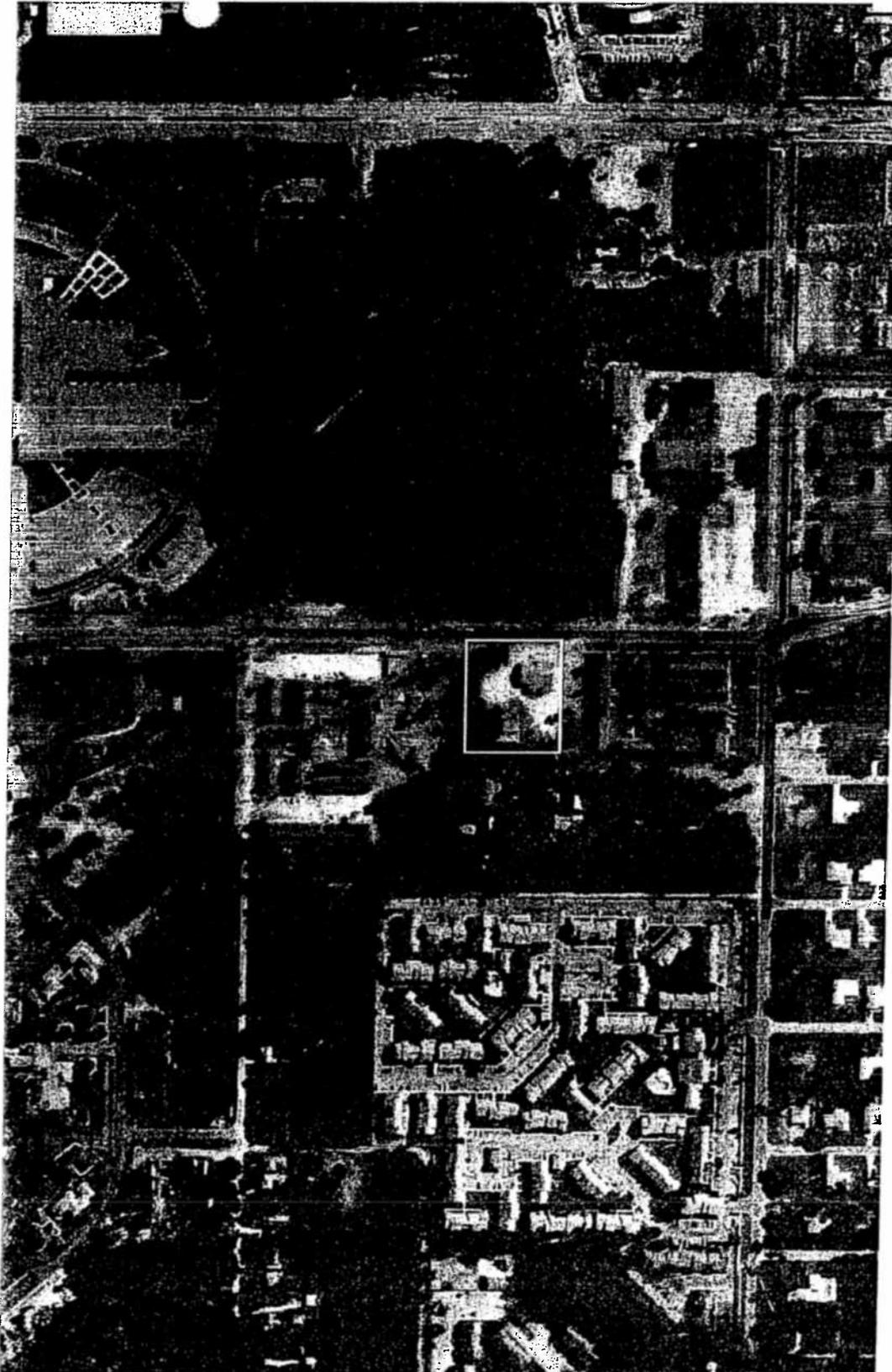


**Legend:** Yellow line = approximate site location (for reference purposes only – not a surveyed boundary)



**3615 37<sup>th</sup> Street South**  
Section 34, Township 31 S, Range 16 E  
St. Petersburg, Pinellas County, Florida

