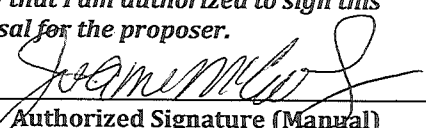


<p>DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT</p>
<p>Contact: Gelencia Carter, 772-467-3748</p>	<p>RFP No: 2016-012</p>
<p>Mandatory Pre-Bid Conference Date: N/A</p>	<p>RFP Title: REAL ESTATE BROKER SERVICES</p>
<p>Mandatory Pre-Bid Location: N/A</p>	<p>RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFP Due Date & Time: 3:00 PM, TUESDAY, JANUARY 12, 2016</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: Joanne McCurdy</p> <p>Mailing Address: McCurdy & Co. Realty 171 Melody Ln Fort Pierce, FL 34950</p>	<p>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</p> <p>X  Authorized Signature (Manual)</p>
<p>City, State, Zip Code: Ft. Pierce, FL 34950</p>	<p>Typed or Printed Name:</p>
<p>Type of Entity (Circle One): <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship</p>	<p>Title: Broker Owner</p>
<p>Incorporated in the State of: FL Year: 2013</p>	<p>Delivery in _____ days, ARO</p>
<p>Phone Number: 772-242-8136</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: 772-242-8509</p>	<p>FEIN or SS Number:</p>
<p>E-Mail Address: joannemccurdy@realca-</p>	<p>Local Business: <input checked="" type="radio"/> Y <input type="radio"/> N MWBE: <input type="radio"/> Y <input type="radio"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason: Real Estate Broker Services</p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	



January 10, 2016

To Whom It May Concern,

Thank you for the opportunity to work with the City of Fort Pierce.

I am a Real Estate Broker in St Lucie County, and my office is located in downtown Fort Pierce. I have worked in St. Lucie County selling real estate since 1987 and am very proud to be living and working in Fort Pierce.

I am involved with the Realtors Association as committee member of Governmental Affairs, as a Liaison and Key Contact for the Mayors of Fort Pierce for the last 7 years, also for the Superintendent of Schools and various commissioners. I also served on the Board of Directors for the Realtors Association serving for 2 years and on the Grievance Committee, Broker Round Table, as well as International Affairs. I am also an active member with the Economic Development Council of St. Lucie County.

I tell you this so you will have confidence that I am very involved and committed to the betterment of the City of Fort Pierce.

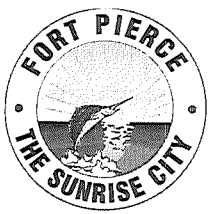
I have had many commercial properties sales over the last more than 25 years, so I have attached just a recent few.

Again, thank you for this opportunity and I would be honored to work with the City of Fort Pierce and assist them with any of their Real Estate Needs.

A handwritten signature in cursive script that reads "Joanne McCurdy".

Joanne McCurdy

171 Melody Lane
Fort Pierce, Fl. 34950
772-242-8436 office*772-242-8509 fax
www.mccurdyrealty.com



PROPOSER'S QUESTIONNAIRE

RFP #2016-012

Real Estate Broker Services

It is understood and agreed that the following information is to be used by the City of Fort Pierce to determine the qualifications of Proposers to perform the work required. The Proposer waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Proposer.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, person, firm or corporation to furnish the City of Fort Pierce any pertinent information requested by the City deemed necessary to vary the information on this questionnaire.

Dated this 11 day of January, 2016.

McCurdy & Co.. Realty/Joanne McCurdy

Name of Organization / Proposer

By: Joanne McCurdy-Broker Owner
Name and Title

(If more space is needed, please attach additional sheets.)

- 1. Corporation, Partnership, Joint Venture, Individual or other?**
Corporation
- 2. Firm's name and main office address, telephone and fax number, e-mail:**
McCurdy & Co. Realty
171 Melody Lane Fort Pierce, FL 34950
772.242.8436 772.242.8509
joannemccurdy1@aol.com www.mccurdyrealty.com
- 3. Give the names of the person who will be authorized to make decisions and speak as a representative of the Proposer, their titles, addresses and telephone and facsimile numbers.**
N/A
- 4. Firm's previous names (if any).**
N/A
- 5. How many years has your organization or individual been in commercial real estate business and locations?**
Years: 28 Location(s): St. Lucie County

Licenses: Real Estate Broker **Certifications:** GRI, CPPE, CRS

6. **Names of personnel (if other than Proposer) that will be performing requested realtor services/work:**

_____	_____	_____
_____	_____	_____
_____	_____	_____

7. **Proposer sale & lease history for properties of 115,000 SQ and above?**
Date Commercial Sq ft Location Sale price Annual lease Listing Date

This is a word document add lines as needed.

8. **List training/education of Proposer and Proposer staff that will be assigned to this project:**
Real Estate Broker License

9. **Provide market and advertising methods.**

MLS, Loopnet, CoStar, Internet Marketing, McCurdy Realty website, Facebook, trulia, realtor.com, brochures, postcards

10. **List knowledge of public real estate records that will be used by your firm.**

Property Tax Records

Multiple Listing Services.

11. **List method(s) use for rent/lease assessment**

Comparative Market Analysis, researching demand, inventory, and improvements.

