

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
conducted on**

**Undeveloped Parcel  
PIN #'s 30-26-18-0000-00200-0010 -  
30-26-18-0000-00200-00W0  
Land O' Lakes  
Pasco County, Florida**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**conducted on**

**Vacant Pasture Land  
Parcel ID #'s 30-26-18-0000-00200-0010, 30-26-18-0000-00200-00W0  
Land O' Lakes  
Pasco County, Florida  
RETECHS Project # MINN09-13550-WBC-A.1**

**October 28, 2009**

**Prepared for and Certified to:**

**Wells Fargo Bank, N.A.**

**EAC Project Number: P09-1019**

**Prepared by:**

**Environmental Assessments + Consulting, Inc.  
10681 Gulf Boulevard, Suite 203  
St. Petersburg, Florida 33706  
(727)367-7700**



October 28, 2009  
EAC Project No.: P09-1019

Wells Fargo Bank, N.A.  
Ms. Dolores Selby  
444 Liberty Avenue, Suite 1400  
Pittsburgh, PA 15222

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT - Vacant Pasture Land - Parcel ID #'s 30-26-18-0000-00200-0010, 30-26-18-0000-00200-00W0 - Land O' Lakes - Pasco County - Florida - RETECHS Project # MINN09-13550-WBC-A.1**

Dear Ms. Selby:

Environmental Assessments + Consulting, Inc. (EAC) has completed a Phase I Environmental Site Assessment (ESA) of the above captioned site located in Pasco County, Florida. All work was performed in accordance with the Scope of Work outlined the Professional Services Agreement (PSA) dated October 15, 2009.

This Phase I ESA was conducted in accordance with the scope and limitations of the 2005 EPA's Final All Appropriate Inquiry (AAI) Standard (40 CFR 312) and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05. Additionally, this report conforms to Wells Fargo's Standard Instructions for all Pre-foreclosures - Phase I Environmental Site Assessment (Effective 09/01/2008). This report documents the environmental concerns identified on the subject site and addresses the associated risks to the environment. EAC acknowledges the fact that Wells Fargo Bank, N.A. are relying on the information contained in this Phase I ESA report to assess the environmental condition of the subject property, and the scope of work was sufficient in EAC's opinion to uncover potential Recognized Environmental Conditions (RECs) at the subject property pursuant to the above standards. This ESA report was prepared for and is certified to Wells Fargo Bank, N.A. for their exclusive use. EAC warrants that this Phase I ESA was conducted in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

In the professional opinion of EAC, an appropriate level of inquiry has been made into the current and previous ownership and uses of the subject property consistent with good commercial and customary practices in an effort to minimize liability, and no evidence of Recognized Environmental Conditions has been identified. No further investigation is deemed necessary at this time.

Should you have any questions, please feel free to call us at (727)367-7700.

Respectfully submitted,  
Environmental Assessments + Consulting, Inc.

William H. Goulet, MS, PG  
Division Manager  
FL Professional Geologist #001455

Industry Leaders in Environmental and Asbestos Consulting Services



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Respectfully submitted,  
**Environmental Assessments + Consulting, Inc.**

William H. Goulet, MS, PG  
Division Manager  
FL Professional Geologist #001455

## TABLE OF CONTENTS

<b>1.0 ASSESSMENT SUMMARY</b> .....	1
<b>2.0 INTRODUCTION</b> .....	2
<u>2.1 Purpose</u> .....	2
<u>2.2 Detailed Scope Of Services</u> .....	2
<u>2.3 Significant Assumptions</u> .....	3
<u>2.4 Limitations and Exceptions</u> .....	4
<u>2.5 Special Terms and Conditions</u> .....	5
<u>2.6 User Reliance</u> .....	5
<b>3.0 SITE DESCRIPTION</b> .....	6
<u>3.1 Site Location and Legal Description</u> .....	6
<u>3.2 Site and Vicinity General Characteristics</u> .....	6
<u>3.3 Current Use of the Property</u> .....	6
<u>3.4 Description of Structures, Roads and Other Improvements on the Property</u> .....	6
<u>3.5 Heating &amp; Cooling Systems / Sewage Disposal / Source Of Potable Water</u> .....	7
<u>3.6 Current Use of the Adjoining Properties</u> .....	7
<b>4.0 USER PROVIDED INFORMATION</b> .....	9
<u>4.1 Environmental Liens or Activity and Use Limitations (AUL's)</u> .....	9
<u>4.2 Specialized Knowledge</u> .....	9
<u>4.3 Commonly Known or Reasonably Ascertainable Information</u> .....	9
<u>4.4 Valuation Reduction for Environmental Issues</u> .....	9
<u>4.5 Owner, Property Manager, and Occupant Information</u> .....	10
<u>4.6 Reason for Performing Phase I ESA</u> .....	10
<b>5.0 RECORDS REVIEW</b> .....	11
<u>5.1 NPL Sites</u> .....	11
<u>5.2 Delisted NPL Sites</u> .....	12
<u>5.3 CERCLIS and CERCLIS NFRAP Sites</u> .....	12
<u>5.4 RCRA TSD Sites</u> .....	12
<u>5.5 RCRA CORRACTS Sites</u> .....	13
<u>5.6 RCRA Generator Sites</u> .....	13
<u>5.7 Federal Institutional Control / Engineering Control Registries</u> .....	13
<u>5.8 ERNS Sites</u> .....	14
<u>5.9 State / Tribal / Local / Regional Records Reviewed</u> .....	14
<u>5.10 Review of Pertinent Regulatory Files</u> .....	15
<u>5.11 Additional Environmental Record Sources</u> .....	16
<u>5.12 Physical Setting</u> .....	16
<u>5.13 Historical Use Information on the Subject Property and Adjoining Properties</u> .....	17
<u>Aerial Photograph Review</u> .....	17
<u>Sanborn Fire-Insurance Map Review</u> .....	18
<u>Historical City Directory Review</u> .....	18
<u>50-Year Chain of Title Search</u> .....	19
<b>6.0 SITE RECONNAISSANCE</b> .....	20
<u>6.1 Methodology and Limiting Conditions</u> .....	20
<u>6.2 General Site Setting / Interior &amp; Exterior Observations</u> .....	20
<b>7.0 INTERVIEWS</b> .....	23
<u>7.1 Interview with Owner</u> .....	23
<u>7.2 Interview with Site Manager / Site Occupants</u> .....	23
<u>7.3 Interview with Local Government Officials</u> .....	23
<u>7.4 Interview with Others</u> .....	23
<b>8.0 FINDINGS / OPINIONS / CONCLUSIONS &amp; RECOMMENDATIONS</b> .....	24
<b>9.0 PHASE I ESA NON-SCOPE REQUIREMENTS</b> .....	27
<b>10.0 REFERENCES &amp; DEFINITIONS</b> .....	32
<b>11.0 CERTIFICATION, LIMITATIONS, AND STATEMENT OF INDEPENDENCE</b> .....	34
<b>12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS (EP'S)</b> .....	35

## LIST OF APPENDICES

Appendix I	-	Vicinity Map
Appendix II	-	Site Plan
Appendix III	-	Site Photographs
Appendix IV	-	Aerial Photographs
Appendix V	-	USGS Quadrangle Map
Appendix VI	-	Pasco County Property Appraiser Information
Appendix VII	-	Regulatory Database Search / Regulatory Records
Appendix VIII	-	User Questionnaire
Appendix IX	-	50-Year Chain of Title Search
Appendix X	-	Certificate of Environmental Contractor / Resumes of Environmental Professionals
Appendix XI	-	Certificate of Insurance
Appendix XII	-	Mold Checklist
Appendix XIII	-	Phase I ESA Non-Scope Requirement Data, Historical Research Table; Specific Issues Table; Asbestos Laboratory Results and Summary Table and/or Lead Paint Laboratory Results and Summary Table, Interview Log

## 1.0 ASSESSMENT SUMMARY

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, EAC has researched the subject property in an attempt to identify Recognized Environmental Conditions (RECs) in accordance with the EPA's All Appropriate Inquiry (AAI) Standard and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05, as well as the stated Pre Foreclosure Requirements. A REC is defined by the above standard as an identified condition indicative of releases or threatened releases of hazardous substances, and in the case of inquiries conducted for persons identified in §312.1(b)(2), conditions indicative of releases and threatened releases of pollutants, contaminants, petroleum and petroleum products, and controlled substances (as defined in 21 U.S.C. 802) on, at, in, or to the subject property.

**Report submittal date** 10-28-2009

**Vacant Pasture Land - Parcel ID #'s 30-26-18-0000-00200-0010, 30-26-18-0000-00200-00W0 - Land O' Lakes - Pasco County - Florida**  
**RETECHS Project # MINN09-13550-WBC-A.1**

### **Environmental Contractor**

Environmental Assessments + Consulting, Inc. **P09-1019**  
William H. Goulet, MS, PG

### **I. Property Use**

Current Use - The subject property is currently undeveloped land with mature vegetation/

#### Chronology -

1950's- The subject property appears to be vacant undeveloped land

1960's - The subject property appears to be vacant undeveloped land

1970's - The subject property appears to be vacant undeveloped land

1980's - The subject property appears to be vacant undeveloped land

1990's - The subject property appears to be developed with a residential mobile home structure. A small agricultural area also appears on the northwest portion of the property. This area is likely to be a small tree farm as remnant trees were present during the site inspection.

2000's - The early part of this decade shows the property developed as it stood in the 1990's, with the exception of a small structure developed near the tree groves. By 2008, the subject property was returned to undeveloped land.

## II. Investigations

Scope of Work – This Phase I ESA was conducted in accordance with the scope and limitations of the 2005 EPA's Final All Appropriate Inquiry (AAI) Standard (40 CFR 312) and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05. Additionally, this report conforms to Wells Fargo Bank's Standard Instructions for all Pre-foreclosures - Phase I Environmental Site Assessment (Effective 09/01/2008).

Exceptions – None

EAC was unable to interview the current owner of the site. The subject property is presently undergoing foreclosure processes.

Data Gaps – The site was not traceable to an address in any directories discovered; and no Sanborn Maps were discovered for the area of the subject site. This can be attributed to a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release due to consisting coverage of aerial photographs dating back to 1957. It is EAC's professional opinion that this lack of information is not a significant issue.

## III. Findings

Historical Recognized Environmental Conditions: None Identified

Recognized Environmental Conditions: None Identified

Potential Environmental Conditions: None Identified

## IV. Opinions and Recommendations

Based upon the lack of REC's identified within this report, EAC recommends that no additional



investigation be conducted at the subject site.

## **V. Conclusions**

No Recognized Environmental Conditions have been identified during the course of this Phase I ESA.

This report has been prepared by the staff of Environmental Assessments + Consulting, Inc. for **Wells Fargo Bank, N.A.** under the professional supervision of the principal and/or senior staff whose signatures appear hereon. Neither Environmental Assessments + Consulting, Inc., nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either express or implied.

The investigation was prepared in accordance with the scope of work provided by the client for the use and benefit of Wells Fargo Bank, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Wells Fargo Bank. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Wells Fargo Bank.

Anyone seeking defenses to CERCLA liability must take independent action to perfect their position.

## **VI. Recommendations/Additional Investigations**

Based on the results of this investigation, no additional investigation is deemed necessary at this time.

## 2.0 INTRODUCTION

### 2.1 Purpose

This Phase I ESA was performed in order to assess the site for existing or threatened contamination from sources listed within this report. This Phase I ESA was performed in order to identify any Recognized Environmental Conditions (REC's) as defined within the EPA's All Appropriate Inquiry (AAI) Standard. This Phase I ESA was conducted in accordance with the scope and limitations of the 2005 EPA's Final All Appropriate Inquiry (AAI) Standard (40 CFR 312) and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05, as well as the stated Pre Foreclosure Requirements of the client. This Phase I ESA was performed under the direct supervision of Environmental Professional, Mr. William H. Goulet, M.S., P.G.

The site visit was performed on November 3, 2009 by Donald Dufoe and William H. Goulet.

Mr. Goulet holds a Master of Science degree in Geology from Texas A&M University and is a **Licensed Professional Geologist in the State of Florida (Reg. No. 1455)**. Mr. Goulet has environmental-related experience in assessing the risks associated with real-property transactions since 1987. The site inspection was conducted without accompaniment. The site inspection was conducted without accompaniment.

