AN APPRAISAL REPORT

LOGUE ROAD SAND MINE

1510 LOGUE ROAD

MYAKKA CITY, MANATEE COUNTY, FLORIDA 34251

DATE OF APPRAISAL

OCTOBER 30, 2023

Gillott Appraisal Services, Inc.

Real Property • Special Purpose Properties • Counseling • Litigation Valuation

DORETTA R. GILLOTT, MAI, SRA
State-Certified General Appraiser
RZ 1872

JOHN A. GILLOTT, MAI, ASA, SRA
State-Certified General Appraiser
RZ 212

November 15, 2023

Mr. Anthony M. Cialone, CEO
President & Managing Member
ReSource Group US LLC.
1510 Logue Road
Myakka City, Manatee County, Florida 34251

Re: ReSource Group US LLC
A Sand Mine
1510 Logue Road
Myakka City, Manatee County, Florida 34251

Dear Mr. Cialone:

In accordance with your request and authorization, we have prepared an appraisal report on a permitted sand mine located on Logue Road in Manatee County. The 80.75 acre property contains about nine (9) million tons of sand to a depth of 80 feet. We calculated the reserve base using the core borings performed in early October 2023, by Tierra Engineering, and from our extensive data base of other mines in the area that we have appraised over time.

The effective date of our opinion of value is October 30, 2023. The date of the report is November 15, 2023, the date the appraisal report was ready for delivery. Fieldwork and our analysis were completed between these dates. Our value estimates represent year 2023 dollars. An earth moving site plan and engineering reports provided to us were used in the preparation of this report. We are appraising the fee simple interest in the property and have used the approaches applicable to this valuation. The property has been analyzed as free and clear.

The purpose of this appraisal is to provide an opinion of the market value for the subject property. We provided an opinion of value for the vacant land, the sand reserves, the equipment, and the permit, including the cost to construct the infrastructure which was required as part of the permitting process. We provided an opinion of value for the mining operation as a going-concern.

The user of this report and our client is Anthony M. Cialone, CEO, President and Managing Member, ReSource Group US LLC. No other parties shall have a right to rely on the information and analyses contained in this report. Parties who receive a copy of an appraisal as a consequence of disclosure requirements applicable to an appraiser's client or for other reasons do not become intended users of the report unless they were specifically identified by the appraiser as users at the time of the assignment. We understand that the appraisal will be used for internal planning purposes.

Market value is defined as the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions hereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised, and acting in what they consider their own best interests;

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

Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Our report consists of:

This letter, which is part of and must remain with this report, identifies the property appraised, summarizes the nature and extent of our investigation, and presents the conclusion reached;

An executive summary and an overview of the subject property;

A narrative report describing the nature of the assignment, the area and neighborhood, the property appraised, the property or industry type, the valuation method(s) used, and the conclusion of values reached, and;

Exhibits Including:

- Photographs
- Certification
- Qualifications of Appraisers
- Assumptions and Limiting Conditions
- Engagement Letter
- Related Documents

The following factors were considered in developing our opinion of value:

Location, size, zoning and utility of the site

Highest and best use of the land as vacant

Prevailing trends in the area, general conditions and the relative desirability of the property in the marketplace.

The appraisers have no knowledge of the existence of hazardous material on the property, however, the appraisers are not qualified to detect the presence of contaminants. It is assumed that there are no such potentially hazardous materials on or under the property that would cause a loss or may affect the value of the property.

Our work effort was designed to meet the requirements of Title XI of the Federal Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989. The appraisal analyses and opinions were developed and this appraisal report was prepared in conformance with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, and the State of Florida. We appraised the subject property in 2021.

This letter of transmittal precedes the narrative appraisal further describing the property and contains the reasoning and most pertinent data leading to the final value estimate. The opinions expressed in this letter can only be completely understood by reading the narrative report, exhibits, and other data that follow. Your attention is directed to the Assumptions and Limiting Conditions and Certification, which are located in the Addenda of this report. We have not investigated the title to or any liabilities against the property appraised.

We have made the extraordinary assumption that the estimate of the entitled sand reserves in place used in our analysis are more or less correct. Based on the investigation and premise outlined above, our value opinions, as of October 30, 2023, are provided below.

MARKET VALUE OF LAND AS VACANT
$1,050,000

MARKET VALUE OF ENTITLED RESERVES
$ 10,500,000

MARKET VALUE OF THE EQUIPMENT
$1,200,000

AS-IS MARKET VALUE OF THE SUBJECT PROPERTY
$12,750,000

MARKET VALUE OF THE GOING-CONCERN
$23,000,000

We appreciate your business. If you have any questions, please contact us.

Sincerely,

GILLOTT APPRAISAL SERVICES, INC.

John A. Gillott, MAI, ASA, SRA
St. Cert. Gen. REA 212

Appraisal Report

ReSource Group US LLC
A Sand Mine Operation
1510 Logue Road
Myakka City, Manatee County, Florida 34251

Prepared for

Mr. Anthony M. Cialone, CEO
President & Managing Member
ReSource Group US LLC
1510 Logue Road
Myakka City, Florida 34251

Prepared by

John A. Gillott, MAI, ASA. SRA
Gillott Appraisal Services, Inc.
3136 Windmoor Drive N.
Palm Harbor, Florida 34685-1741

Date of Valuation

October 30, 2023

Table of Contents

Table of Contents

Section 1. Introduction

EXECUTIVE SUMMARY

Property Appraised	ReSource Group US LLC A sand mine operation
Property Location	1510 Logue Road Myakka City, Manatee County, Florida 34251
Appraisal Date	October 30, 2023
Purpose	The purpose of this appraisal is to provide an opinion of market value for the 80.75 acres of land as vacant (surface estate), for the sand reserves, (subsurface estate), the equipment, the permit, and to provide an opinion of the market value of the going-concern
Appraisal Use	For use in internal planning and financing
User of the Report	Anthony M. Cialone, CEO, ReSource Group US LLC
Estimated Reserves	9 million tons of sand reserves
Highest and Best Use	As an operating sand mine
Zoning and Land Use	EX, Extraction, zoning with a WPM, Lake Manatee Reservoir Watershed Protection Overlay, by Manatee County, Florida and an AG-R, Agriculture Rural, land use with a WO, Watershed Overlay

Opinion of Values

Market Value as Vacant Land	$1,050,000
Market Value of Entitled Reserves	$10,500,000
Market Value of the Equipment	$1,200,000
Market Value of the Subject Property	$12,750,000
Market Value of the Going-Concern	$23,000,000

PROPERTY OVERVIEW

This subject property, known as ReSource Group US, is located on the east side of Logue Road in east central Manatee County about a mile and a half north of the east-west highway, State Road 64, which was once called the Florida Cracker Trail. The neighborhood is rural in character in which typical uses include growing row crops, ranching, mining, rural residential development and conservation areas. Most of the heavy development in the county is near Interstate-75, about 20 miles to the west, and from the interstate westward to the Gulf of Mexico. State Road 64, like State Road 62 about ten miles to the north and State Road 70 about ten miles to the south are the only east/west through-roads in the county. There are extensive conservation areas around the Manatee River watershed, including a 2,344-acre preserve located a short distance north of the property.

The subject property, along with other active mining operations in the area, is zoned EX, Extraction, with an AG-R land use which allow mining. We were provided with several engineering reports and studies, which indicate the type and amount of saleable sand material on the property to a given depth, and held discussions with the engineers who prepared these engineering studies. We also were provided documents related to the permitting of the subject property as a mining operation.

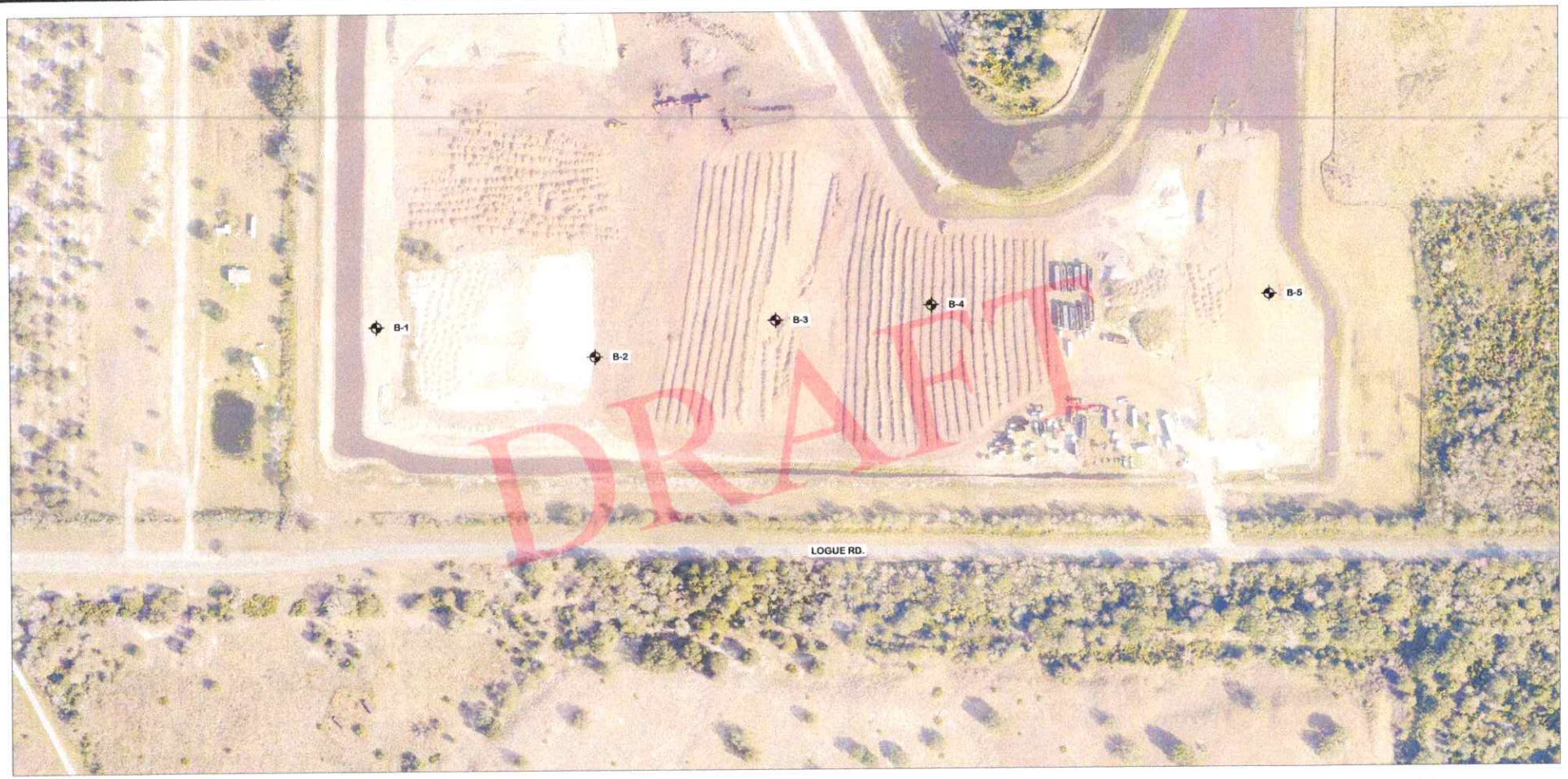
As of the date of this appraisal, the subject property is fully permitted as a sand mine operation. The property is open and operating, and selling sand. The sand operation now occupies all 80.75 acres with a mining footprint of about 70 Acres. The remaining 10.75 acres +/- are mostly setbacks and a small area of wetlands.

The Drilling Report

The subsurface conditions at the property were explored with five (5) SPT borings drilled to a depth of approximately 80 feet below existing grade. Drill locations are shown on the following page. The drill rig was equipped with an automatic hammer using Bentonite mud-rotary drilling procedures.

Soil samples collected were classified and stratified in accordance with the American Association of Highway & Transportation Officials (AASHTO) soil classification system.

After studying their report we determined the amount of usable materials that could be extracted and sold on the commercial market. Generally speaking any classification known as A-3, and A-2-4, soils are suitable for use in embankment construction, grading purposes, site leveling, general engineering fill, structural fill, and back-fill. These classifications represent about 97% of the total materials underground. The 3% of soils classified as A-4, A-7-5, A-7-6 and A-2-6 only represented about 4 feet of the 80 foot depths tested. These soils, even though having high moisture levels, can be mixed with A-3 and A-2-4 materials and sold. The test results are shown on the following page.



BORING LOCATION PLAN

0 200'

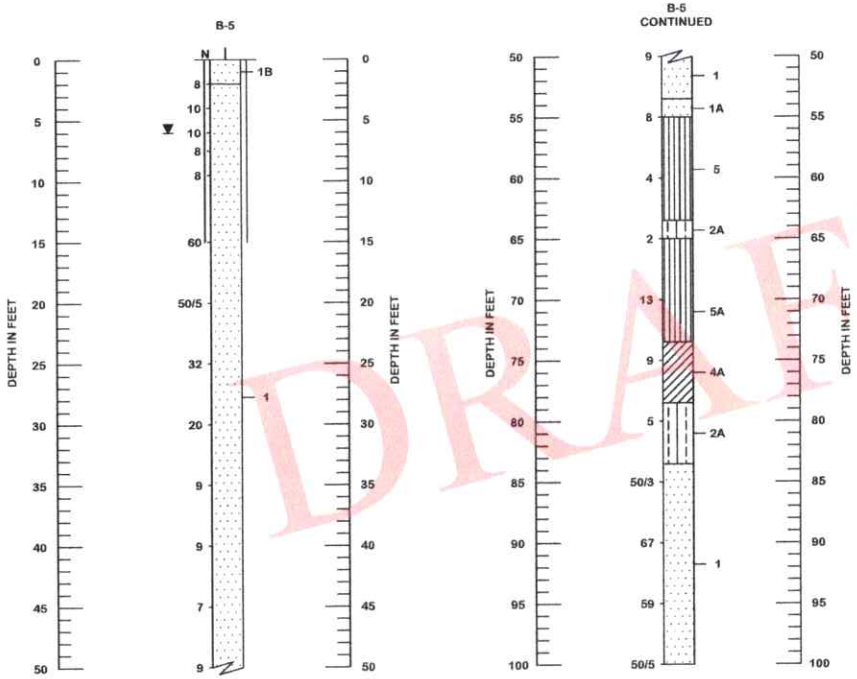
PLAN SCALE

LEGEND

APPROXIMATE LOCATION OF SPT BORING

DRAWN BY: SW CHECKED BY: NB	APPROVED BY: KHS DATE: OCT 2023	ENGINEER OF RECORD: KEVIN H. SCOTT, P.E. FLORIDA LICENSE NO.: 65514	TIERRA 7351 Temple Terrace Highway Tampa, Florida 33637 Phone: 813-989-1354 Fax: 813-989-1355	SCALE: NOTED	PROJECT NUMBER: 6511-23-263	GEOTECHNICAL ENGINEERING SERVICES LOGUE ROAD BORROW PIT MANATEE COUNTY, FLORIDA	SHEET 1

SOIL PROFILES



LEGEND

1 GRAY TO BROWN SAND TO SAND WITH SILT (SP/SP-SM)

2 LIGHT GRAY TO LIGHT BROWN SILTY SAND (SM)

3 LIGHT GRAY TO GREEN-GRAY CLAYEY SAND (SC)

4 GREEN-GRAY TO GRAY SANDY CLAY TO CLAY (CL/CH)

5 LIGHT BROWN TO GREEN-GRAY SANDY SILT TO SILT (ML/MH)

A - WITH PHOSPHATE

B - WITH WOOD DEBRIS

▼ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

HA HAND AUGERED TO VERIFY UTILITY CLEARANCES

CASING

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: NB
APPROVED BY: KHS
DATE: OCT 2023
ENGINEER OF RECORD: KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.: 65514

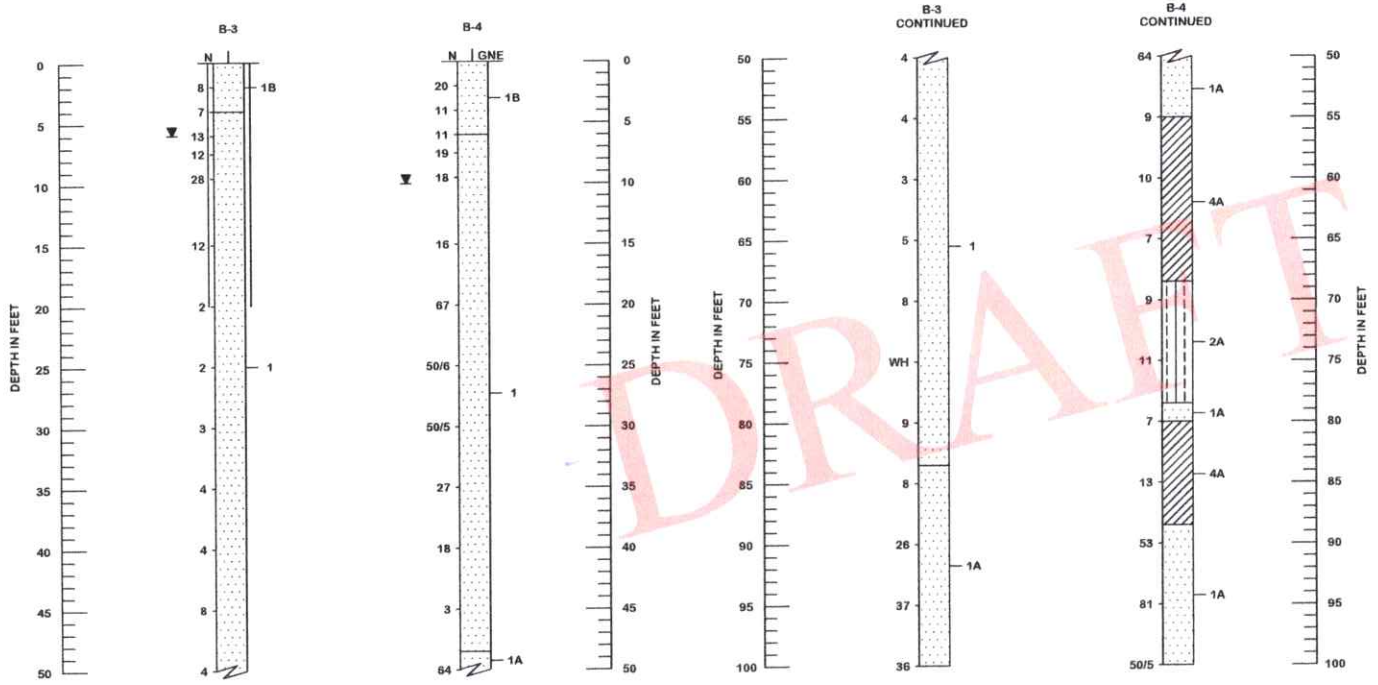
TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-988-1354 Fax: 813-989-1355

SCALE: NOTED
PROJECT NUMBER: 6511-23-263

GEOTECHNICAL ENGINEERING SERVICES
LOGUE ROAD BORROW PIT
MANATEE COUNTY, FLORIDA

SHEET 4

SOIL PROFILES



LEGEND

1 GRAY TO BROWN SAND TO SAND WITH SILT (SP/SP-SM)

2 LIGHT GRAY TO LIGHT BROWN SILTY SAND (SM)

3 LIGHT GRAY TO GREEN-GRAY CLAYEY SAND (SC)

4 GREEN-GRAY TO GRAY SANDY CLAY TO CLAY (CL/CH)

5 LIGHT BROWN TO GREEN-GRAY SANDY SILT TO SILT (ML/MH)

A - WITH PHOSPHATE

B - WITH WOOD DEBRIS

▼ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

HA HAND AUGERED TO VERIFY UTILITY CLEARANCES

CASING

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: NB
APPROVED BY: KHS
DATE: OCT 2023
ENGINEER OF RECORD: KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.: 65514

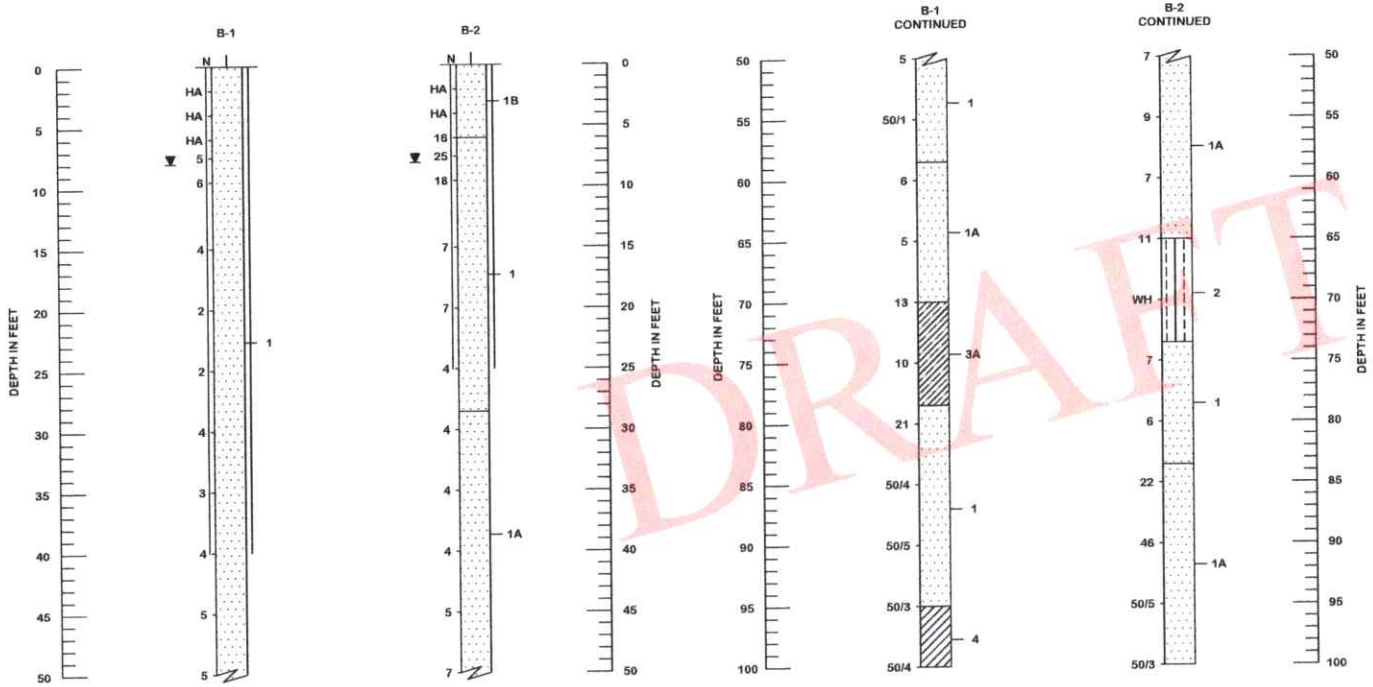
TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-989-1354 Fax: 813-989-1355

SCALE: NOTED
PROJECT NUMBER: 6511-23-263

GEOTECHNICAL ENGINEERING SERVICES
LOGUE ROAD BORROW PIT
MANATEE COUNTY, FLORIDA

SHEET 3

SOIL PROFILES



LEGEND

1 GRAY TO BROWN SAND TO SAND WITH SILT (SP/SP-SM)

2 LIGHT GRAY TO LIGHT BROWN SILTY SAND (SM)

3 LIGHT GRAY TO GREEN-GRAY CLAYEY SAND (SC)

4 GREEN-GRAY TO GRAY SANDY CLAY TO CLAY (CL/CH)

5 LIGHT BROWN TO GREEN-GRAY SANDY SILT TO SILT (ML/MH)

A - WITH PHOSPHATE

B - WITH WOOD DEBRIS

▼ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

HA HAND AUGERED TO VERIFY UTILITY CLEARANCES

CASING

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: NB
APPROVED BY: KHS
DATE: OCT 2023
ENGINEER OF RECORD: KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.: 65514

TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-989-1354 Fax: 813-989-1355

SCALE: NOTED
PROJECT NUMBER: 6511-23-263

GEOTECHNICAL ENGINEERING SERVICES
LOGUE ROAD BORROW PIT
MANATEE COUNTY, FLORIDA

SHEET 2

Section 2. Assignment Elements

Subject of the Appraisal

This appraisal report was made to provide an opinion of value for a sand mine operation on 80.75 acres owned by ReSource Group US LLC., The property is located on the east side of Logue Road about a mile and a half north of State Road 64 in east central Manatee County. The property identification number is 47800059.

The property was originally approved for earthmoving on December 21, 2007 (FSP-07-59) as Logue Road Borrow Pit, and amended (FSP-07-59(R)) on February 29, 2012. The permit transferred from William Manfull to James F. Gabbert, in 2015 along with the Certificate of Level of Service Compliance CLOS-07-108, as amended January 27, 2012, and the original Water Use Permit 20013189.000 from SWFWMD The Operating Permit EM-15-02(R1) for the borrow pit was issued on December 15, 2015 by Manatee County.