12. **Method used for background checks.**

Next Step Screening

13. **List marketing strategies used for lease properties**

MLS, Loopnet, CoStar, Internet Marketing, McCurdy Realty website, Facebook, trulia, realtor.com, brochures, postcards

14. **List marketing strategies used for properties for sale**

MLS, Loopnet, CoStar, Internet Marketing, McCurdy Realty website, Facebook, trulia, realtor.com, brochures, postcards

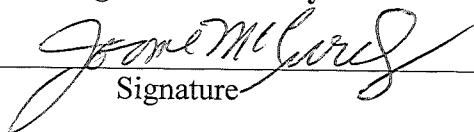
15. **List current and past litigation of your firm within the past five (5) years.** N/A

16. Provide a list of three (3) past clients for this size and type of property

Client name	Telephone#	Email	Property Title
Hans Kraaz	772.464.5885	info@boatloan.com	130 N. 2 nd Street
Troy Drawdy	772.464.8160	troy@drawdybrothers.com	2959 Midway Road
Gus Gutierrez	772.801.5729	info@galleriaofpierceharbor.com	Galleria of Pierce Harbor

17. Is your firm a member of Multiple Listing Service (MLS)? Yes

18. Broker agrees to abide by the terms and conditions of the City Contract.


1-11-16 Broker-Owner
 Signature Title

19. **ADDENDUM ACKNOWLEDGMENT** Proposer acknowledges that the following addenda have been received and are included in his/her proposal:

Addendum Number	Date Issued
1	01/05/16

20. Please enter below the percentage of the NET value (after all expenses) of the lease or sale that your firm will charge for the services that you will be providing. The City will not enter into an open-ended contract. This would be a one-time fee percentage of the new value of the lease or value of the net sale to the City.

Service	Fee
Sale	3% Net value (No co-broker)
Lease	3% Net Value (No co-broker)

Additional Services	Rate
Consulting	\$150.00 Per Hour
BPO	\$150.00 per hour

This is a word document as lines as needed.

January 5, 2016



CITY OF FORT PIERCE
REAL ESTATE BROKER SERVICES

RFP NO. 2016-012

ADDENDUM NO. 1

The purpose of this addendum is to provide modifications and clarifications to the specification as follows:

Section V – *Statement of Work, Proposer’s Questionnaire*, item numbered 7. , has been modified and should read:

7. Proposer sale & lease history of commercial properties? Include the following information:

Date	Commercial Sq. ft.	Location	Sale Price	Annual Lease	Listing Date

See following pages

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Joanne McCurdy
Manual

Signature: Joanne McCurdy
Typed or Printed

Company Name: McCurdy & Co. Realty

Address: 171 Melody Lane Ft. Pierce, FL 34950

Date: January 12, 2016

/gc

Comm/Industry Customer Report

130 N 2nd Street, Fort Pierce, FL 34950

List Price: \$788,000



List Number: RX-10168303 **Status:** Closed **List Price:** 788,000
Area: 7030 **Property Desc:** Commercial
Geo Area: SL08 **Parcel ID:** 241050300550009
County: St. Lucie
For Sale: Yes
For Lease: No
Subdivision: AARON LEES
 MAP OF FORT
 PIERCE

Property Desc: Commercial
Legal Desc: AARON LEE'S MAP OF FORT PIERCE BLK G N 95 FT OF LOTS 1
 AND 2 AND ALL LOT 3 (MAP 24/10B) (OR 3534-2374)
Virtual Tour:

Year Built: 1961	RE Taxes: 14,963.9	Miles to Expressway: 5
Year Built Desc:	Tax Year: 2014	Miles to Beach: 1
Tot Bldg SqFt: 21,708	SqFt Source: Tax Rolls	Type: Commercial Industrial
Total Units: 1		# of Stories: 2
Acres: 0.38	Baths - # Toilets: 2	# of Meters:
% Air Conditioned: 35	Ann Assoc/Condo Dues:	

Building Info: # of Offices: 5; Interior Ceiling Hgt: 18; # of Loading Docks: 1; Miles to Expressway: 5; Miles to Beach: 1

Auction: No
Directions:

Avail Docs: None	Possession: At Closing
Avail Info: None	Roof: Mixed
Cooling: Central; Zoned	Sale Includes: Building and Land
Flooring: Concrete; Tile	Type of Building: Commercial; Free Standing; Mini Warehouse; Office/Warehouse; Restaurant; Retail; Shopping Center
Lease: None	Tenant Pays: Electric; Sewer; Taxes; Water
Heating: Other	Terms Considered: Cash; Conventional
Location:	Utilities: 3-Phase Electric
Land Income:	Use: Mixed; Retail; Other
Fire Protect: None	

Days On Market: 5
Sold Price: 788,000

Sold Price Sqft: 36.3
Terms of Sale: Cash

Sold Date: 12/16/2015

Public Remarks: Historic Waterfront downtown Fort Pierce, One of a kind, large corner, stand alone commercial building, unlimited potential. Walk to Marina, Fishing, Shopping, Theatre, Restaurants. Your chance to have this highly visible corner with over 21,000 open sq.ft space



Joanne McCurdy
McCurdy and Company Realty
 171 Melody Ave
 Fort Pierce, FL 34950
 772-216-2821
 joanemccurdy1@aol.com

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Comm/Industry Customer Report

109 N 2nd Street, Fort Pierce, FL 34950

List Price: \$12



List Number: RX-10046180
Area: 7100
Geo Area: SL06
County: St. Lucie
For Sale: No
For Lease: Yes
Subdivision: Aaron Lees Map Of Fort Pierce
Status: Closed
Property Desc: commercial
Parcel ID: 241050300860005
List Price: 12
Waterfront: No
Zoning: c-4