**Figure 4b**  
**Aerial Photograph - 1965**

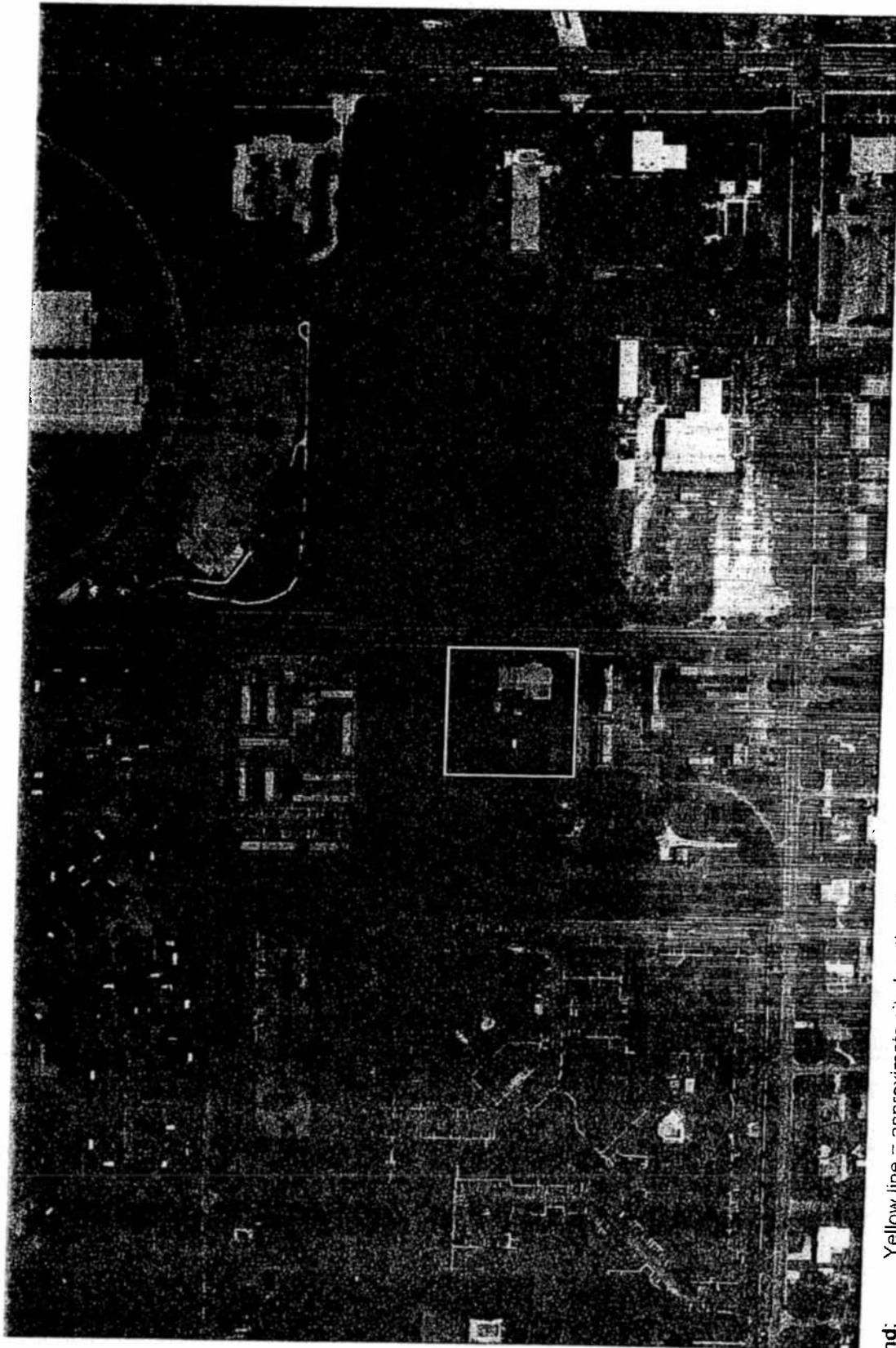


**Legend:** Yellow line = approximate site location (for reference purposes only -- not a surveyed boundary)



**3615 37<sup>th</sup> Street South**  
 Section 34, Township 31 S, Range 16 E  
 St Petersburg, Pinellas County, Florida