The property sold on May 24, 2017 to ETS Realty1, LLC and the Manatee County Florida Building and Development Services Department and Parks and Natural Resources Department transferred the original Earthmoving Site Plan to the new owner on October 12, 2017. The Earthmoving Site Plan allowed the extraction of 2.5 million tons of borrow material from the pit to a depth of 30 feet. The Final Site Plan/Revised Construction Plan, submitted by Elizabeth Andrews, Project Manager, Stantec, was approved on November 30, 2020 (Project Number 177310783), PLN 1910-0008 / FSP-07-59(R3) under the name Rapid Response / Metallon / Logue Road Borrow Pit / Yard Waste Recycling - Phase 1. This permit allows 15± acres for mining and 65± acres for composting. The current owner estimates that 2 million tons of sand material remain on the 15± acre mining site.

This permit that controls the operation of the sand mine, operation is being modified to a depth of 80 feet. The mine that shares a border with the subject is permitted to 80 feet.

The Statewide Environmental Resource Permit from the Southwest Florida Water Management District for the construction of a storm water management system serving the operation site was issued on June 13, 2016 under permit 43032338.002 and transferred to ETS Realty 1, LLC (Permit 43032338.003) on July 20, 2017.

Purpose, Use and Users of the Appraisal

This appraisal is made to express an opinion of the market value of the land as vacant, the entitled sand reserves, the equipment, the permit, and the going-concern as an operating borrow pit. The date of value is October 30, 2023, the date of our inspection. The date of our appraisal report is November 15, 2023, the date the appraisal was ready for delivery.

Resource Group US LLC, engaged us to appraise the property, They are our clients and the intended user of the report. The intended use is for internal use and financing. No one other than the stated users may rely upon the information and analyses contained in this report. Parties who receive a copy of the appraisal as a consequence of disclosure requirements or other reasons applicable to the appraiser's client do not become intended users of the report unless they were specifically identified by the appraiser as a user at the time of the assignment. Payment of the appraisal fee by another entity other than the client does not make that party our client under USPAP. We appraised the property in 2021.

Definition of Market Value

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

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

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Appraisal of Real Estate, 15th Edition,* Chicago: Appraisal Institute, 2020.

Property Rights Appraised

We are valuing the fee simple interest in the subject property. Fee simple estate is defined as: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Source: *The Dictionary of Real Estate Appraisal, Sixth Edition,* Chicago: Appraisal Institute, 2015.

Definition of Extraordinary Assumption

An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or conditions external to the property such as market conditions or trends; or the integrity of data used in an analysis.

Source: Uniform Standards of Professional Appraisal Practice, 2023-2024 Edition, The Appraisal Foundation

This is a sand mine operation. We have made the extraordinary assumption that the amount of materials associated with the mine is more or less correct. We have also made the assumption that a modification to the permit will allow excavation to a depth of 80 feet on a mining footprint of 70 acres.

Definition of Hypothetical Condition

A hypothetical condition is a condition, directed related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions that are external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Source: USPAP, 2023-2024 Edition, The Appraisal Foundation

There are no hypothetical conditions associated with this report.

Exposure Time

Exposure time is an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time is always presumed to occur prior to the effective date of the appraisal. We assume that a reasonable exposure time for the sale of this property would be one year or less.

Methodology and Scope of the Assignment

In accordance with the client's request we have prepared an appraisal report that provides an opinion of market value for the subject property as a operating sand mine. The general steps taken in our analyses are outlined below.

1. We visited the subject property and used Manatee County GIS maps and the Goggle Earth mapping system for aerial views of the subject property and surrounding areas;

2. Regional, area and neighborhood information and demographics were researched and the internet was used to obtain information about general development trends, the economic base, employment picture, and related topics;

3. We researched the public records of Manatee County using the parcel number associated with the property. We used information from the county including the property record cards from the property appraiser's office, information from the tax collector office and other county departments, and from engineering reports;

4. We contacted the county to obtain information related to the property's zoning and land use;

5. The property was analyzed from the viewpoint of utility, access and other physical and locational factors, and the highest and best use of the appraised property was determined;

6. A study of the mining industry was made using information from the USGS Department of the Interior/US Geological Survey, the National Mining Association, the Florida Department of Transportation, and various users of mined materials;

7. The applicable approaches were developed to provide an opinion of value for the subject property. The sales comparison approach was used to provide an opinion of the market value for the land as vacant and to provie a value for the reserve base. The royalty approach was used to provide an opinion of value for the remaining sand reserves;

8. Individuals were contacted to obtain information specific to the comparable land sales used in our analysis, and to obtain sales of land sold for their mining reserves;

9. In estimating the market value of the equipment we contacted equipment brokers and dealers such as Richie Brothers, Commonwealth Equipment Corporation, Aggregate Equipment Guide.Com, Freightliner, Verner, KPI, Barford, McCloskey and used information on similar pieces of equipment that have sold;

10. An opinion of the market value of the going-concern as a borrow pit was estimated using the income approach with a discounted cash flow analysis. We used material selling prices, and expense estimates and other information from the market and our extensive in-house data base to develop this approach with an appropriate discount rate;

11. The approaches used to value the subject property were reconciled and a final opinion of value was determined.

Property Ownership

Ownership of the parcel associated with the subject property is listed in public records under the following name and address.

ETS Realty, LLC
123 Lakeshore Drive, Unit 1745
North Palm Beach, Florida 33408

Section 3. Area and Neighborhood Overview

Market Area Overview

This section describes the local, regional and statewide markets, and the vitality of various industry sectors in these Florida markets. The information provided in this overview of the state, region and county is data published by the US Census Bureau, US Department of Labor, Bureau of Economic and Business Research, the University of Florida, and other sources. The information and statistics used in this section are recent and reflect the area demographic and economic picture as it recovers from the setback due to the Corona virus outbreak.

As of June 1, 2023, the population of the United States was 339,996,563. Florida, the most populous state in the south, became the third largest state in the US in total population in early 2015 behind California and Texas. Florida with a population estimated by US Census Bureau at 22,144,382 has 900 to 1,000 new residents moving into the state each day and grew by 2.81% between April 1, 2020 and June 1, 2023 adding 800,000 residents. It is estimated that almost all of Florida's population growth through 2030 will be from net migration.

According to the US Census Bureau, metro Orlando and the Tampa area were two of the nation's fastest-growing areas from mid-2021 to mid-2023 increasing by 87,000 and 61,000 residents, respectively. Orlando has the nation's fifth largest increase and Tampa has the ninth largest. The Lakeland-Winter Haven area, midway between Tampa and Orlando, had the nation's fourth-largest growth rate at 3.2% and The Villages, the retirement community northwest of Orlando, grew by 3.1%. The Miami, Fort Lauderdale and West Palm Beach has a population of 6.2 million people making it the seventh-largest metro area in the US. A snapshot of Florida's population growth since 1980 and its projected growth is presented below.

FLORIDA POPULATION OVERVIEW

Year 2040	Mid Year 2023	Year 2010	Year 2000	Year 1990	Year 1980
29,413,775	22,144,382	18,801,310	15,982,824	12,938,071	9,746,961

Florida's seven most populous counties, Miami-Dade, Broward, Palm Beach, Hillsborough, Orange, Pinellas and Duval, account for more than 50% of the state's population. Much of Florida's population growth through 2060 is expected to take place within two broad corridors: the Tampa Bay area through Orlando to the

Atlantic coast and the Tampa Bay area to Jacksonville. Pinellas County is fully developed and it is anticipated that Hillsborough, Orange, Lee, Polk, and Pasco Counties will absorb a proportionately greater share of Florida's growth.

Overview of the SW Region and Manatee County

The subject property is located in east central Manatee County in the southwest region of Florida. The region is located on the Gulf of Mexico, south of the Tampa Bay area, west of Lake Okeechobee, and for the most part north of the Everglades. The ten counties in the southwest Florida region include the faster-growing gulf coast counties of Charlotte, Collier, Lee, Manatee and Sarasota and the rural inland counties of DeSoto, Glades, Hardee, Hendry and Highlands.

The southwest region, a tourism and retirement mecca with of population of 2.349 million residents, continues to be one of the fastest growing regions in one of the fastest growing states in the nation. The population of the North Port-Sarasota Metropolitan Statistical Area was reported by the US Census Bureau in April 2020 as 837,319, the Cape Coral-Fort Myers MSA was 750,493, the Naples-Immokalee-Marco Island MSA was 387,450 and the Punta Gorda MSA was 187,904. Below is an overview of the historic population estimates for the ten southwest counties showing the fast and consistent growth of the coastal counties.

POPULATION OVERVIEW IN SOUTHWEST FLORIDA

County	2023	2010	2000	1990	1980
Charlotte	194,908	159,978	141,627	110,975	58,460
Collier	392,021	321,520	251,377	152,099	85,971
DeSoto	33,709	34,862	32,209	23,865	19,039
Glades	13,754	12,884	10,576	7,591	5,992
Hardee	24,607	27,731	26,938	19,499	20,357
Hendry	39,763	39,140	36,210	25,773	18,599
Highlands	102,970	98,786	87,366	68,432	47,526
Lee	803,463	618,754	440,888	335,113	205,266
Manatee	442,774	322,833	264,002	211,707	148,445
Sarasota	450,374	379,448	325,961	277,776	202,251
Total	2,305,385	2,015,936	1,617,154	1,232,830	811,906

Manatee County, named for the manatee or sea cow, was created in 1855. It has 741 square miles of land area and 152

square miles of water and had been one of the faster-growing counties in southwest Florida in recent decades. The county has changed dramatically in the last 30 years and has gone from a county of cattle ranches and a population of 148,445 in 1980 to an estimated 442,775 persons in mid 2023. Manatee is one of only county in the southwest part of Florida that gained population since 2022. The remaining nine (9) counties lost population.

Manatee County is south of Hillsborough County and Tampa, the area's financial center, north of Sarasota County, east of Polk County, and southeast of Pinellas County. Hillsborough and Pinellas Counties are ranked the third and sixth largest counties in population statewide. Pinellas is the most densely populated county in the state with over 3,450 residents per square mile. Many persons employed in Pinellas County, particularly in the St. Petersburg area, now reside in Manatee County and commute to their employment.

Manatee County was the 44th fastest growing county in the US in the last ten years adding 229,330 people, a 66.85% increase. Besides the nearby Tampa-St. Petersburg-Clearwater MSA, the second largest in the state, there are four MSAs in southwest Florida as mentioned above. There are six incorporated areas in the county and numerous unincorporated communities such as Parrish, Ellenton, Lakewood Ranch, Cortez, Bayshore Gardens, Memphis, South Bradenton, West Bradenton, and others. The county seat is Bradenton, its largest city. An overview of the population distribution in the county is presented below.

June 30, 2023 POPULATION DISTRIBUTION IN MANATEE COUNTY

Anna Maria	987	Longboat Key *	7,571
Bradenton	56,309	Palmetto	13,491
Bradenton Beach	912	Unincorporated	360,471
Holmes Beach	3,034		

* Considers only population of Longboat Key in Manatee County

The 33,000-acre unincorporated master-planned multi-generational community of Lakewood Ranch in southern Manatee County/northern Sarasota County has made a significant impact on the development of the county. Built on part of the Schroeder-Manatee Ranch (SMR) on the east side of I-75, Lakewood Ranch, which was started in 1994, now has 20 distinct

villages with over 36,000 residents and features a variety of housing types with 1,693 rental apartments, 407 senior living facilities, condominiums starting at $200,000, and over 14,700 attached and detached family homes selling up to $1 million. In a study of 130 communities, two national real estate consulting firms, RCLCO and John Burns Real Estate Consulting, ranked Lakewood Ranch as one of the top ten, best-selling master-planned communities in the US. In 2018 it was named second-best-selling in the US and Number One for best-selling multi-generational communities. The Ranch has approvals for an additional 20,000 units. The average age in Lakewood Ranch in 2018 was 47.

There are 14,000 acres certified as “green” space and nearly 40% of the Ranch’s total acreage is set aside for open space and recreation. SMR has also made considerable efforts to set aside large tracts of land and to eradicate invasive species and restore native flora and fauna. Long Swamp, a 400-acre conservation area, and Heritage Ranch, a 2,000 acre parcel, are examples of combining habitat management techniques with removing nuisance and exotic plant overgrowth. There is also a 38-acre preserve for the threatened and protected gopher tortoise.

Lakewood Ranch has 1,570 businesses in vibrant and varied districts which employ more than 16,360 people in diverse fields such as finance, insurance, healthcare, retail, professional/ technology and construction. The Green, the town center with 37 acres, is located within the northern villages with two dozen businesses within 150,000 square feet of retail, office and restaurant space. Waterside Place in Sarasota County, the village center in Lakewood Ranch Waterside, broke ground in 2018 and features apartments, restaurants, retail shops and professional offices. There are also more than 5.5 million square feet of current commercial development and entitlements for up to 14.4 million square feet.

There are numerous public and private schools, a 120-bed hospital, 7,000 acres of lakes, 150-miles of trails, several county clubs, private and fee golf courses, seven polo fields, cricket courts, an equine center, and an 140-acre sports campus with 23 full-sized, mixed-use fields, and a 11,400 square foot athletic center with fitness, aquatics and 18 tennis courts.

Overview of the State's Economy

After experiencing some of the nation's greatest growth in the early and mid-2000s and a recession from early 2009 through 2012, Florida enjoyed solid growth in 2020 and 2021. For the first time, the state GDP reached $1.045 trillion in July 2021 and added $2.75 billion each day to the state's GDP. The state's economy remains the fourth largest among all states, the largest in the southeast, and is larger than that of all but 16 countries in the world. Prior to the corona virus outbreak one in 14 jobs in the nation were created in Florida and, as a low-tax state, this trend was expected to continue. The state had the highest growth rate in the nation and at the end of February 2022 had a 201,000 year-over-year job increase with an annual job growth rate outpacing the nation for 74 of the past 75 months. The adjusted unemployment rate in Florida in February 2020 prior to the corona virus outbreak was 2.8% with a civilian labor force of 10,455,4000. Unemployment in December 2020 was 5.8% with a labor force of 10,094,000. Over half of the jobs lost in the state between February and April 2020 have been gained back.

Personal income includes net earning by place of residence such as dividends, interest, rent, and personal current transfer receipts received by the residents of Florida. In January 2023 the total personal income in Florida was $1,476,210 ranking it fourth in the US and first in the southeast. This was an increase over the total personal income of $983,294,332 in 2017, $944,443,033 in 2016, $894.2 million in 2015, $850.2 million in 2014, and $815.189 million in 2013. The per capita personal income in March 2022 was $60,761 a 7.7% increase over the $46,858 in 2017.

There are 90 commercial banks with $144 billion in assets in the state which is home to 130,500 financial and professional services firms with almost 700,000 employees. Professional and business services is the state's fastest growing sector with over 97,000 professionals servicing legal, accounting, architecture, engineering, and research and development companies.

Commercial real estate's contribution to the state's economic and employment growth soared in 2023 ranking the state fifth in the US behind Texas, California, Pennsylvania and New York, supporting 300,000 related jobs and contributing $55.00 billion to Florida's economy. Commercial real estate includes office, industrial, warehouse and retail and, in the major commercial real estate category, the state ranked second behind Texas in retail and third behind Texas and California in warehouse/flex space.

The state's info-tech strengths are diverse and range from photonics, to mobile technologies, to communication equipment, to modeling and simulation. There are about 27,000 companies and 245,900 employees in the general information technology industry. Although this sector was the only one to have negative growth in recent years, the state boasts one of the nation's largest software and computer-systems industries with 14,100 firms employing over 84,400 industry professionals. An overview of this industry follows.

INFORMATION TECHNOLOGY

Area	Companies	Employees	Business
Photonics & Optics	270	5,800	Design, development, manufacturing, testing integration of photonics and related systems
Software & Computer	14,100	84,400	Gaming, medical, finance, defense/homeland security
Microelectronics & Computer Products	745	31,000	Microprocessors, circuit boards, nano-devices
Digital Media	4,200	11,000	Video games, mobile application, digital media technologies
Telecom	7,300	91,200	Web portal and internet development, mobile technologies & equipment, gateway to Latin America and Europe
Modeling, Simulation	300	22,500	Simulation and training for defense, medical, entertainment, education and others

International trade was once again one of the state's strongest sectors and Florida is America's biggest exporter after Texas, California and Washington state. Over the last decade the total value of Florida's merchandise trade has nearly doubled reaching $156.7 billion in 2021. Its exports accounted for $72.3 billion in goods that were shipped from and through its borders in 2019. The state also ranked seventh in the US in 2021 for exporting $58 billion worth of goods produced in the state or with significant value added. Florida's leading exports include motor vehicles, aircraft engines and parts, telecommunication equipment, computers and components, and is expanding exports of waste and scrap, agricultural products, seafood, livestock, minerals, forestry products and oil and gas. Forty percent of all US exports to Latin and South America pass through Florida. There are 61,000 mostly small and medium exporting companies in Florida, second only to California.

About 260,800 Floridians are employed by foreign-owned companies and the state ranks third in the US in high-tech exports. It is one of the nation's leading centers for international banking. The state is ranked fifth in the US for logistics and

distribution employment and second in infrastructure with 15 deepwater seaports and 19 commercial airports.

Eight of the top 20 amusement parks in North American are in Florida and tourism is a large part of the economy with the state being the top travel destination in the world prior to 2020. The revenue generated by out-of-state visitation keeps taxes low while allowing the state to invest in environmental protection, transportation and education. In the last six months of 2021 nearly 71 million tourists visited the state, the largest number ever. In 2018, 128 million out-of-state people visited Florida setting a record for the ninth straight year. In 2020, 119.3 million persons visited the state. This was up 4.9% over 2019 when 112.4 million people visited the state, which was up 5.9% over 2015. Tourism supports about 1.5 million jobs in the state which is about 12.7% of all non-farm jobs. With the outbreak of the corona virus in 2020 the leisure and hospitality industry lost 197,000 jobs.

As of February 2022, Florida was home to over 22,000 manufacturers employing more than 397,000 high-wage jobs with an average wage of $61,525 and contributing more than $55.89 billion annually to its economy or 5.39% of the total state output. Florida manufacturers produce a variety of goods including aerospace products, food and beverages, batteries, communications equipment, pharmaceuticals, medical devices, semiconductors, boats and more.

Many of the states 2,000 aviation and aerospace companies with 82,500 workers are located in Northwest Florida, which has become a center of aviation and aerospace activity including research and development. It is home to 20 major military installations and more than 50,000 active duty military and a significant number of veterans, rocket scientists, machinists, pilots and engineers. The state home to two of the nine active spaceports in the US. The state's 19 commercial airports account for 10% of the nation's total passengers. The drone industry is expected to have a $82 billion economic impact in Florida between 2015 and 2025, create 104,000 new jobs, and have the fourth greatest impact among all states. Some of Florida's aerospace industry diversified strengths are:

- Florida has 20 major military installations and three unified combat commands
- NASA and US Air Force rocket launching at Cape Canaveral

- Development of navigation and guidance control systems in Orlando and Clearwater
- Manufacturing of rocket engines as well as advanced helicopter systems in West Palm Beach
- Small satellite development in Gainesville
- Significant MRO (Maintenance, Repair, Overhaul) Centers around the state with particular strength in Miami, Jacksonville, Melbourne, and the Pensacola to Panama City corridor
- Business jet research and development and manufacturing in Melbourne
- Florida ranks number one in the Most Submarine Fiber Landings in the continental US
- The state is number three in the most fiber miles among states
- The state is number three in the most fiber lit buildings
- There are over 275 data center locations ranking it fourth highest among states
- Florida ranks first in high-tech employment in the southeast

Florida is ranked second in the US in medical device manufacturing, third in pharmaceuticals and medicine manufacturing, and fifth for biotech R & D employing more than 29,000 Floridians in these industries. The majority of companies are located along the I-4 corridor in Central Florida, the Jacksonville area, and in South Florida.

The state has 260± biotech companies and research and development institutes specializing in therapeutics, diagnostics, and industrial/agricultural biotech areas. There are over 220 pharmaceutical and medicine manufacturing companies employing 4,500 researchers, engineers, technicians and workers. Major companies in the state include Actavis, Arthrex, Bristol-Myers Squibb, Johnson & Johnson, Medtronic, Noven and Steripak. These companies specialize in the development and manufacture of novel treatments, generic drugs, nutraceuticals, and OTC drugs. Its healthcare sector continues to expand because of an aging population and a growing biomedical field with more than $500 million per year in sponsored research provided to state universities. There are 730,000 healthcare

workers engaged in research and clinical trials in Alzheimer's, cancer, diabetes, heart disease and other studies.

Recent announcements in the manufacturing sector include Accel International Holdings, Inc. announcing it is building a 150,000 square foot facility in Port St. Lucie for wire and cable manufacturing which will benefit the aerospace, medical and tele-communications industries and create 125 new jobs. Printech Circuit Laboratories, based in the United Kingdom, is opening a facility in the Embry-Riddle's MicaPlex in Volusia County. The company will add 50 new jobs over a five-year period with a capital investment for equipment expected to be $8 million. The company's hand-crafted, custom circuit-based components are suitable for a wide range of specialized applications including motor sports, communication satellites, and space missions.

Agriculture remains an important sector of the state's economy. There were 47,500 commercial farms and ranches in the state in 2021 producing nearly 300 different commodities and covering 9.7 million acres with an average farm size of 204 acres. In 2021 direct employment in agriculture, including full-time and part-time direct jobs, was 1,595,000. This does not consider the 655,877 jobs added in processing, manufacturing and distribution activities related to agriculture, natural resources and food industries.

In 2021 the state ranked first in value of production of fresh market snap beans, cucumbers, cucumbers for processing, oranges, grapefruit, squash, sugar cane and fresh market tomatoes; second in the production of bell peppers, fresh market cabbage, sweet corn, strawberries and watermelons; and fourth in the value of production for peanuts. Below are the inventories and cash receipt value for certain commodities.

LIVESTOCK INVENTORY AND MILK PRODUCTION (JANUARY 2022)

Commodity	Inventory	Commodity	Inventory/Production
Cattle, Cows, Beef	925,000	Hogs	13,000
Cattle Cows, Milk	121,000	Chickens, Broilers	67,000,000
Cattle Including Calves	1,700,000	Milk Production Measured in Lb/Head	19,842
Goats, Meat & Other	50,000	Milk Production in $	473,819,000
Goats, Milk	8,500	Milk Measured in Pounds	2,380,000,000

HIGHLIGHTED COMMODITIES 2018

Product	* Value in $	Product	* Value in $	Product	* Value in $
Oranges	$612,755,000	Cucumbers	$118,524,000	Cotton	$45,043,000
Tomatoes	$336,496,000	Peanuts	$107,856,000	Corn	$42,861,000
Strawberries	$281,750,000	Potatoes	$89,845,000	Sweet Potatoes	$34,023,000
Peppers	$180,642,000	Grapefruit	$76,945,000	Tangerines	$20,547,000
Melons	$160,866,000	Beans	$67,000,000	Avocados	$15,278,000
Sweet Corn	$142,920,000	Cabbage	$62,806,000	Soybeans	$3,694,000
Hay	$132,804,000	Blueberries	$50,404,000		

* Value of Production

Some other interesting facts about the agricultural industry are presented below.

- Florida has 13,755 horse farms with 122,000 horses supporting 12,000 jobs and bringing $3 billion to Florida's economy each year.

- The 500 acre state-of-the-art Florida Horse Park near Ocala is available for use to organizations, clubs, businesses, special interest groups and individuals. It has 350 acres of grass fields, 320 permanent stalls, a covered arena, two grass arenas, five regulation dressage arenas, two complete approved show jump sets, barrels for racing, and over 100 cross-country jumps ranging from entry to intermediate levels.

- The Southeastern Livestock Pavilion in Marion County, the largest clear-span roof south of Atlanta, features a covered arena with seating for over 4,200 spectators, an indoor air-conditioned sales auditorium for 800 participants, 226 stalls under one roof, and paved parking for 1,000 vehicles. The pavilion hosts horse shows, rodeos, trade shows, and meetings.

- Florida is home to eight of the 20 largest beef cow-calf operations in the US including the largest, Deseret Cattle & Citrus in St. Cloud, with 42,000 head. Many of these operations are family-owned.

- Part of the tourism industry is directly related to agriculture from outdoor kitchen festivals featuring edible plants to businesses creating Disney character topiaries.

- The University of Florida Citrus Research and Education Center in Lake Alfred has a staff of more than 200 employees, 600 acres of groves, greenhouses, a juice processing plant, a fresh fruit

packing house, and 40 laboratories dedicated to researching and solving Florida's citrus-related diseases.

- Researchers have been working on solutions to citrus greening from mapping the citrus genome and pinpointing the bacterial cause of the disease to developing resistant rootstock, developing nutritional and pesticide spray treatment protocols to reduce the spread of the disease, and finding a long-term solution. Without a cure Florida is faced with the loss of an industry that is critically important financially to the state, employs 62,000, and is a big part of its export business.

- The highbush cultivars of blueberries grown in Florida ripen in late April and May when few blueberries are available in other markets and market prices are high.