Property Desc: commercial
Legal Desc: AARON LEE'S MAP OF FORT PIERCE BLK H N 64 FT OF LOTS 11 AND 12 (MAP 24/10B) (OR 1331-2663)
Virtual Tour:

Year Built: 1925	RE Taxes: 12,877.47	Miles to Expressway: 8
Year Built Desc:	Tax Year: 2013	Miles to Beach: 2
Tot Bldg SqFt: 250	SqFt Source: Other	Type: Commercial Industrial
Total Units: 110		# of Stories: 1
Acres: 0	Baths - # Toilets: 2	# of Meters:
% Air Conditioned: 100	Ann Assoc/Condo Dues:	

Building Info: # of Offices: 8; Interior Ceiling Hgt: 15; Miles to Expressway: 8; Miles to Beach: 2

Directions: US, east on Orange Ave, north on 2nd.

Avail Docs: None	Possession: Subject to Lease
Avail Info: None	Roof: Other
Cooling: Central	Sale Includes: None
Flooring: Other	Type of Building: Office Space; Office/Professional; Office/Retail
Lease: Annual; Triple Net; 1-3 Years	Tenant Pays: Cable; Electric
Heating: Electric	Terms Considered: Will Rent
Location: Beach Area; Central Business Dst; City	Utilities: Public Sewer; Public Water
Land Income:	Use: Professional Office; Retail
Fire Protect: Smoke Detector	Construction: CBS; Concrete
Security: None	
Days On Market: 105	
Sold Price: 12.5	Sold Price Sqft: 0.05
	Terms of Sale: Leased
	Sold Date: 09/12/2014

Public Remarks: Space is from 250 sq.ft up to 3000 sq.ft. 8 offices large open spaces, tall ceilings, right downtown, use the whole space or make an offer on whatever you need. Landlord will negotiate build out and terms. Call to see this great location.



Joanne McCurdy
McCurdy and Company Realty
 171 Melody Ave
 Fort Pierce, FL 34950
 772-216-2821
 joannemccurdy1@aol.com

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Comm/Industry Customer Report

2935 W MIDWAY Road, Fort Pierce, FL 34981

List Price: \$18



List Number: 2811849
 Area: 7370
 Geo Area: SL05
 County: St. Lucie
 For Sale: No
 For Lease: Yes
 Subdivision: ACREAGE

List Price: 18
 Waterfront: No
 Zoning: co

Status: Expired
 Property: 6 Units form 1185
 Desc: sq
 Parcel ID: 340542100010002
 Property Desc: 6 Units form 1185 sq
 Legal Desc: Acreage Lot: Blk: Lot SqFt:204296 Frontage: Depth:
 Virtual Tour:

Year Built: 2007	RE Taxes:	Miles to Expressway:
Year Built Desc:	Tax Year: 2006	Miles to Beach:
Tot Bldg SqFt: 3,573	SqFt Source:	Type: Commercial Industrial
Total Units:	Baths - # Toilets: 1	# of Stories: 1
Acres:	Ann Assoc/Condo Dues:	# of Meters: 1
% Air Conditioned: 100		

Building Info: # of Offices: 3; Interior Ceiling Hgt: 9; # of Tenants: 0

Unit 1: # of Units: 1,185; Full Baths: 1
 Unit 2: # of Units: 1,203; Full Baths: 1
 Unit 3: # of Units: 1,185; Full Baths: 1
 Unit 4: # of Units: 3,573; Full Baths: 1

Directions: Midway Rd. just west of 25th St.

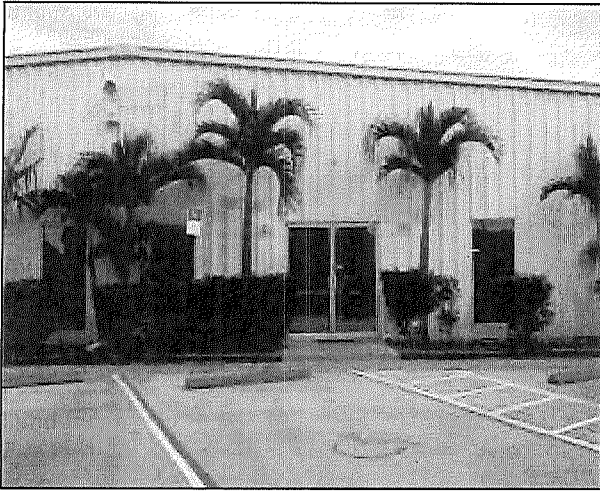
Avail Docs: None	Possession: At Closing
Avail Info: None	Roof: S-Tile
Cooling: Central	Sale Includes: None
Flooring: Concrete	Type of Building: Commercial
Lease: 1-3 Years; 4-6 Years	Tenant Pays: Cable; Common Area Maint.; Electric; Taxes
Heating: Central	Terms Considered: Will Rent
Location: Central Business Dst	Utilities: Public Sewer; Public Water
Land Income:	Use: Professional Office; Retail; Other
Fire Protect: Smoke Alarm	Construction: CBS
Miscellaneous 1: Landscaped	
Miscellaneous 2: Traffic Heavy	
Maintenance Fee Incl: Insurance-Bldg; Sewer; Water	
Days On Market: 428	
Sold Price:	Sold Price Sqft:
	Terms of Sale:
	Sold Date:

Public Remarks: TOP LOCATION, NEW CBS CUSTOM BUILT, OFFICE/PROFF; MEDICAL, ETC.. 6 UNITS FROM 1185 SQ.FT. UP TO 1336. SG. FT. TOTAL BUILDING 4000 SQ. FT. INCLUDES . Fully finished .WILL DO CUSTOM BUILD OUT. TRIPLE NET LEASE , 18.00 SQ. FT. 3.00 CAM . MAKE OFFERS



Joanne McCurdy
 McCurdy and Company Realty
 171 Melody Ave
 Fort Pierce, FL 34950
 772-216-2821
 joannemccurdy1@aol.com

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List Number: RX-3334313
Area: 7050
Geo Area: SL08
County: St. Lucie
For Sale: Yes
For Lease: Yes
Subdivision: Airport Indust Park Unit 01
Status: Closed
Property Desc: Custum built out
Desc: off
Parcel ID: 142950100290007
Original List Price: 399,000
List Price: 389,750
Waterfront: No
Zoning: IL

Property Desc: Custum built out off
Legal Desc: Airport Indust Park Unit 01 Lot:5 Blk:3
Virtual Tour:

Year Built: 1974	RE Taxes: 7,762	Miles to Expressway:
Year Built Desc: Resale	Tax Year: 2012	Miles to Beach:
Tot Bldg SqFt: 14,204	SqFt Source: Appraisal	Type: Commercial Industrial
Total Units: 1	Max Ceiling Hgt: 20	# of Stories: 1
Acres: 1.25	Baths - # Toilets: 3	# of Meters: 1
% Air Conditioned: 50	Ann Assoc/Condo Dues:	

Building Info: # of Offices: 7; # of Tenants: 1; # of Bays: 5; Door Height: 16; # of Loading Docks: 3

Directions: St Lucie Blvd, right on 33rd st

Showing Instructions: Call Listing Agent; Tenant Occupied

LO: 802757	McCurdy and Company Realty	772-242-8436	
LM: 53023629	Joanne McCurdy	772-216-2821	joannemccurdy1@aol.com
Com/BuyerAgt: 3%	Comm/Non-Rep: 0%	Trans Brk: 3%	Bonus:
Var/Dual Rate: Yes	List Type: Ex Rt	List Off Agency: Transaction Broker	XD: 11/02/2013
Owner Name: Netos Enterprises Inc			LD: 12/24/2012

Any Broker Advertise:

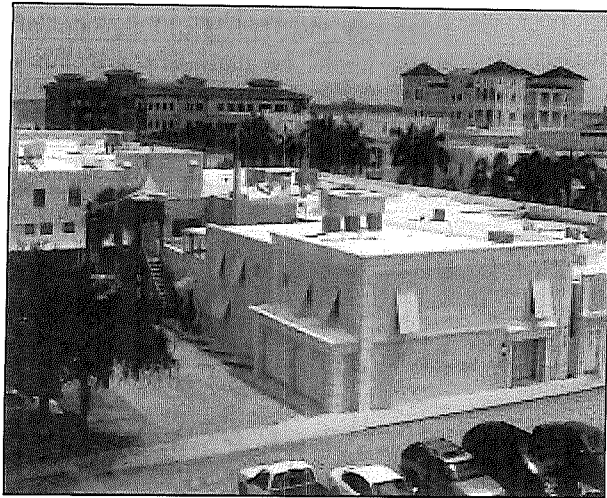
Avail Docs: Survey	Possession: At Closing
Avail Info: Contracts; None	Roof: Metal
Cooling: Central	Sale Includes: Building and Land
Flooring: Ceramic Tile; Concrete	Type of Building: Building Trades; Free Standing; Industrial / Mfg
Lease: Annual	Tenant Pays: Electric; Repairs; Water
Heating: Central	Terms Considered: Cash; Conventional; Owner
Location: Airport Access; Industrial Park	Utilities: 3-Phase Electric
Land Income:	Use: Industrial
Fire Protect: Smoke Alarm	

Waterfront: None

Days On Market: 101	Cumulative DOM: 101	
Sold Price: 310,000	Sold Price Sqft: 21.82	Under Contract Date: 04/04/2013
Selling Office: McCurdy and Company Realty 802757	Terms of Sale: Conventional	Sold Date: 05/17/2013
Selling Agent: Joanne McCurdy; 53023629		

Public Remarks: Custom built, nice offices, big warehouse, currently leased to the Food Bank (please do not disturb) shown by appointment. Move in condition. 1/3 offices 2/3 warehouse Fenced property, loading docs, Open to reasonable offers. Owner will lease. Owner willing to lease at \$3.00 sqft. Owner financing also possible.

