

CHAIN OF TITLE SEARCH



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Fax Number: (480) 966-9422
Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

MOORE HOUSE SITE
2180 FREEDOM AVENUE
MIMS, FLORIDA

Submitted to:

ENVIRONMENTAL DATA RESOURCES, INC.

C/O

THOMAS PENDERS AND ASSOCIATES

3365 Heather Drive
Titusville, Florida 32796
(321) 794-6703

Attention: Tom Penders

Project No. N05-1900

Friday, December 23, 2005

NETR- Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

BREVARD COUNTY

The following is the current property legal description:

All those certain pieces or parcels of land being in the Northwest $\frac{1}{4}$ of Section 20, Township 21 South, Range 35 East, lying and situate in the City of Mims, County of Brevard, State of Florida.

Assessor's Parcel Number: 21-35-20-00-00270.0-0000.00

1. HISTORICAL CHAIN OF TITLE

1. WARRANTY DEED:

RECORDED: 07-04-1911
GRANTOR: J. W. Warren
GRANTEE: David Simms
INSTRUMENT: Bk 55, Pg 9

2. DEED:

RECORDED: 11-01-1931
GRANTOR: The African M. E. Church
GRANTEE: Annie Simms and David Simms
INSTRUMENT: Bk 211, Pg 448

3. WARRANTY DEED:

RECORDED: 06-07-1946
GRANTOR: Annie Simms, et vir
GRANTEE: Arnold Simms
INSTRUMENT: Bk 289, Pg 169

4. WARRANTY DEED:

RECORDED: 04-14-1961
GRANTOR: Annie Simms And Arnold Simms, et al
GRANTEE: Tommy Mack and Hoyt G. Mack
INSTRUMENT: Bk 375, Pg 31

5. WARRANTY DEED:

RECORDED: 01-02-1980
GRANTOR: Tommy Mack and Hoyt G. Mack
GRANTEE: Tommy Mack and Hoyt G. Mack
INSTRUMENT: Bk 2212, Pg 2571

6. WARRANTY DEED:

RECORDED: 09-30-1994
GRANTOR: Ola Mae Mack, Individual and as Trustee of the Estate
of Tommy Mack
GRANTEE: Brevard County
INSTRUMENT: Bk 3425, Pg 1028

3. LIMITATION

This report was prepared for the use of Environmental Data Resources, Inc., and Thomas Penders and Associates, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

**EDR
USGS MAP SEARCH**



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Data Resources Inc

**EDR Historical
Topographic Map
Report**

Moore House Site
2180 Freedom Avenue
Mims, FL 32754

Inquiry Number: 1574891.2

December 14, 2005

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

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EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR Historical Topographic Map Report includes a search of available public and private color historical topographic map collections. For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topographic maps covering the United States.

References

To meet the prior use requirements of ASTM E 1527-05, Section 8.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-05, Section 8.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. ASTM E 1527-05 requires *"All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful."* (ASTM E 1527-05, Section 8.3.2) *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints, and practically reviewable.*

EPA's Standards and Practices for All Appropriate Inquiries (AAI), Section § 312.24, identifies the historical sources of information necessary to achieve the objectives and performance factors of § 312.20. According to AAI, *"historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."*