- 2.3 million recreational saltwater licenses were sold in Florida in 2018-2019 for $37.1 million in sales. The economic impact of saltwater recreational fishing was $11.5 billion and supports 106,000 jobs. The dockside value in commercial food fish sales in 2018 was $2.26 billion. The top four species in dockside value harvested in 2018 were shrimp ($48.9 million), spiny lobster ($45 million), stone crab ($32.5 million), and blue crab ($12 million). Florida's commercial fisheries generate $3.2 billion in income and support 76,700 jobs.

- According the the USDA, National Agricultural Statistics Service report dated March 2020, Florida is the number four honey producer in the US. In 2018 there were 215,000 honey producing colonies in the state producing 10.535 million pounds of honey. In 2019 production was down with 205,000 hives producing 9.225 million pounds of honey. The state ships bees to 27 states and in 2014 shipped 333 semi-truck loads of bees to California to pollinate its almond crop.

Forestry and forest products manufacturing is one of Florida's largest agricultural commodity and a top agricultural export. The 17.1 million acres of forest land covers almost half of the state's total land area with ten counties economically dependent on the industry. The state continues to recover from the unprecedented timber damage caused by Hurricane Michael in October 2018 when over 2.8 million acres were impacted equating to $1.29 billion in damaged resources. According to the latest fact sheet, 64% of Florida's forest land is nonindustrial private forest land held by 509,000 landowners, 17% is owned by state government, 16% is owned by the federal government, and 3% is owned by county, municipal and local governments.

Florida's forest industry contributes $25 billion to the state's economy and provides 124,000 direct and indirect jobs. The value of Florida's forest products exported to international destinations is valued at $1.801 billion. There are 74 primary wood using mills, and 363 wood and paper product manufacturers.

Forests provide key environmental benefits including surface and groundwater storage, air and water purification, carbon storage, and soil preservation. Public forests also attract a significant number of recreational visitors as well as provide many non-marketed environmental or ecosystem services. Urban forest management is critical to restoring and protecting forest systems to maintain tree canopy and water quality.

Timberlands in the state consists of 49% pine, 45% hardwood or mixed hardwood-pine and 6% cypress forests. The top ten counties in terms of forest industry direct sales revenues are Duval, Miami-Dade, Taylor, Polk, Nassau, Bay, Hillsborough, Putnam, Broward and Escambia. The counties of Dixie, Liberty, Nassau and Taylor are critically dependent on the forest industry which contributes more than 20% of their total employment. About 5.3 million acres in the state are enrolled into the forestry Best Management Practices program with an estimated 99% compliance rate.

A major effort is being made to diversify the state's economic sectors to prevent the historic up and downs of its dependence upon tourism, real estate and agriculture. Positive economic indicators for December 2019 include the following private-sector industries job gains over-the-year.

- Florida's private-sector businesses created more than 201,700 jobs over the past year
- Education and health services added 62,300 new jobs
- Professional and business services added 33,600 new jobs
- Leisure and hospitality added 38,100 jobs
- Construction saw 26,700 new jobs
- Trade, transportation and utilities added 17,400 new jobs
- Financial activities added 11,900 new jobs

- Florida job postings showed 284,849 openings in November 2019

Local Economic Picture

Manatee County is the northernmost of the ten southwest Florida counties and is heavily influenced by the economy of the general Tampa Bay area. The December 2022 unemployment rate for the North Port-Sarasota-Manatee MSA of 4.6% with a labor force of 362,995 continues to improve after the corona virus outbreak in early 2020 and the shutdown of the economy. The real gross domestic product in the North Port-Sarasota-Manatee MSA in 2021 was $32,200,000. The current labor force for Manatee County itself in December 2022 was 170,000 with an unemployment rate of 2.20%. More than half of Manatee County's workforce is employed in local service industries or retail trade but, as in the past, the agricultural industry continues to employ a large workforce growing citrus, tomatoes, cabbage, watermelons, cucumbers and green peppers.

The county works with business leaders to devise financial incentives, developers' agreements, and other programs to attract new business. A list of county employment by sector is provided below.

EMPLOYMENT BY INDUSTRY 2022

Industry Sector	Percentage	Industry Sector	Percentage
Natural Resources	2.6%	Professional, Business Services	10.1%
Construction	7.2%	Education & Health Services	15.4%
Manufacturing	6.7%	Leisure, Hospitality	15.6%
Trade, Transportation, Utilities	22.0%	Other Services	3.5%
Information	0.9%	Government	10.1%
Financial Activities	4.1%		

Port Manatee, a county-owned seaport established 50 years ago on 1,100 acres at the mouth of Tampa Bay just south of the city of Tampa, is one of the state's largest and fastest growing facilities. Considered the closest US deepwater seaport to the Panama Canal, the port has ten 40-foot-draft berths serving container, bulk, breakbulk, heavy lift, project and general cargo customers, generates more than $4 billion in annual economic impacts, and provides more than 27,000 direct and indirect jobs. Port Manatee moved a record 88,466 TEUs of containerized cargo in the fiscal year that ended in September 2022, up 55.2% from the preceding 12-month period. It is the preferred US Southeast gateway for Del Monte Fresh Produce, which now

receives imports of Central American fruit by way of its six newest energy-efficient refrigerated containerships, and for the Port Manatee-based World Direct Shipping, which imports produce and other goods from Mexico on a weekly basis. A container yard expansion is adding 9.3 acres to the existing 10-acre paved facility adjoining Port Manatee's Berth 12 and 14 docks and will pave the way for further global commerce opportunities. Tlhe expansion project is part of a two-year $38 million capital enhancement.

The port has more than one-million square feet of warehouse and office space and 207,000 square feet of refrigerated warehouse space. The berthing area has ten berths, each with a turning basin of 1,300 feet, that can accommodate Panamax-length vessels. The port provides high-speed access to Interstates-75 and 275, has a short-line railroad with seven miles of track and a 300-plus rail car capacity which connects directly to the CSX mainline one mile from the port's north gate, and has approximately 5,000 acres of surrounding undeveloped land.

Dry bulk increases were due to high volumes of phosphate rock, granite and sulphur, an increase in forest product volumes helped increase breakbulk cargo, and increases in handling of gasoline, bunker fuels and citrus concentrates escalated liquid bulk cargo tons. The port handles 500 million gallons of gasoline and related fuels per year and the International Trade Hub at Port Manatee Intermodal Center continues to foster global commerce throughout the world.

With the assistance of the Economic Development Corporation the county continues to attract companies such as Air Products, a Fortune 300 company and the world's largest supplier of hydrogen and helium, and Mustang Vacuum Systems, which manufactures high-tech equipment for applying metal to plastic automotive parts and for making solar cells. About 50 life science businesses and assets, including medical equipment manufacturing, pharmaceutical research, health care innovations, nutraceutical sciences and medical facilities, are located in Manatee County and enjoy a relatively inexpensive place to operate.

Services Available

The highways servicing Manatee County are Federal Interstates-75 and 275, US Highways 41 and 301, and State Highways 64, 70, 62, 684 and 789. Tampa International Airport and Sarasota/Bradenton International Airport are the nearest airports

with scheduled commercial airline service. Airport Manatee provides general aviation service.

Electrical service in the county is provided by Florida Power and Light and the Peace River Cooperative, natural gas by TECO People's Gas System, and telephone service by Verizon. Brandenton Public Works, Palmetto Public Works and Manatee County Public Works, which services 320,000 residents in unincorporated areas and in the towns of Bradenton Beach, Holmes Beach and Anna Maria, provide water and sewer service.

The public school district with 6,163 employees and a budget of $880.3 million is Manatee County's largest employer with 50,200 students enrolled in 47 traditional schools including 31 elementary schools, nine middle schools and seven high schools. There are also three non-traditional schools and 13 charter schools with magnet programs offered at ten Manatee County schools. Nearby colleges and universities are the University of South Florida Sarasota-Manatee, State College of Florida Sarasota-Manatee, New College of Florida, Manatee Community College, Eckerd College, Argosy University, Hodges University, Keiser University, Webster University, University of Miami at IMG Academies and Ringling School of Art & Design.

Manatee County residents have access to three major hospitals and a wide range of public health-care services and privately operated walk-in clinics. Manatee Memorial Hospital, an acute care 319-bed hospital, is the county's largest hospital and its only Level II neonatal intensive care unit and pediatric center. Blake Medical Center treats heart problems, joints, burns, hand repairs, a Level II trauma center, and inpatient and outpatient surgery. Lakewood Ranch Medical Center provides comprehensive emergency care, orthopedic, spine and joint, surgery, cardiovascular, women and children, obstetrical, breast health, imaging and radiology, physical therapy, stroke and cerebrovascular critical care services. There are 13 skilled nursing facilities, 37 assisted living facilities and 27 home health agencies in the county.

County residents and visitors enjoy Gulf of Mexico beaches, 27 miles of coastline, 51 parks, arts and culture venues, baseball, golf, ice skating and hockey, kick ball, and tennis. The Manatee River, Lake Manatee, Lake Manatee State Park and Myakka State Park provide many opportunities for boating, fishing, water-related sports and nature-related activities. Hermann's Royal

Lipizzan Stallions in Myakka City is also a popular attraction. Professional football, baseball, hockey, and soccer teams are located in the Tampa Bay area to the north.

Neighborhood Analysis

The subject property, a sand borrow pit, is located in east central Manatee County north of State Road 64, an east west two-lane highway in this part of the county. SR 64 links I-75, Brandenton and the heavily developed gulf coast of Manatee County with the small towns of Zolfo Springs, Wauchula, and Avon Park and US Highways 17 and 27 in central Florida.

The subject property is on the east side of Logue Road about one and a half miles north of SR 64. This part of the county is rural in character and is devoted to growing row crops, ranching, mining operations, rural single family and mobile homes typically on five, ten and 20-acre sites, and conservation areas.

The Manatee River and surrounding environmentally sensitive land lay just north of the subject property. The river feeds Lake Manatee, the county's source for water, about seven miles to the west of the subject property on the north side of SR 64. The conservation area is part of the Headwaters at Duette Preserve, a 2,344-acre preserve purchased by Manatee County in 1995. The preserve is open to hikers and equestrians from dawn to dusk year round. The Manatee Gun and Archery Club is across Logue Road from the subject property. There is some rural residential development with mobile homes to the north of the subject property near the preserve.

The subject property and the land to the east and northeast are zoned for excavations and are part of the Wingate Mine Development of Regional Impact (DRI). The Nu-Gulf Mine and Mulberry Corporation Wingate Phosphate Operation is about a mile northeast of the subject property and is accessed from Nu-Gulf Road east of Logue Road.

Conclusion

Florida is the third largest state in population in the US, has the fourth largest economy nationwide, and is the largest state and economy in the southeast. Tourism and real estate continue to surge and, although agriculture remains the second largest industry, efforts continue to diversify the economy from the historic tourism, real estate and agriculture sectors with substantial growth in general manufacturing, aerospace, pharmaceutical, medical, and the healthcare industries.

Manatee County is a fast-growing coastal county located south of Tampa Bay. The 33,000-acre unincorporated master-planned mullti-generational community of Lakewood Ranch in southern Manatee County has made a significant impact on the development of the county as has Port Manatee, a county-owned seaport established on 1,100 acres at the mouth of Tampa Bay which is one of the state's largest and fastest growing facilities.

Sources:

- Enterprise Florida, Inc. Data Center, Various dates
- Enterprise Florida: Florida Defense Fact Book, January 20212 2018 Florida State Agriculture Overview
- US Bureau of Economic Analysis, State of Florida, 2023
- United States of Agriculture: Florida
- Florida GDP, Department Numbers
- Florida Estimates of Population, 2023, Bureau of Economic and Demographic Research, Florida Legislature
- Florida Department of Economic Development, December 2022
- Visit Florida 2021
- Florida Fish and Wildlife Conservation Commission
- University of Florida IFAS Economic Report 2021
- Florida Legislature, Office of Economic and Demographic Research, June 2021
- US Bureau of Labor Statistics, December 2021
- "Why Manufacturing?", Florida Department of Economic Opportunity
- 2019 Florida Manufacturing Facts
- Florida State Parks.org
- Port Manatee, October 13, 2020 and January 14, 2021
- Manatee County, Florida Legislature, Office of Economic and Demographic Research, December 2021
- Florida 2022, State and Private Forestry Fact Sheet

Section 4. Description of the Subject Property

Property Description

The subject property is a white sand borrow pit operation on Parcel 47800059 in Manatee County, Florida. The size of the subject property according to the county property appraiser's records is 80.75 acres. We used information from various engineering reports, including a soil boring study made by Tierra, Inc. which identified the type of the products on the property, and the permitting information from Manatee County and the Southwest Florida Water Management District.

The amount of the remaining entitled reserves is approximately 9 million tons, of which 600,000 tons have been excavated and stock piled on the ground. The product is a high grade white sand which at present can be dug to 30 feet and when the permit modification is issued then to 80 feet. An overview of some general information on the property is presented below.

Site Size/Shape	80.75 acres located in Township 34S, Range 22E, Section 31; irregular in shape
Access/Exposure	Access from and frontage on the east side of Logue Road about 1.5 miles north of State Road 64, a two-lane paved rural highway
Topography	More or less level and mostly cleared with an area of environmentally sensitive land on the south part of the property
Drainage	Drainage appears adequate
Flood Zone	Zone X per FEMA Community Panel 12081C0385E, dated May 17, 2014, Manatee County. Zone X is an area of minimal flood hazard
Utilities	Public electrical service and telephone service, well
Sand Reserves	9 million tons of entitled sand reserves on a 70 acre footprint.

Zoning Overview

The subject property is zoned EX, Extraction, with a WPM, Lake Manatee Reservoir Watershed Protection Overlay District. The future land use is AG-R, Agriculture Rural, with a WO, Watershed Overlay. The EX district is established to provide for areas in which mining, beneficiation, and other closely related activities may be conducted in a manner that will not interfere with surrounding land uses and the general character of the area. It is intended to ensure the orderly extraction of mineral resources in a manner compatible with the overall development of the county; assure the use of best management practices and developing technology for maximum control of potential adverse environmental impacts; ensure that mining activity and reclamation will be conducted in such a manner as not to preclude future normal uses of mined-out land; and permit the beneficial use of such land consistent. Agricultural uses are permitted uses.

The WPM for Lake Manatee is one of two watershed overlay districts in the county. The purpose and intent of the WP districts is to protect the quality and quantity of potential and existing potable water supplies within public surface water reservoirs and their watershed with the unincorporated area of the county.

The intent of the AG-R, Agriculture Rural, land use is to guide the location of farms, ranch agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farm worker housing, rural residential uses, neighborhood retail uses, mining, mining-related uses, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses. The WO, Watershed Overlay, district is the geographic area encompassing the land and water surfaces which by virtue of natural topography contributes surface water flow to the Lake Manatee Reservoir, the Evers Reservoir, or the Peace River.

Property Taxes and Assessed Values

The assessment authority for the subject property is Manatee County, Florida. The assessors typically use forms of the cost, sales comparison, and income capitalization approaches to estimate property values. Once the assessed value is determined, a millage rate is applied and the current tax burden is estimated.

Parcel Number	Assessed Value	2023 Ad-Valorem Taxes	2023 Non-Ad Valorem Taxes
47800059	$1,111,969	$1,097.33	$28.35

According to the county, the taxes on the subject property for 2023 are paid. The tax liability changed dramatically in 2023 when the property taxes went from $15,500.00 to $1,050.00. This reduction was the result of the county applying an agricultural exemption to the property.

History of the Subject Property

Nu-Gulf Wingate Holdings, LLC sold the subject property to William Manfull. In 2003 Nu-Gulf Wingate Holdings, LLC re-recorded a Special Warranty Deed, to correct the order of recording, which conveyed the 80.75-acre subject property to William Manfull, as recorde d in OR Book 1893, Page 3796.

In 2007 an Assignment of Leases, Contracts, Rents and Profits was recorded in OR Book 2188l, Page 5673. It was made by William Manfull, designated the Assignor, and Gabbert Investments Group, LLC, et al, referred to as the Lender, for a $1,500,000 note. In consideration of the note and security for repayment, Mr. Manfull assigned all the existing or future rents, revenues, issues development rights, licenses and permits arising from the property if he defaults on the note.

In 2012, as recorded in OR Book 2417, Page 6691, the property was conveyed by the grantor, Gabbert Investments Group, LLC, et al, to the grantee, James F. Gabbert, Trustee of the Logue Road Land Trust. This indicated that sometime between 2007 and 2012 James F. Gabbert not William Manfull was the owner of the property.

Public records show that parcel 47800059 was transferred in May 24, 2017 for $1,500,000, as recorded in OR Book 2675, Page 7348. The grantor was James F. Gabbert and the grantee was ETS Realty1, LLC. The purchase price, according to the property owner, was based on the seller's desire to recover the face value of the note that he had made to William Manfull but was not repaid.

Section 5. An Overview of the Mining Industry

General Overview

The subject property is a mining operation located in Hendry County in southwest Florida. This section provides an overview of the mining industry concentrating on crushed stone, construction sand and gravel, and related materials. Most published information is from 2022-2023 varies somewhat from source to source, and is the latest information available. It does reflect the economic impact caused by the COVID-19 pandemic. This overview is a picture of the non-metallic, non-fuel mining industry and supply and demand issues on a national, state and local basis.

Worldwide the annual production of aggregates totals 46 billion tons. Natural aggregates, including crushed stone and sand and gravel, are among the most abundant and most accessible natural resources and are the basic raw materials used by construction, agriculture, and industries employing complex chemical and metallurgical processes. They occur on every continent in formations ranging from a few inches to hundreds of feet in thickness. Despite the low value of these basic products, natural aggregates are a major contributor to and an indicator of the country's economic well-being, our quality of life, and the strength of our national security.

Stone, sand and gravel, and related materials produced by the aggregates industry supply the materials necessary for the construction of roads, bridges, railroads, airports, terminals, homes, buildings and hospitals. It is also used for water filtration in sewage control, the flue de-sulfurization of smokestacks, the purification of water, and the manufacture of glass, paper, plastics, paint, pharmaceuticals, cosmetics, toothpaste, chewing gum, glue, ink, floor coverings, cleaning products, and much more. Pioneering technologies and good practices now allow the tapping into minerals in an environmentally safe manner.

According to the Minerals Education Coalition, the average American born in 2022 will need 3.02 million pounds of minerals, metals and fuels in his or her lifetime based on a life expectancy of 76.1years. This includes 1.36 million pounds of stone, sand and gravel, 10,685 pounds of clay, and 55,461 pounds of cement. The per capital consumption in the US of minerals of all kinds in 2021 was 39,431 pounds, including 17,731 pounds of sand, gravel and stone, 724 pounds of cement, and 139 pounds of clay.

According to the US Geological Survey's announcement on February 2, 2023, US mines produced an estimated $98.2 billion of raw mineral materials in 2022, a $3.6 billion increase over the 2021 total of $94.6 billion. Thirteen mineral commodities had a value of more than $1 billion and the top three minerals in decreasing order of value are crushed stone, cement, and construction sand and gravel. Nine states produced more than $3 billion worth of non-fuel mineral commodities in 2020. These were Nevada, Arizona, Texas, California, Minnesota, Alaska, Utah, Michigan and Missouri. Florida ranked tenth, with a partial total just under $3.0 billion.

Our ability to secure critical materials is threatened by an outdated permitting process and regulations that delay critical investments for years or even decades. More than three dozen federal environmental laws and regulations cover all aspects of mining in addition to the laws and regulations in each state and in many counties.

The National Stone, Sand & Gravel Association asked members to send comments to the US Environmental Protection Agency by September 27, 2017 to support the repeal of the controversial "2015 Waters of the US" rule. This rule unlawfully expanded the scope of the federal Clean Water Act jurisdiction and would have allowed the federal government to regulate dry stream beds and isolated wetlands and negatively impact the permitting process for aggregate operations.

The finalization of the 2015 "Waters of the US" rule by the Environmental Protection Agency, announced on January 23, 2020, to bring an appropriate balance between state and federal authority over waterways. In December 2022, the US Environmental Protection Agency and the US Army Corps of Engineers released a new final rule trying to find a balance between the 2015 and 2020 rules. The 2022 final rule was appealed to the Supreme Court which issued its ruling on My 25, 2023. The decision limits the Clean Water Act of 1972 to "traditional interstate navigable waters" to a "relatively permanent body of water"..."and to wetlands so interconnected".

The following are some interesting facts related to aggregate and aggregate mining in the US.

- Roads and highways are made from gravel, asphalt and cement making up about 94% of asphalt pavement and 80% of concrete.

- About 38,000 tons of aggregates are necessary to construct one-mile of a four-lane interstate highway.

- It takes 400 tons of aggregates to construct the average modern home. Aggregates are in the cement used from the foundation to the shingles on the roof and everything in between including the wallboard, tiles, glass, and plaster.

- Aggregates are most commonly used within 50 miles of their place of extraction.

- Paper is made from wood or cloth fibers but filled with clay to give a nice smooth printing surface.

- Limestone is used in agriculture to stabilize soil and control pH.

- Limestone is used to neutralize PCB sludge and to stabilize sludge from sewage and desulfurization plants.

- Mining has touched less than one-quarter of 1% of all the land in the US. Only three million acres of public land, about the size of a county in Nevada, have gone into private ownership from mining, compared with 94 million acres granted to railroads and 288 million acres as agricultural homesteads.

- As of November 2021, Vulcan Materials Co. was the largest producer of crushed stone in the US followed by Martin Marietta Aggregates, CRH Materials Americas, Lehigh Hanson, Inc., Lafarge Holcim, CEMEX, Rogers Group, Inc., Carmeuse Lime & Stone, Lhoist North America and Luck Stone Corp. The top producer of construction sand and gravel in the US was CRH Materials Americas followed by Vulcan Materials, Lehigh Hanson, Inc., Lafarge Holcim, CEMEX, MDU Resources, Martin Marietta, Materials, Inc., Granite Construction, Inc. And Telchert, Inc.

The Employment Picture

The US mineral mining industry (except for Oil and Gas) employs 187,000 person in April 2023. According to the Bureau of Labor Statistics, Occupational Employment Statistics, updated May . The National St 2023, the average wage for all US miners in March 2023 was $34.91 per hour with an average of 43.7 hours worked per weed. Recent workplace injury statistics from the US Department of Labor's Mine Safety and Health Administration reports that 32 mining fatalities occurred in 2022 a tremendous difference from the 242 recorded in 1977. The Bureau of Labor Statistics suggests that it is safer to work in a quarry than in a retail store. Despite this fact, regulators including the EPA continue to pile on burdensome and overreaching rules that do not work to improve conditions.

Data from 2002 shows the non-fatal occupational injury and illness rate for mining was 2.1% per 100 full-time workers compared to 3.3% in manufacturing, 2.5% for construction, and 3.5% in trade, transportation and utilities industry.

Crushed Stone Overview

In 2021, the estimated value of total production in the US of crushed stone and construction sand and gravel was $19 billion. Based on the January 2023 Mineral Commodity Summary from the US Geological Survey, there are a total of 1,410 companies operating 3,440 quarries and 180 sales and/or distribution yard.

In the first nine months of 2021, an estimated 1.14 billion tons of crushed stone was produced in the 1,410 companies in 50 states, an increase of 3% over the same period in 2020.Leading states were, in descending order of production, Texas, Missouri, Florida, Pennsylvania, Ohio, Georgia, North Carolina, Virginia, California and Tennessee the total of which represented 54% of total US production.

Of the 1.5 billion tons of crushed stone consumed in the US in 2020, 72% was used as construction material, mostly for road construction and maintenance, 16% for cement manufacturing, 8% for lime manufacturing, 3% for other chemical, special, and miscellaneous uses and products, and 2% for agricultural uses. Increased consumption was due to growth in the private and public construction markets. The industry continues to be concerned with environmental, health and safety regulations and shortages in some urban and industrialized areas are expected to continue due to increases in local zoning regulations and land-development alternatives. This is resulting in new crushed stone quarries being located away from large population centers.

Road surfaces made of asphalt and crushed stone and portland cement concrete surface layers and structures were recycled in all 50 states. In 2023, all 50 of the US states were recycling asphalt and portland cement.

A historic overview in crushed stone production, consumption and pricing per ton is provided below. The indicated difference in consumption over production was offset by imports and recycled materials. Import sources of crushed stone are Mexico supplying 56%, Canada, 27%, The Bahamas, 11%, Honduras, 5%, and Jamaica, 1%.

CRUSHED STONE OVERVIEW

	2013	2014	2015	2016	2017	2018	2019	2020
Production*	1.20	1.25	1.34	1.36	1.35	1.4	1.49	1.46
Consumption*	1.25	1.31	1.41	1.43	1.42	1.50	1.55	1.52
Price **	$9.94	$10.19	$10.56	$11.14	$11.50	$11.90	$11.96	$12.19

* Billion Metric Tons ** Price per Metric Ton

Sand and Gravel Overview

Construction sand and gravel is a basic and very accessible building material. In 2022 production of construction sand and gravel in the US was 960 million tons valued at $10. billion and produced by an estimated 3,300 companies operating 6.200 pits and 200 sales/distribution yards in 50 states. California, Texas, Arizona, Minnesota, Washington, Utah, Michigan, Colorado, Ohio and New York, which together account for 53% of total output, were the top producers. The national output of construction sand and gravel produced and shipped for consumption in the first ning months of 2022 was 724 million tons.