This Phase I ESA was performed in order to assess the site for existing or threatened contamination from sources listed in **Section 8.0** of this report. See **Section 9.0** for a description of the scope of work and information sources used to perform the assessment.

Work conducted during the course of this Phase I ESA was completed under the direct supervision of William H. Goulet, PG. Mr. Goulet holds a Master of Science degree in Geology from Texas A&M University and is a **Licensed Professional Geologist in the State of Florida (Reg. No. 1455)**. Mr. Goulet has environmental-related experience in assessing the risks associated with real-property transactions since 1987.

### 2.2 Detailed Scope Of Services

The site inspection consisted of visual observation and photographic documentation of the subject property, and review of the following items: environmental setting, site geology and hydrology, on-site wells, aboveground storage tanks, underground storage tanks, on-site surface waters, impoundments and other land uses, septic systems, leach beds, or other subsurface structures, drums or containers, hazardous substance or petroleum product use and storage, hazardous waste disposal / storage practices, solid or liquid waste disposal practices, a limited PCB containing transformer survey, past usage of land, aerial photograph review going back to when the subject property appeared to be virgin with no on-site structures apparent, if applicable a 50-year chain of title search, environmental lien search / publicly recorded instruments within the past 50 years, historic city directories (if available), prior environmental assessments (or audits) if available, Sanborn Fire Insurance Maps (if available); review soil surveys, Geologic Maps of Florida, USGS Quadrangle Map, walk or drive around of adjacent properties (as possible), interview(s) with one or more persons knowledgeable about present and past use of the land (readily accessible), record review of NPL sites, De-Listed NPL sites, CERCLIS sites, CERCLIS NFRAP sites, RCRA TSD sites, RCRA CORRACTS sites, RCRA Generator sites, ERNS sites, Federal / State / Tribal Institutional Control/Engineering Control Registries, State and Tribal List of Hazardous Waste facilities, State and Tribal equivalent NPL sites, State and Tribal equivalent CERCLIS sites, State and Tribal Aboveground Storage Tanks (AST) sites, State and Tribal Underground Storage Tank (UST) sites, State and Tribal Leaking Underground Storage Tank (LUST) sites, State and Tribal Landfill and or Solid Waste sites, State and Tribal Brownfields sites, State and Tribal Voluntary Cleanup sites and record review of state and local government environmental enforcement data bases and examination of agency files on the property and adjacent properties, review of environmental permits if disclosed by owner or operator and the assembly of the environmental assessment report, including recommendations for additional investigation (if necessary). No subsurface investigation was conducted as part of this Phase I ESA.

### 2.3 Significant Assumptions

It is important to note that all but an exhaustive investigation might fail to locate buried, covered over or localized surficial events of hazardous materials or wastes on-site that are not reasonably visible or suspected at the ground surface. The client should realize that the subject property, which in our opinion, did not exhibit evidence that toxic or hazardous wastes were at the ground

surface during our site inspection and field work, except as qualified herein, could later be impacted due to natural phenomena, human intervention, on-site pollution sources or contamination due to adjacent properties. These occurrences are beyond our control. EAC assumes that there are no hidden or unapparent environmental conditions of the site, subsoil, groundwater, structures or surroundings which would have an adverse effect on the subject property whether the source is on-site, adjacent, or in the nearby surrounding. This purpose of this Phase I ESA was not to provide an operational audit of any businesses at the site, if any, which would determine their compliance with regulatory requirements that may affect them.

Information, estimates, and opinions furnished to EAC and its representatives, and contained in this report, were obtained from sources that are considered and assumed to be reliable, and believed to be true and correct. EAC and its representatives assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by EAC or others. These occurrences are beyond our control.

Any site plans or drawings show approximate dimensions and are included in this report to assist the client in visualizing the site and the surroundings, and not to give a necessarily accurate dimensional representation of the site. No survey was conducted on the subject property. EAC or its representative has made no agreement to give legal testimony nor to appear in court or other hearings, formal or informal, as part of the PSA with the client or any party involved with the property. The client may make separate arrangements with EAC for testimony required now or in the future. Conclusions drawn from the results of this assessment are limited by the methods used and do not represent a warranty that all areas within the subject property are in the same condition. All portions of this report, including the assessment summary and limitations, are an integral part of this Phase I ESA and should not be separated from any other portion of the report.

#### 2.4 Limitations and Exceptions

Excluded from said contract is any actual NESHAPS compliant determination or delineation of asbestos containing materials (ACM), wetlands on the subject property, actual testing for radon gas on the subject property; the existence of any endangered species within the property; the location

of any well field protection areas; urea formaldehyde insulation, or HUD Compliant testing for lead within any structures on the subject property; or the existence of the "sick-building" syndrome within any structure on the subject property, determination of compliance with Activity and Use Limitations (AUL's), lead in drinking water determination, regulatory compliance, cultural and historical resources, industrial hygiene issues, health & safety issues, other ecological issues, indoor air quality issues, determination of on-site biological agents and mold issues. This report has presented and discusses the environmental condition of the subject property as of the date of our site inspection only and does not imply that the subject property will remain in that condition in the future. Assessment of the threat of contamination from adjacent properties is limited to a non-intrusive inspection and visual observations of the adjacent properties from the subject property and surrounding or adjoining properties, and a review of the records listed. Information for this assessment was obtained through a site visit, interviews with employees at the agencies or businesses listed, and the review of documents listed.

#### 2.5 Special Terms and Conditions

The scope of work for this assessment was limited to performing tasks as defined in the Professional Services Agreement (PSA) agreement between EAC and Wells Fargo Bank, N.A. dated October 15, 2009. This Phase I ESA was conducted in accordance with the scope and limitations of the 2005 EPA's Final All Appropriate Inquiry (AAI) Standard (40 CFR 312), in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05, and in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

## 2.6 User Reliance

This Phase I ESA report, conducted at the above-captioned site by EAC was prepared for and is certified to **Wells Fargo Bank, N.A.**. Furthermore, **Wells Fargo Bank, N.A.** can rely entirely on this report as part of their foreclosure due diligence process. The use of this report by an unauthorized third party is done so at their own risk.

### 3.0 SITE DESCRIPTION

#### 3.1 Site Location and Legal Description

The subject property has no physical address and is located in a rural area in Section 30, Township 26 South, Range 18 East in Pasco County, Florida. See **Appendix I** for a Vicinity Map of the subject property. Pasco County Property Appraiser records and the legal description for the subject property are included in **Appendix VI** of this report.

#### 3.2 Site and Vicinity General Characteristics

The subject property is approximately 36.82 acres in size. The site is currently undeveloped land with mature vegetation. The immediate area of the subject site is characterized primarily by farm land, pasture land and residential development. Access to the subject site is via State Road 54.

See **Appendix II** for a site plan showing the significant features of the subject property. Photographs documenting the current condition of the subject property are included in **Appendix III**.

#### 3.3 Current Use of the Property

The property is currently undeveloped land with mature vegetation.

#### 3.4 Description of Structures, Roads and Other Improvements on the Property

No on-site structures are currently developed on the subject property. No additional improvements are noted on the site.

A low lying depressional area is centrally located on the subject site. In addition, there are no impoundments or other land uses known to be in existence at the site. One (1) small debris pile consisting of plastic plant pots was observed on the property.

No septic system is currently utilized at the subject site. It is likely that a septic system was utilized in concert with the former residential trailer on the site. The exact location of this potential system is unknown.



No (zero) floor drains, oil-water separators / clarifiers / sumps or pits were observed on the subject site during the site inspection. No (zero) pre-treatment of any wastewater generated at the site was observed or documented.

### 3.5 Heating & Cooling Systems / Sewage Disposal / Source Of Potable Water

The subject site is undeveloped, unoccupied land.

No Domestic liquid waste currently generated at the subject property. No septic system is currently utilized at the subject site. It is likely that a septic system was utilized in concert with the former residential trailer on the site. The exact location of this potential system is unknown.

Potable water and sewer is available to site by the Pasco County Utilities Department, but is not hooked up to any usage and no accounts are open to the site.

No potable, irrigation or monitoring wells were identified at the subject property. Remnant irrigation lines were found throughout the property.

### 3.6 Current Use of the Adjoining Properties

The property to the north is presently occupied by vacant undeveloped pasture land. The property to the south is presently occupied by undeveloped woodlands, apartments and a restaurant. The property to the east is presently occupied by a private ranch. The property to the west is presently occupied by two residential style structures and cow pasture land.

No adjoining properties exist which, as observed, warranted further inquiry.

Photographs of adjacent properties from vantage points are included as **Appendix III**.

## 4.0 USER PROVIDED INFORMATION

### 4.1 Environmental Liens or Activity and Use Limitations (AUL's)

A search for environmental liens and Activity and Use Limitations was conducted by Environmental Title, Inc. and is included in **Appendix X** of this report. Based on the information provided by Environmental Title, Inc., no environmental liens or Activity and Use Limitations were identified for the subject property.

### 4.2 Specialized Knowledge

Pursuant to ASTM E 1527-05, user supplied information in the form of a User Questionnaire, is to be completed by the owner. This information was not provided by the user and therefore is treated as a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release due to the availability of aerial photographs dating back to 1957.

### *Prior Assessment Activities*

No prior environmental assessment activities are known to have been conducted at the subject property or were made available to EAC for review.

### 4.3 Commonly Known or Reasonably Ascertainable Information

No other significant information pertaining to the subject site was provided by the user or discovered by EAC during this Phase I ESA which would be indicative of a potential release or threatened release at the subject site.

### 4.4 Valuation Reduction for Environmental Issues

The user has not disclosed any information indicative of potential contamination or cleanup issues at the site based on the relationship of the purchase price for the subject property to its fair market value.

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

EAC interviewed Mr. Chuck Ernst, the current owner of the subject property, in order to collect additional information concerning historical and present uses of the subject property. Mr. Ernst stated that he was unaware of any open citations or violations of an environmental nature concerning the subject site. In addition he was unaware of any environmental liens.

#### 4.6 Reason for Performing Phase I ESA

This Phase I ESA is being conducted in conjunction with the potential foreclosure of the subject site by **Wells Fargo Bank, N.A.**. This Phase I ESA was performed in order to assess the subject property for existing or threatened contamination from the sources listed within this report.

## 5.0 RECORDS REVIEW

### Standard Environmental Record Sources

Records from regulatory and enforcement agencies from Federal, State, Tribal, Regional and Local County agencies were obtained regarding information, registrations, investigations, violations, spills, complaints or enforcement actions relating to subject property, adjacent properties and for properties within a 1-mile radius of the subject property.

FirstSearch Technology Corporation (FirstSearch) located in Dedham, Massachusetts was engaged by EAC to review several data base lists which are generated by the FDEP and the USEPA which identify and locate facilities that are regulated or tracked by the FDEP and the USEPA; and ones which may transport, store, generate, treat or dispose of hazardous substances and wastes. The information from these various lists, each identified facility with a USEPA or FDEP designation that was within a 1-mile radius of the subject property was then plotted on an area map. The environmental records mentioned above are the Standard Environmental Record Resources that are listed within the EPA's AAI standard and the ASTM E1527-05 practice. The above data search can be found in **Appendix VII** of this report.

### 5.1 NPL Sites

The NPL is a national list of abandoned or uncontrolled hazardous waste sites which have been scored by USEPA according to a hazard ranking system that assesses the health and environmental threat posed by sites with confirmed contamination. The NPL is used by the USEPA to prioritize sites scheduled for cleanup action.

### **Subject Property**

The subject property is not currently identified as an NPL site.

### **Surrounding Properties / 1-Mile Radius**

No NPL sites are located within a 1-mile radius of the subject property.

## 5.2 Delisted NPL Sites

The USEPA's Delisted National Priorities List (NPL) was also checked for any sites on the subject property or properties within a 1/2-mile radius which have been removed from the above data base.

### **Subject Property**

The subject property is not currently identified as a Delisted NPL site.

### **Surrounding Properties / 1/2-Mile Radius**

No Delisted NPL sites are located within a 1/2-mile radius of the subject property.