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List Number: RX-10088348
Area: 7030
Geo Area: SL08
County: St. Lucie
For Sale: Yes
For Lease: No
Subdivision: AARON LEES MAP OF FORT PIERCE

Status: Active
Property Desc: Res/Comm
Parcel ID: 241050300820007

Original List Price: 634,000
List Price: 589,000
Waterfront: No
Zoning: C4

Property Desc: Res/Comm

Legal Desc: AARON LEE'S MAP OF FORT PIERCE BLK H N 1/2 OF LOTS 8 AND 9 (MAP 24/10B) (OR 1331-2572)

Virtual Tour:

Year Built: 1897
Year Built Desc:
Tot Bldg SqFt: 7,000
Total Units: 3
Acres: 0.16
% Air Conditioned: 100

RE Taxes: 5,765.55
Tax Year: 2013
SqFt Source: Tax Rolls
Max Ceiling Hgt: 10
Baths - # Toilets: 4
Ann Assoc/Condo Dues:

Miles to Expressway: 6
Miles to Beach: 2
Type: Commercial Industrial
of Stories: 2
of Meters:

Building Info: # of Offices: 8; Interior Ceiling Hgt: 8; Miles to Expressway: 6; Miles to Beach: 2

Auction: No

Directions: Indian River Dr or US #1 to Ave A to Depot Dr.

Showing Instructions: 24 Hour Notice; Call Listing Agent

LO: 802757

McCurdy and Company Realty 772-242-8436

LM: 53023629

Joanne McCurdy 772-216-2821

Com/BuyerAgt: 2.5%

Comm/Non-Rep: 0%

Trans Brk: 2.5%

joanemccurdy1@aol.com

Var/Dual Rate: Yes

List Type: Ex Rt

List Off Agency: Transaction Broker

Bonus:
XD: 05/05/2016

LD: 11/11/2014

Owner Name: Withheld

Broker Only Remarks: Reduced Owner wants offers. Unique Commercial and Residential building in the heart of downtown Fort Pierce. At least 11 offices, Tenant occupied make 24 hr apt

Any Broker Advertise: No

Avail Docs: None

Avail Info: None

Cooling: Ceiling Fan; Central Building;

Zoned

Flooring: Tile; Wood Floor

Lease: None

Heating: Central

Location: Beach Area; Central Business Dst;

City

Land Income:

Fire Protect: Smoke Detector

Possession: At Closing

Roof: Flat Tile

Sale Includes: Building and Land; Equipment; Fixtures

Type of Building: Commercial; Free Standing; Office/Retail; Resident. Multi-Fam.; Restaurant; Shopping Center

Tenant Pays: Cable; Electric

Terms Considered: Cash; Conventional

Utilities: Cable; Public Sewer; Public Water; Separate Meter

Use: Mixed; Professional Office; Retail

Construction: CBS

Waterfront: None

Days On Market: 427

Sold Price:

Selling Office:

Selling Agent: ;

Cumulative DOM: 427

Sold Price Sqft:

Terms of Sale:

Under Contract Date:

Sold Date:

Public Remarks: Reduced Owner wants offers. Unique Commercial and Residential building in the heart of downtown Fort Pierce. At least 11 offices, Can live upstairs and have full commercial downstairs or use the whole building for either commercial or residential. Roof top view, walk to Marinas, Restaurants, Sunrise Theatre, Court House, shops, etc. Historic value, showcased on HGTV, this amazing home and property can be yours for commercial, retail or as a home. Must see to appreciate. All information approximate.

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List Number: 10152415	RX-Property: 14 acres,	Status: Active	Original List Price: 1,200,000
Area: 7300	Desc:		List Price: 1,200,000
Geo Area: SL03	Parcel ID: 232811300020004		Waterfront: No
County: St. Lucie			Zoning: Retail, Ag-2
For Sale: Yes			
For Lease: Yes			

Property Desc: 14 acres,**Legal Desc:** 28 35 39 THAT PART OF S 3/4 OF E1/2 OF NE 1/4 LYG N OF OKEE RD MPDAF: FROM A PT OF INT OF W R/W CANAL #51 AND NLY R/W OK**Virtual Tour:**

Year Built: 1999
Year Built Desc:
Tot Bldg SqFt: 4,598
Total Units: 5
Acres: 13
% Air Conditioned: 100

RE Taxes: 3,448
Tax Year: 2014
SqFt Source: Tax Rolls
Max Ceiling Hgt: 18
Baths - # Toilets: 5
Ann Assoc/Condo Dues:

Miles to Expressway: 1
Miles to Beach: 8
Type: Commercial Industrial
of Stories: 2
of Meters: 3

Building Info: # of Offices: 6; # of Tenants: 0; Miles to Expressway: 1; Miles to Beach: 8

Unit 1: Full Baths: 2
Unit 2: # of Units: 4
Unit 3: # of Units: 1

Auction: No**Directions:** Okeechobee Rd just west of Turnpike and 95. on north side of road**Showing Instructions:** Call Listing Agent; Call Listing Office**LO:** 802757 **McCurdy and Company Realty** 772-242-8436**LM:** 53023629 **Joanne McCurdy** 772-216-2821**Com/BuyerAgt:** 3% **Comm/Non-Rep:** 0%**Trans Brk:** 3%

joannemccurdy1@aol.com

Var/Dual Rate: Yes **List Type:** Ex Rt**List Off Agency:** Transaction Broker**Bonus:****LD:** 07/13/2015**XD:** 02/01/2016**Owner Name:** withheld**Broker Only Remarks:** Please do not disturb tenants**Any Broker Advertise:** No**Avail Docs:** None**Avail Info:** Copies of Lease**Cooling:** Ceiling Fan; Central; Zoned**Flooring:** Carpet; Ceramic Tile; Concrete**Lease:** Triple Net; 1-3 Years; 4-6 Years**Heating:** Central; Zoned**Location:** County**Land Income:****Fire Protect:** None**Possession:** At Closing**Roof:** Comp Shingle**Sale Includes:** Building and Land**Type of Building:** Building Trades; Free Standing; Mini Warehouse; Retail; Storage/ Warehouse; Other**Tenant Pays:** Electric; Insurance; Taxes**Terms Considered:** Conventional; Lease Option; Lease Purchase; Will Rent**Utilities:** 3-Phase Electric; Separate Meter; Septic; Well Water**Use:** Mixed; Retail; Other**Days On Market:** 183**Cumulative DOM:** 416**Sold Price:****Sold Price Sqft:****Under Contract Date:****Selling Office:****Terms of Sale:****Sold Date:****Selling Agent:** ;