About 42% of construction sand and gravel was used for concrete aggregates, 26% for road base, coverings and road stabilization, 12% as asphaltic concrete aggregates and other bituminous mixtures, 13% for construction fill, 10% for miscellaneous uses, and 3% for concrete products, filtration, golf course maintenance, plaster and gunite sands, railroad ballast, road stabilization, roofing granules, and snow and ice control.

The construction sand and gravel industry remained concerned with environmental, health, permitting safety, and zoning regulations. The Infrastructure Investment and Jobs Act was signed into law on November 15,2021 and reauthorizes surface transportation projects for five years and invests $110 billion funding to repair roads and bridges. The indicated difference in consumption over production was offset by imports and recycled materials with Canada supplying 95%, Mexico, 2%, and other, 3%.

CONSTRUCTION SAND AND GRAVEL OVERVIEW

	2015	2016	2017	2018	2019	2020	2021	2022
Production *	881	888	900	912	914	888	942	960
Consumption *	885	892	910	918	919	893	946	960
Price **	$8.28	$8.40	$8.64	$9.18	$9.65	$9.93	$10.36	$11.00

* Million Metric Tons ** Price per Metric Ton

Florida's Mining Industry

Mined products in the state of Florida are crushed stone, construction sand and gravel, portland cement, phosphate rock and zirconium mineral concentrates. In 2020 the state was ranked eleventh in the US producing 2.7% of total US production of non-fuel mineral production with a value of $2.4 billion.

In 2021 Florida was ranked third in the US behind Texas and Missouri in crushed stone sold or used with mining operations located in 60 of Florida's 67 counties. The USGS estimated that 75.9 million metric tons with a value of $997 million were sold in the state in 2018. Production was 75.8 million metric tons in 2017 with a value of $993 million, in 2016 was 70 million metric tons with a value of $837 million, and in 2015 was 63 million tons and $780 million almost $100 million over 2014. The latest survey from the USGS indicated that production in Florida through the third quarter of 2019 was 63.9 million metric tons almost 11% over that same period in 2018. The charts below show the information related to the limestone (crushed stone) industry in Florida over the last two full years of production.

CRUSHED STONE SOLD OR USED BY PRODUCERS IN FLORIDA

	2018	2018	2018	2017	2017	2017
	Production (Metric Tons)	Material Value	Unit Value	Production (Metric Tons)	Material Value	Unit Value
Crushed Stone	75,900,000	$997,000,000	$13.14	75,800,000	$993,000,000	$13.10

HISTORIC OVERVIEW OF CRUSHED STONE IN FLORIDA

Year	Production in Metric Tons	Unit Value	Year	Production in Metric Tons	Unit Value
2018	75,900,000	$13.14	2011	40,700,000	$12.67
2017	75,800,000	$13.10	2010	42,100,000	$12.73
2016	70,000,000	$11.96	2009	41,200,000	$13.54
2015	63,000,000	$12.38	2008	68,300,000	$13.05
2014	57,200,000	$11.91	2007	95,700,000	$11.73
2013	52,600,000	$11.97	2006	134,000,000	$10.42
2012	47,400,000	$12.32	2005	116,000,000	$8.75

The latest Information published by the NMA states that in Florida there is a total of 43,897 employed both directly and indirectly in the mining industry. There were 13,961 total direct

non-metallic jobs in Florida, including 7,304 mine workers, 3,581 are support workers, and 3,076 related transportation jobs, and an additional 29,936 indirect and induced jobs. The total direct, indirect and induced contribution to the gross domestic product of the state was $4.401 billion. According to the US Bureau of Labor Statistics, the average annual mining wage in Florida in April 2023 was $69,921 compared to $59,674for the average wage for all private industries in the state.

The limestone industry produces crushed aggregates which can be manufactured into cement, concrete and asphalt. Because of its booming population, the state consumes 153 million tons of limestone products per year ranking it fourth in consumption in the US. Limestone of high purity can undergo calcination (heating) and together with other ingredients is used to manufacture portland and masonry cement.

Rock operations are prevalent in several counties in central Florida near Brooksville, Ocala and Gainesville, in Charlotte, DeSoto, Glades, Lee and Collier Counties in southwest Florida, in the Miami-Lake Belt west of Miami and Fort Lauderdale, and to a lesser degree in the Panhandle of northwest Florida. The Miami-Lake Belt produces about 40% of the rock products produced annually in Florida. Palm Beach, Hernando, Marion, Taylor, and Levy Counties, the southwest counties of Lee, Collier, Charlotte and several other counties produce the other half of the rock. Dade County is reported to have the highest grade of lime rock in the state because of its high percentage of silica, 12% or higher. The Ocala-Tampa, north Central, and Panhandle areas of Florida have the largest number of sand, fill and clay operations in the state.

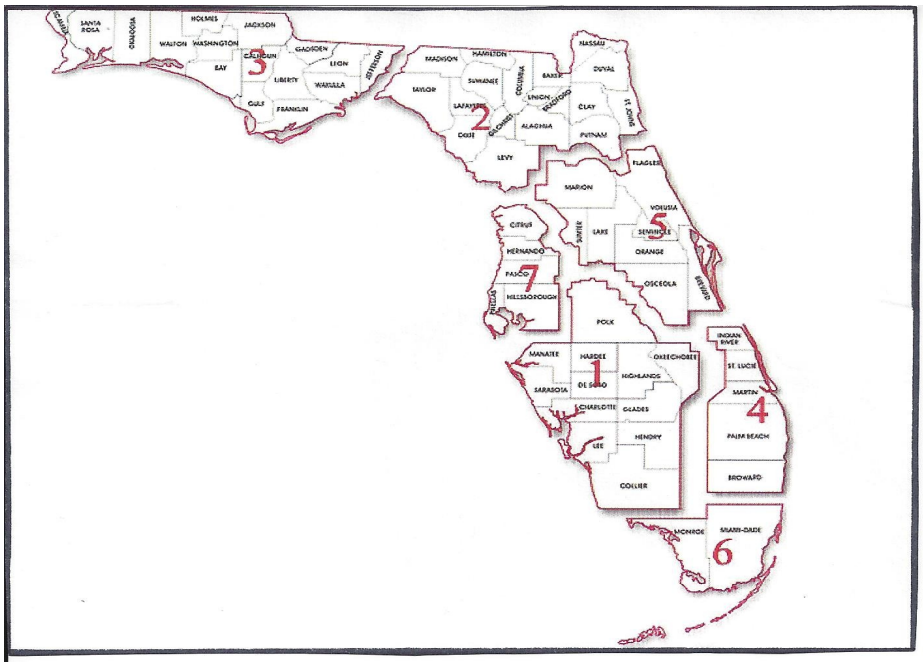
In order to more easily track statistics on the amount of material sold or used in Florida, the Florida Geological Survey/US Geological Survey divides the state into four different districts. District 1 covers the northwest region of the state, District 2 covers the northeast and central part of the state, including Alachua, Marion, Levy, Sumter, and Lake Counties, District 3 includes the north Tampa area and southwest coast of Florida, and District 4 includes Collier County and the Miami-Lake belt in southeast Florida.

The Florida Department of Transportation, for their own use, divides the state into seven districts, as shown on the following map, and a turnpike enterprise to maintain 42,000 miles of

roadways, and insure that aviation facilities, seaports and railways are safe, secure, and efficient.

District 1 covers 10 counties in the southwest region of Florida plus Polk and Okeechobee Counties. District 2 covers 16 counties as far west as Taylor County in northeast and north central Florida, including Jacksonville and Gainesville. District 3 includes 16 counties in the panhandle area of north Florida, including Tallahassee. District 4 includes five counties on the southeast coast of Florida from Broward on the south to Indian River on the north, including Fort Lauderdale and Palm Beach. District 5 includes 11 counties in central Florida, including Ocala, Orlando, and Daytona Beach. District 6 includes Miami-Dade and Monroe Counties in extreme southeast Florida. District 7 includes five counties, including the Tampa-St. Petersburg-Clearwater MSA and Citrus County to the north.

FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICTS



The Department of Transportation prefers to use much of the highest quality rock from the Dade County region for processing

the top layer (asphalt wearing course) of their interstate roadway system. A typical roadway has the structure provided below.

Level	Description	Thickness
1	Road Surface (Wearing Course)	1½ inches
2	Structural Course	4 to 6 inches
3	Road Base (Residential Street)	6 to 7 inches
3a	Road Base (Interstate)	10 to 15 inches

Local Pricing of Material

Crushed rock, construction sand and gravel are used in road projects, in residential, commercial and industrial development, in landscaping, concrete and asphalt production, and in many other uses. The average mine has about 300 acres, although there are several in Florida as large as 4,000 to 6,000 acres and some with only a few acres.

Pricing for dirt, sand and lime rock can vary somewhat from one market to another plus there are several strata of prices for various limestone products. Product 57, Product 57 FDOT, and Product 89 refer to the screening size of rock, i.e. the size of the holes in different screens that allows for the passing of rocks of a certain size. The smaller rock which is more expensive to process sells at the highest prices. Provided below is a sampling of material pricing in the state obtained from the most recent company price lists available to us. Please note these published prices may vary from actual selling prices of materials, f.o.b. mine or contracted prices, and that the prices provided below are not for FDOT certified materials unless noted.

MATERIAL PRICING - OCALA, CENTRAL FLORIDA AND TAMPA AREAS

Quarry	Fill	Sand	Base Rock	57 Stone	67 Stone	89 Stone	Screenings
St. Catherine's Bushnell (CEMEX)	--	--	$11.00 FDOT	--	--	--	--
Center Hill (CEMEX)	--	--	$11.00 FDOT	--	--	--	--
Central State Aggregates	--	--	$15.00 FDOT	$35.00	--	$42.00	$20.00
Whitehurst Raleigh Quarry	--	--	$8.50	--	--	--	--
Commercial Industrial Corp.	--	--	$15.00 FDOT	$35.00	-	-	$16.00
Dixie Lime & Stone	--	--	$14.25 FDOT	--	--	--	-
Mid Coast Aggregates	--	--	$15.00 FDOT	$35.00	--	-	$20.00
West Florida Aggregates	--	--	$15.00 FDOT	$35.00	--	--	$20.00
Lago Verde	--	--	$13.00 - $16.00 FDOT	$37.00	--	$38.00	$19.00

MATERIAL PRICING - MIAMI-LAKE BELT AND SOUTHEAST AREAS

Quarry	Fill	Sand	Base Rock	57 Stone	Shell	Screenings	Rip Rap
Doral FEC Aggregates (Cemex)	--	--	$27.55	-	--	-	--
SDI Quarry (Blue Water Industries)	-	-	$16.75	$25.25	--	$26.00	--

Pricing is per ton or cubic yard of material

MATERIAL PRICING - SOUTHWEST AREA

Quarry	Fill	Sand	Base Rock	57 & 89 Stone	Shell	Screenings	Rip Rap
Florida Fill & Shell	$10.00	--	$10.00	--	-	$15.00	--
Youngquist	$12.95	$14.95	$19.95 FDOT	$31.95 - $40.95 FDOT	--	$17.95	$40.00 - $60.00

Pricing is per ton or CY of material

MATERIAL PRICING - PANHANDLE, NORTH AND NORTHWEST FLORIDA

Quarry	Fill	Sand	Base Rock	57 Stone	Clay	Screenings
North Florida Rock	--	--	$20.00	$30.00	--	-
Crowder	$10.25	$10.25 Fill	$42.15 DOT	$42.15	$11.50	--
Pyramid Excavating	--	$250.00/18 Yd. Truck Fill	--	$1,250/Truck Load	-	--

Pricing is per ton or cubic yard of material

Conclusion

Overall 2023 can be characterized as a good year for the US aggregate mining industry with both crushed stone and construction sand and gravel showing an increase in production and use. Mining is a relatively obscure business typically located in rural areas. The industry in general gets little press, except when there is an environmental problem or when a county receives complaints.

Excavated products in Florida, mainly rock, sand and gravel and fill, are used in many applications with demand tied to the economy. Uses include residential and commercial construction, road and highway construction, the building of schools and other public works, the manufacture of concrete, asphalt and concrete block products, and other major industries. As development encroaches into previously rural mining areas and meets with more resistance, the permitting process for new mines in the state has become more difficult.

Approximately half of the rock produced in Florida historically comes from the Lake Belt area of Miami-Dade County with the rest coming mostly from southwest Florida or from central Florida

around Ocala and Brooksville. Although the eastern Everglades has not been mapped, the soils of about 200,000 acres of the 900,000± acres of western Collier County that are mapped have a limestone substratum.

After researching and analyzing the current published information, it is noted that the mining industry overall continues to improve. Our survey and Interviews with mine owners and operators indicate that there is an increase in demand and selling prices are increasing for their most popular products.

Sources:

- Per Capita Consumption of Minerals - 2022 US Geological Survey, May 2023
- US Geological Survey, Mineral Commodity Surveys, December 2022
- "Crushed Stone", USGS Mineral Industry Summaries, Jason Christopher Willett, Mineral Commodity Specialist, December 2022
- "Ranking the Nation's Top 20 Crushed Stone Producers In the US," USGS Mineral Resource Program, Jason Christopher Willett, July 12, 2018
- "Value and Rank of Non-Fuel Mineral Production in the US, 2018, National Mining Association from USGS Mineral Commodity Summaries
- "Mine Production Statistics of Selected Minerals (2013-2018), USGS Mineral Commodity Summaries, March 2019
- "Mine Safety and Health In America", December 14, 2018
- "Sand and Gravel (Construction)", USGS Mineral Industry Summaries, Jason Christopher Willett, Mineral Commodity Specialist, June 2019
- 2022 Minerals Education Coalition
- "Crushed Stone Sold or Used by Producers in the US by State 2018-2019," USGS, December 2019
- "Construction Aggregates Sold or Used by Producers in the US by State 2018-2019," USGS, December 2019
- Mineral Make Life.org
- "Waters of the US Rule Provides Much Needed Certainty and Clarity", National Mining Association, January 23, 2020
- "Supreme Court Weakens Clean Water Protections in Sackett v. EPA Ruling" - VOX
- "US Mines Produced an Estimated $82.2 Billion in Minerals During 2018," USGS, March 4, 2019

Section 6. Highest and Best Use Analysis

Highest and Best Use Analysis

In *The Appraisal of Real Estate, Fifteenth Edition* Highest and Best Use is defined as:

> "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

The highest and best use of the land as if vacant and available for development may differ from the highest and best use of the property as improved; this is true when the improvements do not constitute an appropriate use. The existing use will continue unless or until the land value in its highest and best use exceeds the sum of the value of the entire property in its existing use plus the cost to remove the improvements.

Land As If Vacant

Legal Permissibility - Legally permissible uses are those uses which are legally allowed. These uses vary with the type of zoning, building codes, deed restrictions, and environmental restrictions imposed on the subject site.

The subject property is an operating sand mine operation. It is zoned EX, Extraction, with an AG-R, Agriculture Rural, land use. The EX zoning district is intended to ensure the orderly extraction of mineral resources. The intention of the AG-R land use district is to guide the location of mining and mining-related uses as well as other agricultural uses.

To be a legally permissible use of the property for mining, we considered the permits from Manatee County, the Southwest Florida Water Management District, and state agencies which are required for the dual operation. The earthmoving site plan, the operating permit, and the certificate of level of service compliance, which were issued by Manatee County, were effective as of November 30, 2020. The permit is in perpetuity and has no termination date.

The permit covers the 80.75± acre site which would allow about 70 acres to be excavated with the remaining 10.75 acres allocated to setbacks. In this analysis we are valuing nine (9) million tons of salable products underground.

Physical Possibility - Physically possible uses are those uses which could be physically put on the subject site. These uses change with the size, shape, soil, and terrain of the property, and also whether public utilities are available to the site.

The 80.75-acre subject property is located on the east side of Logue Road a short distance north of State Road 64 in east central Manatee County. This is a rural area of farms, ranches, mines, conservation land and preserves located about 20 miles east of I-75. There is heavy development of all types located from the gulf coast to I-75.

The eastern edge of the sprawling 20-village master-planned community of Lakewood Ranch is about 15 miles west of Logue Road. This community on the east side of I-75 extends from SR 64 on the north to University Boulevard in Sarasota County on the south a distance of about eight miles. Lakewood Ranch continues to grow and in 2020 was the Number One best-selling multi-generational community in the US.

The subject property fronts on Logue Road, a local road. Operators of mines in Manatee County that front on a state road are responsible for road and bridge maintenance on the local road to which the mine has access. There is electrical and telephone service to the property and a well and water use permit.

Financial Feasibility - The test of financially feasible considers those uses which are both physically possible and legally permissible and determines among them which uses, if any, would generate a positive return to the property. A return is positive if the income of the property is greater than the property's operating expenses, financial expenses and capital amortization.

The subject property is located in a rural area of the county dominated by farms and ranches, mining operations, and conservation areas. The tract is permitted for a sand mine, although agricultural uses are also allowed in the subject's zoning and land use district.

Maximum Profitability - Maximum profitability is obtained from that use among those financially feasible uses which provides the highest present worth to the property. The highest and best use of the subject site must reflect its physical characteristics, its location and the surrounding property uses.

Considering the above analysis, it is our conclusion that the use of the subject property as a sand pit, is the highest and best use of the property. We have based our conclusion on the continuing heavy development in the western part of the county, where there is a demand for the sand reserves.

Section 7. Approaches to Value

Methodology and Approaches to Value

In estimating the market value of the real property interest for any type of improved real estate, three approaches to value are typically considered: the cost approach, the sales comparison approach, and the income capitalization approach.

In the cost approach to valuation, an estimate is made of the current cost of replacement new of the site improvements and building(s). This amount is then adjusted to reflect depreciation resulting from physical deterioration, functional inadequacies, and external or economic obsolescence, if applicable. This is then added to the market value of the land, as if vacant and available for development to its highest and best use, to arrive at an indication of value by the cost approach.

In the sales comparison approach, similar properties recently sold or currently offered for sale are analyzed and compared with the property being appraised. Adjustments, if necessary, are made for differences in time of sale, location, size, age, construction, condition of the improvements, and prospective use. Comparable sales and offerings provide a range of unit prices within which the current real estate market is operating and within which the appraised property might be expected to sell.

The direct capitalization and discounted cash flow techniques are typically used in income analysis. In the direct capitalization method a single year's net income is divided by an appropriate capitalization rate to estimate a property’s value. Discounting is a procedure based on the assumption that benefits received in the future are worth less than the same benefits received today with capital being returned through periodic income, the reversion, or a combination of both. Net operating income is the actual or anticipated net income remaining after deducting all operating expenses from effective gross income, but before deducting mortgage debt service. Capitalization itself is the conversion of income into value.

In the final step the relevancy, defensibility and strength of each approach is explained as it pertains to the property. The value estimates, as indicated by the applicable approaches, are then correlated into a final estimate of the property's value.

Application of Approaches

The subject of this appraisal is a licensed and operating sand mine operation. The sales comparison approach was used to value the subject property as vacant land and with entitled reserves.

We valued the equipment necessary for the sand mine to operate which included excavators, front loaders, trommels and some sncillary equipment. Some of the equipment is owned, some is leased. We used information from equipment brokers and dealers and valued the permit associated with the operation using acceptable techniques for valuing this asset type.

The income approach using a discounted cash-flow analysis was developed to provide an opinion of market value for the going-concern. The relevancy of each approach in our analysis was considered and a final opinion of values determined.

Section 8 A. Opinion of Market Value As Vacant Land And The Minerals In-Ground

Valuing the Vacant Land - The Sales Comparison Approach

This section of the report has two parts. The first provides an opinion of value for the 80.75 acres as vacant land using the sales comparison approach. The second part (Sections 8B & 8C) values the 9 million tons of white sand on a mining footprint of 70 acres, 600,000 tons of which have been dug and are now stockpiled.

In the sales comparison approach similar vacant tracts that have sold or are listed for sale are compared to the subject property. This approach employs several steps.

1. Research, confirm, and analyze recent sales considered comparable to the subject site.

2. Adjust the sales selected for analysis to the subject property utilizing appropriate techniques.

3. Determine an appropriate unit of comparison such as price per square foot, acre, or unit to apply to the subject property.

4. Determine a final value conclusion utilizing the available information.

The reliability of this technique is dependent upon the degree of comparability of each sale to the subject, market conditions at the time of sale, confirmation of pertinent data and the absence of unusual conditions that influence the sale. Local appraisers, real estate agents and county property appraisers were contacted in the general market area to obtain recent relevant sales of vacant land.

In this section we are valuing the subject property as vacant land without any consideration for the reserves or permits in place. Therefore, the land sales selected for analysis were all agricultural land. We contacted appraisers and real estate agents in Manatee and nearby counties to find sales of comparable properties. Overviews of the most comparable and recent land sales found are presented below.

LAND SALE ONE

Location	:	42055 Parks Road, Myakka City, Manatee County, Florida
Parcel Number	:	75800059
Date of Sale	:	May 11, 2023
Grantor	:	QC Standby Desoto Grove, LLC
Grantee	:	JB Ladd & Corissa Hoffman
Instrument	:	202341054802 Warranty Deed
Sales Price	:	$1,450,000
Zoning/Future Land Use	:	A, Agriculture, AG-R, Agriculture Rural Land Use, Manatee County
Size/Shape/Topography	:	204.662/Rectangular/Level
Access and Frontage	:	Parks Road & 73rd Avenue East
Utilities	:	Electricity, telephone, well, septic
Use at Time of Sale	:	Vacant land
Price Per Acre	:	$7,085/Acre
Financing	;	Cash to Seller
Confirmation	:	MLS #C7455066; Public Records Manatee County

Comments: This is an arm's length sale of vacant land located on the north side of Parks Road and the south side of 73rd Avenue East and about six miles south of the subject property. The parcel is rectangular with frontage on both Parks Road and 73rd Avenue East; and is primarily cleared land. The property features approximately 2,500 feet of frontage on both Parks Road and 73rd Avenue East. It is in a rural neighborhood with agricultural uses and single-family homes on acreage tracts and was purchased for personal use with agriculture as its highest and best use. The property has two permitted 12 inch wells. There was an old mobile home on the property at the time of sale that had no contributory value to the real estate. It was listed in MLS for $2,000,00 and sold after an exposure time of 312 days. There were no other recent sales of this property.

LAND SALE TWO

Location	:	Singletary Road, Myakka City, Manatee County, Florida
Parcel Number	:	199000059
Date of Sale	:	May 9, 2023
Grantor	:	John L. Vodila, as Successor Trustee, Louis F. Vodila Revocable Trust dated August 3, 2004
Grantee	:	Salem Partners, LLC
Instrument	:	202341048844 Trustee's Deed
Sales Price	:	$825,000
Zoning /Future Land Use	:	A, Agriculture, AG-R, Agriculture Rural Land Use, Manatee County
Size/Shape/Topography	:	40.593 Acres/Irregular/Level
Access and Frontage	:	Singletary Road
Utilities	:	Electricity, telephone, well, septic
Use at Time of Sale	:	Vacant land
Price Per Acre	:	$20,324/Acre
Financing	;	Conventional
Confirmation	:	MLS #A4549202; Public Records Manatee County

Comments: This is an arm's length sale of vacant land located off the north side of Singletary Road and is about three 10 southwest of the subject property. The parcel is irregular with 760 feet on Singletary Road and is primarily cleared land with mature trees and a small pond. It is in a rural neighborhood with agricultural uses and single-family homes on acreage tracts and was purchased for agricultural and future residential uses, its highest and best use. It was listed in MLS for $900,000 and sold after an exposure time of 54 days. There were no other recent sales of this property.