## 5.3 CERCLIS and CERCLIS NFRAP Sites

The CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Index System) is a list of sites that the USEPA is investigating for an existing or potential release of hazardous substances. However, USEPA advises that the list contains only those sites that have been brought to the attention of USEPA, and therefore, it cannot claim that the list contains all potential hazardous waste sites that may exist. CERCLIS NFRAP sites are CERCLIS Sites that may still be contaminated, however, the EPA has No Further Remedial Action Planned for these sites.

### **Subject Property**

The subject property is not currently identified as a CERCLIS or CERCLIS NFRAP site.

### **Surrounding Properties / 1/2-Mile Radius**

No CERCLIS or CERCLIS NFRAP sites are located within a 1/2-mile radius of the subject property.

## 5.4 RCRA TSD Sites

The RCRA TSD list is a USEPA data base which stores records and information on facilities which Treat, Store or Dispose of hazardous waste and substances.

### **Subject Property**

The subject property is not currently identified as a RCRA TSD site.

### **Surrounding Properties / 1-Mile Radius**

No RCRA TSD sites are located within a 1-mile radius of the subject property.

#### 5.5 RCRA CORRACTS Sites

The USEPA RCRA CORRACTS is a USEPA data base which identifies hazardous waste handlers with RCRA corrective action activity.

### **Subject Property**

The subject property is not currently identified as a RCRA CORRACTS site.

### **Surrounding Properties / 1-Mile Radius**

No RCRA CORRACTS sites are located within a 1-mile radius of the subject property.

#### 5.6 RCRA Generator Sites

The Resource Conservation and Recovery Act Index System List (RCRIS) is a federal data base maintained by the USEPA containing information regarding RCRA (Resource Conservation and Recovery Act) facilities which generate and transport hazardous waste, and facilities which treat, store or dispose such waste. Inclusion on RCRIS does not necessarily indicate contamination, but rather the potential for contamination due to the presence and handling of hazardous substances.

### **Subject Property**

The subject property is not currently identified on the USEPA RCRA Generator list.

### **Adjoining Properties**

No RCRA Generator sites are located adjacent to the subject property.

#### 5.7 Federal Institutional Control / Engineering Control Registries

Institutional Controls or Engineering Controls that have been recorded in public property records due to the presence of on-site contamination or likely presence of on-site contamination due to

historical activities or operations on the subject site are contained within this database.

### **Subject Property**

The subject property is not currently identified within any Institutional Control or Engineering Control Registries.

### 5.8 ERNS Sites

The Emergency Response Notification System is a USEPA data base which stores records and information on facilities which have had reported spills or releases of oil and hazardous substances.

### **Subject Property**

The subject property is not currently identified in the USEPA ERNS list.

### 5.9 State / Tribal / Local / Regional Records Reviewed

The following reference sources are published by the Florida Department of Environmental Protection and were reviewed by EAC:

- Registered Storage Tank List
- Leaking Registered Storage Tank List
- Solid Waste or Landfill Facilities List
- Registered Drycleaning Facilities List
- Florida Drycleaning Solvent Cleanup Program Priority Ranking List
- Voluntary Cleanup Sites List
- Brownfield Sites List
- STATE Sites List

These reports generally present information regarding industrial or commercial facilities and the presence or potential for contamination due to hazardous substances / wastes or petroleum products.

**The subject property was not identified on the Registered Storage Tank list.**

**No sites were identified on the Registered Storage Tank list which are adjacent to the subject property.**

**No sites were identified on the Leaking Registered Storage Tank list within a 1/2-mile radius of the subject site.**

**No sites were identified on the Solid Waste Facilities list within a 1/2-mile radius of the subject property.**

**No sites were identified on the Registered Drycleaning Facilities list within a 1/4-mile radius of the subject property.**

**No sites were identified on the Florida Drycleaning Solvent Cleanup Program Priority Ranking list within a 1/4-mile radius of the subject property.**

**No sites were identified on the Brownfield list within a 1/2-mile radius of the subject property.**

**No sites were identified on the Voluntary Cleanup Sites list within a 1/2 mile radius of the subject property.**

**No State Equivalent NPL or CERCLIS sites were identified within a 1-mile radius of subject property.**

#### 5.10 Review of Pertinent Regulatory Files

**Based on the available regulatory information, no facilities identified by Federal, State, Tribal, Regional and Local County agencies were identified within a 1-mile radius regarding information, registrations, investigations, violations, spills, complaints or enforcement actions relating to subject property, adjacent properties and for properties.**



### 5.11 Additional Environmental Record Sources

**Fire Department Records:** The Pasco County Fire Department was contacted to determine if any emergency calls have been made to the site. No responses of environmental concern are on file for the subject property.

**Building Department Records:** According to the Pasco County Building Department Web Site, several retired building permits were on file in 1987 and 1991 for the subject property. Several proposed permits were also discovered on the site.

**Health Department Records:** (see **Section 5.10**)

**Abandoned Dump Site:** EAC discovered no evidence during the course of this Phase I ESA to indicate the presence of an abandoned dump site on or adjacent to the subject property.

**Local Complaints Files:** On October 23, 2009 Pasco County Code Enforcement Department was contacted to review files on record concerning complaints or enforcement actions, and discovery of illegal or improper dumping at the subject property or for properties within a 1/4-mile radius of the subject site. No complaints are on file for the subject property or surroundings properties within a 1/4-mile radius of the site.

### 5.12 Physical Setting

The U.S.D.A. Soil Conservation Service (SCS) Soil Survey for Pasco County, Florida (1982) identifies four soil types in the area of the subject property.

#### **EauGallie Fine Sand**

The surface layer of EauGallie fine sand is typically 7 inches of black fine sand. The subsurface layer is approximately 15 inches thick and consists of gray fine sand in the upper 2 inches, light gray fine sand in the next 4 inches and white fine sand in the lower 9 inches. The upper part of the subsoil is 13 inches thick and consists of very dark grayish brown fine sand in the first 3 inches, dark brown fine sand in the next 5 inches and mixed dark brown and dark reddish brown fine sand in the last 5 inches. Between the upper and lower parts of the subsoil is a layer of light brownish

gray fine sand about 16 inches thick. The lower part of the subsoil is grayish brown fine sandy loam in the first 3 inches, light gray sandy clay loam in the next 5 inches, and greenish gray sandy clay loam to a depth of more than 80 inches.

According to information reviewed in the Pasco County SCS, the available water capacity of Eau Gallie fine sand is low in the surface layer, subsurface layer and the layer between the upper and lower part of the subsoil, and is medium to low in the subsoil. Organic content in these soils is low. Permeability is moderate to moderately rapid in the subsoil and is rapid in the other layers.

### **Basinger Fine Sand**

The Basinger fine sand is described as a nearly level, poorly drained soil in depressional areas in the flatwoods. Areas are circular or elongated. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 5 inches thick. The subsurface layer is light gray fine sand about 10 inches thick. The subsoil is mixed dark brown and gray fine sand about 20 inches thick. The substratum to a depth of 80 inches or more is pale brown fine sand.

This soil is ponded for 6 to 9 months or more in most years. Natural fertility of this soil is low. The available water capacity is very low in the surface and subsurface layers, medium in the subsoil, and low in the substratum. Permeability is very rapid.

### **Lake-Candler**

Lake soils are excessively drained. Typically, the surface layer is dark grayish brown fine sand. Below this, yellowish brown and brownish yellow fine sand extends to a depth of 80 inches or more. Thin lamellae of loamy fine sand are below to depth of about 50 inches.

Candler soils are excessively drained. Typically, the surface layer is dark grayish brown fine sand. Below this are layers of brown, brownish yellow and yellow fine sand to a depth of 80 inches or more. Thin lamellae of loamy fine sand are below to depth of about 50 inches.

### **Smyrna Sellers Myakka**

This map unit is in low flatwoods. Several very irregular shaped areas of this unit are in the county. Smyrna soils are poorly drained. Typically, the surface layer is black and very dark gray fine sand. Next is a subsurface layer of gray fine sand. The subsoil extends from a depth of about 10 inches to 35 inches and has layers of dark grayish brown, dark brown, dark reddish brown and brown fine sands. Beneath the subsoil, to a depth of 80 inches or more is light brownish gray fine sand.

Sellers soils are very poorly drained and are in depressional areas. Typically they have a thin layer of muck on the surface. Below this, to a depth of about 24 inches, are black mucky loamy fine sand and black and very dark gray fine sand. Below this, and extending to a depth of 80 inches or more, are layers of dark brown, dark yellowish and pale brown fine sand

Myakka Soils are poorly drained. Typically, the surface and subsurface layers are blackm dark gray, gray light gray fine sands. The subsoil is between depths of 27 and 48 inches. It consists of layers of very dark gray, dark reddish brown and dark brown fine sand. Below the subsoil, to a depth of 80 inches or more in pale fine sand.

### *Hydrology / Groundwater Characteristics*

Groundwater flow direction in the surficial aquifer generally conforms with area topographic relief. Discharge areas are generally in creeks, lagoons, intercostal waterways, bays and the Gulf Of Mexico. Groundwater recharge within the surficial aquifer occurs primarily from downward

infiltration of precipitation.

The water table of the surficial aquifer is typically located at depths ranging from 2 feet to 5 feet below land surface, however, the water table may be influenced by occurrences such as local rainfall, pumping, and drainage control measures implemented by the Southwest Florida Water Management District.

Based on the 1974 Odessa, Florida U.S.G.S. Quadrangle Map (Photorevised in 1985) as shown in **Appendix V**, the elevation of the site is approximately 50-feet above sea level. The direction of groundwater flow in the surficial aquifer is most likely to the south, based on the U.S.G.S. Quadrangle Map.

### 5.13 Historical Use Information on the Subject Property and Adjoining Properties

#### *Aerial Photograph Review*

Aerial photographs were examined for the purpose of determining whether the property and adjacent properties have been used for industrial or landfill purposes, if any obvious detrimental uses of the subject property could be ascertained and to observe development trends in the area. Aerials dated 1957, 1965, 1967, 1973, 1984, 1995, 2001 and 2008 were available for review through the Florida Department of Transportation (FDOT) and/or the Pasco County Property Appraiser. Copies of the 1965, 1984, 1995 and 2008 aerial photographs are provided in **Appendix IV** of this report.

In the earliest available photograph in 1957, the subject property and adjacent properties are virgin undeveloped land. State Road 54 is present.

In the 1965, 1967, 1973 and 1984 the subject site, adjacent properties and surrounding areas appears the same as the 1965 aerial photograph.

By 1995, the subject property appears to be developed with a residential mobile home structure. Also a small agricultural area appears in the photo in the northwest portion of the property. This area is likely to be a small tree farm as remnant tree were present during the site inspection. All

other adjacent properties and surrounding area appear the same as previous years.

By 2001, the subject site appears generally the same, with the exception of a small structure developed in the area of the agricultural area. All other adjacent properties and surrounding area generally appear the same.

In 2008, the subject property is clear of all on site structures. The properties to the south are vacant undeveloped woodlands and commercially developed. All other surrounding sites remain unchanged.

After close examination of all the aerials listed above, it was concluded that there is no evidence of dumping and or landfill activity associated with the subject property or adjacent properties in the vicinity. The above historical resource indicated that the subject site was virgin land as late as 1984.

#### Sanborn Fire-Insurance Map Review

An extensive on-line collection of Sanborn Maps is available through the Florida Public Library System. Sanborn Fire Insurance Maps were used by insurance companies to determine potential fire hazards for specific buildings. This was accomplished by color coding building construction, labeling automatic sprinkler systems, fire hydrants, and gas tanks as well as facilities that may contain other flammable liquids.

This research revealed no Sanborn maps available for the subject property, which can attributed to a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release due to the availability of aerial photographs dating back to 1957.

#### Historical City Directory Review

No listings were found for the subject site or adjacent properties in all directories reviewed at the John F Germany main library in Tampa, Florida. Directories were searched back to 1970. The

rural area of the subject site is not covered.

This research revealed no directory listings available for the subject property, which can attributed to a Data Gap. The environmental significance of this Data Gap is considered to be minimal and not indicative of a potential release or threatened release due to the availability of aerial photographs dating back to 1957.