Public Remarks: 14 acres and over 5000 sq.ft. of buildings, nursery, retail, house. Farmers market is leased to a great tenant, house is lease out, owner user. Income of 3700 a month as is not to include the owner user. Please do not contact owner or tenant. Lease and purchase all terms negotiable.

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References

1. Kraaz & Kraaz Financial

Hanz Kraaz

124 N 2nd Street Fort Pierce, FL 34950

772.464.5885

Listing properties, purchasing of properties, and leasing of properties.

2. Galleria of Pierce Harbor

Gus Gutierrez

100 South 2nd Street, Fort Pierce, FL 34950

772.801.5729

info@galleriaofpierceharbor.com

Listing properties, purchasing of properties, and leasing of properties.

3. Drawdy Brothers Construction

Troy Drawdy

2945 Midway Road, Fort Pierce, FL 34981

772.464.8160

troy@drawdybrothers.com

Listing properties, purchasing of properties, and leasing of properties.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

BK3278242

ISSUED: 02/02/2015

REAL ESTATE BROKER
MCCURDY, JOANNE

IS LICENSED under the provisions of Ch.475 FS.

Expiration date : MAR 31, 2017

L1502020001097

No. 16-00025848

CITY OF FORT PIERCE BUSINESS TAX RECEIPT

2015 - 2015

100 N. U.S. # 1 - Fort Pierce, FL - 34950
772-467-3000

BUSINESS NAME: MCCURDY AND COMPANY REALTY . MCCURDY, JOANNE

MAILING ADDRESS: 171 MELODY LN . LOCATION: 171 MELODY LN PRINCIPAL

FT PIERCE FL 34950 PHONE: 242-8436

may hereby engage in the following business, profession or occupation.
 CLASSIFICATION: 188A REAL ESTATE OFFICE
 REAL ESTATE BROKER-JOANNE MCCURDY

IN THE CITY OF FORT PIERCE, FLA. FOR THE PERIOD BEGINNING ON THE 1ST DAY OF OCTOBER AND ENDING SEPTEMBER 30.

ISSUED JULY 28 2015

This Receipt becomes null and void if business name, classification, ownership or address is changed.

I understand and agree that issuance of a Business Tax Receipt does not allow occupancy, nor exempt the possessor from compliance with any City Code or Ordinance. Receipt may be revoked in accordance with Section 9-29.

Linda W Cox (SEAL)
 CITY CLERK
 TAX AMOUNT 79.55
 NEW / RENEWAL FEE 5.00
 PENALTY .00
 TOTAL 84.55



Coverage:	CNA Connect®	Account Name:	MCCURDY & CO REALTY
Underwritten by:	TRANSPORTATION INSURANCE COMPANY (20494)	Policy Period:	02/02/2015 - 02/02/2016

Policy Information

SIC: 65312 - REAL ESTATE AGENTS:RESIDENTIAL - EXCL. PROFESSIONAL

Primary Risk State: FL

#PT Employees: 2

#FT Employees: 0

PROPERTY

Policy Deductible			\$1,000	
Co-Insurance			Waived	
Policy Coverage	Limit	Deductible/Retention*		Premium
Business Income & Extra Expense	12 Months Actual Loss Sustained			Included
Business Income Extension	90 Days			Included
Business Income and Extra Expense - Dependent Property	\$25,000	24 hour		Included
Business Income and Extra Expense - Newly Acquired Premise	\$500,000			Included
Choice Endorsement				\$113.00
Employee Dishonesty	\$25,000	\$250		Included
Expediting Expenses	\$25,000	Policy Level		Included
Forgery & Alteration	Included	Policy Level		Included
Identity Theft/Recovery Services	\$25,000	\$250		Included
Terrorism Risk Insurance Act Premium				\$2.00

The Following Coverages Apply To Each Location

Coverage	Limit	Deductible/Retention*	Premium
Appurtenant Buildings And Structures	\$50,000	Policy Level	Included
Arson & Theft Reward	\$5,000	None	Included
Brands or Labels	\$25,000	Policy Level	Included
Civil Authority	4 weeks	24 hours	Included
Claim Data Expense	\$10,000	Policy Level	Included
Fire Department Service Charge	\$25,000	None	Included
Fire Protective Equipment Discharge	\$10,000	Policy Level	Included
Limited Building Coverage - Tenant Obligation	\$5,000	Policy Level	Included
Lost Key Consequential Loss	\$500 per premises	None	Included
Newly Acquired or Constructed Building	\$1,000,000	Policy Level	Included
Newly Acquired or Constructed Business Personal Property	\$500,000	Policy Level	Included
Non Owned Detached Trailers	\$5,000	Policy Level	Included
Outdoor Property	\$10,000	Policy Level	Included
Personal Effects	\$25,000	Policy Level	Included
Personal Property of Others	Included in BPP Limit	Policy Level	Included
Pollutant Clean Up & Removal	\$25,000 Annual Total	Policy Level	Included
Preservation of Property	BPP Limit up to 90 days	Policy Level	Included
Signs	Included	Policy Level	Included
Spoilage - Consequential Loss	Included in BPP Limit	Policy Level	Included
Temporary Relocation of Property	\$50,000 up to 90 days	Policy Level	Included
Tenant Glass	Included in BPP Limit	Policy Level	Included

* Specific deductibles may apply to certain causes of loss. See policy for additional details.