**Figure 4c**  
**Aerial Photograph - 1975**

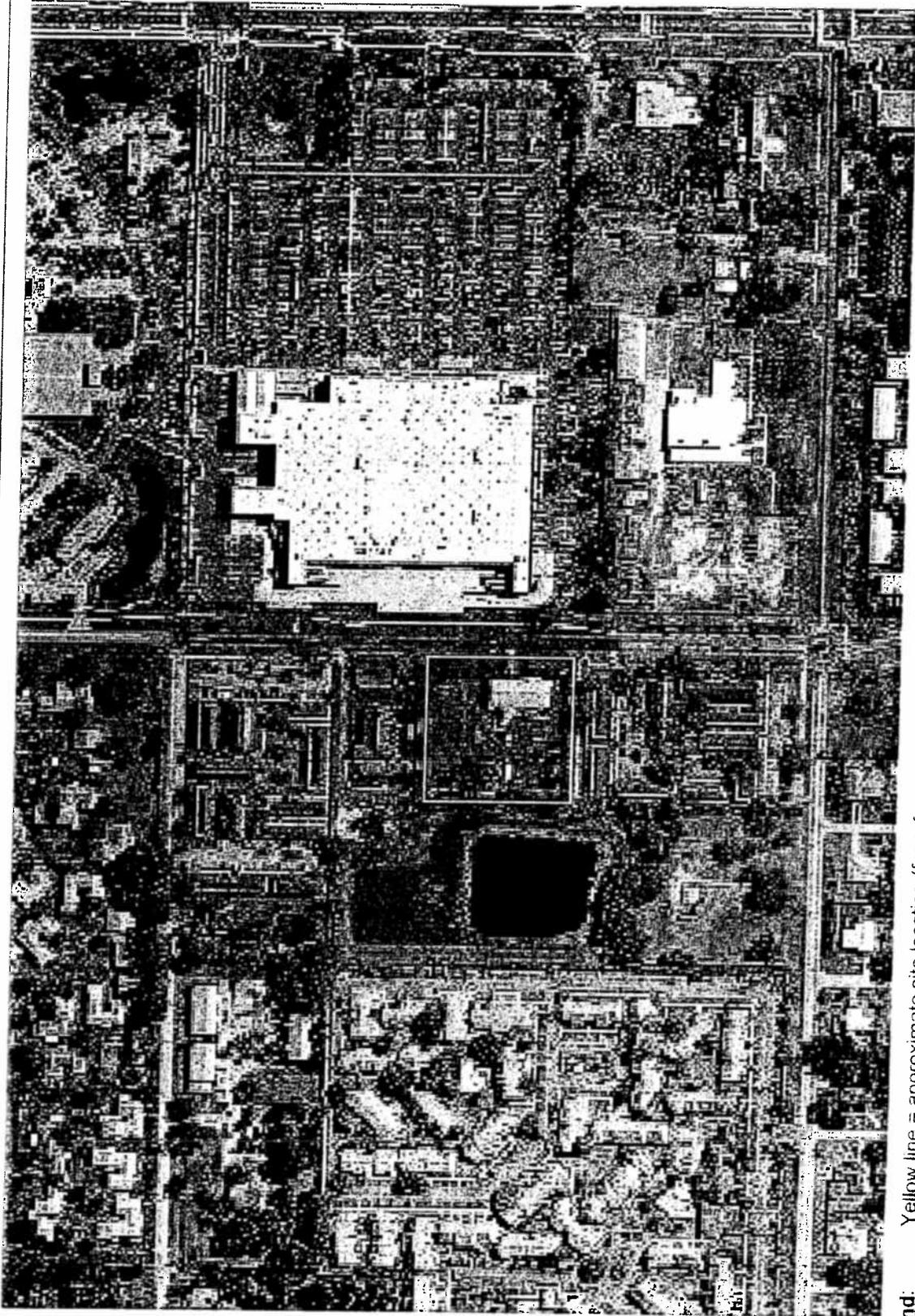


**Legend:** Yellow line = approximate site location (for reference purposes only – not a surveyed boundary)



**3615 37<sup>th</sup> Street South**  
 Section 34, Township 31 S, Range 16 E  
 St. Petersburg, Pinellas County, Florida