#### 50-Year Chain of Title Search

A 50-year Title Search for the subject property was provided by Environmental Title, Inc. in order to determine past owners of the site and to reveal publicly recorded leases and easements of the property. A review of these documents revealed that the property was owned by Mr. Solomon Hayman in 1959. Mr Hayman relinquished the property to Porta Westfalia LTD. Porta Westfalia merged with Melitta Canada, Inc. In 1985. A variety of private individuals owned the property throughout the years until Suncoast, LTD received the property in 2003 thru the current day. None of the present or previous ownership provided to us in the search suggests obvious involvement in storage, generation, or disposal of hazardous substances/wastes or petroleum products at the site. A copy the Chain of Title search can be found in **Appendix IX** of this report.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

The site inspection and reconnaissance was conducted on October 26, 2009 by William H. Goulet, Professional Geologist with EAC and Donald Dufoe, Environmental Specialist with EAC. The representative traversed all readily accessible portions of the subject property. It is important to note that all but an exhaustive investigation might fail to locate buried, covered over or localized surficial events of hazardous materials or wastes on-site that are not reasonably visible or suspected at the ground surface. The client should realize that the subject property, which in our opinion, did not exhibit evidence that toxic or hazardous wastes were at the ground surface during our site inspection and field work, except as qualified herein, could later be impacted due to natural phenomena, human intervention, on-site pollution sources or contamination due to adjacent properties. These occurrences are beyond our control. EAC assumes that there are no hidden or unapparent environmental conditions of the site, subsoil, groundwater, structures or surroundings which would have an adverse effect on the subject property whether the source is on-site, adjacent properties, or properties in the nearby surrounding. This purpose of this Phase I ESA was not to provide an operational audit of any businesses at the site, if any, which would determine their compliance with regulatory requirements that may affect them. EAC or its representatives have conducted no off-site tests or evaluations of materials or substances found on the site for the purpose of assessing the presence of environmental Conditions not readily apparent during our visual observations made during the site visit. Information, estimates, and opinions furnished to EAC and its representatives, and contained in this report, were obtained from sources that are considered and assumed to be reliable, and believed to be true and correct. EAC and its representatives assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by EAC or others. These occurrences are beyond our control.

### 6.2 General Site Setting / Interior & Exterior Observations

#### *On-Site Operations and Activities*

No on-site operation or activities are currently being conducted at the site. The site is undeveloped land.

Underground/Aboveground Petroleum Storage Tanks

No regulated petroleum Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) were observed on the subject property, and no registrations for petroleum USTs or ASTs were discovered during this ESA. In addition, no evidence of fill ports, vent pipes or other fuel tank components were readily observed during the site inspection.

Hazardous Substance or Petroleum Product Use, Storage and Disposal Practices

No petroleum products or hazardous substances are known to be currently used on the subject property.

Domestic Solid or Liquid Waste Disposal Practices

No domestic solid or liquid waste is currently generated at the subject property.

Odors

No chemical, petroleum or any other foul odors were physically observed or noted during the site inspection.

Pools Of Liquid

No standing pools of liquid, (other than water), were physically observed or noted during the site inspection.

Limited Polychlorinated Biphenyls (PCBs) Survey

Our representative conducted a limited site survey for the presence of PCB-containing or PCB-contaminated equipment consisting of visual observations for the presence of transformers, capacitors, and hydraulic equipment. Dielectric fluid and hydraulic oils containing PCBs was widely used in such equipment until 1979 when the U.S. EPA restricted such use. It is thought that most PCB production ceased around 1972. Many utilities, including Withlacoochee Electric Cooperative (WEC), , have since acted to replace PCB-containing and PCB-contaminated transformers and capacitors. According to 40 CFR 761, the owner, PE TECO, is responsible for maintenance or replacement of transformers should they be PCB transformers or PCB-contaminated transformers.



Our representative observed one (1) aerial mounted transformers at the subject property. No staining was observed in the soils around the base of the units. The metal cases enclosing the units were observed to be in good condition. In addition, no underground hydraulic equipment (elevators, in-ground lifts, etc.) was identified at the site.

No capacitors or hydraulic equipment was observed on-site by our representative during the limited PCB-survey.

*Impacted Soil or Distressed Vegetation*

The subject property and all readily accessible areas of the subject site were traversed by a representative from EAC. Soils and vegetation on the subject property and peripheral areas were observed for visual and olfactory signs of degradation by hazardous substances and or petroleum products. No evidence of soil and vegetative distress or degradation was observed by the representative during the site inspection. No evidence of waste dumping, such as stockpiled debris, mounds, or depressions were observed on the subject property, with the exception of one (1) small debris pile consisting of plastic plant pots was observed on the property.

*Drains / Sumps*

No evidence of drains or sumps were observed by the representative during the site inspection.

*Stained Concrete or Asphalt*

No evidence of stained asphalt or concrete was observed by the representative during the site inspection.

## 7.0 INTERVIEWS

As part of this Phase I ESA, EAC interviewed several individuals in order to collect additional information concerning historical and present uses of the subject property.

### 7.1 Interview with Owner

EAC interviewed Mr. Chuck Ernst, the current owner of the subject property, in order to collect additional information concerning historical and present uses of the subject property. Mr. Ernst stated that he was unaware of any open citations or violations of an environmental nature concerning the subject site. In addition he was unaware of any environmental liens.

### 7.2 Interview with Site Manager / Site Occupants

No site activities were observed during the site inspection.

### 7.3 Interview with Local Government Officials

Fire Department: No information was identified at the Pasco Fire Rescue Department which would indicate Recognized Environmental Conditions (RECs) at the site.

### 7.4 Interview with Others

Officer Koscielinka of the Pasco County Code Enforcement Department was contacted to review files on record concerning complaints or enforcement actions, and discovery of illegal or improper dumping at the subject property or for properties within a 1/4-mile radius of the subject site. No complaints are on file for the subject property or surroundings properties within a 1/4-mile radius of the site..

## 8.0 FINDINGS / OPINIONS / CONCLUSIONS & RECOMMENDATIONS

Based on the standardized research methods and resultant information contained within this Phase I Environmental Site Assessment, EAC has researched the subject property in an attempt to identify Recognized Environmental Conditions (RECs) in accordance with the EPA's All Appropriate Inquiry (AAI) Standard and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05. An REC is defined by the above standard as an identified condition indicative of releases or threatened releases of hazardous substances, and in the case of inquiries conducted for persons identified in §312.1(b)(2), conditions indicative of releases and threatened releases of pollutants, contaminants, petroleum and petroleum products, and controlled substances (as defined in 21 U.S.C. 802) on, at, in, or to the subject property.

### POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON THE SUBJECT PROPERTY:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**  
Petroleum product contamination: **No Recognized Environmental Conditions Identified**

### POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED ON ADJACENT PROPERTIES:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**  
Petroleum product contamination: **No Recognized Environmental Conditions Identified**

### POTENTIAL CONTAMINATION DUE TO SOURCES LOCATED WITHIN ½-MILE RADIUS:

Hazardous substance contamination: **No Recognized Environmental Conditions Identified**  
Petroleum product contamination: **No Recognized Environmental Conditions Identified**

### OPINIONS

EAC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the EPA's AAI Standard at/on the subject property (Vacant Pasture Land, Parcel ID #'s 30-26-18-0000-00200-0010, 30-26-18-0000-00200-00W0, Land O' Lakes, Pasco County, Florida). Any exceptions to, or deletions from, this practice are described in this report. **This assessment has revealed no evidence of Recognized Environmental Conditions (REC's) in connection with the property.**

### CONCLUSIONS / RECOMMENDATIONS

Given the information gathered for this Phase I Environmental Site Assessment, it is EAC's professional opinion that additional investigation on the subject property is not warranted at this time.

## 9.0 PHASE I ESA NON-SCOPE REQUIREMENTS

The following non-scope considerations were performed as part of this Phase I ESA in accordance with Wells Fargo Bank's Standard Instructions for all Pre-foreclosures - Phase I Environmental Site Assessment (Effective 09/01/2008). However, these are not requirements of the ASTM E 1527-05 Practice.

### **Asbestos Containing Materials**

The two (2) parcels are vacant undeveloped parcels. No structures or building materials that are considered "suspect" contain asbestos materials were observed above grade during completion of the site visit for this Phase I ESA. No consideration was given as to the presence of underground structures, debris, or pipelines that may contain asbestos.

### **Lead-Based Paint**

The two (2) parcels are vacant undeveloped parcels of land. No structures or building materials that are considered "suspect" to contain lead-based paint were observed above grade during completion of the site visit for this Phase I ESA.

### **Radon**

The EPA conducted a radon study in Florida during the winter of 1986-1987 and compiled this information into a EPA Map for Radon Zones, September, 1993. The standards require that human exposure to gamma radiation not exceed 20 microroentgens per hour (uR/h) and that human exposure to radon decay products not exceed 0.02 working level (WL) annual average, equivalent to 4.0 picoCuries radon gas per liter of air. In summary, Pasco County was listed as having four (4) homes of the 74 homes tested over the 4pCi/L standard. Therefore, Pasco County is listed as one of the counties in the state of Florida having elevated radon potential.

### **Wetlands**

EAC reviewed wetland information provided by FirstSearch Technology Corp., as shown in **Appendix VII**, in order to determine if the subject property or adjacent properties are classified as

wetland areas. Based on the map, two (2) wetland areas are defined by this classification do exist on the subject property.

Both wetlands are classified with the same identifiers and are located on the southwest, and eastern portion of the subject property. They are classified as a water body in the Palustrine System, (emergent) which is semi-permanently flooded (PFO2F) and forested with needle leaved deciduous.

### **Microbial Growth & Moisture Intrusion**

No on-site structures are currently developed on the subject site.

## 10.0 REFERENCES & DEFINITIONS

### References:

- Florida Department Of Natural Resources, Inc. Bureau Of Geology
- United States Department Of Agriculture (USDA) publication, Soil Survey of Pasco County, Florida, Soil Conservation Service
- U.S. Geological Survey (USGS) 7.5 minute series topographic map
- Florida Department of Transportation (FDOT) Aerial Photographs
- Polk, Hill-Donnelly, City Publishing, Bresser and / or other available city directories
- Sanborn Fire Insurance Maps
- NPL list for properties within a 1-mile radius (EPA)
- Delisted NPL list for properties within a 1/2-mile radius (EPA)
- CERCLIS / CERCLIS NFRAP list for properties within a 1/2-mile radius (EPA)
- RCRA TSD list for properties within a 1-mile radius (EPA)
- RCRA CORRACTS list for properties within a 1-mile radius (EPA)
- RCRA Generator list for subject property and adjoining properties (EPA)
- ERNS list for subject property (EPA)
- Registered Storage Tank list for subject property and adjoining properties (FDEP)
- Leaking Underground Storage Tank list for properties within a 1/2-mile radius (FDEP)
- Solid Waste Facilities list for properties within a 1/2-mile radius (FDEP)
- Registered Drycleaning Facilities list for properties within a 1/4-mile radius (FDEP)
- Florida Drycleaning Solvent Cleanup Program list for properties within a 1/4-mile radius (FDEP)
- Brownfields list for properties within a 1/2-mile radius (FDEP)
- Voluntary Cleanup Sites list for properties within a 1/2-mile radius (FDEP)
- State Equivalent NPL / CERCLIS sites list for properties within a 1-mile radius (FDEP)

Definitions:

- **Adjacent Property** includes those sites separated from the subject property by an easement such as a street, highway, railroad, etc., which would otherwise be immediately adjoining the subject site.
- **Capacitor** - a device for accumulating and holding a charge of electricity and consisting of conducting surfaces separated by a dielectric (40 CFR 761.3); may contain a dielectric that contains PCB's.
- **Contamination** means a non-permitted release of a hazardous substance, petroleum substance or product or polychlorinated biphenyl in sufficient quantity to cause damage to natural resources.
- **Hazardous Substance** means those substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9601 (14), and includes any material that is toxic, flammable, explosive, or corrosive as these terms are defined by CERCLA. Excluded from this definition are petroleum substances or products as defined below.
- **Hazardous Waste** defined in RCRA (Section 1004(5)) as a solid waste, or a combination of solid wastes, which because of its quantity concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.
- **Not Observed** means no visual or olfactory evidence of said contamination was noted during the site inspection.
- **Not Discovered** means no information regarding said contamination was obtained from persons interviewed and no information was discovered in the Regulatory records that were reviewed.
- **Non-PCB Containing** means that the dielectric fluid in the electrical unit contains less than 50 ppm of PCB's.
- **Poly-Chlorinated Biphenyl's (PCB's)** - a mixture of compounds composed of the biphenyl molecule which has been chlorinated to varying degrees or any combination of substances which contains such substances (40 CFR 761.3). A suspected human carcinogen.
- **PCB Contaminated** means that the dielectric fluid in the electrical unit contains between 50 to 499 ppm of PCB's.
- **PCB Transformer** means that the dielectric fluid in the electrical unit contains over 500 ppm of PCB's.
- **Petroleum Substance or Product** means any material containing refined or crude oil, or any fraction thereof, and includes natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel, or mixtures of natural gas and such synthetic gas. Hazardous substances as defined above are excluded.
- **Release** means such occurrences as defined by CERCLA, 42 U.S.C. 9601 (10), and includes any intentional or accidental discharging, spilling, leaking, pumping, pouring, emitting, injecting, escaping, leaching, dumping or disposing into the environment.
- **Transformer** - devices that change (transform) one potential difference (voltage) to another. Typically transformers contain a dielectric fluid that has the potential to contain PCB's if the unit was manufactured before 1979; however, it is thought that most PCB production was ceased by 1972.
- **EPA** means the Environmental Protection Agency
- **FDEP** means the Florida Department of Environmental Protection



## **11.0 CERTIFICATION, LIMITATIONS, AND STATEMENT OF INDEPENDENCE**

This report has been prepared by the Staff of Environmental Assessment + Consulting, Inc. for Wells Fargo Bank under the professional supervision of the principal and/or senior staff whose signature appears hereon. Neither Environmental Assessment + Consulting, Inc., nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases or occupies the subject property or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgements founded upon the findings of the investigation identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty exists, expressed or implied.