Data Gaps

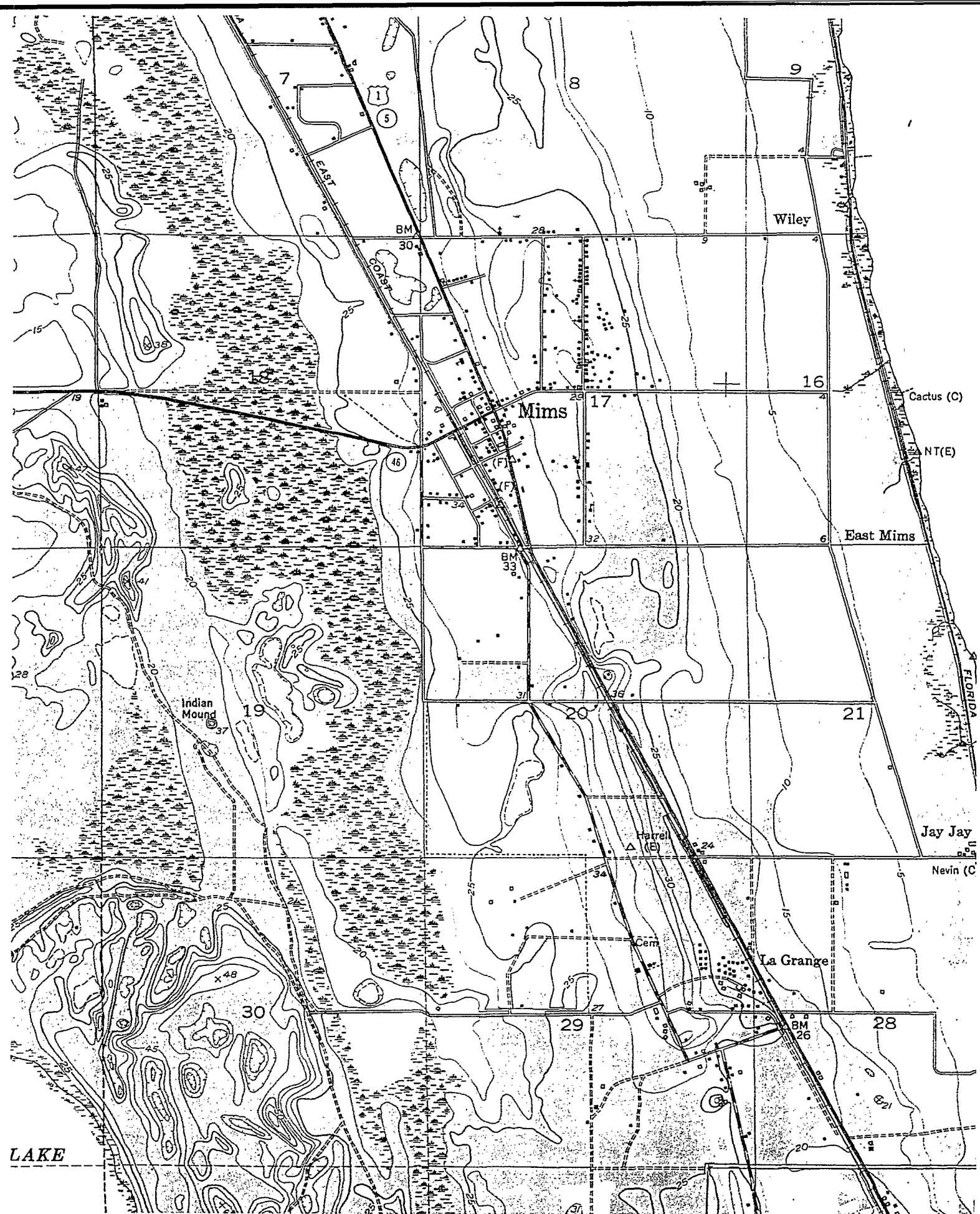
In order to address data gaps, additional sources of information may be consulted. According to the AAI, Section § 312.20 (g), *"to the extent there are data gaps (as defined in § 312.10) in the information developed...that affect the ability of persons (including the environmental professional) conducting the all appropriate inquiries to identify conditions indicative of releases or threatened releases...such persons should identify such data gaps, identify the sources of information consulted to address such data gaps, and comment upon the significance of such data gaps."* According to ASTM E 1527-05, Section 8.3.2.3, *"historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met....If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion."*