**Figure 4d**  
**Aerial Photograph - 1990**



**Legend:** Yellow line = approximate site location (for reference purposes only – not a surveyed boundary)



**3615 37<sup>th</sup> Street South**  
Section 34, Township 31 S, Range 16 E  
St. Petersburg, Pinellas County, Florida

**Figure 4e**  
**Aerial Photograph - 2006**

# Appendix A

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## Approved Scope of Services



June 25, 2009

Mr. Jack D. Humburg  
Director of Housing Development & ADA Services  
Boley Centers, Inc.  
445 31st Street North  
St. Petersburg, FL 33713

**RE: Proposal for Phase I Environmental Site Assessment & Subsurface Investigation**  
3615 37th Street South, St. Petersburg, Florida (Parcel ID No.  
34/31/16/11676/001/0010)

Dear Mr. Humburg:

In February 2008, TBE Group, Inc. (now doing business as Cardno TBE) performed a Phase I Environmental Site Assessment (ESA) for the above property with the following conclusion:

"While no direct evidence of adverse environmental conditions was observed on the subject property, City Building Department records indicate a 180-gallon underground storage tank may have been installed as part of the furnace/heating system at the time of construction in 1959. If an underground tank is encountered during site demolition and/or reconstruction, TBE recommends proper removal of the tank and all associated piping."

Cardno TBE is pleased to submit the following technical and cost proposal for completing an updated Phase I Environmental Site Assessment for the above referenced property, which will include a limited subsurface investigation to address the potential for an underground storage tanks to exist on-site as follows:

#### **SCOPE OF SERVICES**

##### **Task I: Phase I Environmental Site Assessment**

Cardno TBE will prepare a Phase I Environmental Site Assessment to be prepared in accordance with the EPA standard for All Appropriate Inquiries established in the Small Business Liability Relief and Brownfields Revitalization Act (the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act) and ASTM E1527-05 Standard Practice for Environmental Site Assessments for the above referenced property. This report will be certified to NRP Group, LLC and its assigns. To assess the potential for environmental concerns to exist on-site, TBE proposes the following Phase I scope:

- Inspect the subject property and surrounding areas to identify indicators of past or present hazardous materials/hazardous waste usage, storage or disposal.

Mr. Jack Humburg, Boley Centers Inc.  
June 25, 2009  
Page 2

- Investigate current and past owners, lessees, neighbors, employees, etc. (to the extent reasonably practical), regarding previous uses of the property and historical information pertinent to the subject property and surrounding areas.
- Investigate historical listings and aerial photographs to identify any past or present properties in the vicinity of the subject property for hazardous materials/hazardous waste usage or storage. City Directories will be reviewed if available and historical aerials will be researched as far in the past as possible.
- Review Soil Conservation Service surveys and available topographical maps of the property and its vicinity, and other pertinent data, to provide a preliminary hydrogeological characterization of the site.
- Review current State and Federal listings of potential and confirmed contaminated sites, to determine if environmental monitoring or enforcement activities are or have occurred on or near the subject property. State and Federal listings to be reviewed include:

**EPA Databases:**

NPL/Superfund Sites  
CERCLIS Sites  
RCRA CORRACTS TSD Facilities  
RCRA non-CORRACTS TSD Facilities  
RCRA Generators/Other  
ERNS Hazardous Spills

**Search Radius Used**

1-Mile Search Radius  
½-Mile Search Radius  
1-Mile Search Radius  
½-Mile Search Radius  
Adjacent Property (600' Radius)  
Site Search Only

**State Databases:**

State Superfund/Cleanup Sites  
State CERCLIS Equivalent  
State Landfill/Solid Waste Sites  
Leaking USTs  
Registered USTs

**Search Radius Used**

1-Mile Search Radius  
½-Mile Search Radius  
½-Mile Search Radius  
½-Mile Search Radius  
Adjacent Property (600' Radius)

- Review regulatory files for the subject property to identify previous assessment, remedial, or enforcement activities for this site.
- Review data developed from field, agency and records reconnaissance for technical accuracy and corroboration. Assemble report containing conclusions and recommendations for the property.
- Report to the client any situations encountered during the execution of this contract that fall beyond the scope of work. Specific recommendations will be provided. However, no further action will be taken without written authorization from the client.