The investigation was prepared in accordance with the scope of work provided by the client for the use and benefit of Wells Fargo Bank, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Wells Fargo Bank. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Wells Fargo Bank.

Anyone seeking defenses to CERCLA liability must take independent action to perfect their position.

RETECHS Project #: MINN09-13550-WBC-A.1  
Subject Property Name: **Vacant Pasture Land**  
Subject Property Address: **Parcel ID #'s 30-26-18-0000-00200-0010, 30-26-18-0000-00200-00W0 - Land O' Lakes - Pasco County - Florida**  
Report Submittal Date: **October 26, 2009**  
EAC Project Number: **P09-1019**



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William H. Goulet, MS, PG  
Environmental Assessment + Consulting, Inc.

**October 28, 2009**

Date

## 12.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS (EP'S)

The discussions and conclusions contained in this Phase I ESA report have been reviewed by William H. Goulet, PG with EAC. This Phase I ESA was performed under the direct supervision of the Environmental Professional (EP) listed below and is found to conform to standard practices pursuant to the 2005 EPA's Final All Appropriate Inquiry (AAI) Standard (40 CFR 312) and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05. The professional services discussed herein have been performed using that degree of care and skill ordinarily exercised under similar circumstances by other scientists practicing in this field. I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.



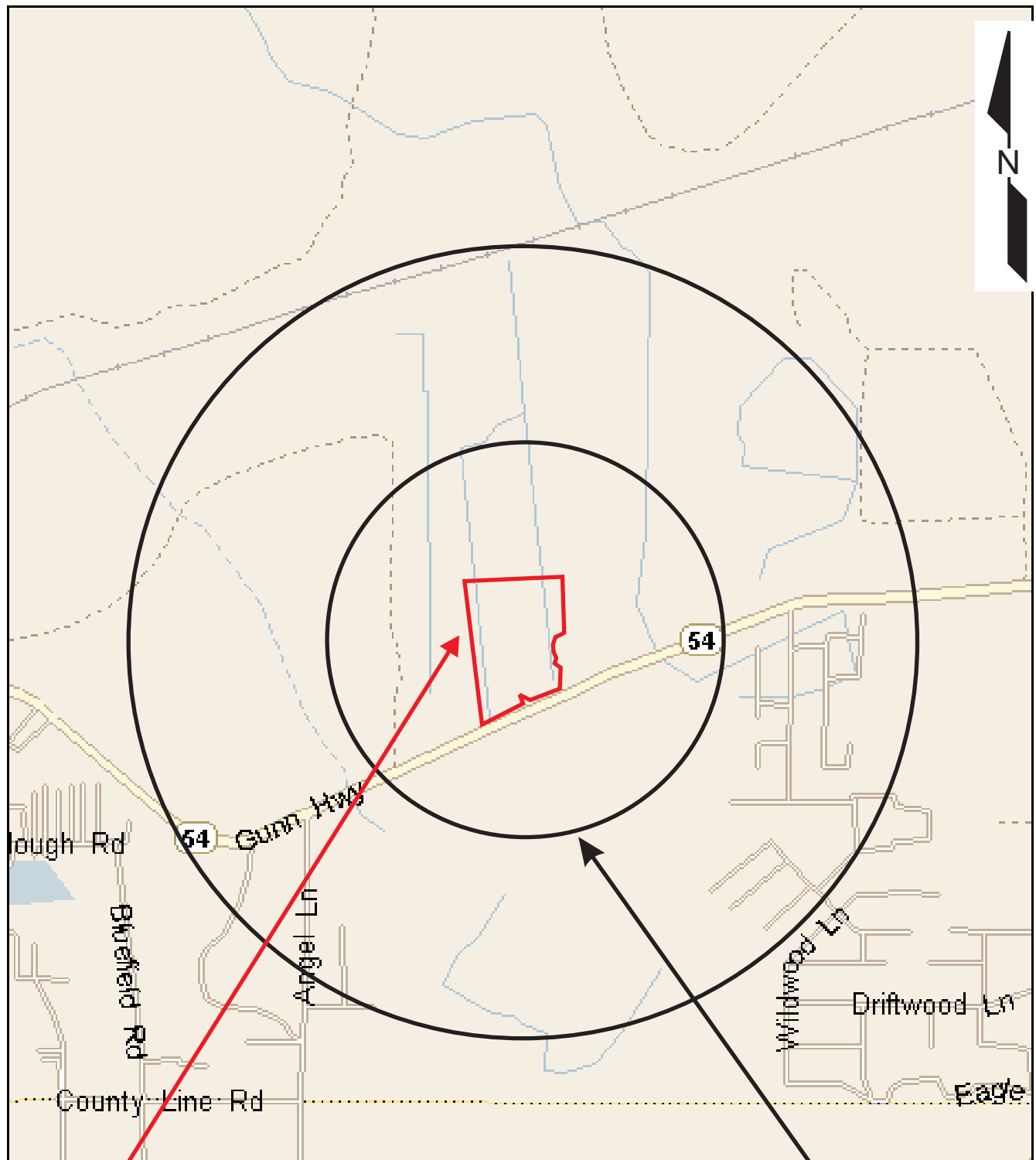
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William H. Goulet, MS, PG

**October 28, 2009**

Date

**Appendix I  
Vicinity Map**



SITE

1/2-MILE RADIUS



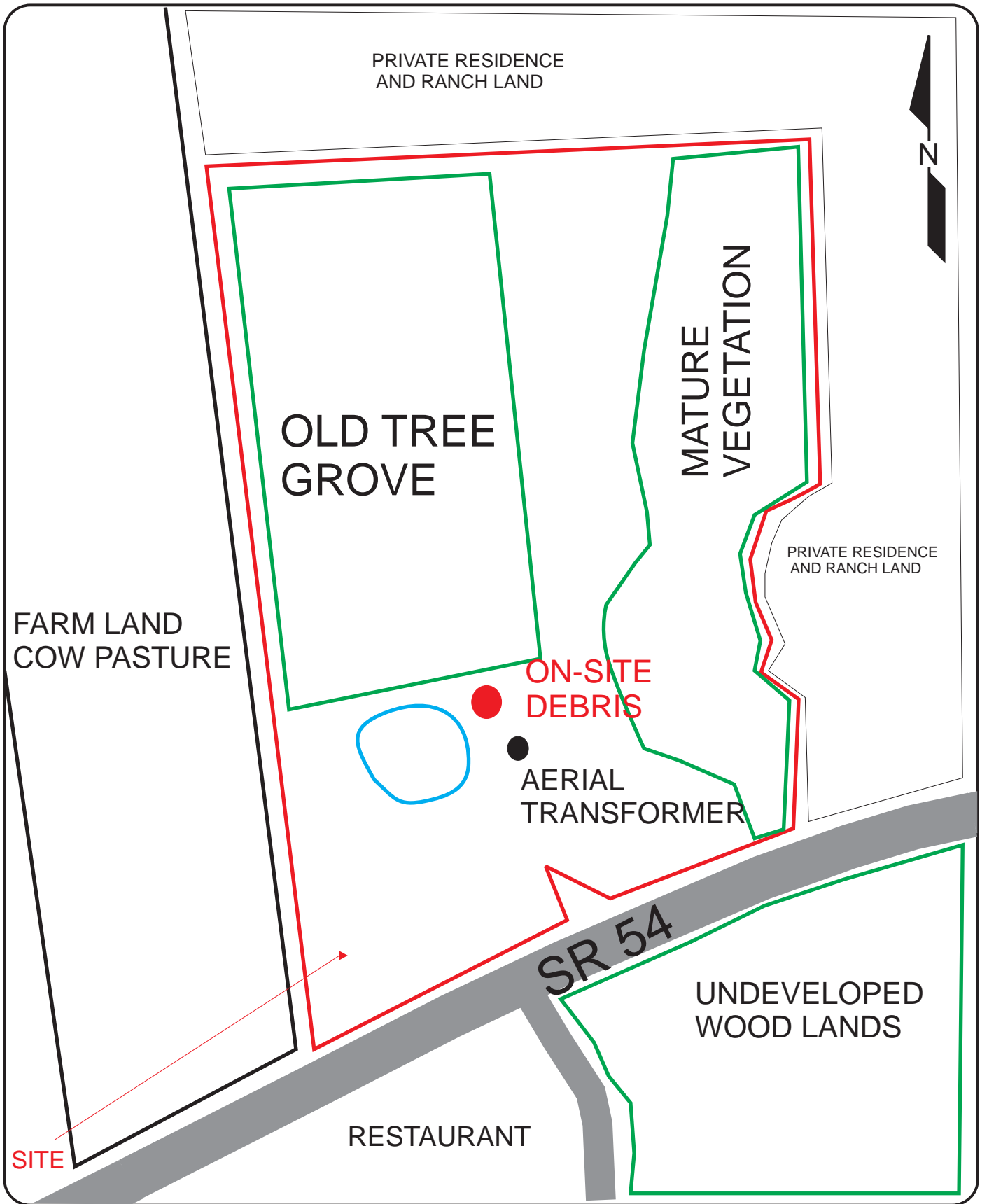
Project No.: P09-1019

Scale:  
1" = 1/2-MILE

### VICINITY MAP

Vacant Parcel  
PIN# 30-26-18-0000-00200-0010/ 00200-00W0  
Land O' Lakes, Pasco County, Florida

**Appendix II  
Site Plan**



Project No.: P09-1019

Scale:  
1" = N.T.S.