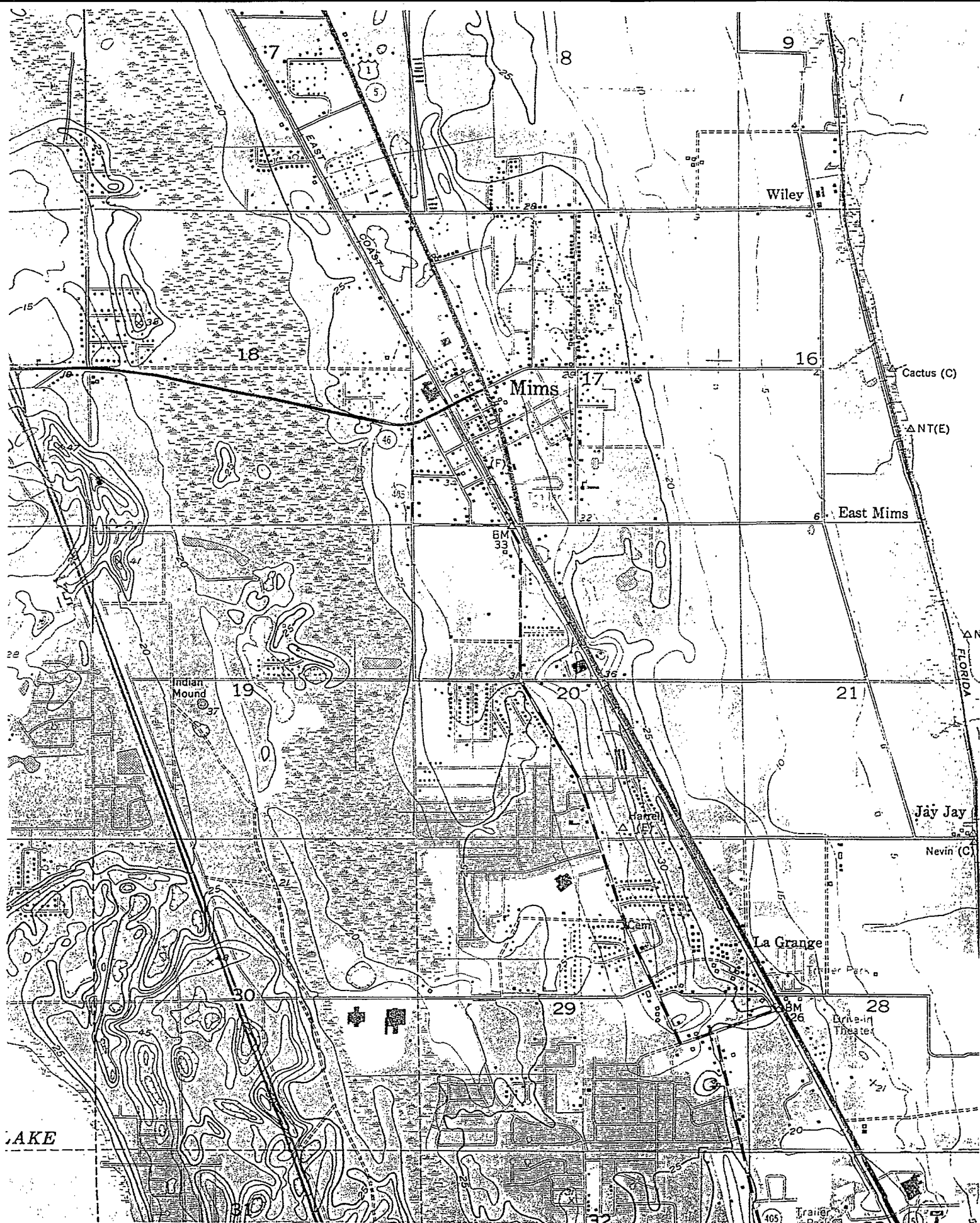
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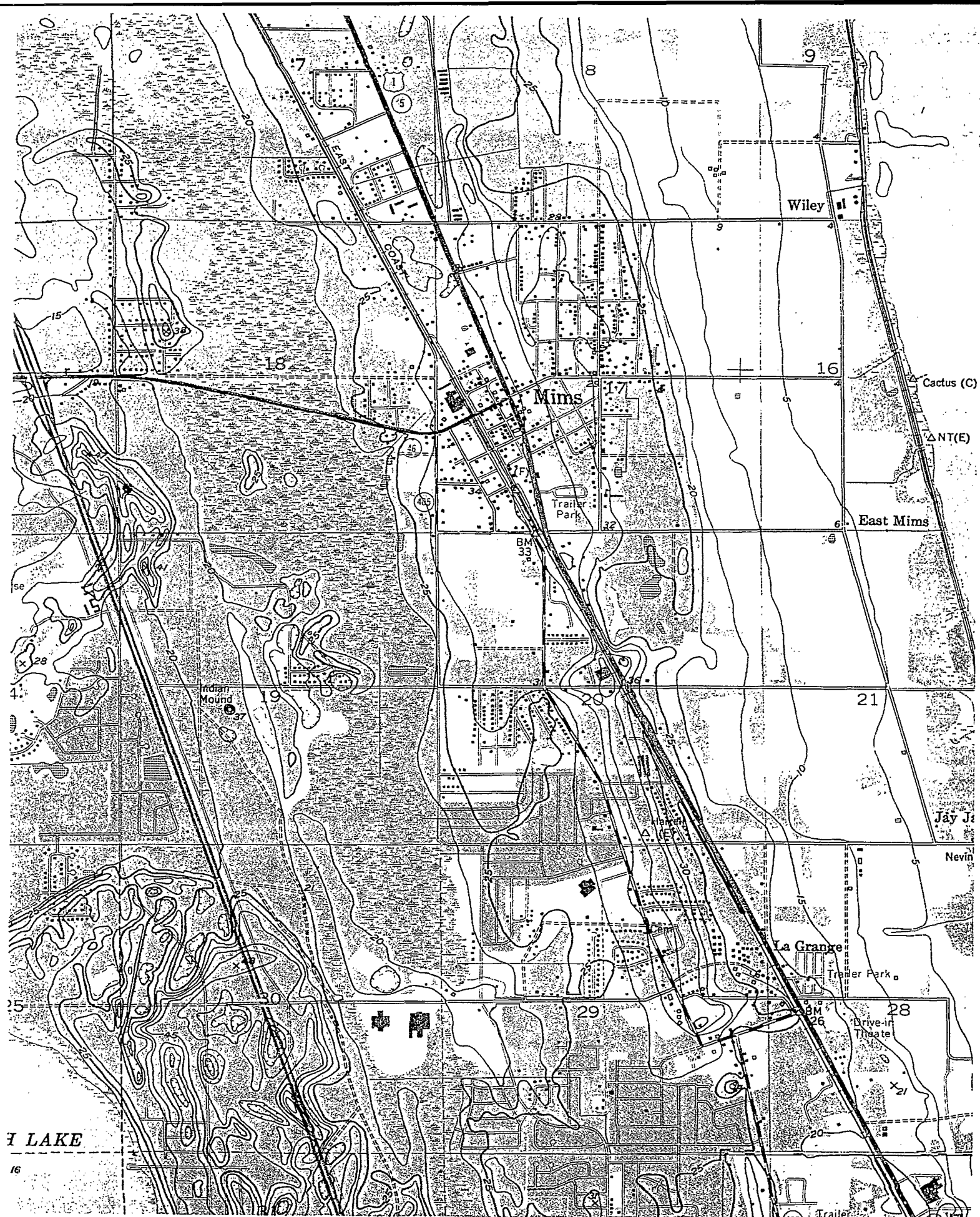
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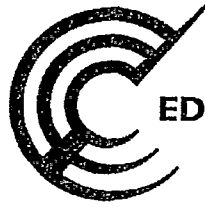
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**EDR
AERIAL PHOTOGRAPH
DECADE PACKAGE**