LAND SALE THREE

Location	:	7977 Barr Road, Myakka City, Manatee County, Florida
Parcel Numbers	:	337500259
Date of Sale	:	June 27, 2023
Grantor	:	Pine Bark, LLC
Grantee	:	Devin & Amelia D. Boersma
Instrument	:	202341069509 Warranty Deed
Sales Price	:	$900,000
Zoning/Future Land Use	:	A, Agriculture, AG-R, Agriculture Rural Land Use, Manatee County
Size/Shape/Topography	:	47.566 Acres/Irregular/Level
Access and Frontage	:	Barr Road
Utilities	:	Electricity, telephone, well, septic
Use at Time of Sale	:	Vacant land
Price Per Acre	:	$18,921/Acre
Financing	;	Cash to Seller
Confirmation	:	MLS #A4528189/Public Records Manatee County

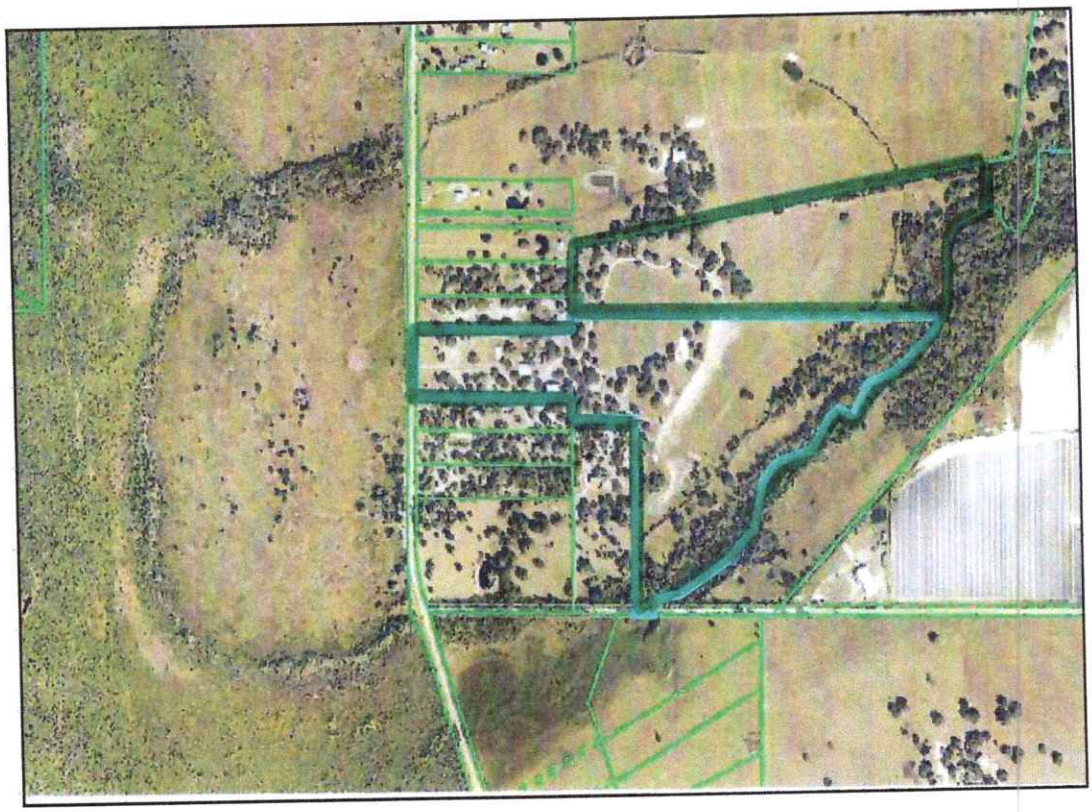
Comments: This is an arm's length sale of vacant land located on the east side of Barr Road and is approximately nine miles southwest of the subject property. The parcel has 340+/- feet of frontage along Barr Road and is a combination of cleared land and wood land. It is in a rural neighborhood with agricultural uses and single-family homes on acreage tracts and was purchased for agricultural and residential uses, its highest and best use. The property was listed on the MLS $899,999 and sold after an exposure time of 107 days. There were no other recent sales of this property.

LAND SALE FOUR

Location	:	38700 Taylor Road, Myakka City, Manatee County, Florida
Parcel Numbers	:	163-11005-9
Date of Sale	:	April 2022
Grantor	:	Abbott Groves, LLC
Grantee	:	3KS Family LLP
Deed Book/Page	:	2022000041047758
Sales Price	:	$3,000,000 /$0.22 SF
Zoning/Future Land Use	:	A, Agriculture, AG-R, Agriculture Rural Land Use, Manatee County
Size/Shape/Topography	:	320.14 Acres/Irregular/Level
Access and Frontage	:	Taylor Road
Utilities	:	Electricity, Telephone
Use at Time of Sale	:	Pastureland, Cropland, Groves
Price Per Acre	:	$9,370 Per Acre
Financing	:	Cash to Seller
Confirmation	:	Multiple Listing; Manatee County Property Appraiser; Public Records

Comments: The subject neighborhood is a rural area of pastureland, citrus groves and other agriculture areas. There were no other recent arm's length sales of the property.

LAND SALE FIVE



Location	:	7155 Wauchula Road, Myakka City, Manatee County, Florida
Parcel Numbers	:	79200359
Date of Sale	:	April 2022
Grantor	:	Gene and Tamara Wingate
Grantee	:	Agrigenetics, Inc
Deed Book/Page	:	202241027996
Sales Price	:	$1,315,000 / $0.26 SF
Zoning/Future Land Use	:	A, Agriculture, AG-R, Agriculture Rural Land Use, Manatee County
Size/Shape/Topography	:	116.4 Acres/Irregular/Level
Access and Frontage	:	Wauchula Road
Utilities	:	Electricity, Telephone
Use at Time of Sale	:	Pastureland
Price Per Acre	:	$11,297 per Acre
Financing	:	Cash to Seller
Confirmation	:	Multiple Listing Service; Manatee County Property Appraiser; Public Records

Comments: This property is located in southeast Manatee County about 3.5 miles from the Hardee County line and four miles southeast of the subject property. It consists of two parcels, one with 75± acres and one with 41± acres, with 400 feet of frontage on the east side of Wauchula Road. There is a small 60-year old house on the parcel which is given no value. The subject neighborhood is a rural area of pastureland, citrus groves, and other agriculture areas. The property previously sold in December 2015 for $1,367,500.

Analysis and Explanation of Adjustments

The reliability of the sales comparison approach to provide an opinion of land value depends on the degree of comparability of each sale. The price a purchaser pays is typically the result of an extensive shopping process in which the property purchased represents a balance between the buyer's specifications and the seller's price.

The property rights conveyed, financing, conditions of sale, and date of sale are first analyzed in the comparison process. The adjusted price is then reduced to a unit price, to facilitate comparison, and adjusted for physical characteristics, if necessary. Our analysis is presented on the following pages including an explanation of the adjustment process.

Property Rights Conveyed

The comparable sales were conveyed in fee simple estate. According to the Manatee County records, no mineral rights were conveyed with the properties. We are appraising the subject property as vacant land with no consideration for the reserves in place. No adjustments were necessary in this category.

Financing and Conditions of Sale

All sales appear to be arm's length transaction and to have sold as cash to the seller. All were offered for sale through the multiple listing service and were confirmed through public records. No adjustments were made in this category.

Market Conditions (Time)

Market conditions generally change over time and past sales must be examined in the light of change between the sale date of the comparable and the valuation date of the subject property. Two of the comparables are recent sales and one is a recent contract. Prices appear stable and no adjustments for time were made.

Physical Characteristics

Factors, which are typically considered in this adjustment category, are location, access, topography, size, zoning, and the availability of utilities as compared to the subject. Those that apply in this analysis are presented below.

The first category considered for adjustment was location, including access and frontage. The subject property and the three comparables were located in rural areas in Manatee County dominated by farms and agricultural uses. The subject property has frontage on a local road just north of State Road 64. All of the sales had frontage on rural highways.

The sales were all zoned agriculture, had an agricultural land use and required no adjustments. All of the sales have access to electricity and telephone service and all require private wells and septic systems.

The subject property has 80.75± acres of unimproved land with average utility. The sales ranged from 40.593 to 320.14 acres in size. Sales 2 and 3 were pastureland and, although Sale 1 had cropland, 60 acres of groves and pastureland, in analyzing the sales it appears that no adjustment for this difference was necessary. An adjustment grid is presented below.

LAND SALES ADJUSTMENT GRID

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Price	N/A	$1,450,000	**$825,000**	$900,000	$3,000,000	$1,315,000
Price/Acre	N/A	$7,085	**$20,324**	$18,921	$9,370	$11,297
Date of Sale		5/23 - 0 -	**5/23** **-0-**	6/23 -0-	4/22 - 0 -	4/22 - 0 -
Adjusted Price		$7,085	$20,324	$18,921	$9,370	$11,297
Location Access Adjustment	Average Average	Average Average - 0 -	Average Average -0-	Average Average -0-	Average Average - 0 -	Average Average - 0 -
Size (Acres) Adjustment Utility Adjustment	80.75 Average	204.662 - 0 - Average - 0 -	40.593 -0- Average -0-	47.566 -0- Average -0-	320.14 - 0 - Average - 0 -	116.4 - 0 - Average - 0 -
Zoning/Land Use Adjustment	Agriculture	Agriculture - 0 -	Agriculture -0-	Agriculture -0-	Agriculture - 0 -	Agriculture - 0 -
Utilities	E, T *, Deep Well	E. T. W -0-	E. T. W -0-	E. T. W -0-	E. T. W -0-	E. T. W. S - 0 -
Adjusted Price		$7,085	$20,324	$18,921	$9,370	$11,297

* E = Electricity, T = Telephone, W = Well, S = Septic

Conclusion of Land Value

We used five comparables to estimate the value of the subject property as vacant land without any consideration for the value of the reserves in place. The sales were located in rural areas in Manatee and were very similar to the subject property. All five sales were considered recent. They indicated a range of values from $7,085 to $20,324 per acre.

In addition to the five closed comparable sales we found an active listing of 198.02 acres just north of the subject at 834 Logue Road. The property is a former citrus grove with 10" irrigation well and main-line infrastructure and is also fenced for

cattle. The property is listed for sale at $2,400,000 ($11,700/Ac) and has been exposed to the market for over 520 days. There has been average interest in the property and the listing agent, Mac Martin with United Country Gulf Land R.E. reported that the property was in contract for approximately one month in March 2023 near the listing price.

The mean (average selling price) of the five sales was $13,411/acre. Applying a value of $13,000 per acre, the value of the subject property is calculated as follows.

80.75 Acres X $13,000 per Acre = $1,049,750

Thus, considering the above, it is our opinion that the market value of the 80.75± acres as vacant land, as of October 30, 2023, without consideration for any reserves in place is:

MARKET VALUE AS VACANT LAND
$1,050,000

Section 8 B The Royalty Analysis

The Royalty Technique

In this section of the report the royalty technique is developed to provide an opinion of value for the 9 million tons of entitled reserves on a 70-acre mining site. This method compares the subject site to similar properties that have been leased for a mining operation and assumes that an independent party will lease the mineral rights, set up a mining operation, and will pay a royalty (rent on the land) for every cubic yard or ton of material dug. The royalty actually pays back the depleting asset. When the dig is finished and the materials are depleted, the owner(s) will be compensated for both a return "on" and a return "of" the asset. This technique also estimates the amount a contractor could afford to pay for the privilege of leasing the minerals. This approach is typically applied utilizing the following steps.

1. Research, confirm, and analyze leases of other mineral deposits on which a royalty was paid;
2. Determine the amount of recoverable material underground;
3. Determine the amount of material that can reasonably be removed (mined) and processed each year;
4. Compare royalty payments for like type material;

The reliability of this technique is dependent upon a number of factors. Typically, the proven reserve estimate for the subject property is used and a production plan is established using engineering information, the type and amount of available reserves, the operation's historic production rates, and/or market information. The amount of the royalty payment also must be established using relevant market and/or historic information.

To support the royalty payment used in our analysis, many companies across the U.S. were contacted including Cemex, RMC Corporation, El Paso Energy, Massy Coal, Lafarge West, Terra Excavating and several other independents. The royalty information provided below was obtained from actual royalty agreements maintained in our files, but, because the information is confidential the company names were not identified.

ROYALTY RATE OVERVIEW

Lessor	Material Type	Term of Lease	Royalty Payment %
1	Limestone	20 years	12%
2	Limestone	17 Years	12%
3	Sand, Shell	10-19 Years	7.5%

4	Sand, Shell	14 years	7%
5	Limestone	10 Years	9%
6	Fill, Sand	8 Years	9%
7	Limestone	15 Years	12%
8	Limestone	17 Years	10%
9	Fill	18 Years	6%
10	Fill	18 Years	8%
11	Fill	15 Years	7%
12	Fill	22 Years	7.5%
13	Limestone	10 Years	11%
14	Fill	10 Years	6%
15	High Silica Quartz Rock	8 Years	7%
16	Limestone - LPI	40 Years	10%

Some of the rates above have been under contract for years and were revised from time to time and some are very recent. Most recent (2022) agreements for sand reserves report royalty payments are 8% to 9% of the selling price of the material, which expressed in 2023 dollars ranged from $1.20 to about $1.35 per ton of sand material mined. All of the agreements with very few exceptions contain specific wording that the royalty rate is applied to the current year market price of the material.

Therefore, our opinion the market value of the in-ground reserves in place is $1.10 per ton, as of October 30, 2023.

MARKET VALUE OF THE RESERVES
9,000,000 TONS @ $1.10 /TON = $9,900,000

Section 8C The ROI Technique

The Return On Investment (ROI) Technique

Every state has a Department of Transportation whose responsibility it is to find aggregate products for their roads and highways. As we have valued mining properties across the US, we have found that sand products average about $10.00/ton fob mine. If an investor were to consider purchasing a Greenfield site or an operating mine, they would first develop a proforma similar to the one below to see how much they could afford to pay for the in-ground minerals and would also perform a going-concern to see if they can make any money. Cost to excavate and ready the material for sale follows:

Permits	$0.10/Ton
Labor	$1.20/Ton
Fuel	$0.90/Ton
Eq. Leasing	$0.80/Ton
Repairs	$0.20/Ton
Scale House	$0.20/Ton
Insurance	$0.20/Ton
Taxes	$0.01/Ton
Sales	$0.40/Ton
Equipment Amort	$1.00/Ton
Working Capital	$0.60/Ton
Administrative	$0.55/Ton
Profit	$1.50/Ton
Total	$7.75/Ton

Retail Sell Price	$9.00/Ton
All-In To Produce	$7.75/Ton
In-Ground Price-Sand	$1.25/Ton

The cost shown above are taken from national averages for each line item expense and also were taken from over 250 operating statements contained in our data base. We require a P & L for every mining property we appraise. If it is a Greenfield site (not in production), we require a pro forma similar to the one above from the client.

Reconciliation

Two techniques were used to value the subject property with entitled reserves in place: the royalty technique at $1.10/ton and the return on Investment technique at $1.25/ton. The two techniques, which were developed independently of each other, provided very similar values.

Value Using the Royalty Technique	$9,900,000
Return On Investment (ROI)Technique	$11,250,000

We have made the extraordinary assumption that the estimate of reserves in place is more or less correct and that the mine is open and operating. Therefore, considering the above and giving equal emphasis to the two techniques, it is our opinion that the indicated market value of the 9 million tons of reserves in place, as of October 30, 2023 is: $10,500,000 (r).

Section 9. Market Value - Going-Concern The Income Approach

Going-Concern Value

This section of the report will provide an opinion of the market value of the going-concern for the appraised property, an open and operating mine. It is important to know that the market value of the going-concern is the value of all tangible and intangible assets of a business and not just the value of the reserves in place. It is similar to an income and expense model which replicates future cash flows based upon reasonable income and expense projections. Because of the very nature of a mine, all of the assets are not recoverable at one time but remain underground waiting to be excavated. Our going-concern analysis is the value of all materials that are permitted, excavated, processed, and sold less the expenses of the on-going operation.

The property consists of 80.75+/- acres of which 70 acres are designated as the mining footprint. The original excavation permit allows excavation to a depth of 30 feet. A modification to a depth of 80 feet has been applied for and is assumed to be approved as the neighboring mine and other mines in the immediate area are permitted to a depth of at least 80 feet.

Methodology of Income Approach

The methodology used to value a mining operation like the subject property, the income approach, considers the operation's ability to generate an income stream which is characterized by its quantity, quality, and desirability. The income capitalization approach is based on the principle of anticipation, which is the perception that value is created by the expectation of benefits to be derived in the future. This approach is developed by capitalizing the projected net income. Our analysis indicates that the mining operation on the subject property has the ability to provide a sufficient net annual return on investment capital.

Two principal tasks are required to develop a value estimate by this method. First, an accurate projection of income and expenses for the property must be developed. Second, an appropriate capitalization rate and/or discount rate must be determined. The capitalization rate should be sufficient to provide to the investor a return "on" capital that is commensurate with the risks inherent in the ownership of the property as compared with alternative investments. This rate should also include factors for a return "of" the capital, or yield, as well as any value changes.

A discounted cash flow, which takes into consideration the timing, frequency, and magnitude of the variable income stream that the property is expected to generate over the holding period, was the technique used in this analysis.

Engineering Reports

Over the years there have been exploratory drilling studies made on the property, the latest being undertaken by Tierra on October 26, 2023. This report is located in Exhibit G-Related Documents.

Pricing and Production of Materials

To estimate the income stream for the subject property, numerous contracts between operating mines and end users were surveyed to determine the regional price of limestone, dirt, sand and other materials on the open market. The pricing varied depending upon the type of material and the end user of the product. Contracts between material suppliers and users, such as the FDOT, are generally based on the number and the size of the planned project(s). The FDOT will generally obtain bid proposals and prefers, like other users, to purchase materials locally to avoid high transportation costs.

The materials that are being excavated and sold at the subject operation are various types and grades of construction fill (sand). Nearby competitors that sell similar products are Youngquist Brothers, Bell Road Mine, Bonita Grande, SW Aggregates, Five Stones Mine, Stuart Mine and others listed below. Material pricing as of 2023 is provided below.

Hurricane Ian (Sept. 9, 2022) that came ashore in the Sarasota, Ft. Myers area caused the prices of construction fill through-out the state to more than triple, from $4.00/$5.00 ton to $16.00 per ton. We contacted many current mine owners that sell sand products and asked the consensus about when the pricing might return to 2021 levels. Their opinions were that the 2023 pricing levels will slowly return to historical level in 2024.

Youngquist Brothers

Fill	$20.00 per Ton

Bell Boulevard Mine

Fill	$10.00 per Ton

Bonita Grande

Construction Sand	$9.00 - $11.00 per Ton

SW Aggregates

Sand	$12.75 per Ton

Five Stones Mine

Base Rock	$12.50 per Ton
Construction Fill	$9.50 per Ton

Stuart Mine

Sand	$10.00 per Ton

Titan Mine

Base Rock	$15.00 per Ton
Sand	$10.00 per Ton

Coral Rock

Sand	$8.50 per Ton

The engineers have stated that some of the fill material on the subject has to be mixed with the A-3 materials to be usable so we have taken that fact into consideration and lowered the per ton price to $8.50 for the first two years.

Production Rates

The production rate is estimated at 600,000 tons of sand for year one and then 650,000 tons in years two through year 13. At 650,000 tons, about 100 trucks with an average load of 18 tons will be filled each day, 287 days a year. Assuming a healthy economy continues and road and general construction in and around central Florida continues, the production rate should hold steady for the life of the mine. The net income in year one based on 600,000 tons (stockpiled) at $9.00 per ton is $5,239,000. In year two at a production rate of 650,000 tons the gross income decreases to $3,892,400.

Expense Analysis

After estimating the income that can be generated by the quarry operation, the next step in the income capitalization analysis is to estimate appropriate expenses. Different mining operations have different expense levels which are deducted from the property's potential gross income to arrive at its net income. The resulting net operating income is then capitalized into a value estimate.

Typically, this information is furnished by the client and is then cross-checked with information gathered from competing properties, from those knowledgeable about a property type in a local, regional or national setting, or from surveys of similar properties. We used information from our data base of 250

mines valued over the years and information obtained from several sources, including Vulcan Materials, Martin Marietta, The Rogers Group, SRM Ready Mix, Cemex, Youngquist Brothers, Magnum Materials, LaFarge and others and compared it to known national averages for each category.

There are several mining companies that provide complete services to dig and remove material from the ground on a contractural basis. According to this information, the charge to dig and ready the sand for sale at this time would be approximately $2.75 to $3.25 per ton. The contractor would be responsible for employing the labor force, all labor-related expenses, the equipment, maintenance on the machinery, and crew safety.

The expense categories for this type operation include direct costs, and overhead expenses. Direct costs typically include labor, equipment rental and repairs, fuel, safety and contingencies expenses related directly to the operation. The overhead expense category includes office and scale house costs, insurance, general and administrative, real estate taxes, utilities, cost of sales, and miscellaneous costs.

The expense estimates presented below are based on production level of 600,000 tons in year one. Expenses are tied to production so they increased proportionally in year two and increased 1.0% per year over the analysis period. The overhead expenses are self explanatory and will not be discussed separately.

Blasting

No blasting is required for a sand mine operation. Blasting is an integral expense in a quarry that contains limerock and would include personnel, equipment and supplies needed in the blasting operation. Many sand operations use dredging as a means of removing sand from under water.

Labor, Wages and Benefits

This category includes wages, withholding tax, federal and state unemployment taxes, and other related expenses.

Equipment Rental

The equipment in use at the mine is either owned by the company or is leased. This expense category is for the pieces of equipment that are rented from time to time.

Equipment Repairs

This category covers the necessary repairs for the equipment and the personnel to repair them, including spare parts, tracks

and/or large tires, and any parts that must be purchased.

Fuel

Gas and diesel fuel is required to operate almost all the equipment. This expense is based on the average tank-wagon price for fuel at $2.65 per gallon. This price is net of (without) highway taxes.

Overhead Expenses

This general category includes such items as office and scale-house expenses, insurance, general and administrative costs, real estate taxes, utility and telephone expenses, costs of sales and miscellaneous expenses. The cost of sales expenses are those associated with securing contracts for the operation's excavated and processed materials. Overhead expenses are increased at 1% per year, except for real estate taxes which are increased at 1% per year.

Total Operating Costs Conclusion

The operating costs totaled $1,957,600 or $3.00 per ton for a production of 650,000 tons in year two. Nationally there is a fairly consistent relationship between selling prices per cubic yard or ton and the expenses to produce the material. For rock and related aggregate operations this ratio is about 50%. For excavations selling dirt, this ratio is lower at 35%. Our expense ratios are within the range for a sand operation.

The real estate taxes have been greatly reduced in 2023 because the county applied an agricultural exemption to the property. The taxes had been about $15,000 per year before the exemption. The current tax liability is now at about $1,100.

Derivation of the Discount Rate

The appropriate discount rate for a property must reflect the relative risk perceived by the market for the specific investment, therefore, rates must be market derived. The following techniques were used to determine this rate.

- *Built-Up Rate*
- *Yield Comparison*

Built-Up Method

Generally, the applicable rate or return "on" used in an appraisal is the rate that investors for that type or class would require as a condition of purchase. The rate that investors require differs from time to time and property to property, depending upon economic and other conditions. An appraiser considers competitive market conditions, since they influence or reflect opinions and actions of investors. An adjustment for risk is an increment added to the safe rate to compensate for the extent of risk believed to be

involved in the use of a capital sum. The burden of management, degree of liquidity, and other factors that affect the rate of return acceptable to a given investor in a specific real estate transaction must also be considered. The rate is built-up as shown below.

Safe rate	4.0%
Add for burden of management	2.0%
Add for lack of liquidity	1.0%
Add for risk	2.0%
Rate applicable to this investment	9.0%

Yield Rate Surveys

For the most current yield rates on alternative investments we used data from the Federal Reserve, the US Department of Labor and RERC (Real Estate Research Corporation) through the Second Quarter of 2023. This report indicated that the real estate yield averaged 7.6% in the second quarter of 2023, the Baa and Aaa corporate bonds were 5.6% and 4.5% and ten-year treasuries were 3.6%.

YIELD COMPARISONS

	2Q 2023	2Q 2022	1Q 2022	1Q 2021
Real Estate Yields (%)	7.6	7.5	7.4	7.7
Moody's Baa Corp (%)	5.6	6.0	3.9	3.5
Moody's Aaa Corp.(%)	4.5	4.8	3.2	2.7
10-Year Treasuries (%)	3.6	3.8	1.9	1.3
Yield Spread (Basis Points)				
Moody's Baa Corp (%)	2.0	1.5	3.5	4.2
Moody's Aaa Corp (%)	3.1	2.7	4.2	5.0
10-Year Treasuries(%)	4.0	3.7	5.5	4.4

Based upon this comparison of yield rates, a discount rate of 7.6% is indicated. We have added 150 basis points for additional risk resulting in a rate of 9.1%.

Conclusion of Rates

Using two different methods to determine an appropriate discount rate for the subject property, the following were indicated.

Built-up Rate	9.0%
Yield Comparison	9.1%

Considering all of the above, a discount rate of 9.0% appears appropriate and reasonable for the subject property and will be used to discount the cash flows in our analysis. A spreadsheet with a discounted cash flow analysis is presented on the following page.