### SITE PLAN

Vacant Parcel  
PIN# 30-26-18-0000-00200-0010/ 00200-00W0  
Land O' Lakes, Pasco County, Florida

**Appendix III  
Site Photos**





View of the subject property



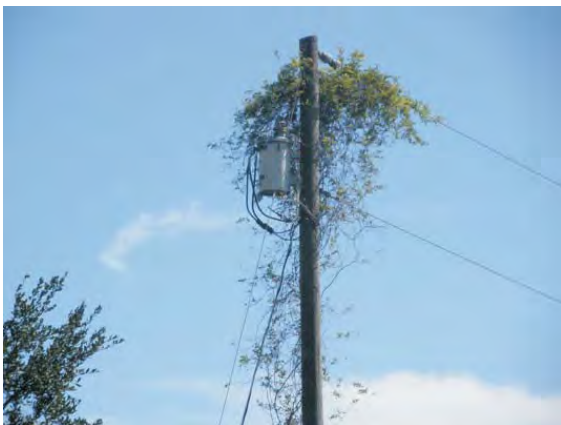
View of the an old power junction box



View of a depressional area on the subject site



View of the on-site debris (tree pots)



View of the on-site aerial transformer



View of the adjacent property to the east





View of the adjacent property to the west



View of the adjacent property to the west



View of the adjacent property to the north



View of the adjacent property to the south



View of the adjacent property to the south



View of the adjacent property to the south



**Appendix IV**  
**Aerial Photographs**



**SITE**



**Project No.: P09-1019**

Scale:  
1" = approx

## **1965 AERIAL PHOTOGRAPH**

**Vacant Parcel**  
**PIN# 30-26-18-0000-00200-0010/ 00200-00W0**  
**Land O' Lakes, Pasco County, Florida**



**SITE**



**Project No.: P09-1019**

Scale:  
1" = approx '

## **1984 AERIAL PHOTOGRAPH**

**Vacant Parcel**  
**PIN# 30-26-18-0000-00200-0010/ 00200-00W0**  
**Land O' Lakes, Pasco County, Florida**



**SITE**



**Project No.: P09-1019**

Scale:  
1" = approx ' ,

## **1995 AERIAL PHOTOGRAPH**

**Vacant Parcel**  
**PIN# 30-26-18-0000-00200-0010/ 00200-00W0**  
**Land O' Lakes, Pasco County, Florida**



**SITE**



**Project No.: P09-1019**

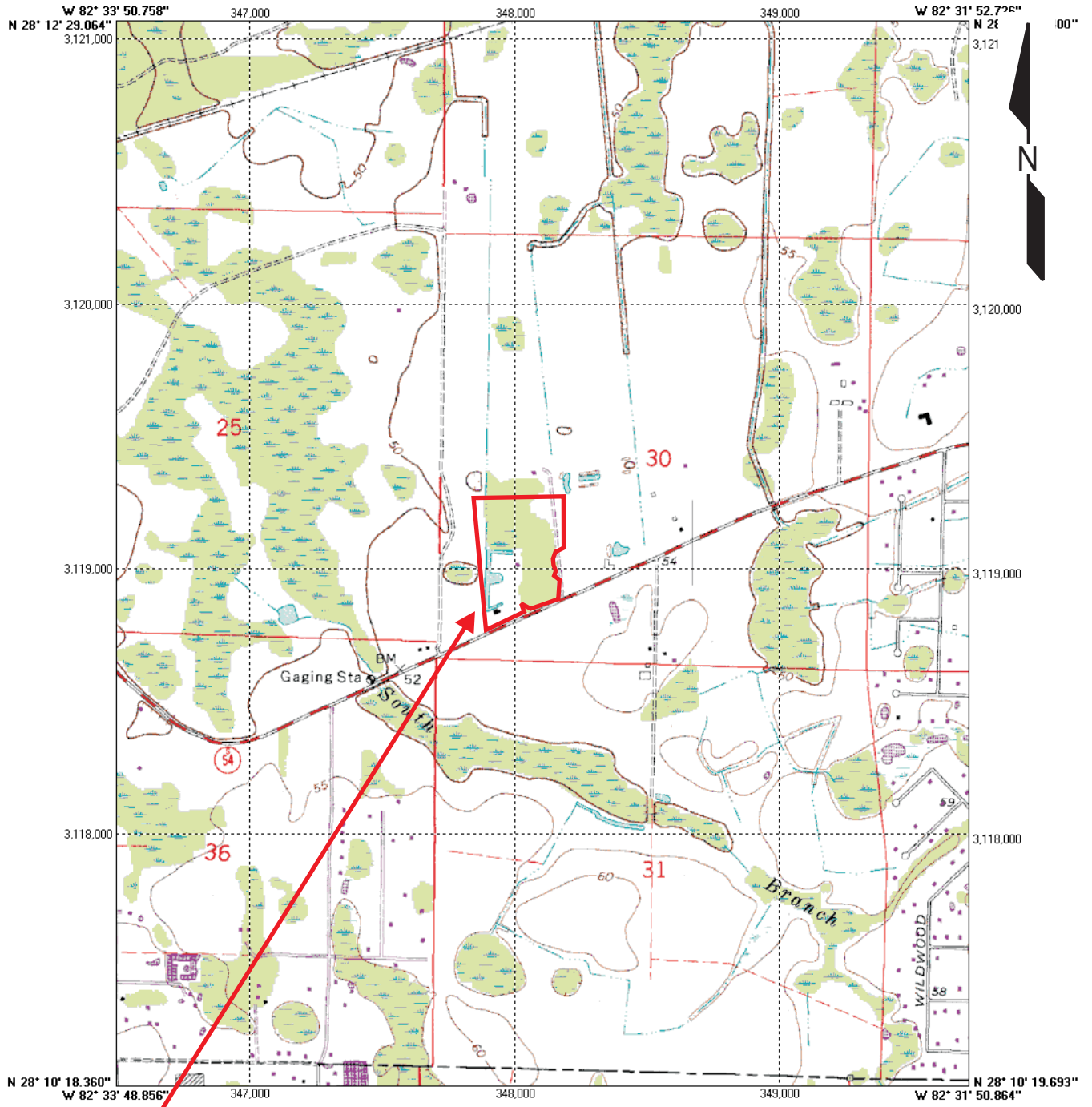
Scale:  
1" = approx ' ,

## **2008 AERIAL PHOTOGRAPH**

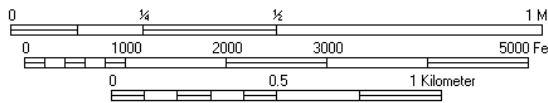
**Vacant Parcel**  
**PIN# 30-26-18-0000-00200-0010/ 00200-00W0**  
**Land O' Lakes, Pasco County, Florida**

**Appendix V**  
**USGS Quadrangle Map**





1927 North American Datum, 1000-meter UTM grid zone 17  
 Generated by BigTopo (www.bigage.com)  
 Map compiled from USGS Quads: Odessa, FL



'P09-1019topo.IT3'

BigTopo Map

SITE



Project No.: P09-1019

Scale:  
 1" = 2000'

**U.S.G.S. QUADRANGLE MAP**  
 1974 Odessa, FL (Photorevised in 1985)

**Vacant Parcel**  
**PIN# 30-26-18-0000-00200-0010/ 00200-00W0**  
**Land O' Lakes, Pasco County, Florida**

**Appendix VI**  
**Municipal Property Information**

[Search Again](#) [Map](#) [Generalized Building Schematic](#) [Frequently Asked Questions](#) [Estimate Taxes](#)  
 Other Agency Data: [Tax Collector](#) [School Board](#) [Supervisor of Elections](#)

<b>Data Current as Of:</b>		Weekly Archive - Saturday, October 17, 2009							
<b>Parcel ID</b>		30-26-18-0000-00200-0010 (Card: 001 of 001)							
<b>Classification</b>		12 - Stores, Office, SFR							
<b>Mailing Address</b> WIN-SUNCOAST LTD 2901 RIGSBY LN SAFETY HARBOR, FL 346954828 <b>Physical Address</b> Physical Address N/A				<b>Property Value</b> Ag Land \$0 Land \$3,503,522 Building \$4,936 Extra Features \$1,020 <b>Market Value \$3,509,478</b> Assessed (Save Our Homes) \$0 <b>Taxable Value \$3,509,478</b>					
<b>Legal Description</b> (Frst 4 Lines) COM AT SE COR OF SEC 19 TH N00DEG35'31"E 668.75FT/N00DEG 36'12"E 1999.20FT/N0DEG35'46"E 1402.70FT TO S BOY OF SCL RR/									
<b>Land Detail (Card: 001 of 001)</b>									
Line	Use	Description	Zoning	Units	Type	Price	Condition	Value	
1	1200	STORE COMB	MPUD	5.00	AC	\$340,000.00	1.00	\$1,700,000	
2	1200	STORE COMB	MPUD	5.00	AC	\$340,000.00	0.65	\$1,105,000	
3	1200	STORE COMB	MPUD	5.00	AC	\$340,000.00	0.30	\$510,000	
4	1200	STORE COMB	MPUD	1.55	AC	\$340,000.00	0.25	\$131,750	
5	1200	STORE COMB	MPUD	261,360.00	SE	\$0.01	1.00	\$2,614	
6	0100	SFR	MPUD	1.55	AC	\$49,915.00	0.70	\$54,158	
<b>Additional Land Information</b>									
Acres	36.73	Tax Area	9100	FEMA Code	--	Residential Code	2LOLPP1	Commerical Code	SITE9A2
<b>Building Information - Use 02 - Mobile Home (Card: 001 of 001)</b>									
<b>Year Built</b>	1987	<b>Stories</b>	1.0	<b>Exterior Wall 1</b>	Pre-Finished Metal	<b>Exterior Wall 2</b>	None	<b>Roof Structure</b>	Gable or Hip
<b>Roof Structure</b>	Gable or Hip	<b>Roof Cover</b>	Min Roof(Corr. or Sh M)	<b>Interior Wall 1</b>	Plywood Panel	<b>Interior Wall 2</b>	None	<b>Flooring 1</b>	Cork or Vinyl Tile
<b>Flooring 1</b>	Cork or Vinyl Tile	<b>Flooring 2</b>	Carpet	<b>Fuel</b>	Gas	<b>Heat</b>	Forced Air - Ducted	<b>A/C</b>	None
<b>Fuel</b>	Gas	<b>Baths</b>	2.0						
<b>A/C</b>	None								
Line	Description	Sq. Feet	Repl. Cost New						
1	BAS	784	\$24,429						
2	UOA	50	\$249						
<b>Extra Features (Card: 001 of 001)</b>									
Line	Description	Year	Units	Value					
1	SHED	1999	1	\$1,020					
<b>Sales History</b>									
<b>Previous Owner</b>				VAN WORP ROBERT TRUSTEE					

<b>Year</b>	<b>Month</b>	<b>Book/Page</b>	<b>Type</b>	<b>Amount</b>
2003	11	5629 / 0152	WD	\$4,250,000
1987	04	1969 / 1445	TR	\$0
1986	12	1566 / 0225	WD	\$0

[Search Again](#) [Map](#) [Generalized Building Schematic](#) [Frequently Asked Questions](#) [Estimate Taxes](#)  
Other Agency Data: [Tax Collector](#) [School Board](#) [Supervisor of Elections](#)

[Search Again](#) [Map](#) [Building Schematic Unavailable](#) [Frequently Asked Questions](#) [Estimate Taxes](#)

Other Agency Data: [Tax Collector](#) [School Board](#) [Supervisor of Elections](#)

<b>Data Current as Of:</b>		Weekly Archive - Saturday, October 17, 2009						
<b>Parcel ID</b>		30-26-18-0000-00200-00W0 (Card: 001 of 001)						
<b>Classification</b>		10 - Vacant Commercial						
<b>Mailing Address</b> WIN-SUNCOAST LTD 2901 RIGSBY LN SAFETY HARBOR, FL 346954828				<b>Property Value</b>				
<b>Physical Address</b> Physical Address N/A				Ag Land				\$0
<b>Legal Description</b> (First 4 Lines) COM AT SE COR OF SEC 19 TH N00DEG 35' 31"E ALG EAST BDY OF SEC 668.75 FT TH N00DEG 36' 12"E 1999.20 FT TO NE COR OF				Land				\$12,154
				Building				\$0
				Extra Features				\$0
				<b>Market Value</b>				<b>\$12,154</b>
				Assessed (Save Our Homes)				\$0
				<b>Taxable Value</b>				<b>\$12,154</b>
<b>Land Detail</b> (Card: 001 of 001)								
<b>Line</b>	<b>Use</b>	<b>Description</b>	<b>Zoning</b>	<b>Units</b>	<b>Type</b>	<b>Price</b>	<b>Condition</b>	<b>Value</b>
1	1000	COMMERCIAL	00C1	3,711.00	SF	\$6.55	0.50	\$12,154
<b>Additional Land Information</b>								
<b>Acres</b>	0.09	<b>Tax Area</b>	9100	<b>FEMA Code</b>	--	<b>Commerical Code</b>	MS549CI	
<b>Building Information</b> (Card: 001 of 001)								
Unimproved Parcel 00 - Unimproved								
<b>Extra Features</b> (Card: 001 of 001)								
<b>Line</b>	<b>Description</b>		<b>Year</b>	<b>Units</b>	<b>Value</b>			
No Extra Features								
<b>Sales History</b>								
<b>Previous Owner</b>				ENTRYWAY DEVELOPERS LLC				
<b>Year</b>	<b>Month</b>	<b>Book/Page</b>		<b>Type</b>	<b>Amount</b>			
2003	11	5629 / 0161		WD	\$0			
2003	11	5629 / 0181		WD	\$25,000			
2002	08	5053 / 0345		WD	\$0			