Coverage:	CNA Connect®	Account Name:	MCCURDY & CO REALTY
Underwritten by:	TRANSPORTATION INSURANCE COMPANY (20494)	Policy Period:	02/02/2015 - 02/02/2016

Theft Damage to Rented Property	Included in BPP Limit	Policy Level	Included
Unauthorized Business Card Use	\$5,000	Policy Level	Included

* Specific deductibles may apply to certain causes of loss. See policy for additional details.



Coverage:	CNA Connect®	Account Name:	MCCURDY & CO REALTY
Underwritten by:	TRANSPORTATION INSURANCE COMPANY (20494)	Policy Period:	02/02/2015 - 02/02/2016

Location: 001

Address: 171 Melody Ln
FORT PIERCE, FL 34950

Construction: Masonry Non-Combustible
Protection Class: 3 **Year Built:** 2008
Sprinklered: No **Sq Footage:** 1000

Class Description: REAL ESTATE AGENTS:RESIDENTIAL - EXCL. PROFESSIONAL

<u>Coverage</u>	<u>Limit</u>	<u>Deductible/Retention*</u>	<u>Premium</u>
Inflation Guard	3%	Policy Level	\$6.00
Business Personal Property (BPP)	\$45,000	Policy Level	\$387.00
Seasonal Increase	25%	Policy Level	Included
Business Personal Property- Off Premises	\$45,000	Policy Level	Included
Other Location Coverages			
<u>Other Location Coverages</u>	<u>Limit</u>	<u>Deductible/Retention*</u>	<u>Premium</u>
Accounts Receivable	\$125,000	None	Included
Building Glass		Policy Level	Included
Computer Fraud	\$5,000	Policy Level	Included
Debris Removal	25% + \$25,000	Policy Level	Included
Electronic Data Processing	\$50,000	Policy Level	Included
Electronic Data Processing - In Transit	\$50,000	Policy Level	Included
Equipment Breakdown	\$45,000	Policy Level	\$6.00
Pollutants	\$25,000	Policy Level	Included
Expediting Expenses	\$25,000	Policy Level	Included
Fine Arts	\$25,000	Policy Level	Included
Money Orders & Counterfeit Paper	Included in BPP Limit	Policy Level	Included
Money and Securities	Included in BPP Limit	Policy Level	Included
Ord/Law - Demo. Incr. Cost Constr including	\$25,000	Policy Level	Included
Tenant Improvements or Betterments			
Ordinance or Law - Increased Period of Restoration	\$50,000	Policy Level	Included
Outdoor Trees, Shrubs, Plants, Lawns	\$5,000	Policy Level	Included
Sewer & Drain Backup	\$25,000	Policy Level	\$23.00
Targeted Hacker Attack	\$25,000	Policy Level	Included
Utility Services - Direct Damage	\$2,500	Policy Level	Included
Utility Services - Time Element	\$2,500	24 hours	Included
Valuable Papers and Records	\$25,000	Policy Level	Included
Wind and Hail	Excluded		
Location #001 Property Premium:			\$422.00

* Specific deductibles may apply to certain causes of loss. See policy for additional details.



Coverage:	CNA Connect®	Account Name:	MCCURDY & CO REALTY
Underwritten by:	TRANSPORTATION INSURANCE COMPANY (20494)	Policy Period:	02/02/2015 - 02/02/2016

Location: 002

Address: 109 Orange Ave
FORT PIERCE, FL 34950

Construction: Masonry Non-Combustible
Protection Class: 3 **Year Built:** 2008
Sprinklered: Yes **Sq Footage:** 900

Class Description: REAL ESTATE AGENTS:RESIDENTIAL - EXCL. PROFESSIONAL

<u>Coverage</u>	<u>Limit</u>	<u>Deductible/Retention*</u>	<u>Premium</u>
Inflation Guard	3%	Policy Level	\$1.00
Business Personal Property (BPP)	\$10,000	Policy Level	\$67.00
Seasonal Increase	25%	Policy Level	Included
Business Personal Property- Off Premises	\$10,000	Policy Level	Included
<u>Other Location Coverages</u>			
Accounts Receivable	\$125,000	None	Included
Building Glass		Policy Level	Included
Computer Fraud	\$5,000	Policy Level	Included
Debris Removal	25% + \$25,000	Policy Level	Included
Electronic Data Processing	\$50,000	Policy Level	Included
Electronic Data Processing - In Transit	\$50,000	Policy Level	Included
Equipment Breakdown	\$10,000	Policy Level	\$1.00
Pollutants	\$25,000	Policy Level	Included
Expediting Expenses	\$25,000	Policy Level	Included
Fine Arts	\$25,000	Policy Level	Included
Money Orders & Counterfeit Paper	Included in BPP Limit	Policy Level	Included
Money and Securities	Included in BPP Limit	Policy Level	Included
Ord/Law - Demo. Incr. Cost Constr including	\$25,000	Policy Level	Included
Tenant Improvements or Betterments			
Ordinance or Law - Increased Period of Restoration	\$50,000	Policy Level	Included
Outdoor Trees, Shrubs, Plants, Lawns	\$5,000	Policy Level	Included
Sewer & Drain Backup	\$25,000	Policy Level	\$23.00
Targeted Hacker Attack	\$25,000	Policy Level	Included
Utility Services - Direct Damage	\$2,500	Policy Level	Included
Utility Services - Time Element	\$2,500	24 hours	Included
Valuable Papers and Records	\$25,000	Policy Level	Included
Wind and Hail	Excluded		
Location #002 Property Premium:			\$92.00