Value Conclusion

At the end of the fourteen-year analysis the reserves will be depleted and the property will have a new highest and best use (HBU) as a lakefront residential community. Our analysis provided an opinion of the market value of the going-concern for the mining operation based on the information provided to us. Based on the above, It is our opinion that, as of October 30, 2023, the market value of the property based on the going-concern is:

MARKET VALUE OF THE GOING-CONCERN
$23,000,000

VALUE OF THE GOING-CONCERN
A SAND MINE OPERATION
MANATEE COUNTY, FLORIDA
2023

FISCAL YEAR ENDING			Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36	Dec-37
PERIOD			1	2	3	4	5	6	7	8	9	10	11	12	13	14
MONTHS:			12	24	36	48	60	72	84	96	108	120	132	144	156	168
SAND PIT OPERATION																
TONS OF SAND AVAILABLE			9,000,000	8,400,000	7,750,000	7,100,000	6,450,000	5,800,000	5,150,000	4,500,000	3,850,000	3,200,000	2,550,000	1,900,000	1,250,000	600,000
TONS PROCESSED			600,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	600,000
TONS REMAINING			8,400,000	7,750,000	7,100,000	6,450,000	5,800,000	5,150,000	4,500,000	3,850,000	3,200,000	2,550,000	1,900,000	1,250,000	600,000	0
AVERAGE PRICE PER TON			$9.00	$9.00	$9.10	$9.10	$9.10	$9.20	$9.20	$9.20	$9.30	$9.30	$9.30	$9.40	$9.40	$9.40
REVENUE - SAND PIT OPERATION			$5,400,000	$5,850,000	$5,915,000	$5,915,000	$5,915,000	$5,980,000	$5,980,000	$5,980,000	$6,045,000	$6,045,000	$6,045,000	$6,110,000	$6,110,000	$5,640,000
EXPENSES - SAND OPERATIONS	**Per Ton**															
LABOR, WAGES, BENEFITS	**$1.25**		$50,000	$812,500	$893,750	$983,125	$1,081,438	$1,189,581	$1,308,539	$1,439,393	$1,583,333	$1,741,666	$1,915,832	$2,107,416	$2,107,416	$2,107,416
FUEL EXPENSE	**$0.80**		$50,000	$520,000	$572,000	$629,200	$692,120	$761,332	$837,465	$921,212	$1,013,333	$1,114,666	$1,226,133	$1,348,746	$1,483,621	$1,483,000
EQUIPMENT LEASING	**$0.50**			$325,000	$357,500	$393,250	$432,575	$475,833	$523,416	$575,757	$633,333	$696,666	$766,333	$842,966	$927,263	$925,000
EQUIPMENT REPAIR	**$0.20**			$130,000	$143,000	$157,300	$173,030	$190,333	$209,366	$230,303	$253,333	$278,667	$306,533	$337,187	$370,905	$375,000
REAL ESTATE TAXES	**$0.01**		$1,000	$1,100	$1,210	$1,331	$1,464	$1,611	$1,772	$1,949	$2,144	$2,358	$2,594	$2,853	$3,138	$3,452
UTILITIES	**$0.01**			$6,500	$7,150	$7,865	$8,652	$9,517	$10,468	$11,515	$12,667	$13,933	$15,327	$16,859	$18,545	$18,400
SALES, MISCELLANEOUS	**$0.15**			$97,500	$107,250	$117,975	$129,773	$142,750	$157,025	$172,727	$190,000	$209,000	$229,900	$252,890	$278,179	$250,000
GENERAL & ADMINISTRATION	**$0.10**		$60,000	$65,000	$71,500	$78,650	$86,515	$95,167	$104,683	$115,151	$126,667	$139,333	$153,267	$168,593	$185,453	$175,000
TOTAL PER TON	**$3.02**															
TOTAL EXPENSES			**$161,000**	**$1,957,600**	**$2,153,360**	**$2,368,696**	**$2,605,566**	**$2,866,122**	**$3,152,734**	**$3,468,008**	**$3,814,809**	**$4,196,289**	**$4,615,918**	**$5,077,510**	**$5,374,520**	**$5,337,268**
NET CASH FLOWS			$5,239,000	$3,892,400	$3,761,640	$3,546,304	$3,309,434	$3,113,878	$2,827,266	$2,511,992	$2,230,191	$1,848,711	$1,429,082	$1,032,490	$735,480	$302,732
NET PRESENT VALUE FACTOR		9.00%	0.91743	0.84168	0.77218	0.70843	0.64993	0.59627	0.54703	0.50187	0.46043	0.42241	0.38753	0.35553	0.32618	0.29925
PRESENT VALUES OF CASH FLOWS			$4,806,416	$3,276,155	$2,904,663	$2,512,308	$2,150,901	$1,856,712	$1,546,599	$1,260,694	$1,026,847	$780,914	$553,812	$367,081	$239,899	$90,593
SUM OF THE PRESENT VALUES			**$23,373,593**													
MARKET VALUE OF GOING-CONCERN			**$23,000,000**													

Section 10 Market Value of the Equipment

Valuation of the Equipment

This section values the equipment and the permit associated with ReSource Myakka's operation which produces sand products.

The pieces of equipment necessary to operate the subject's sand borrow pit, are front loaders, excavators, front loaders, trommels, trucks, and conveyors. Some of the equipment is owned, some is leased. The equipment that is leased is shown as a leasing expense line item in the discounted cash flow analysis.

Disclaimer

We inspected all the equipment that was present during our visit including the trommels, front loaders, excavators and other speciality equipment. In the preparation of this report the appraiser relied on information furnished by Resource Group US, the Blue Book, Scarab, dealers who sell comparable equipment, and our own extensive data base.

Information and Data Reliability

Information supplied by others is assumed to be reliable and we assume no liability for its accuracy. We believe the information to be accurate and made reasonable attempts to check its accuracy. If additional or more reliable information becomes available we reserve the right to make adjustments to the data providing it occurs in a reasonably short period of time. The following is assumed:

Unexpected Conditions	We assume there are no unexpected conditions of the equipment that adversely affects value.
Confidentially	This report and supporting documentation are confidential. Neither any part or the whole report may be copied or reproduced in any manner without prior written consent of the appraiser. The contents of this report may not be disclosed to any party or conveyed to the public orally or in writing through advertising, public relations, news, sales, or in any other manner without prior written approval.
Highest and Best Use	The equipment is assumed to be utilized to its highest and best use.
Hazardous Substances	Hazardous substances, if present within a facility, can introduce an actual or potential liability that could adversely affect the

marketability and value of the equipment. Liability could stem from the release of currently non-hazardous contaminants such as asbestos, fibers, or toxic vapors from formaldehyde foam insulation through aging or equipment renovations. In the development of this appraisal, no consideration was given to such liability or its possible impact on value.

Title to the Assets

No investigation of legal title was made, and we render no opinion as to the ownership of the equipment or condition of the title. We assume however:

a. The title to the equipment is marketable;

b. Unless otherwise indicated in this report, the equipment is free and clear of all liens, encumbrances and restrictions;

c. The equipment does not exist in violation of any applicable codes, ordinances, statutes or other governmental regulations, and,

d. The equipment is under responsible ownership and competent management.

Scope of Work

Several web sites dealing with the sale, leasing and auctioning of new and used equipment were visited to obtain pricing structures for the pieces. Discussions were held with dealers of new and used equipment to obtain information concerning the specific pieces of equipment on the list. The market value of each piece of equipment was determined using information from the sources described above. The specific steps taken in developing an opinion of value for the equipment are outlined below.

1. The appraiser verified the description, manufacturer, model numbers, serial numbers, age and condition on each equipment piece;

2. The equipment was appraised using the sales comparison approach. This approach compares the subject equipment to similar pieces of equipment that have recently sold. The cost and the income approaches are not applicable to the valuation of this equipment;

3. The equipment was inspected to determine its condition;

4. We established the useful life of the equipment;

5. The functional usefulness of each piece was judged using sources that specialize in the sale of used equipment of the same or similar type as the subject item;

6. The appraiser used units of comparison such as make, model, year manufactured, etc. to analyze the items being valued;

7. Market information is maintained in a data base which is updated on a continual basis by Gillott Appraisal Services, Inc. We also conferred with numerous companies that specialize in selling new and used equipment of this type;

8. We used the internet to establish pricing for the same or very similar equipment both new and used and had conversations with several companies that specialize in the manufacture and sale of baggers and shavers;

9. We also contacted several companies that auction the same type equipment on a continual basis to determine approximate values for like-kind pieces;

10. The market value in use for each piece of equipment was provided.

Definition of Value

Market value for continued use is defined as the acquisition cost in the used market of an identical truck or a truck with capacity equal to or in excess of the capacity of the observed item plus the depreciated value of the installation cost. The windrow machines are unique so we used information from the manufacturer.

Source: Valuing Machinery and Equipment, Washington, D.C., America Society of Appraisers

Appraisal Procedures

Market value is based on prevailing market conditions as of the appraisal date. The factors considered pertinent in this analysis, include the cost new of the equipment taken from manufactures direct quotations or catalogs, and depreciation (loss in value) from age, if applicable, usage, maintenance policies and operating efficiencies of the equipment.

We also considered the constraints of time and the effect of asset's value if sold within a six-month period of time as many assets are readily marketable with limited loss if sold within a short period of time. Equipment may suffer significant loss in value if market demand changes and demand is low and the cost

of removal and/or transportation may exceed the value of the asset, resulting in a negligible value conclusion. The time frame considered in this appraisal was six-months or less. All of the equipment is operational and appears to be in good to average condition. Shown below are the quality and condition codes used in our analysis. This is followed by the lists of equipment for the subject operation.

QUALITY AND CONDITION CODES

Symbol	Condition	Description
N	New	Not used before. No loss in value due to physical deterioration.
E	Excellent	Near new condition. Very little Use. Recently purchased.
VG	Very Good	Exceptionally good condition. May have been overhauled.
G	Good	Good operating condition. No known mechanical defects.
A	Average	It is a measure of central tendency.
F	Fair	Overhaul soon. Lots of service. Old or suffered hard use.
P	Poor	Is worn. Needs replacement. Has seen hard service.
O	Obsolete	Outdated.
S	Scrap	Value as spare parts.
B	Broken	Not in use.

Description of the Equipment

The equipment used in a typical sand operation are excavators, front loaders, trommels, off-road trucks, conveyors, water trucks, water pumps and a scale system for weighting the trucks empty when they enter the property and full as they leave the property.

The subject property has equipment that is owned but also has several pieces of equipment that are leased. The owned equipment consists of three (3) trommels, excavators, front loaders, off-road trucks, conveyors, water pumps, a water truck and the scale system.

The leased equipment consist of two (2) excavators, two front loader, a four (4) passenger golf cart, a two (2) passenger golf cart, and several tractors. These items were not valued but the expenses associated with leasing the equipment are shown as a line item in the DCF under Equipment Leasing.

Company Owner Equipment

Make	Model	Type	Vin #	Description	Value
Pennsular	Scales	Scanner	220902	Scales	$100,000
Trommel	830	Screen	9201153	Sand Screen	$100,000
Trommel	830	Screen	9202908	Sand Screen	$100,000
Trommel	830	Screen	9209628	Sand Screen	$115,000
Hyundai	HX330	Truck	HHKHH901CL0000416	Off Road	$400,000
PRS	3680SSC	Conveyor	C0601031806	Stacking	$80,000
Keys/Deutz	TCD2012	Screener	527/10471575	Portable	$100,000
PBLTB		Truck	1NPWL40X6ED245769	Water Truck	$75,000
	1-50 Ft	Stacker		Conveyor	$40,000
	3-40 Ft	Stackers		Conveyor	$90,000
				Total	$1,200,000

Conclusion of Value

An opinion of the market value in continued use was provided for the equipment owned by ReSource Group US. Based on the information used in this analysis, our conclusion of equipment value, as of October 30, 2023, is presented below.

MARKET VALUE OF EQUIPMENT IN CONTINUED USE

$1,200,000

Recapitulation of Values

In Section 8 and 9 of this report we provided an opinion of the market value for the property including the land as vacant, the remaining entitled sand reserves, and the equipment. An overview of the values follows.

Item	Value
Land	$1,050,000
Reserves	$10,500,000
Equipment	$1,200,000
As-Is Market Value	$12,750,000
Going-Concern	$23,000,000

EXHIBIT SECTION

EXHIBIT A

PHOTOGRAPHS


Compost
ReSource
Myakka
Fill Material
Top Soil
Sand
Transforming the Way We View Waste
833-223-3266
Yard Waste Recycling Earthmoving Operation
Operating Hours: Monday-Friday 7 a.m. - 4 p.m.
NOT OPEN TO PUBLIC


ReSource
Majestic
NO TRUCK TRAFFIC ON LOGUE RD
DURING THE HOURS OF
SCHOOL BUS SAFETY LOADING TIMES
NO PARKING
FIRE LANE
EMPLOYEES
ONLY


830 TROMMEL


HWY 64


LOGUE ROAD

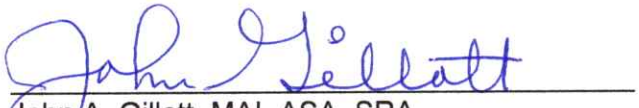
EXHIBIT B

CERTIFICATION

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount which would result in approval of a loan.
- The reported analyses, opinions, and conclusions are limited only by any reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I appraised the property that is the subject of this report in 2021.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- John A. Gillott, MAI, ASA, SRA inspected the property.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, John A. Gillott, MAI, ASA, SRA has completed the continuing education program of the Appraisal Institute.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- I certify that I am licensed in the State of Florida and the license is current and valid.



John A. Gillott, MAI, ASA, SRA
Cert. Gen. RZ 212

EXHIBIT D

QUALIFICATIONS OF APPRAISER

JOHN A. GILLOTT, MAI, ASA, SRA

Gillott Appraisal Services, Inc.

3136 Windmoor Drive North
Palm Harbor, Florida 34685-1741
(727) 787-2213 (O)

(727) 415-9847 (Cell)
www.wedoappraisals.com
djgillott@aol.com or djgillott@wedoappraisal.com

2095 Buffalo Creek Road
Lake Lure, North Carolina 28746
(828) 625-4370 (O)

AREAS OF SPECIALIZATION

John A. Gillott, MAI, ASA, SRA, is a senior appraiser specializing in the valuation of investment grade real estate.

Mr. Gillott has been actively involved in the field of real estate appraising and counseling since 1976. He has completed appraisals of residential, commercial, industrial, and special purpose properties.

He has prepared narrative appraisal reports for merger/acquisitions, allocation of purchase price, financing, leasehold/leased fee analyses, useful life determinations, component depreciation, ad valorem tax, condemnation, sales/purchases, value in use, and liquidations and distressed properties. He has extensive project management experience with multi-location assignments.

Mr. Gillott is an Appraisal Institute approved instructor, a Certified General Appraiser in Florida and North Carolina and holds a Florida Real Estate Broker's license. He has also written a number of articles for publication.

Mr. Gillott has provided expert testimony to the Federal Asset Disposition Agency, Internal Revenue Service and the U.S. Bankruptcy Courts in Florida, Ohio, New York, Texas, Pennsylvania, Oklahoma and North Carolina. In addition, he has completed appraisal assignments for the Securities and Exchange Commission, Federal Housing Administration and Veterans Administration.

REAL ESTATE LICENSES/ REGISTRATIONS

State Certified General Real Estate Appraiser RZ 212 (Florida)
Certified General Appraiser No. 2046-10 (Wisconsin)
Licensed Florida Real Estate Broker 0159502

ACTIVE PROFESSIONAL DESIGNATIONS

MAI and SRA from the Appraisal Institute
ASA $_{(RP)}$ from the American Society of Appraisers

EDUCATION

B.S., Economics and Real Estate, Widener University, Chester, Pennsylvania

Appraisal Courses instructed (most courses taught prior to 1992 are not listed):
Real Estate Appraisal Principles, AI, 1992-2008
Real Estate Appraisal Procedures, AI, 1992-2007
Residential Case Studies, AI, 1990-2003
Residential Market Analysis and Highest & Best Use, AI, 2006-2007
Residential Site Analysis and Cost Approach, 2006-2008
Residential Sales Comparison and Income Approaches, 2006-2007
Capitalization Theory and Techniques, 1993-2008
General Applications, 1992, 1998
Foundation Approved USPAP Update-2003, AI, 2004
Standards of Professional Practice Part A, 1992-2001
Business Practices and Ethics, 1992, 1994, 1999, 2003
Advance Residential Form & Narrative Report Writing, 1994
Advanced Capitalization, AI, 1993, 1995, 1997, 1999, 2002, 2005, 2008, 2010
Advanced Sales Comparison and Cost Approaches, AI, 2000

JOHN A. GILLOTT, MAI, ASA, SRA

Gillott Appraisal Services, Inc.

3136 Windmoor Drive North
Palm Harbor, Florida 34685-1741
(727) 787-2213 (O)

(727) 415-9847 (Cell)
www.wedoappraisals.com
djgillott@aol.com or djgillott@wedoappraisals.com

2095 Buffalo Creek Road
Lake Lure, North Carolina 28746
(828) 625-4370 (O)

EXPERIENCE

Gillott Appraisal Services, Inc., Co-Owner, Palm Harbor, Florida 1976 to Present

SPECIAL PROJECTS

NCNB	Project manager for assignment involving 134 branch banks
Imperial Bank of Canada	Project manager for a leveraged buy-out of 200 Shoney's Restaurants
Memorex/Telex	Appraised computer plants across the United States
American Rice	The largest rice processing plant in the United States Freeport, Texas
Hartz Mountain	Project manager for appraisal of all real estate holdings
Trammell Crowe	Project manager for appraisal of all Class A office buildings held in the international and equity partnership portfolios
Bank of Singapore	Appraised a segment of office building portfolios in the United States
The Blackstone Group	Appraised Ibis Golf & Country Club, a 1,900-acre upscale residential development in West Palm Beach, Florida, for syndication and allocation of purchase price for the Internal Revenue Service
Prudential Business Campus	24 Multi-tenant office and flex buildings with total of 1,162,566 square feet Horsham, Pennsylvania; reconciled value $100-million
Sanwa Business Corp.	Super Shop locations in southeast U.S., textile plants in North Carolina, and Atlas Iron Processors' plants in Ohio and Florida
International Paper	Appraised and reviewed divestiture of $750 million in medium-density fiber board plants at 13 locations in southeast United States
Hess Oil Corporation	Appraised refinery's property in St. Croix, a 231-million barrel facility
Bank of China	2.1 million square foot high-tech green house space in two facilities for Speedling, Inc. and 375,000 square foot high-tech greenhouse facility for the Park Seed Company
CSX Transportation, Inc.	Appraised proposed 1,600-acre Hutchinson Island project in Savannah, Georgia
Scott-Wise Land Co.	Appraised $360,000,000 in coal reserves located in southwest Virginia

JOHN A. GILLOTT, MAI, ASA, SRA

Gillott Appraisal Services, Inc.

3136 Windmoor Drive North
Palm Harbor, Florida 34685-1741
(727) 787-2213 (O)

(727) 415-9847 (Cell)
www.wedoappraisals.com
djgillott@aol.com or djgillott@wedoappraisals.com

2095 Buffalo Creek Road
Lake Lure, North Carolina 28746
(828) 625-4370 (O)

SPECIAL PROJECTS

Vanalco Ingot & Smelter	Appraised $85,000,000 facility in Vancouver, Washington as vacant and as a smelter
Astrotech Space Operations	Nine-building commercial satellite-processing facility in Titusville, Florida (Cape Canaveral)
Berry Farms	6-Million gallon orange juice concentrate cold storage facility in Hendry County, Florida
US Sugar Corporation	Appraised 187,000 acres of citrus and cane land, Southern Gardens citrus processing plant, Clewiston Sugar Mill and Refinery, and two railroads for $2.2-billion buyout by State of Florida in 2008
Corporate Eagle	Appraised $6.8-million private fixed-based operation located at St. Petersburg-Clearwater International (PIE) Airport in 2008 with terminal, two hangers, and maintenance building
General Growth Properties and Westfield Corporation	Lakeland Square Mall, Eagle Ridge Mall, Lake Wales, and Westfield Corporation Sarasota Square Mall
Pat Roberts	$5-million new-urbanism Opus Building, a two-unit residential condominium and retail property in Seaside, Florida
Nestles Waters N. America	612,000-square foot high-tech water bottling plant in Madison County, Florida
Sky Angel Uplink Facility	A satellite uplink facility in Cleveland, Tennessee with receiving and transmission dishes coupled with a data center
Utility Services	26 Community water and/or sewer systems located throughout the State of Mississippi
Kewaunee Nuclear Plant	588-Megawatt, single-reactor, nuclear power plant in Carlton, Wisconsin
Ascend Materials	World's largest integrated nylon manufacturing plant with 1.841 million square feet of buildings, and specialized tanks, vessels, pipe bridging and equipment
Florida Organic Aquiculture	A new concept in growing shrimp including the research and development facility and an organic shrimp production complex with a nursery campus, 1.49-million square feet of production pods and a processing plant
ECO Metals	Mini-Steel mill with electric arc furnace and rolling mill and separate full-functioning DRI plant

JOHN A. GILLOTT, MAI, ASA, SRA

Gillott Appraisal Services, Inc.

3136 Windmoor Drive North
Palm Harbor, Florida 34685-1741
(727) 787-2213 (O)

(727) 415-9847 (Cell)
www.wedoappraisals.com
djgillott@aol.com or djgillott@wedoappraisals.com

2095 Buffalo Creek Road
Lake Lure, North Carolina 28746
(828) 625-4370 (O)

SPECIAL PROJECTS

Partial List of Mine & Quarries

Youngquist Brothers, Conservation Resources, Bonita Grande Rock & Sand, Jesse Hardy, Willow Run Land Trust, Venice Minerals, County Concrete, New Hope Crushed Stone (Pennsylvania), APAC (Old Castle) Multiple Locations, Burnt Store Acres, Brooks Crushed Stone (Kentucky), Counts Highway 441, Estero, Immokalee Sand, Cemex (RMC), Westwind Corkscrew, Mirror Lakes, Kings, Bell Boulevard, Winchester Lakes, Big Island, Tri-County, Agripartners, Fifth Street SW, Bermont Loop, Washington Loop, Tu-Co Peat, RAM Peat, Schwab Materials, State Road 31 Pit, Westpoints, P.I.E. Excavation, Coral Rock 3 Lakes, Hussey Property, Triple D, Pit "17", Ocala Pit, Stallings Claim, Cornwall Materials (Pennsylvania), Maestras Grove and Mine, Palm Beach Aggregates, Smith Mining (Five Stones), Meade County Quarry (Kentucky), C & D Pit, Ortona Sand, Hwy. 42, Stevenson, McKathan, Clifton, CB Three, North American Emerald Mine (North Carolina), Carrabelle Rock, Hall Bermont, Hall Sec. 18 Pit, Hays Road, Simmons Ranch, Quality Shell Rock, Equus, Largo Verde, Delta Mining, Edgewater Gravel (Ohio), HHH Ranch, Marvin Williams Family Holdings, Marianna Hi-Cal Mine, Marianna Limestone, Queen Creek I and Queen Creek III (Arizona), Tim's Hauling (two locations), Marion Northside Stone, Watts Lot (Georgia), Sumterville Mine, All State Quarry (Alabama), Coolidge 1, Coolidge 2, Eagle Mountain, Peoria Pit, Northern, Cave Creek/Beardsley, Barth, Black Knoll, Richville and Payson Pit (Arizona), Kathleen Mine, Riverbend and Montgomery Pits (Georgia), Huddleston Quarry (Alabama), Logue Road Borrow Pit, Meriwether Pit (Georgia), Coral Rock Expansion, Reddick Mine, West Florida Aggregates, City of Homestead Quarry,

JOHN A. GILLOTT, MAI, ASA, SRA

Gillott Appraisal Services, Inc.

3136 Windmoor Drive North
Palm Harbor, Florida 34685-1741
(727) 787-2213 (O)

2095 Buffalo Creek Road
Lake Lure, North Carolina 28746
(828) 625-4370 (O)

(727) 415-9847 (Cell)
www.wedoappraisals.com
djgillott@aol.com or djgillott@wedoappraisals.com

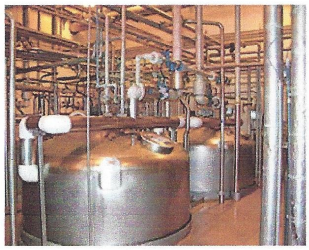
PARTIAL LIST OF CLIENTS SERVED AND PROPERTIES APPRAISED

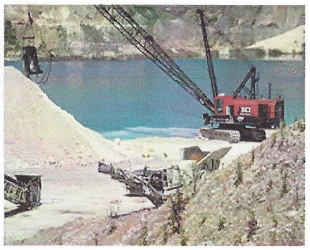
ALCOA
Air-1 FBO
American Airlines Reservation Center
American Rice
Amoco Oil Company
APAC (Old Castle)
Astrotech
ARCO Oil
Bank of America
Bank of Netherlands
Bank of Singapore
Berry Farms
Blackstone Group, New York City
Canadian Imperial Bank
Cemex
Chemical Bank of New York
Chevron USA
Ciba-Geigy Corporation
Citgo Oil
Delaware North Corporation
Dolphin Aviation
Eastern Airlines
El Paso Energy (Coastal Fuels)
Equitable Life Assurance Company
Federal Savings & Loan Insurance Corp.
Fireman's Fund
First Union (Wachovia)
General Growth Properties
Goodway Refining
Hartz Mountain
Hess Oil Company
Hillsborough County School Board
Horizon Real Estate
Hughes Aircraft
Internal Revenue Service
International Paper
Irving Trust
ITF Willow Run Land Trust
Kash 'n Karry
LaFarge North America
Koch Refining
Martin Chemical
Massachusetts Mutual Life Insurance
McKesson Robbins
Memorex Telex
Merrill Lynch Capital Group
Miller Brewing
Motiva (Texaco/Shell)
Nestle Bottling North America
Nightingale Aviation
OCBC Bank (China)
Pepsico
Petroleum Packers, Inc.
Prudential Real Estate
Rinker Materials
Sanwa Business Credit
Sarasota Memorial Hospital
Scott Wise Land Company
Securities and Exchange Commission
Seminole Electric
Shell Oil
Shurgard Storage
Signature Aviation
Sky Angel Uplink Facility
Southeast Airlines
SPACEHAB, INC.
Speedling Corporation
StarEnterprise (Texaco)
State of Florida
Texaco Refining
Trammel Crowe - Equity Partnership
Trammel Crowe - International
Vanalco Ingot & Smelter
Venice Minerals
WCI
Westfield Corporation
Westway Terminals
Youngquist Brothers

GILLOTT APPRAISAL SERVICES, INC.

www.wedoappraisals.com





A WORD FROM THE OWNERS

Founded in 1978, Gillott Appraisal Services, Inc. provides valuation expertise in investment-grade real estate. We serve mining, petroleum, commercial, industrial and agriculture clients as well as private land owners and governmental agencies.