**Task II: Limited Subsurface Investigation**

To determine if a potential underground storage tank exists in close proximity to the on-site structure, we will provide geophysical surveying services at the project site. An integrated approach using two geophysical techniques will be utilized for the investigation. The techniques are time domain electromagnetics (TDEM) and ground penetrating radar (GPR). TDEM data acquisition will be accomplished using a Geonics, Ltd. Model EM-61 Buried Metal Detector (EM-

Mr. Jack Humburg, Boley Centers Inc.  
June 25, 2009  
Page 3

61). The GPR survey will be conducted with a Mala GPR system. The TDEM and GPR methods are complimentary in that the TDEM method can rapidly assess site conditions and determine the presence of buried metallic debris. The TDEM method is significantly less sensitive to the presence of interference sources, which affect other geophysical methods (specifically, frequency domain electromagnetics and magnetometry) and thereby better suited for surveys in developed areas. Once the buried metallic objects are determined, GPR will be used to confirm the TDEM results.

**COMPENSATION**

Phase I ESA.....  
Subsurface Investigation .....

Total .....

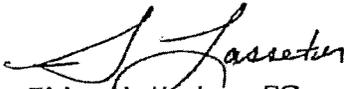
**SCHEDULE**

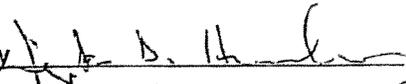
Upon execution of Cardno TBE's Standard Contract for Environmental Professional Services, we can complete the above scope and electronically deliver the Phase I Assessment within 30 days of notice to proceed. If this proposal meets with your approval, your signature below will authorize TBE to begin the preliminary research.

We appreciate your consideration of our firm for this work and look forward to working with you on this project. If accepted, this letter shall constitute a written memorandum of our offer and your acceptance of the above. A formal "Engineering Service" contract will be sent under separate cover for your signature. If you have any questions or need any additional information, please do not hesitate to contact me at 727-431-1566.

Sincerely,

Approved by:

  
Richard L. Hagberg, PG  
Director  
for Cardno TBE

Signed by   
Title: Director of Human Resources Development  
Date: 6/29/09

# Appendix B

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## User Questionnaire



Property:

3615 37th Street South  
St. Petersburg, FL 33711

### All Appropriate Inquiry - User Questionnaire

The new All Appropriate Inquiry rule (40 CFR Part 312) requires that certain inquiries be made to the user (prospective purchaser) to help evaluate the environmental conditions of the property. 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 "Brownfields Amendments"), the user/prospective purchaser must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

**(1) Environmental cleanup liens that are filed against the site (40 CFR 312.25)**

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?  Y  N Explain:

**(2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?  Y  N Explain:

**(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)**

As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line business as the current or former occupants of the property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business.  Y  N Explain:

**(4) Relationship of the purchase price to the fair market value of the property (40 CFR 312.29)**

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?  Y  N If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?  Y  N  N/A Explain:

**(5) Commonly known or reasonable 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, as the user,

- a) Do you know the past uses of the property?  Y  N Explain: Son's at Interly
- b) Do you know of specific chemicals that are present or once were present at the property or adjacent properties?  Y  N Explain:
- c) Do you know of spills or other chemical releases that have taken place at the property or adjacent properties?  Y  N Explain:
- d) Do you know of any environmental cleanups that have taken place at the property or adjacent properties?  Y  N Explain:

**(6) 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)**

As the user of this Phase I Environmental Site Assessment report, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?  Y  N Explain:

I have completed this questionnaire in good faith and to the best of my knowledge.

Signature: Jack D. Humburg Date: July 7, 2009

Name: Jack D. Humburg

Title: Director of Housing Development

Company: Boley Centers, Inc.

Relationship to the property: Buyer's Agent

If any of these documents exist, please provide copies with this completed questionnaire:

- Site Survey
- Chain-of-title search
- Property Appraisal

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# Appendix C

## Agency Database Search Results