[Search Again](#) [Map](#) [Building Schematic Unavailable](#) [Frequently Asked Questions](#) [Estimate Taxes](#)

Other Agency Data: [Tax Collector](#) [School Board](#) [Supervisor of Elections](#)

**Appendix VII**  
**FirstSearch Database Report**  
**and Regulatory Documents**

# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

Target Property:

**SR 54**

**LAND O LAKES FL 34638**

Job Number: P09-1019

### **PREPARED FOR:**

EAC

10681 Gulf Blvd, Ste 203

St Petersburg, FL 33706

10-23-09



*Tel: (407) 265-8900*

*Fax: (407) 265-8904*

# Environmental FirstSearch Search Summary Report

**Target Site: SR 54**

LAND O LAKES FL 34638

## FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-11-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-11-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-28-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	07-28-09	0.50	0	0	0	0	-	1	1
RCRA COR ACT	Y	07-14-09	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-14-09	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-14-09	0.25	0	0	0	-	-	1	1
RCRA NLR	Y	05-13-09	0.25	0	0	0	-	-	0	0
Federal Brownfield	Y	08-06-09	0.50	0	0	0	0	-	0	0
ERNS	Y	09-13-09	0.12	0	0	-	-	-	5	5
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	3	3
State/Tribal Sites	Y	08-13-09	1.00	0	0	0	0	0	0	0
State Spills 90	Y	09-02-09	0.12	0	0	-	-	-	1	1
State/Tribal SWL	Y	09-15-09	0.50	0	0	0	0	-	3	3
State/Tribal LUST	Y	09-02-09	0.50	0	0	0	0	-	7	7
State/Tribal UST/AST	Y	09-02-09	0.25	0	0	0	-	-	16	16
State/Tribal EC	Y	08-05-09	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	08-05-09	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-05-09	0.50	0	0	0	0	-	0	0
Wetlands	Y	11-20-00	0.50	0	1	6	12	-	0	19
State Other	Y	09-02-09	0.25	0	0	0	-	-	1	1
Federal IC/EC	Y	07-02-09	0.50	0	0	0	0	-	0	0
Dry Cleaners	Y	09-02-09	0.25	0	0	0	-	-	0	0
- TOTALS -				0	1	6	12	0	38	57

### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.



***Environmental FirstSearch  
Site Information Report***

**Request Date:** 10-23-09  
**Requestor Name:** D J Dufoe  
**Standard:** AAI

**Search Type:** COORD  
**Job Number:** P09-1019

**Target Site:** SR 54  
 LAND O LAKES FL 34638

*Demographics*

<b>Sites:</b> 57	<b>Non-Geocoded:</b> 38	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-82.541589	-82:32:30	<b>Easting:</b> 348684.603
<b>Latitude:</b>	28.192781	28:11:34	<b>Northing:</b> 3119347.356
<b>Elevation:</b>	53		<b>Zone:</b> 17

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 1 Mile(s)	<b>Services:</b>
--------------------------------------	------------------

<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
33556	ODESSA	FL	0.26 SW	Y	Fire Insurance Maps	No
33558	LUTZ	FL	0.13 SE	Y	Aerial Photographs	No
34639	LAND O LAKES	FL	0	Y	Historical Topos	No
34638	Land O Lakes	FL		Y	City Directories	No
34637	Land O Lakes	FL		Y	Title Search/Env Liens	No
					Municipal Reports	No
					Online Topos	No

## *Environmental FirstSearch Sites Summary Report*

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

**TOTAL:** 57                    **GEOCODED:** 19                    **NON GEOCODED:** 38                    **SELECTED:** 0

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>ElevDiff</b>	<b>Page No.</b>
1	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526127/PFO2F	FL	0.04 NE	N/A	1
2	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525745/PFO2F	FL	0.13 NE	N/A	1
3	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525999/PUBH	FL	0.14 NW	N/A	2
4	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525135/PEM1C	FL	0.18 SW	N/A	2
5	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526401/PUBH	FL	0.20 SW	N/A	3
6	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526121/PUBH	FL	0.21 NW	N/A	3
7	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526270/PFO2F	FL	0.22 SE	N/A	4
8	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526004/PUBH	FL	0.27 SW	N/A	4
9	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526247/PEM1C	FL	0.27 SW	N/A	5
10	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525877/PUBH	FL	0.30 NW	N/A	5
11	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526374/PUBH	FL	0.32 SW	N/A	6
12	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525358/PFO2F	FL	0.42 SE	N/A	6
13	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526262/PFO2F	FL	0.42 SW	N/A	7
14	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526397/PFO2F	FL	0.42 SW	N/A	7
15	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525234/PEM1F	FL	0.44 SW	N/A	8
16	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-525640/PFO2F	FL	0.47 NE	N/A	8
17	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526125/PFO2F	FL	0.47 SW	N/A	9
18	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526238/PAB4H	FL	0.49 SW	N/A	9
19	WETLANDS	NATIONAL WETLANDS INVENTORY NWI-FL-526364/PFO2F	FL	0.50 SE	N/A	10

## Environmental FirstSearch Sites Summary Report

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

**TOTAL:** 57      **GEOCODED:** 19      **NON GEOCODED:** 38      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
SWL		ROBERT E. GRAVES.INC. FLSW-0808-0009526/NOT YET DETERMIN	18541 SR 52 LAND O LAKES FL 34639	NON GC	N/A	N/A
NFRAP		NORTHWEST HILLSBOROUGH CO DISPOSAL FLD981932650/NFRAP-N	KEYSTONE/TYLER RDS ODESSA FL 33556	NON GC	N/A	N/A
RCRAGN		CHEVAL GOLF CLUB LLC FLR000153171/VGN	4312 CHEVAL BLVD LUTZ FL 33558	NON GC	N/A	N/A
ERNS		2345 RADEN DRIVE NRC-908380/MOBILE	2345 RADEN DR LAND O LAKES FL	NON GC	N/A	N/A
ERNS		STORE 158, TIRE KINGDOM NRC-620977/FIXED	BRENTON RD SOUTH OF HWY 54 LAND O LAKES FL	NON GC	N/A	N/A
ERNS		WHERE STATE ROAD 52 CROSSES THE RA NRC-797490/MOBILE	UNKNOWN LAND O LAKES FL	NON GC	N/A	N/A
ERNS		MILE POST 816.76 STATE ROAD 52 NRC-889358/MOBILE	MILE POST 816.76 STATE RD LAND O LAKES FL 34639	NON GC	N/A	N/A
ERNS		602589/FIXED FACILITY	DREXLER OFF OF US 41 TO LAK LAND O LAKES FL 34639	NON GC	N/A	N/A
SPILLS		TAMPA BAY WATER 519805652/CLOSED	S PASCO WELLFIELD LAND O LAKES FL 34639	NON GC	N/A	N/A
UST		PAUL KICKLITER GROVES 518837287/OPEN	KICKLITER and HWY DR N LAND O LAKES FL 34639	NON GC	N/A	N/A
TRIBALLAND		BUREAU OF INDIAN AFFAIRS CONTACT I BIA-33558	UNKNOWN FL 33558	NON GC	N/A	N/A
TRIBALLAND		BUREAU OF INDIAN AFFAIRS CONTACT I BIA-33556	UNKNOWN FL 33556	NON GC	N/A	N/A
LUST		TAMPA BAY WATER 519805652/FACILITY CLOSED	S PASCO WELLFIELD LAND O LAKES FL 34639	NON GC	N/A	N/A
LUST		J W CONNER and SONS INC 518520051/FACILITY CLOSED	SR 583 LAND O LAKES FL 34639	NON GC	N/A	N/A
LUST		BEXLEY FARMS 518520067/FACILITY CLOSED	RT 2 BOX 2629 LAND O LAKES FL 34639	NON GC	N/A	N/A
LUST		SKIBECK PIPELINE 519803141/FACILITY CLOSED	ACCESS TO WETLAND 170 RD ODESSA FL 33556	NON GC	N/A	N/A
LUST		FIELDS AIRPLANE SPILL 519803467/FACILITY CLOSED	NORTHSIDE HWY 54 ON ANCLOTE ODESSA FL 33556	NON GC	N/A	N/A
LUST		CITY OF CLEAWATER-ELAPP PROPERTY 299805932/FACILITY CLOSED	SW CORNER OF TARPON SPRINGS ODESSA FL 33556	NON GC	N/A	N/A
LUST		KENAN ADVANTAGE GROUP INC 519808323/FACILITY CLOSED	US 41 N OF SR 52 LAND O LAKES FL	NON GC	N/A	N/A
UST		UNIV COMMUNITY HOSPITAL LONG TERM 519810853/OPEN	9441 HEALTH CARE DR LAND O LAKES FL 34637	NON GC	N/A	N/A

## Environmental FirstSearch Sites Summary Report

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

**TOTAL:** 57      **GEOCODED:** 19      **NON GEOCODED:** 38      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	UST	TAMPA BAY WATER-US 41 PT CONNECTIO 519810605/OPEN	N OF 6419 LAND O LAKES LAND O LAKES FL 34638	NON GC	N/A	N/A
	UST	WARREN FRUIT CO INC 518519871/CLOSED	514 US HWY 41 LAND O LAKES FL 34639	NON GC	N/A	N/A
	SWL	CHAMPEAU STORAGE and RECYCLING FLSW-0808-0009511/NOT YET DETERMIN	2333 BYRD DR ODESSA FL 33556	NON GC	N/A	N/A
	UST	UNDER CAR MUFFLER and BRAKE INC 519103022/OPEN	101 LAKE FRANCISCO PLZ LAND O LAKES FL 34639	NON GC	N/A	N/A
	SWL	L and N MULCH FLSW-0808-0009520/NOT YET DETERMIN	14123 SR 54 ODESSA FL 33556	NON GC	N/A	N/A
	UST	J W CONNER and SONS INC 518520051/CLOSED	SR 583 LAND O LAKES FL 34639	NON GC	N/A	N/A
	UST	GILBERT TUCKER and SON 518734395/OPEN	UNKNOWN LAND O LAKES FL 34639	NON GC	N/A	N/A
	UST	CONNER BROTHERS LAND COMPANY-GROVE 518520052/CLOSED	US 41 LAND O LAKES FL 34639	NON GC	N/A	N/A
	UST	BEXLEY FARMS 518520067/CLOSED	RT 2 BOX 2629 LAND O LAKES FL 34639	NON GC	N/A	N/A
	UST	AUSTIN FRED M 519400140/CLOSED	PO BOX 351 LAND O LAKES FL 34639	NON GC	N/A	N/A
	UST	SOUTH PASCO WELLFIELD 519810082/OPEN	S OF INTERSECTION AT HWY 52 LUTZ FL 33558	NON GC	N/A	N/A
	UST	PUBLIX SUPER MARKET 1219 519810624/OPEN	18901 SR 54 LUTZ FL 33558	NON GC	N/A	N/A
	UST	TAMPA BAY WATER-US 41 PT CONNECTIO 519810605/OPEN	N OF 6419 LAND O LAKES LAND O LAKES FL 34638	NON GC	N/A	N/A
	UST	TAMPA BAY WATER 519805652/CLOSED	S PASCO WELLFIELD LAND O LAKES FL	NON GC	N/A	N/A
	UST	KENAN ADVANTAGE GROUP INC 519808323/CLOSED	US 41 N OF SR 52 LAND O LAKES FL	NON GC	N/A	N/A
	OTHER	34639/CATTLE VATS	UNKNOWN LAND O LAKES FL 34639	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-34639	UNKNOWN FL 34639	NON GC	N/A	N/A
	UST	VERIZON FL INC-LAND O LAKES CO 518514990/OPEN	US 41 LAND O LAKES FL 34639	NON GC	N/A	N/A

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 11      **DIST/DIR:** 0.04 NE      **ELEVATION:**      **MAP ID:** 1