We use our 35 years in valuation and consultation and our professional designations to assist you.

For details of our services, visit the ***services*** section of our website. If you have questions or wish to contact us, please refer to the ***contact*** section of this website.

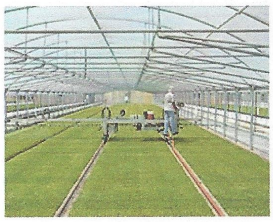
Thanks for visiting. We look forward to working with you.

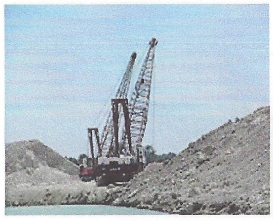
John A. Gillott, MAI, SRA
Cert. Gen. RZ 212

Doretta R. Gillott, MAI, SRA
Cert. Gen. RZ 1872

GILLOTT APPRAISAL SERVICES, INC.

www.wedoappraisals.com




Gillott Appraisal Services, Inc. can perform a wide variety of services, including valuation, review and consultation.

Valuations are prepared on the following basis: current, prospective or retrospective.

Mining and Minerals

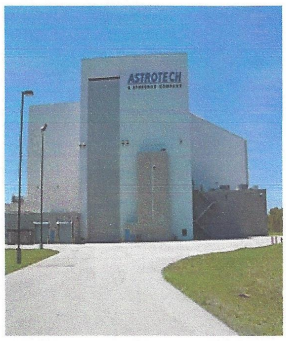
- Mineral and mining interests, including undeveloped sites, mineral leases, landowners interest
- Going-concern value or value of the mining Interest
- Plant equipment, stationary and rolling stock
- Partial stock interests; majority/minority interests
- Review and critique mining appraisal reports prepared by others
- Reserve delineation and estimation
- Investment and acquisition
- Market and feasibility studies; mine planning

Petroleum

- Oil terminal properties, Including light products, middle distillate, heavy oils, asphalt
- Refineries, pipelines, underground oil and gas reserves, oil and gas wells
- Chemical terminals, including sulphuric acid, molten sulphur, anhydrous ammonia, caustic soda, etc.

Special Purpose

- Airports, fixed based operations, sporting venues, sea ports
- Heavy manufacturing, batch plants, block plants, textile plants, dye houses, fiberboard and drywall plants
- DRI developments, mitigation banks, Coastal & Island Properties
- Greenhouse operations, ebb and flow facilities
- Data centers, communication towers, power plants, public and private utilities
- Rocket and satellite assembly facilities, railroads
- Citrus processing, sugar refineries, bottling facilities, food processing, cold-storage tank farms



Equipment

- Heavy and light manufacturing, farm, mining, rolling stock

Agricultural

- Farming operations, bio-mass, bio-fuel
- Timberland, fresh-water springs

Litigation and Consulting Services

- Expert witness in federal courts, bankruptcy courts and IRS/SEC cases
- Preparation and testimony for attorneys and local, state and federal courts
- Buy-sell, debt-equity, lease-operate consultations

GILLOTT APPRAISAL SERVICES, INC.

www.wedoappraisals.com

Gillott Appraisal Services, Inc. started as a residential firm 35 years ago by John and Doretta Gillott, took the opportunity to expand the business, through experience and education, into a regional, national and international valuation and consulting firm. Both have served on national, regional and local boards and committees associated with the appraisal profession, including the first appraisal board of Florida and national committees related to the certification of appraisers in the US, and have been active in teaching appraisal theory in the US and abroad. Listed below is a partial list of clients and some of the special projects completed.

- ALCOA
- American Airlines
- American Rice
- Amoco Oil Company
- APAC (Old Castle)
- Astrotech
- ARCO Oil
- Bank of America
- Bank of Netherlands
- Bank of Singapore
- Blackstone Group
- BP
- Canadian Imperial Bank
- Cemex
- Chemical Bank
- Chevron USA
- Ciba-Geigy Corporation
- Citgo Oil
- Coastal Oil
- Delaware North
- Eastern Airlines
- El Paso Energy
- FDIC
- Fireman's Fund
- General Growth
- Hartz Mountain
- Hess Oil Company
- Hughes Aircraft
- Internal Revenue Service
- International Paper
- Kash 'n Karry
- Koch Refining
- Martin Chemical
- Mass. Mutual
- McKesson Robbins
- Memorex Telex
- Merrill Lynch
- Miller Brewing
- Motiva (Texaco/Shell)
- Nestlé North America
- OCBC Bank (China)
- Pepsico
- Petroleum Packers, Inc.
- Rinker Materials
- Sarasota Memorial
- SEC
- Seminole Electric
- Shell Oil
- Shurgard Storage
- Signature Aviation
- Southeast Airlines
- SPACEHAB, INC.
- Speedling Corporation
- StarEnterprise (Texaco)
- State of Florida
- Texaco Refining
- Trammel Crowe
- Valero
- Vanalco Ingot & Smelter
- Venice Minerals
- WCI
- Wells Fargo/Wachovia
- Westfield Corporation
- Westway Terminals
- Youngquist Brothers

Imperial Bank of Canada	Project manager for a leveraged buyout of 200 Shoney's Restaurants
American Rice	The largest rice processing plant in the US in Freeport, Texas
Hartz Mountain	Project manager for appraisal of all real estate holdings
Trammell Crowe	Project manager for appraisal of all Class A office buildings held in the international and equity partnership portfolios
Bank of Singapore	Appraised a segment of office building portfolios in the United States
The Blackstone Group	Appraised Ibis Golf & Country Club, a 1,900-acre upscale residential development in West Palm Beach , Florida, for syndication and allocation of purchase price for the IRS
Prudential Bus. Campus	24 Multi-tenant office and flex buildings with total of 1,162,566 square feet in Horsham, Pennsylvania; reconciled value $100-million
International Paper	Appraised and reviewed divestiture of $750-million in medium-density fiber board plants at 13 locations in southeast US
Hess Oil Corporation	Appraised refinery's property in St. Croix, a 231-million barrel facility
Bank of China	2.1-million square foot high-tech green house space in four facilities for Speedling, Inc. and 375,000 square foot high-tech greenhouse facility for the Park Seed Company
CSX Transportation, Inc.	Appraised proposed 1,600-acre Hutchinson Island project in Savannah, Georgia
Vanalco Ingot & Smelter	Appraised $85-million facility in Vancouver, Washington as a smelter and as vacant
Astroteck Space Operations	Nine-building commercial satellite-processing facility in Titusville, Florida (Cape Canaveral)
Mines and Quarries	Appraised over 60 mining properties, including coal, aggregates and gems in eastern US
Nestlés Waters N. America	$32-million, 404,000-square foot high speed bottling plant in Madison County, Florida
US Sugar Corporation	187,000 acres of citrus and cane land, Southern Gardens Citrus Processing Plant, Clewiston Sugar Mill and Refinery, and two railroads for $2.2-billion buyout by State of Florida

GILLOTT APPRAISAL SERVICES, INC.

www.wedoappraisals.com

John Gillott, MAI, SRA

John Gillott has been actively involved in the field of real estate appraising and counseling since 1976. He has completed appraisals of residential, commercial, industrial, and special purpose properties.

He has prepared narrative appraisal reports for merger/acquisitions, allocation of purchase price, financing, leasehold/leased fee analyses, useful life determinations, component depreciation, ad valorem tax, sales/purchases, value in use, and liquidations and distressed properties. He has extensive project management experience with multi-location assignments.

Mr. Gillott is an Appraisal Institute approved instructor, a Certified General Appraiser in Florida and North Carolina, and holds a Florida Real Estate Broker's license. He has also written a number of articles for publication.

Mr. Gillott has provided expert testimony to the Federal Asset Disposition Agency, Internal Revenue Service and the U.S. Bankruptcy Courts in Florida, Ohio, New York, Texas, Pennsylvania, Oklahoma, and North Carolina. In addition, he has completed appraisal assignments for the Securities and Exchange Commission, Federal Housing Administration and Veterans Administration.

Doretta Gillott, MAI, SRA

Doretta Gillott has been engaged in brokerage and appraising since the late 1970s. She served as President, Vice President, Secretary, Treasurer and Director of the West Coast Florida Chapter of the Appraisal Institute before being appointed by Governor Bob Martinez to the first Appraisal Board of Florida in 1988, the first state in the US to certify real estate appraisers, and was a member of the Probable Cause Panel for the Florida Real Estate Appraisal Board from 1995 to 2005.

She was a member of the Examination Committee of the Appraisal Foundation in Washington, D.C. and the Examination Task Force of the Appraiser Qualifications Board, Washington, as part of the process to certify appraisers nationwide. Ms. Gillott was elected as the Region X director for the National Board of Directors for the Appraisal Institute and was the appointed Region X member of the first Residential Appraiser Board for the Appraisal Institute in 1991 when it merged with the Society of Real Estate Appraisers. She also served on the National Curriculum Subcommittee of the Appraisal Institute and the West Coast Florida Chapter Regional Representative for Region X of the Appraisal Institute.

Ms. Gillott served as the Chair and/or Co-Chair of the Education Committee of the West Coast Florida Chapter of the Appraisal Institute for 13 years and was the chairman of the Unification Task Force for the Florida West Coast. She served on the Admissions, Professional Ethics, and Legislative Committees of the Society of Real Estate Appraisers and was the Candidate Liaison to the Board of Directors of the Gulf-Atlantic Chapter of the Appraisal Institute.

FLORIDA OFFICE

3136 Windmoor Drive North
Palm Harbor, Florida 34685
727.787.2213 Voice
727.787.3899 Fax

NORTH CAROLINA OFFICE

2095 Buffalo Creek Road
Lake Lure, North Carolina 28746
828.625.4370 Voice
828.625.5291 Fax

Mobile 727.415.9847
E-mail *djgillott@wedoappraisals.com*
Website *www.wedoappraisals.com*

EXHIBIT E

ASSUMPTIONS AND LIMITING CONDITIONS

Assumptions and Limiting Conditions

This appraisal report is made expressly subject to the following Assumptions and Limiting Conditions and any Special Limiting Conditions contained in the report which are incorporated herein by reference.

We calculated the reserve estimate using the Tierra Report from October 2023 and used a nationally recognized formulae in our estimates of the market value. If this information is found to be substantially different than that provided to us, our opinion of value may change.

We assume no responsibility for matters legal in character nor do we render any opinion as to the title, which is assumed to be good.

The sketches and exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters. This appraisal covers only the property described and is not to be construed as applicable to any other properties.

In the course of this appraisal assignment, we have relied on information provided by individuals, public records, and published materials. Although we believe the information utilized to be reliable, we cannot assume responsibility for its accuracy.

The data gathered in the appraisal process (except data furnished by a client) and the appraisal report prepared pursuant to this agreement will remain the property of the appraiser. With respect to the data provided by client, the appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to him. The appraiser is, however, authorized by client to disclose all or any portion of the appraisal report and the related appraisal data to appropriate representatives of the State Appraisal Boards or the Appraisal Institute, if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of either now or hereinafter in effect. Other than for these purposes, the appraiser will not disclose to other third parties any confidential information contained herein without the consent of the client and his/her assigns.

We are not required to give testimony or to appear in court by reason of this appraisal with reference to the property in question, unless arrangements have previously been made.

The appraiser has inspected the subject property with the due diligence expected of a professional real estate appraiser. It is unknown if there is any ground contamination. The appraiser is not qualified to detect hazardous waste and/or toxic materials and a Phase I Environmental Audit is recommended. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment.

The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser has not been provided with any environmental studies on the property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them.

The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been or will be complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.

It is assumed that the utilization of the land and the improvements is within the boundaries of the property described and that there are no encroachments or trespass unless noted within the report.

Surface and subsurface rights were considered in this report. Any riparian and/or littoral rights are assumed to go with the property, unless deeds or easements to the contrary are specifically indicated herein.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in this report is based.

This report covers only the property specifically described herein, and no figures provided, analyses thereof, or any unit values derived therefrom are to be construed or utilized as being applicable to any other properties, regardless of similarity to the subject property.

Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Underlying Assumptions and General Limiting Conditions. The appraiser's duties pursuant to the employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report. However, any corrections or errors should be called to the attention of the appraisers within 20 days of the delivery of the report.

It is our understanding that the function of this report is not for use in conjunction with a syndication of the real property. This report cannot be used for said purposes and therefore any use of this report relating to syndication activities is strictly prohibited and unauthorized. If such an unauthorized use of this report takes place, it is understood and agreed that Gillott Appraisal Services, Inc. has no liability to the client and/or third parties.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of the property(ies) to determine whether or not it is in conformity with the various detailed requirements of the ADA, or if such requirements are applicable to this property type. It is possible that a compliance survey of the property(ies) together with a detailed analysis of the requirements of the ADA could reveal that the property(ies) is not in compliance with one or more of the requirements of the act. If the appraiser has direct evidence relating to this issue and the affect of noncompliance on the value of the property(ies) with the requirements of ADA, this issue was addressed in this report.

EXHIBIT F

ENGAGEMENT LETTER

Gillott Appraisal Services, Inc.

Real Property • Special Purpose Properties • Counseling • Litigation Valuation

DORETTA R. GILLOTT, MAI, SRA
State-Certified General Appraiser
RZ 1872

JOHN A. GILLOTT, MAI, ASA, SRA
State-Certified General Appraiser
RZ 212

October 11, 2023

Mr. Jim Burnham
CFO - Resource Myakka
1510 Logue Road
Myakka City, Florida 34251

Re: Resource Myakka
1510 Logue Road
Myakka City, Manatee County, Florida 34251

Dear Mr. Burnham:

We are prepared to appraise the above referenced property, a stand-alone sand/limestone quarry located on Logue Road in Manatee County, Florida The purpose of our appraisal will be to provide an opinion of market value for all mineral reserves located on the property to a depth of about 100 feet. The purpose of the scheduled explorations is to determine what materials are located on the 81acres. The drilling company has indicated verbally that other quarries in the area have about 60 feet of sand/clay and then about 30 +/- feet of limestone.

The current permit for the quarry has a depth limitation of 30 feet. Resource Holdings has applied for a permit modification to a depth of 100 feet which we assume will be approved by the county as there are other quarries in the immediate area that are permitted to that depth (100 feet).

We have specific knowledge about and have appraised over 250 mines/quarries across the United States, 75 quarries being in Florida. We have valued all types of reserves including oil, gold, silver, emeralds, sands, limestone, phosphate, granite, copper, Fullers Earth, shell, shale, etc.

Our compensation is not contingent upon a predetermined value or conclusion. Our appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Conduct of the Appraisal Institute, and the regulations for the State of Florida. We are required to disclose that we have appraised the subject property within three years of the acceptance of this assignment.

Professional Fee and Schedule

The fee for our appraisal is $15,000. Although commencement of this assignment will begin shortly after the engagement letter is signed and returned, the completion of the assignment will be approximately two weeks after receipt of the lab results generated by the drilling activity.

3136 Windmoor Drive North • Palm Harbor, Florida 34685-1741 • (727) 787-2213
2095 Buffalo Creek Road • Lake Lure, North Carolina 28746 • (828) 625-4370
djgillott@aol.com • www.wedoappraisals.com • djgillott@wedoappraisals.com

You will be provided with a signed full color, high resolution electronic copy of the report. Any additional document review, depositions, court preparation, testimony or other services related to this assignment are not included in this appraisal fee and are contracted separately based on an hourly rate for our services plus any related travel and other expenses which may be incurred.

Conditions of Appraisal Agreement

A retainer of $5,000 is required to start the assignment. The balance of the fee of $10,000 is due and payable when the completed report is ready for delivery or prior to our providing any value conclusions for the property. If the fees for our services are not paid in full, the undersigned guarantor hereby agrees to personally pay such amounts of money to Gillott Appraisal Services, Inc. as may be required to make up such deficiency. If a dispute arises over payment of our fee, the undersigned guarantor agrees to a non-jury trial in a venue in Pinellas County, Florida or a location of our choice. The guarantor will also be responsible for all reasonable costs incurred in collecting any and all unpaid fees, including court costs, attorneys' fees, and interest. Any outstanding balances after 30 days of the billing date are subject to an additional 1.5% in interest per month.

If you agree to the above conditions and the fee is acceptable to you, please sign below and return to Gillott Appraisal Services, Inc. We look forward to working with you again.

Sincerely,

GILLOTT APPRAISAL SERVICES, INC.

John Gillott

John A. Gillott, MAI, ASA, SRA
Cert. Gen. RZ 212

10-13-23
Date Signed

James D. Burnham

Guarantor Signature
Jim Burnham
Resource Myakka

10-24-23
Date Signed

JAMES D. BURNHAM

Printed Name

EXHIBIT G

RELATED DOCUMENTS

TIERRA

October 26, 2023

Resource Group US LLC
1510 Logue Road
Myakka City, FL 34105

Attn: Mr. Anthony Cialone

RE: Geotechnical Engineering Services Report
Logue Road Borrow Pit
Manatee County, Florida
Tierra Project No.: 6511-23-263

Mr. Cialone:

Tierra, Inc. (Tierra) has completed geotechnical engineering services for the above-referenced project. The results of our study are presented herein.

Should there be any questions regarding this report, please do not hesitate to contact our office at (813) 989-1354.

Respectfully Submitted,

TIERRA, INC.

Nathan Binder, E.I.
Geotechnical Engineer Intern

Kevin H. Scott, P.E.
Senior Geotechnical Engineer
Florida License No. 65514

Thomas E. Musgrave, P.E.
Geotechnical Engineer
Florida License No. 81669

7351 Temple Terrace Highway • Tampa, FL 33637
Phone (813) 989-1354 • Fax (813) 989-1355

TABLE OF CONTENTS

APPENDIX

PROJECT DESCRIPTION

Project Information

Based on the provided information, we understand the project site is being considered for use as a borrow source for fill soils. We also understand the project site encompasses approximately 80 acres. The proposed project is located along the east side of Logue Road approximately 1.5 miles north of the intersection of SR 64 and Logue Road in Manatee County, Florida. The project site is an operating mine used to generate borrow/fill material. The purpose of this study was to evaluate the deeper subsurface conditions for the purpose of determining soil suitability.

Tierra was requested to perform borings and identify materials encountered at the project site. During our subsurface exploration for this study, Tierra performed a total of five (5) Standard Penetration Test (SPT) borings to depths of approximately 100 feet below the existing ground surface. The following paragraphs present the results of our subsurface exploration.

Scope of Services

The objective of our study was to obtain information concerning the existing subsurface conditions at the site for soil suitability purposes that include the following:

1. General location and description of potentially deleterious materials discovered in the borings including existing fills or surficial organics.
2. Identification of groundwater levels at the boring locations.
3. Identification of soil conditions at the boring locations.

In order to meet the preceding objectives, we provided the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the appropriate Florida Quadrangle Map published by the USGS, and the Soil Survey of Manatee County, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).
2. Executed a program of subsurface exploration consisting of borings and subsurface sampling consisting of the following:
    a. Performed site reconnaissance and coordinated utility clearances with Sunshine One Call.
    b. Performed five (5) Standard Penetration Test (SPT) borings to depths of approximately 100 feet below existing grades.
3. Visually classified the samples in the laboratory using the Unified Soil Classification System (USCS). Identified soil conditions at each boring location.
4. Collected groundwater data at the boring locations.
5. Prepared this preliminary engineering report which summarizes the course of study pursued, the field data generated, the subsurface conditions encountered, and the results of our findings.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater,

or air, on or below or around this site. The scope of our services did not include an evaluation with respect to sinkhole potential. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

REVIEW OF PUBLISHED DATA

General Site Information

Based on our review of the "Myakka City NW, Florida," USGS Quadrangle Map, it appears that the natural ground surface elevation at the project site is on the order of +85 to +100 feet, National Geodetic Vertical Datum of 1929 (NGVD). The USGS map information also indicates a wetland area located east of the site.

Manatee County Soil Survey

Based on a review of the Manatee County Soil Survey published by the USDA NRCS, there are two (2) soil types identified in the vicinity of the project site. The general soil descriptions as provided in the Soil Survey are presented in the following subsections and table.

Delray-Pomona complex (Map Unit No. 18):

Component: Delray (50%)

The Delray component makes up 50 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded nor is it ponded. A seasonal zone of water saturation is at 3 inches during January, February, March, June, July, August, September, October, November, and December. Organic matter content in the surface horizon is about 4 percent.

Component: Pomona, non-hydric (20%)

The Pomona, non-hydric component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded nor is it ponded. A seasonal zone of water saturation is at 12 inches during July, August, and September. Organic matter content in the surface horizon is about 2 percent.

Component: Pomona, hydric (20%)

The Pomona, hydric component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on drainageways on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth)

is moderate. Shrink-swell potential is low. This soil is not flooded nor is it ponded. A seasonal zone of water saturation is at 6 inches during July, August, and September. Organic matter content in the surface horizon is about 2 percent.

Component: Palmetto (3%), Myakka, hydric (3%), Waveland, non-hydric (2%), and Wauchula, non-hydric (2%)

Generated brief soil descriptions are created for major soil components. The Palmetto, Myakka, hydric, Waveland, non-hydric, and Wauchula, non-hydric are minor soil components.

Waveland fine sand (Map Unit No. 52):

Component: Waveland, non-hydric (60%)

The Waveland, non-hydric component makes up 60 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer, ortstein, is 30 to 50 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded nor is it ponded. A seasonal zone of water saturation is at 12 inches during June, July, August, September, and October. Organic matter content in the surface horizon is about 2 percent.

Component: Waveland, hydric (25%)

The Waveland, hydric component makes up 25 percent of the map unit. Slopes are 0 to 2 percent. This component is on flats on marine terraces on coastal plains. The parent material consists of sandy marine deposits. Depth to a root restrictive layer, ortstein, is 31 to 50 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded nor is it ponded. A seasonal zone of water saturation is at 3 inches during June, July, August, September, and October. Organic matter content in the surface horizon is about 2 percent.

Component: Myakka, non-hydric (5%), Ona, non-hydric (5%), and Pomona, non-hydric (5%)

Generated brief soil descriptions are created for major soil components. The Myakka, non-hydric, Ona, non-hydric, and Pomona, non-hydric are minor soil components.

SUMMARY OF USDA SOIL SURVEY MANATEE COUNTY, FLORIDA						
USDA Map Symbol and Soil Name	Soil Classification			Permeability (in/hr.)	pH	Seasonal High Water Table	
	Depth (in)	USCS	AASHTO			Depth (feet)	Months
(18) Delray	0-15	SC-SM, SP-SM, SM	A-2-4, A-3	6.0 - 20.0	5.6-7.3	0.0-0.5	Jan-Mar, June-Dec
	15-55	SP-SM	A-2-4, A-3	6.0 - 20.0	5.6-7.3		
	55-80	SC-SM, SC, SM	A-2-4, A-2-6	0.6 - 6.0	6.6-7.8		
(18) Pomona, non-hydric	0-6	SP-SM, SP	A-2-4, A-3	6.0 - 20.0	3.5-5.5	0.5-1.5	July-Dec
	6-22	SP-SM, SP	A-2-4, A-3	6.0 - 20.0	3.5-5.5		
	22-36	SP-SM, SM	A-2-4, A-3	0.6 - 6.0	3.5-5.5		
	36-51	SP-SM, SP	A-2-4, A-3	6.0 - 20.0	3.5-5.5		
	51-60	SC-SM, SC, SM	A-2, A-4, A-6	0.2 - 2.0	3.5-5.5		
	60-80	SP-SM, SP	A-2-4, A-3	2.0 - 20.0	3.5-5.5		
(18) Pomona, hydric	0-6	SP-SM, SP	A-2-4, A-3	6.0 - 20.0	3.5-5.5	0.0-1.0	July-Sept
	6-22	SP-SM, SP	A-2-4, A-3	6.0 - 20.0	3.5-5.5		
	22-36	SP-SM, SM	A-2-4, A-3	0.6 - 6.0	3.5-5.5		
	36-51	SP-SM, SP	A-2-4, A-3	6.0 - 20.0	3.5-5.5		
	51-60	SC-SM, SC, SM	A-2, A-4, A-6	0.2 - 2.0	3.5-5.5		
	60-80	SP-SM, SP	A-2-4, A-3	2.0 - 20.0	3.5-5.5		
(52) Waveland, non-hydric	0-5	SP-SM, SP	A-3	6.0 - 20.0	3.5-7.3	0.5-1.5	June-Oct
	5-32	SP	A-3	6.0 - 20.0	3.5-7.3		
	32-40	SP-SM, SM	A-2-4	0.1 - 0.2	3.5-6.0		
	40-51	SP-SM, SM	A-2-4	0.1 - 0.6	3.5-5.5		
	51-80	SP-SM	A-2-4, A-3	2.0 - 20.0	3.5-5.5		
(52) Waveland, hydric	0-5	SP-SM, SP	A-3	6.0 - 20.0	3.5-7.3	0.0-0.5	June-Oct
	5-32	SP	A-3	6.0 - 20.0	3.5-7.3		
	32-40	SP-SM, SM	A-2-4	0.1 - 0.2	3.5-6.0		
	40-51	SP-SM, SM	A-2-4	0.1 - 0.6	3.5-5.5		
	51-80	SP-SM	A-2-4, A-3	2.0 - 20.0	3.5-5.5		

It should be noted that information contained in the USDA/NRCS Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity has modified existing soils or surface/subsurface drainage.