Total Property Premium: \$629.00

* Specific deductibles may apply to certain causes of loss. See policy for additional details.



Coverage:	CNA Connect®	Account Name:	MCCURDY & CO REALTY
Underwritten by:	TRANSPORTATION INSURANCE COMPANY (20494)	Policy Period:	02/02/2015 - 02/02/2016

LIABILITY

<u>Policy Coverage</u>	<u>Limit</u>	<u>Deductible/Retention*</u>	<u>Premium</u>
Additional Insureds:			Included
Blanket Additional Insured - Liability Extension			Included
Damage To Premises Rented To You	\$300,000		Included
General Liability			\$43.00
Each Occurrence	\$1,000,000		Included
Personal And Advertising Injury	\$1,000,000		Included
Products Completed Operations Aggregate	\$2,000,000		Included
General Aggregate	\$2,000,000		Included
Medical Expense	\$10,000		Included

Location Information

Location: 001
Location Address: 171 Melody Ln
FORT PIERCE, FL 34950
Class Description: REAL ESTATE AGENTS:RESIDENTIAL - EXCL. PROFESSIONAL

Location Information

Location: 002
Location Address: 109 Orange Ave
FORT PIERCE, FL 34950
Class Description: REAL ESTATE AGENTS:RESIDENTIAL - EXCL. PROFESSIONAL

Total Liability Premium: \$43.00

* Specific deductibles may apply to certain causes of loss. See policy for additional details.
*** - Retention



DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

McCurdy & Co. Realty does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or Agreemental services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or Agreemental services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Joanne McCurdy
Proposer's Signature
1-11-16
Date

**Request for Taxpayer
Identification Number and Certification**

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your Income tax return)
Joanne McCurdy

Business name, if different from above
McCurdy and Co. Realty

Check appropriate box: Individual/Sole proprietor Corporation Partnership
 Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ Exempt payee
 Other (see instructions) ▶

Address (number, street, and apt. or suite no.)
171 Melody Lane

City, state, and ZIP code
M. P. RE, FL 34950

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
: :
: :

OR

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number
46 2707338

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here | Signature of U.S. person ▶ *Joanne McCurdy* | Date ▶ *1-11-16*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,



Certification Statement Local Vendor Preference

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

- 1) That my company has a fixed, staffed office or distribution point located in and having a street address within St. Lucie, Indian River, Martin or Okeechobee City for at least one year prior to the issuance of the request for competitive bids or request for proposals by St. Lucie City; and
- 2) That my company holds any business or Broker license required by St. Lucie City and/or can document payment of business license taxes in St. Lucie City;
- 3) That my company is principal offeror who is single offeror; a business which is the prime Broker and not a subBroker; or a partner or joint venturer submitting an offer in conjunction with other businesses.
- 4) Attached is a copy of a business or Broker license and/or business tax receipt for St. Lucie City, Indian River, Martin or Okeechobee Counties to verify that I have been in business at least one year prior to the issuance of the Request for Bid or Proposal.

Company Name: McCurdy & Co. Realty

Address: 171 Melody Lane, Fort Pierce, FL 34950

Business or Broker License Number: _____

Phone Number: 772-242-8436 Fax Number: 772-242-8509

Owner's Name: Joanne McCurdy

Signature: Joanne McCurdy



Sworn to before me this 11 day of January, 2016

Notary Public for the State of Florida My Commission Expires 4/20/16

Notary Public Signature Janice M. Hopper Printed Name Janice M. Hopper

FOR PROCURMENT OFFICE ONLY ~ DO NOT COMPLETE BELOW

To be verified and completed by an authorized representative from the City of Fort Pierce Purchasing Department:

Vendor Certified by: _____ Date: _____
(Authorized Signature)

To be approved as a local bidder and receive bid preference on an eligible local project, this certification and a copy of your local business or Broker license must be submitted with your bonafide Bid/RFP package.



CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Proposal cover page (page 1) completed, signed and attached?	<u>✓</u>	<u> </u>
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	<u>✓</u>	<u> </u>
Include proof of proper licensing as stated in proposal documents.	<u>✓</u>	<u> </u>
Include proof of proper insurance as stated in proposal documents.	<u>✓</u>	<u> </u>
Proposal envelope is marked accordingly.	<u>✓</u>	<u> </u>
Is Drug-Free Work Place form signed and enclosed?	<u>✓</u>	<u> </u>
W-9 Form completed, signed and attached?	<u>✓</u>	<u> </u>
Are six (6, one original and five copies) complete proposal packages and one electronic (PDF) on a USB Flash Drive included?	<u>✓</u>	<u> </u>

PLEASE SIGN AND RETURN WITH PROPOSAL