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The EDR Aerial Photo Decade Package

**Moore House Site
2180 Freedom Avenue
Mims, FL 32754**

Inquiry Number: 1574891.3

December 14, 2005

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06460**

Nationwide Customer Service

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Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs at one photo per decade.

References

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Data Gaps

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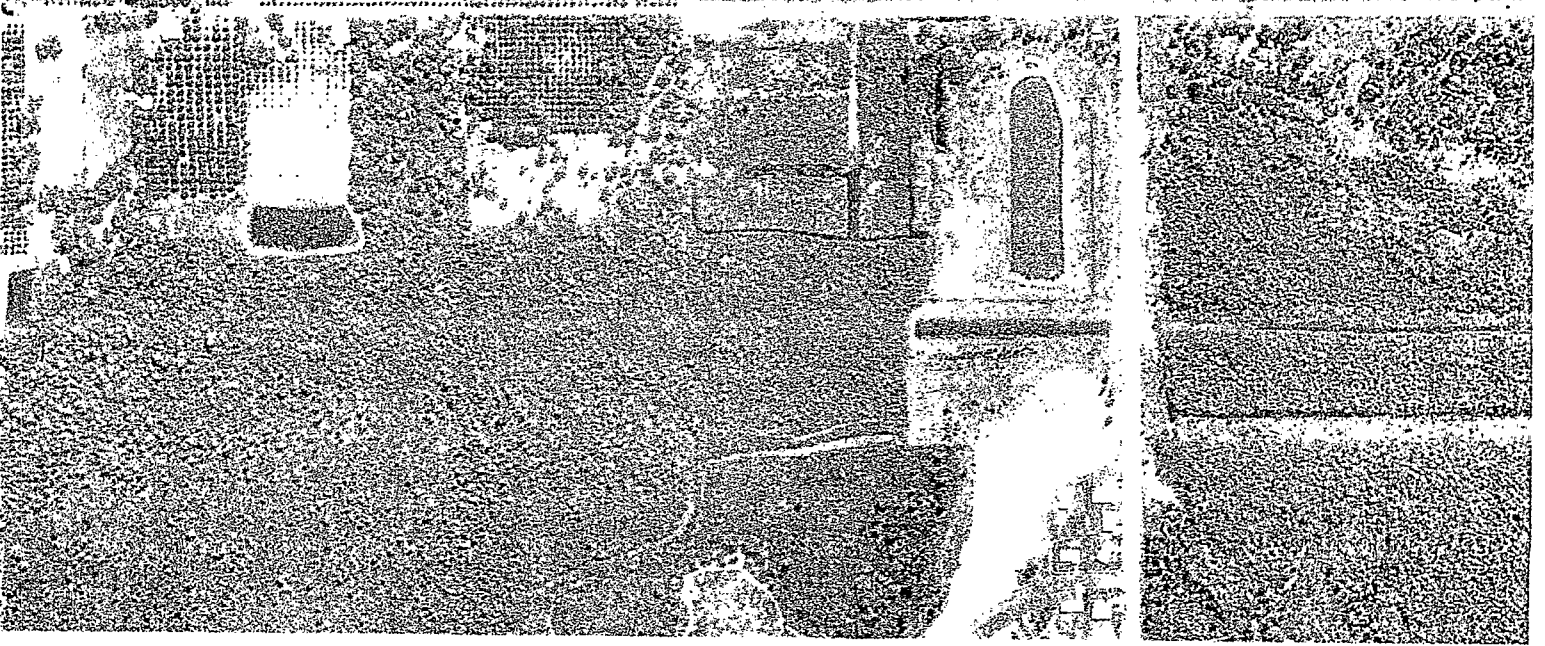