Potentiometric Surface Map

Based on a review of the "Potentiometric Surface of the Upper Floridan Aquifer in Florida" maps published by the USGS, the potentiometric surface elevation of the upper Floridan Aquifer at the project site ranges from approximately +30 to +40 feet NGVD 29. Artesian conditions were not observed at the time of our field activities; however, the Contractor's tools and equipment should be prepared to handle artesian conditions if encountered during construction.

SITE AND SUBSURFACE CONDITIONS

Subsurface Exploration

The subsurface conditions at the project site were explored with five (5) SPT borings performed to depths of approximately 100 feet below existing grade. The approximate test locations are shown on the **Boring Location Plan** sheet in the **Appendix**.

The SPT borings were performed with the use of a drill rig equipped with an automatic hammer using Bentonite mud-rotary drilling procedures. The soil sampling was performed in general accordance with the American Society for Testing and Materials (ASTM) Test Designation D-1586. SPT resistance N-values were taken continuously to 10 feet and on intervals of 5 feet thereafter to the boring termination depth. Representative portions of the soil samples were sealed in glass jars,

labeled, and transferred to our laboratory for classification and analyses.

Subsurface Conditions

In general, the borings performed at the project site encountered sandy soils. Specific information about the subsurface conditions and materials encountered at each test location is presented on the **Soil Profiles** sheets in the **Appendix**. The soil strata encountered in the borings performed at the project site are summarized in the following table:

Stratum Number	Typical Soil Description	AASHTO Classification Symbol	Unified Soil Classification System Symbol
1	Gray to Brown Sand to Sand with Silt	A-3	SP/SP-SM
2	Light Gray to Light Brown Silty Sand	A-2-4	SM
3	Light Gray to Green-Gray Clayey Sand to Silty Clayey Sand	A-2-6, A-4	SC/SC-SM
4	Green-Gray to Gray Sandy Clay to Clay	A-7-5	CL/CH
5	Light Brown to Green-Gray Sandy Silt to Silt	A-7-6	ML/MH
6	Gray to Brown Sand with Silt and Organics	A-8	SP-SM/PT

Soil stratification was determined based on a review of the recovered samples and interpretation of field borings log. Stratification lines represent approximate boundaries between soil layers of different engineering properties; however, actual transitions between layers may be gradual. In some cases, small variations in properties that were not considered pertinent to our geotechnical evaluation may have been abbreviated or omitted for clarity. The soil profiles represent the conditions at the particular boring locations and variations may occur across the site.

Groundwater Information

The groundwater level at the project site was encountered at depths ranging from approximately 6 to 10 feet below existing grade. The measured groundwater and estimated seasonal high groundwater levels are presented adjacent to the **Soil Profiles** in the **Appendix**.

It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons.

As previously noted, the locations of our borings were based on our hand-held GPS devices and should be considered approximate. If the groundwater levels are critical to design, Tierra recommends the locations of the borings be survey located.

LABORATORY TESTING

General

Representative soil samples collected from the borings were classified and stratified in general accordance with the AASHTO soil classification system and the Unified Soil Classification System. Our classification was based on visual observations using the results from the laboratory testing on

selected samples obtained from the borings as confirmation. These tests included grain-size analyses/fines content (percentage passing No. 200 mesh sieve), Atterberg limits, natural moisture content, and organic content testing.

Test Designation

The following list summarizes the laboratory tests performed and respective test methods.

- Grain-Size Analyses/Fines Content Analyses - The grain-size analyses/fines content tests were conducted in general accordance with the AASHTO test designation T-088 (ASTM test designation D-1140).

- Atterberg Limits - The liquid limit and the plastic limit tests ("Atterberg Limits") were conducted in general accordance with the AASHTO test designation T-089 (ASTM test designation D-4318).

- Natural Moisture Content - The laboratory moisture content tests were conducted in general accordance with the AASHTO test designation T-265 (ASTM test designation D-2216).

- Organic Content - The organic content tests were conducted in general accordance with the AASHTO test designation T-267 (ASTM test designation D-2974).

Laboratory test results are presented on the **Soil Profiles** and summarized in the attached **Summary of Laboratory Test Results for Soil Classification** table.

GENERAL PRELIMINARY EVALUATION

Based on the results of our field exploration, Strata 1 (A-3, SP/SP-SM) and 2 (A-2-4, SM) soils encountered within the borings performed at the project site appear suitable for use in embankment construction when utilized in accordance with FDOT Standard Plans Index 120-001. In general, the majority of the material from Stratum 1 may be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction and evaluated against engineering fill requirements. Stratum 2 (A-2-4, SM) may retain excessive moisture and be difficult to dry and compact. Stratum 2 should only be used above the water table level existing at the time of construction. The appropriate specifications should be consulted to determine the specific use/suitability of the soil types encountered during construction.

Strata 3 (A-2-6/A-4, SC/SC-SM), 4 (A-7-5, CL/CH), and 5 (A-7-6, ML/MH) are plastic. The soils of Strata 3, 4 and 5 should not be used for grading purposes site leveling, general engineering fill, structural fill, or backfill due to their plastic nature.

Organic soils, Stratum 6 (A-8, SP-SM/PT) were encountered at depths ranging from approximately 10 to 18½ feet below grade within boring B-5. Based on the results of laboratory testing, the organic content of the Stratum 5 soils is 11.4 percent.

Organic contents above 5 percent are considered detrimental to the support of structures and pavements. Organic soils will consolidate when loaded and may decay/degrade over time resulting in settlement of the overlying soils. Settlement can occur over many years. If encountered during construction, the organic laden soils should not be used for grading purposes site leveling, general engineering fill, structural fill, or backfill due to their organic nature.

REPORT LIMITATIONS

Our services have been performed and our findings obtained in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. Tierra is not responsible for the conclusions, opinions or recommendations made by others based on this data. The scope of the exploration was intended to evaluate the existing subgrade soil conditions at the project site. The analyses submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a reevaluation of the analyses contained in this report will be necessary after we have had an opportunity to observe the characteristics of the condition encountered.

The scope of our services does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, groundwater, or surface water within or beyond the site studied. The scope of our services does not include evaluation of sinkhole potential. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of Resource Group US and their client.

APPENDIX

Boring Location Plan

Soil Profiles

Summary of Laboratory Test Results for Soil Classification

BORING LOCATION PLAN

0 200'

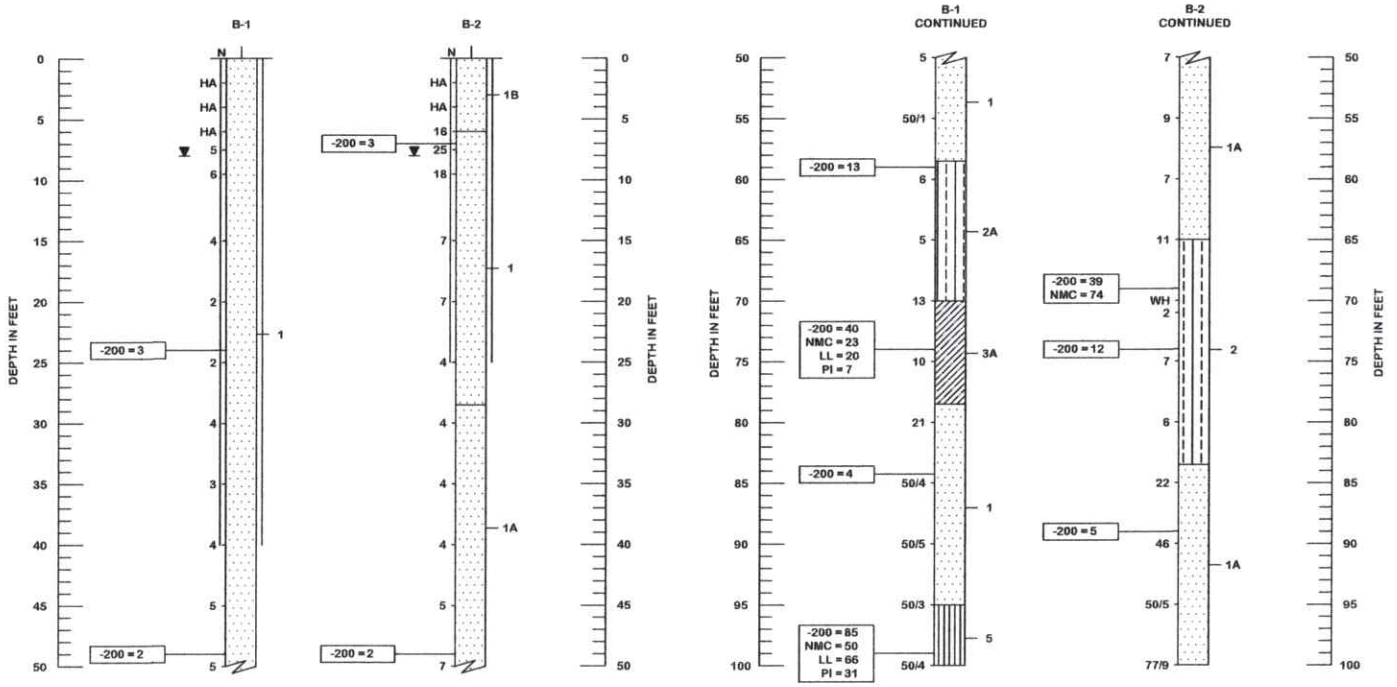
PLAN SCALE

LEGEND

APPROXIMATE LOCATION OF SPT BORING

DRAWN BY: SW CHECKED BY: NB	APPROVED BY: KHS DATE: OCT 2023	ENGINEER OF RECORD: KEVIN H. SCOTT, P.E. FLORIDA LICENSE NO.: 65514	TIERRA 7351 Temple Terrace Highway Tampa, Florida 33637 Phone: 813-989-1354 Fax: 813-989-1355	SCALE: NOTED	PROJECT NUMBER: 6511-23-263	GEOTECHNICAL ENGINEERING SERVICES LOGUE ROAD BORROW PIT MANATEE COUNTY, FLORIDA	SHEET 1

SOIL PROFILES



LEGEND

1		GRAY TO BROWN SAND TO SAND WITH SILT [A-3] (SP/SP-SM)
2		LIGHT GRAY TO LIGHT BROWN SILTY SAND [A-2-4] (SM)
3		LIGHT GRAY TO GREEN-GRAY CLAYEY SAND TO SILTY CLAYEY SAND [A-2-6/A-4] (SC/SC-SM)
4		GREEN-GRAY TO GRAY SANDY CLAY TO CLAY [A-7-5] (CL/CH)
5		LIGHT BROWN TO GREEN-GRAY SANDY SILT TO SILT [A-7-6] (ML/MH)
6		GRAY TO BROWN SAND WITH SILT AND ORGANICS [A-8] (SP-SM/PT)
		A - WITH PHOSPHATE
		B - WITH WOOD DEBRIS
	▼	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
	N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
	SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
	GNE	GROUNDWATER TABLE NOT ENCOUNTERED
	50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
	HA	HAND AUGERED TO VERIFY UTILITY CLEARANCES
		CASING
	-200	PERCENT PASSING #200 SIEVE
	NMC	NATURAL MOISTURE CONTENT (%)
	LL	LIQUID LIMIT (%)
	PI	PLASTICITY INDEX (%)
	OC	ORGANIC CONTENT (%)

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: NB
APPROVED BY: KHS
DATE: OCT 2023
ENGINEER OF RECORD: KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.: 65514

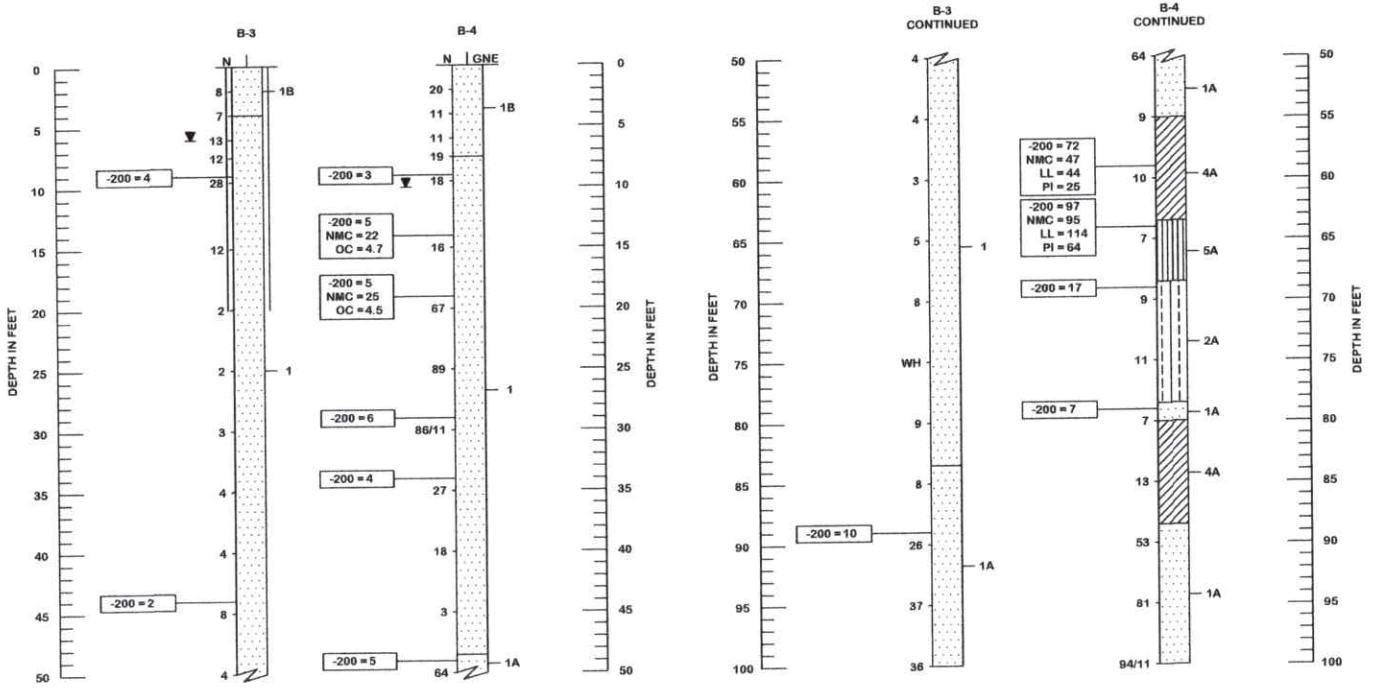
TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-989-1354 Fax: 813-989-1355

SCALE: NOTED
PROJECT NUMBER: 6511-23-263

GEOTECHNICAL ENGINEERING SERVICES
LOGUE ROAD BORROW PIT
MANATEE COUNTY, FLORIDA

SHEET 2

SOIL PROFILES



LEGEND

1 GRAY TO BROWN SAND TO SAND WITH SILT [A-3] (SP/SP-SM)

2 LIGHT GRAY TO LIGHT BROWN SILTY SAND [A-2-4] (SM)

3 LIGHT GRAY TO GREEN-GRAY CLAYEY SAND TO SILTY CLAYEY SAND [A-2-6/A-4] (SC/SC-SM)

4 GREEN-GRAY TO GRAY SANDY CLAY TO CLAY [A-7-5] (CL/CH)

5 LIGHT BROWN TO GREEN-GRAY SANDY SILT TO SILT [A-7-6] (ML/MH)

6 GRAY TO BROWN SAND WITH SILT AND ORGANICS [A-8] (SP-SM/PT)

A - WITH PHOSPHATE

B - WITH WOOD DEBRIS

▼ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

HA HAND AUGERED TO VERIFY UTILITY CLEARANCES

CASING

-200 PERCENT PASSING #200 SIEVE

NMC NATURAL MOISTURE CONTENT (%)

LL LIQUID LIMIT (%)

PI PLASTICITY INDEX (%)

OC ORGANIC CONTENT (%)

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: NB
APPROVED BY: KHS
DATE: OCT 2023
ENGINEER OF RECORD: KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.: 65514

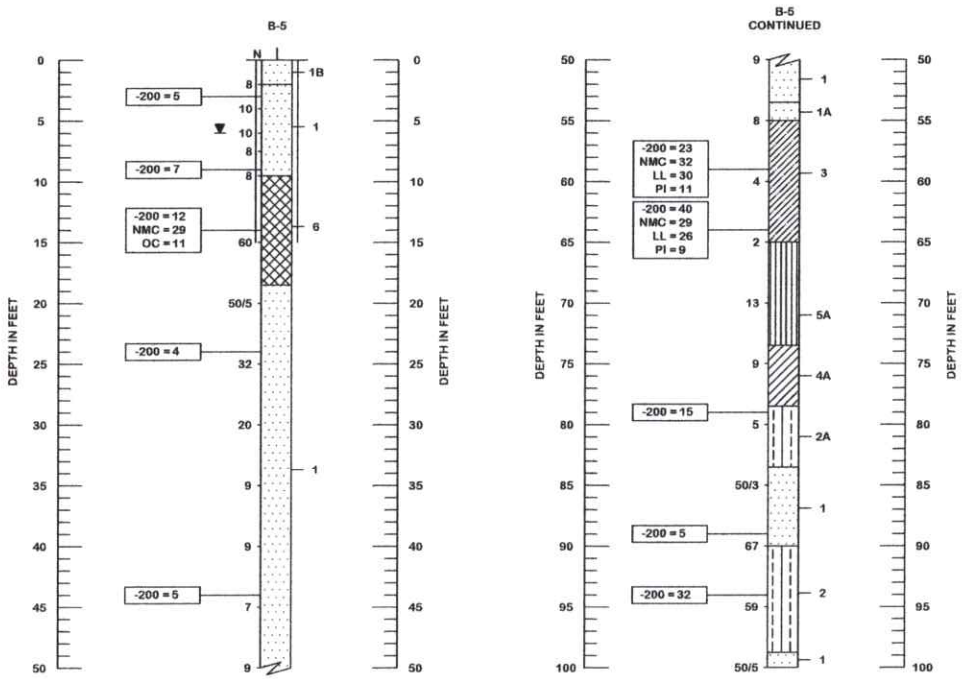
TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-989-1354 Fax: 813-989-1355

SCALE: NOTED
PROJECT NUMBER: 6511-23-263

GEOTECHNICAL ENGINEERING SERVICES
LOGUE ROAD BORROW PIT
MANATEE COUNTY, FLORIDA

SHEET 3

SOIL PROFILES



LEGEND

1 GRAY TO BROWN SAND TO SAND WITH SILT [A-3] (SP/SP-SM)

2 LIGHT GRAY TO LIGHT BROWN SILTY SAND [A-2-4] (SM)

3 LIGHT GRAY TO GREEN-GRAY CLAYEY SAND TO SILTY CLAYEY SAND [A-2-6/A-4] (SC/SC-SM)

4 GREEN-GRAY TO GRAY SANDY CLAY TO CLAY [A-7-5] (CL/CH)

5 LIGHT BROWN TO GREEN-GRAY SANDY SILT TO SILT [A-7-6] (ML/MH)

6 GRAY TO BROWN SAND WITH SILT AND ORGANICS [A-8] (SP-SM/PT)

A - WITH PHOSPHATE

B - WITH WOOD DEBRIS

▼ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW

GNE GROUNDWATER TABLE NOT ENCOUNTERED

50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

HA HAND AUGERED TO VERIFY UTILITY CLEARANCES

CASING

-200 PERCENT PASSING #200 SIEVE

NMC NATURAL MOISTURE CONTENT (%)

LL LIQUID LIMIT (%)

PI PLASTICITY INDEX (%)

OC ORGANIC CONTENT (%)

AUTOMATIC HAMMER	
GRANULAR MATERIALS-RELATIVE DENSITY	SPT (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT (BLOWS/FT.)
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: SW
CHECKED BY: NB
APPROVED BY: KHS
DATE: OCT 2023
ENGINEER OF RECORD: KEVIN H. SCOTT, P.E.
FLORIDA LICENSE NO.: 65514

TIERRA
7351 Temple Terrace Highway
Tampa, Florida 33637
Phone: 813-989-1354 Fax: 813-989-1355

SCALE: NOTED
PROJECT NUMBER: 6511-23-263

GEOTECHNICAL ENGINEERING SERVICES
LOGUE ROAD BORROW PIT
MANATEE COUNTY, FLORIDA

SHEET 4

Summary of Laboratory Test Results for Soil Classification
Logue Road Borrow Pit
Manatee County, Florida
Tierra Project No.: 6511-23-263

Boring Name	Sample Depth (ft)	AASHTO Symbol	USCS Symbol	#200	Atterberg Limits			Organic Content (%)	Natural Moisture Content (%)
					Liquid Limit	Plastic Limit	Plasticity Index		
B-1	23.5 - 25.0	A-3	SP	3	-	-	-	-	-
B-1	48.5 - 50.0	A-3	SP	2	-	-	-	-	-
B-1	58.5 - 60.0	A-2-4	SM	13	-	-	-	-	44
B-1	73.5 - 75.0	A-4	SC-SM	40	20	13	7	-	23
B-1	83.5 - 85.0	A-3	SP	4	-	-	-	-	-
B-1	98.5 - 100.0	A-7-6	MH	85	66	35	31	-	50
B-2	6.0 - 8.0	A-3	SP	3	-	-	-	-	-
B-2	48.5 - 50.0	A-3	SP	2	-	-	-	-	-
B-2	68.5 - 70.0	A-2-4	SM	39	-	-	-	-	74
B-2	73.5 - 75.0	A-2-4	SM	12	-	-	-	-	-
B-2	88.5 - 90.0	A-3	SP	5	-	-	-	-	-
B-3	8.0 - 10.0	A-3	SP	4	-	-	-	-	-
B-3	43.5 - 45.0	A-3	SP	2	-	-	-	-	-
B-3	88.5 - 90.0	A-3	SP-SM	10	-	-	-	-	-
B-4	8.0 - 10.0	A-3	SP	3	-	-	-	-	-
B-4	13.5 - 15.0	A-3	SP	5	-	-	-	4.7	22
B-4	18.5 - 20.0	A-3	SP	5	-	-	-	4.5	25
B-4	28.5 - 30.0	A-3	SP-SM	6	-	-	-	-	-
B-4	33.5 - 35.0	A-3	SP	4	-	-	-	-	-
B-4	48.5 - 50.0	A-3	SP	5	-	-	-	-	-
B-4	58.5 - 60.0	A-7-5	CL	72	44	19	25	-	47
B-4	63.5 - 65.0	A-7-6	MH	97	114	50	64	-	95
B-4	68.5 - 70.0	A-2-4	SM	17	-	-	-	-	36
B-4	78.5 - 80.0	A-3	SP-SM	7	-	-	-	-	-
B-5	2.0 - 4.0	A-3	SP	5	-	-	-	-	-
B-5	8.0 - 10.0	A-3	SP-SM	7	-	-	-	-	-
B-5	13.5 - 15.0	A-8	PT	12	-	-	-	11	29
B-5	23.5 - 25.0	A-3	SP	4	-	-	-	-	-
B-5	43.5 - 45.0	A-3	SP	5	-	-	-	-	-
B-5	58.5 - 60.0	A-2-6	SC	23	30	19	11	-	32
B-5	63.5 - 65.0	A-4	SC	40	26	17	9	-	29
B-5	78.5 - 80.0	A-2-4	SM	15	-	-	-	-	-
B-5	88.5 - 90.0	A-3	SP	5	-	-	-	-	-
B-5	93.5 - 95.0	A-2-4	SM	32	-	-	-	-	27