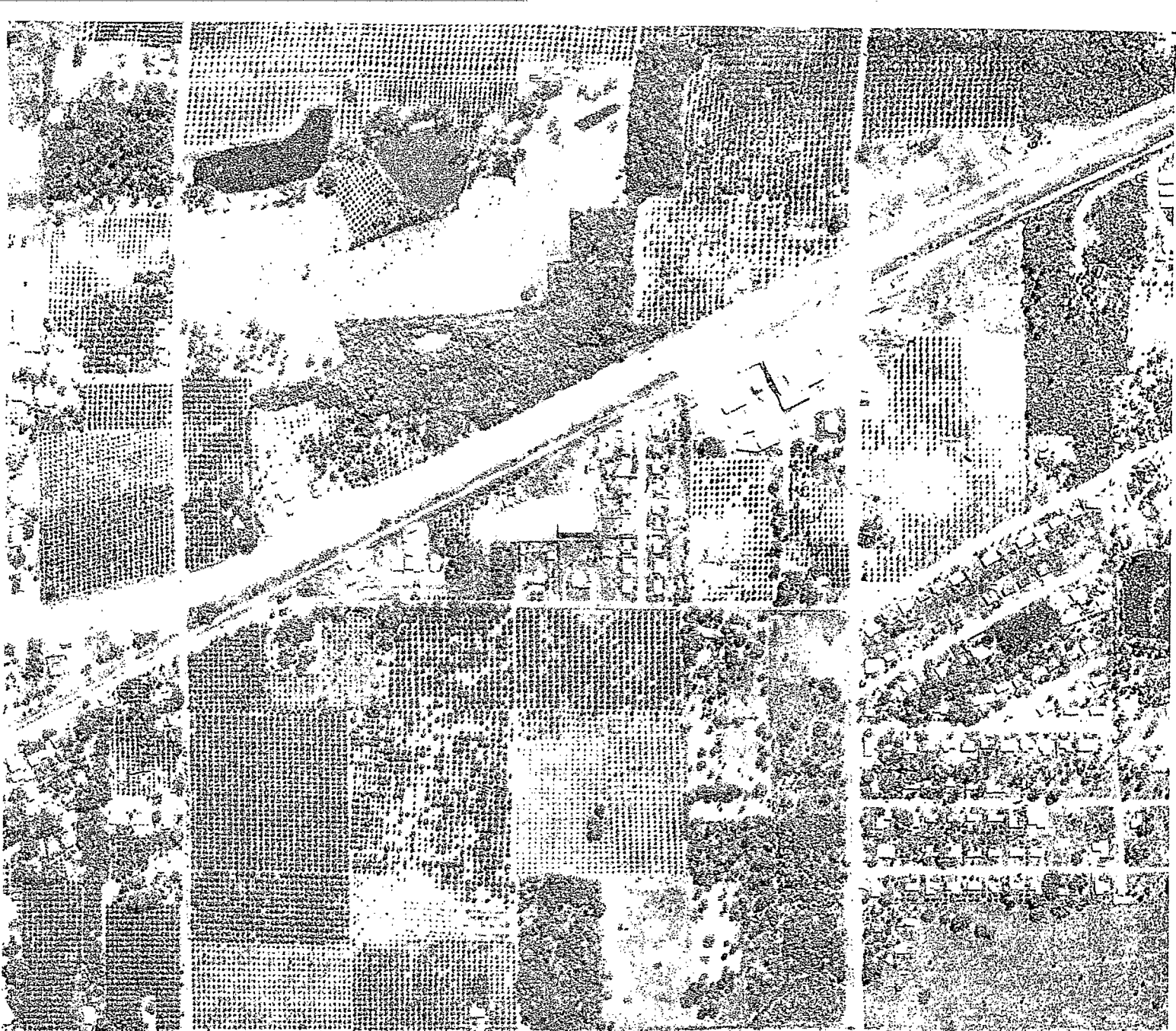
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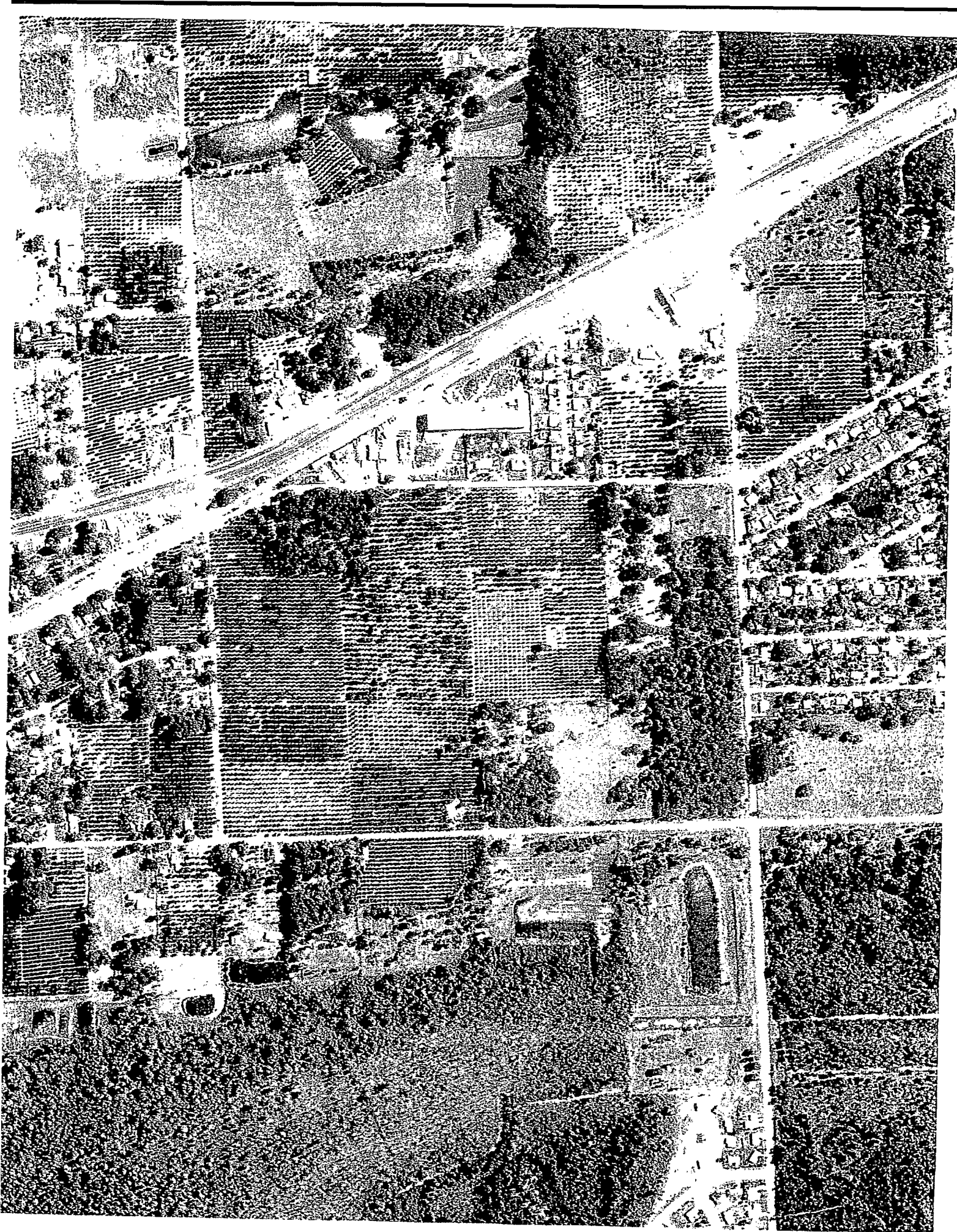
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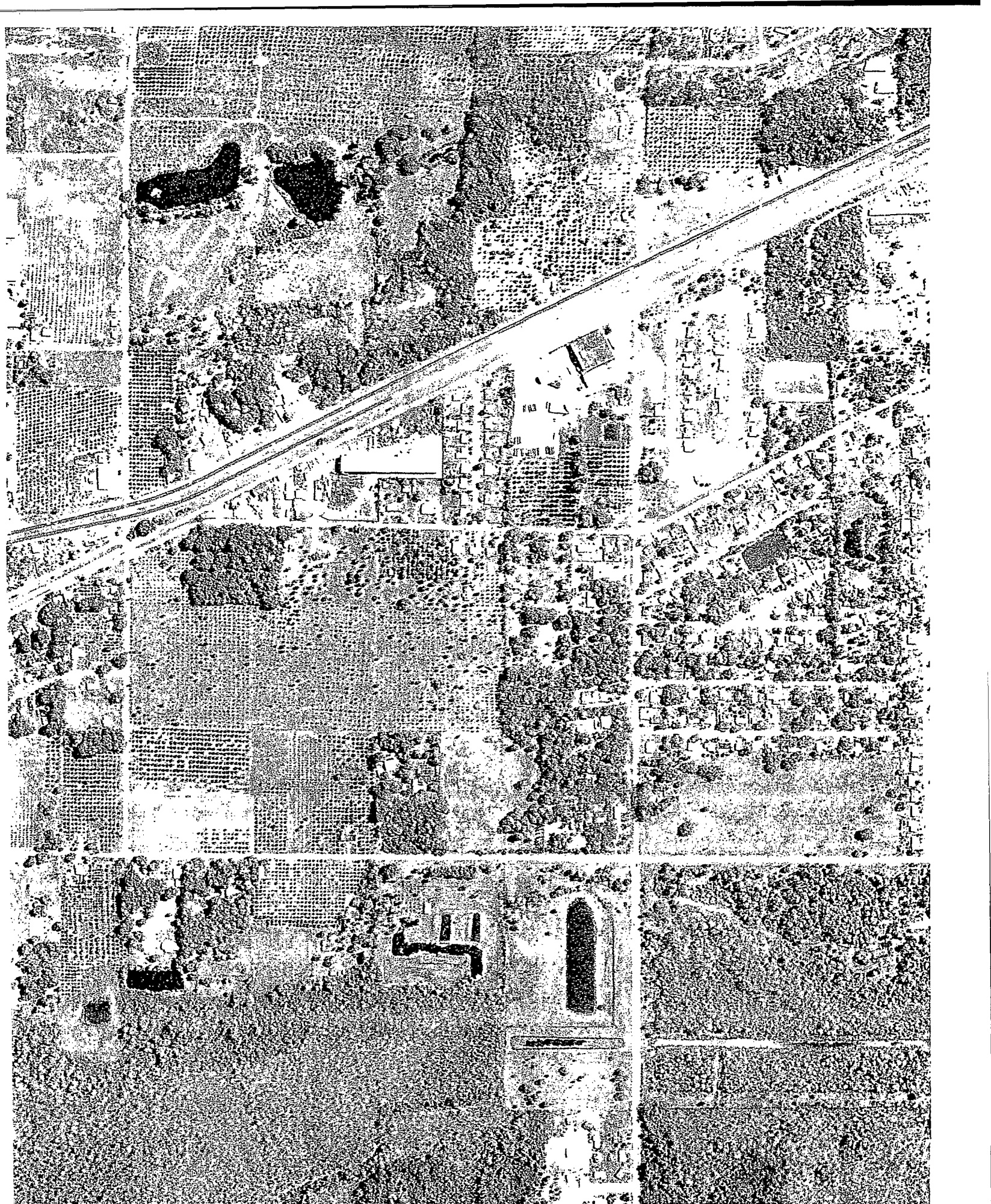
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**EDR
CITY DIRECTORY SEARCH**



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The EDR-City Directory
Abstract

Moore House Site
2180 Freedom Avenue
Mims, FL 32754

Inquiry Number: 1574891.5

Thursday, December 15, 2005

**The Standard in
Environmental Risk
Management Information**

440 Wheelers Farms Road
Milford, Connecticut 06461

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City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. The city directory is a sophisticated tool for locating individuals and businesses. With each address, the directory lists the name of the corresponding occupant.

References

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SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1927 through 2001. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: 12/15/2005

Target Property:

2180 Freedom Avenue
Mims, FL 32754

<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1927	Address Not Listed in Research Source	N/A	Polk's City Directory
1960	Address Not Listed in Research Source	N/A	Polk's City Directory
1964	Address Not Listed in Research Source	N/A	Polk's City Directory
1968	Address Not Listed in Research Source	N/A	Polk's City Directory
1975	Address Not Listed in Research Source	N/A	Polk's City Directory
1981	Address Not Listed in Research Source	N/A	Polk's City Directory
1986	Address Not Listed in Research Source	N/A	Polk's City Directory
1991	Address Not Listed in Research Source	N/A	Polk's City Directory
1996	Address Not Listed in Research Source	N/A	Polk's City Directory
2001	Address Not Listed in Research Source	N/A	Polk's City Directory

Adjoining Properties

SURROUNDING

Multiple Addresses
Mims, FL 32754

<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1927	Address Not Listed in Research Source	N/A	Polk's City Directory
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1964	Address Not Listed in Research Source	N/A	Polk's City Directory
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<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
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