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526127  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 5430.58  
**PERIMETER:** 268.819  
**WETC:** 664  
**WETC\_ID:** 1108  
**ATTRIBUTE:** PFO2F

WETLANDS

**SEARCH ID:** 5      **DIST/DIR:** 0.13 NE      **ELEVATION:**      **MAP ID:** 2

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525745  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 52101.48  
**PERIMETER:** 1292.3  
**WETC:** 632  
**WETC\_ID:** 1117  
**ATTRIBUTE:** PFO2F

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 7      **DIST/DIR:** 0.14 NW      **ELEVATION:**      **MAP ID:** 3

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525999  
**ID2:**  
**STATUS:** PUBH  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 2357.85  
**PERIMETER:** 180.448  
**WETC:** 654  
**WETC\_ID:** 1091  
**ATTRIBUTE:** PUBH

WETLANDS

**SEARCH ID:** 1      **DIST/DIR:** 0.18 SW      **ELEVATION:**      **MAP ID:** 4

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525135  
**ID2:**  
**STATUS:** PEM1C  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 6025.2  
**PERIMETER:** 320.919  
**WETC:** 695  
**WETC\_ID:** 1098  
**ATTRIBUTE:** PEM1C

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 19      **DIST/DIR:** 0.20 SW      **ELEVATION:**      **MAP ID:** 5

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526401  
**ID2:**  
**STATUS:** PUBH  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 3242.63  
**PERIMETER:** 224.828  
**WETC:** 688  
**WETC\_ID:** 1089  
**ATTRIBUTE:** PUBH

WETLANDS

**SEARCH ID:** 9      **DIST/DIR:** 0.21 NW      **ELEVATION:**      **MAP ID:** 6

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526121  
**ID2:**  
**STATUS:** PUBH  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 3911.22  
**PERIMETER:** 253.536  
**WETC:** 660  
**WETC\_ID:** 1077  
**ATTRIBUTE:** PUBH

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 15      **DIST/DIR:** 0.22 SE      **ELEVATION:**      **MAP ID:** 7

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526270  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 123114.22  
**PERIMETER:** 1790.25  
**WETC:** 677  
**WETC\_ID:** 1120  
**ATTRIBUTE:** PFO2F

WETLANDS

**SEARCH ID:** 8      **DIST/DIR:** 0.27 SW      **ELEVATION:**      **MAP ID:** 8

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526004  
**ID2:**  
**STATUS:** PUBH  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 2415.85  
**PERIMETER:** 227.775  
**WETC:** 659  
**WETC\_ID:** 1071  
**ATTRIBUTE:** PUBH



**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 13      **DIST/DIR:** 0.27 SW      **ELEVATION:**      **MAP ID:** 9

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526247  
**ID2:**  
**STATUS:** PEM1C  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 2078.95  
**PERIMETER:** 165.923  
**WETC:** 707  
**WETC\_ID:** 1090  
**ATTRIBUTE:** PEM1C

WETLANDS

**SEARCH ID:** 6      **DIST/DIR:** 0.30 NW      **ELEVATION:**      **MAP ID:** 10

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525877  
**ID2:**  
**STATUS:** PUBH  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 1648.26  
**PERIMETER:** 162.05  
**WETC:** 648  
**WETC\_ID:** 1069  
**ATTRIBUTE:** PUBH

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 17      **DIST/DIR:** 0.32 SW      **ELEVATION:**      **MAP ID:** 11

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526374  
**ID2:**  
**STATUS:** PUBH  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 3614.1  
**PERIMETER:** 239.733  
**WETC:** 716  
**WETC\_ID:** 1088  
**ATTRIBUTE:** PUBH

WETLANDS

**SEARCH ID:** 3      **DIST/DIR:** 0.42 SE      **ELEVATION:**      **MAP ID:** 12

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525358  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 18432.54  
**PERIMETER:** 551.606  
**WETC:** 744  
**WETC\_ID:** 1097  
**ATTRIBUTE:** PFO2F

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 14      **DIST/DIR:** 0.42 SW      **ELEVATION:**      **MAP ID:** 13

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526262  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 3498.63  
**PERIMETER:** 220.978  
**WETC:** 671  
**WETC\_ID:** 1046  
**ATTRIBUTE:** PFO2F

WETLANDS

**SEARCH ID:** 18      **DIST/DIR:** 0.42 SW      **ELEVATION:**      **MAP ID:** 14

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526397  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 10755.6  
**PERIMETER:** 381.726  
**WETC:** 684  
**WETC\_ID:** 1043  
**ATTRIBUTE:** PFO2F

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 2      **DIST/DIR:** 0.44 SW      **ELEVATION:**      **MAP ID:** 15

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525234  
**ID2:**  
**STATUS:** PEM1F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 2883.76  
**PERIMETER:** 194.734  
**WETC:** 732  
**WETC\_ID:** 1074  
**ATTRIBUTE:** PEM1F

WETLANDS

**SEARCH ID:** 4      **DIST/DIR:** 0.47 NE      **ELEVATION:**      **MAP ID:** 16

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-525640  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 59772.13  
**PERIMETER:** 1154.79  
**WETC:** 595  
**WETC\_ID:** 1132  
**ATTRIBUTE:** PFO2F

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

**SEARCH ID:** 10      **DIST/DIR:** 0.47 SW      **ELEVATION:**      **MAP ID:** 17

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526125  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 4993.54  
**PERIMETER:** 259.945  
**WETC:** 662  
**WETC\_ID:** 1030  
**ATTRIBUTE:** PFO2F

WETLANDS

**SEARCH ID:** 12      **DIST/DIR:** 0.49 SW      **ELEVATION:**      **MAP ID:** 18

**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526238  
**ID2:**  
**STATUS:** PAB4H  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 6243.21  
**PERIMETER:** 427.029  
**WETC:** 703  
**WETC\_ID:** 1042  
**ATTRIBUTE:** PAB4H

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

WETLANDS

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**SEARCH ID:** 16      **DIST/DIR:** 0.50 SE      **ELEVATION:**      **MAP ID:** 19

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**NAME:** NATIONAL WETLANDS INVENTORY  
**ADDRESS:** FL

**REV:** 2/27/02  
**ID1:** NWI-FL-526364  
**ID2:**  
**STATUS:** PFO2F  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**AREA:** 10446.59  
**PERIMETER:** 422.05  
**WETC:** 711  
**WETC\_ID:** 1152  
**ATTRIBUTE:** PFO2F

## Environmental FirstSearch Descriptions

**NPL: EPA NATIONAL PRIORITY LIST** - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

**NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset** - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)**- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES** - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of

1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

**RCRA GEN:** *EPA/MA DEP/CT DEP* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

**RCRA NLR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.



**Tribal Lands: BIA** INDIAN LANDS AND NATIVE ENTITIES IN FLORIDA - database of American Indian reservations in Florida.

**Tribal Lands: DOI/BIA** INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

**State/Tribal Sites: FL DER/DEP/EPA** FLORIDA SITES LIST - database of identified facilities and/or locations that the Florida Department of Environmental Regulation has recognized with potential or existing environmental contamination.

SUPERFUND HAZARDOUS WASTE SITES- database that correlates to the NPL list and includes active, delisted, and Federal sites.

**State Spills 90: FDEP** PETROLEUM CONTAMINATION AND CLEANUP REPORTS - database of contaminated facility reports provide the Facility ID, Facility Type, Score, Rank, Operator Information, and Owner Information, for facilities that currently have contamination

**State/Tribal SWL: FDEP** SOLID WASTE FACILITIES LIST - database concerned with the handling of waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential. The FDEP assigns scores to the sites based on the threat to human health and the environment. The Rank is determined by the site's Score and reflects the state's priority for remedial action on that site. Typically, the lower the Rank value, the greater the priority for remedial action from the state.

**State/Tribal LUST: FDEP** LEAKING UNDERGROUND STORAGE TANKS LIST - database of petroleum storage tank systems that have reported the possible release of contaminants. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program, the Abandoned Tank Restoration Program (ATRP) and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs support remedial action or reimbursement for those sites with environmental problems due to leaking fuel storage tanks. Some sites listed in the report have not yet been accepted in these programs.

**State/Tribal UST/AST: FDEP/EPA** STORAGE TANK AND CONTAMINATION MONITORING DATABASE - Database of all storage tank facilities registered with the Department and tracked for active storage tanks, storage tank history, or petroleum cleanup activity. Information includes facility identification number, site location information, and basic storage tank information such as size, placement, substance stored, installation date and current tank status.

TRIBAL LAND UNDERGROUND STORAGE TANKS - database of underground storage tanks that are reported to be on Native American lands. These sites are reported to the region 4 office of the EPA by the local tribal governments. The sites can be identified by their ID: NL-FL- number.

**State/Tribal EC: FDEP** INSTITUTIONAL CONTROLS REGISTRY DATABASE Subset- database of sites that have institutional controls and engineering controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

**State/Tribal IC: FDEP** INSTITUTIONAL CONTROLS REGISTRY DATABASE - database of institutional controls was developed to assist with tracking those properties upon which an institutional control has been imposed pursuant to the provisions contained in Chapters 376 or 403, F.S. For Brownfield sites the ICR has been prepared for the public and local governments to monitor the status of those controls.

**State/Tribal VCP: FL DEP** VOLUNTARY CLEANUP PROGRAM- A static state wide database of sites that have or may receive a tax credit. Tax credits are issued based on a percentage of the costs of "voluntary"

cleanup. In other words, the person conducting cleanup is paying for it rather than the site being cleaned up using state funding through the Drycleaning Solvent Cleanup Program. The following three types of sites may be eligible for tax credits: (1) A drycleaning solvent contaminated site eligible for state-funded site rehabilitation under s. 376.3078(3), F.S.; (2) A drycleaning solvent contaminated site at which cleanup is undertaken by the real property owner pursuant to s. 376.3078(10), F.S., if the real property owner is not also, and has never been, the owner or operator of the drycleaning facility where the contamination exists; or (3) A brownfield site in a designated brownfield area under s. 376.80, F.S.

**State/Tribal Brownfields:** *FDEP* BROWNFIELDS REDEVELOPMENT PROGRAM DATABASE - database of reports generated from the Brownfield Access Database which tracks the number of designated Brownfield areas, executed Brownfield site rehabilitation agreements, state and federal programs funding, and local Brownfield coordinators' contact information

**Wetlands:** *US FWS* NATIONAL WETLANDS INVENTORY (NWI) - database of information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States.

**RADON:** *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**State Other:** *FDEP* SINKHOLES - database of sinkholes from the Florida Geological Survey Sinkholes. DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

CATTLE DIPPING VATS - database of vats that were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides such as DDT were also widely used. This is a static list from 1910 through 1950s.

**State Other:** *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

**Dry Cleaners:** *FDEP* DRYCLEANERS LIST - database of dry cleaning facilities registered with the Department. Information includes facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**NPL DELISTED: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR ACT: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA/MA DEP/CT DEP** Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated annually*

**Tribal Lands: BIA** Bureau of Indian Affairs

*Updated when available*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites: FL DER/DEP/EPA** Florida Department of Environmental Protection, Bureau of Waste Cleanup

*Updated quarterly*

**State Spills 90: FDEP** Florida Department of Environmental Protect

*Updated quarterly*

**State/Tribal SWL: FDEP** Florida Department of Environmental Protection

*Updated annually*

**State/Tribal LUST: FDEP** Florida Department of Environmental Protection

*Updated quarterly*

**State/Tribal UST/AST: FDEP/EPA** Florida Department of Environmental Protection

*Updated quarterly*

**State/Tribal EC: FDEP** Florida Department of Environmental Protect

*Updated quarterly*

**State/Tribal IC: FDEP** Florida Department of Environmental Protect

*Updated quarterly*

**State/Tribal VCP: FL DEP** Florida Department of Environmental Protection

*Updated no longer available*

**State/Tribal Brownfields: FDEP** The Florida Department of Environmental Protection, Division of Waste Management.

*Updated quarterly*

**Wetlands: US FWS** U.S. Fish and Wildlife Service

*Updated when available*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**State Other: FDEP** Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.  
Florida Department of Environmental Protection Cattle Dipping Vats

*Updated quarterly*

**State Other: US DOJ** U.S. Department of Justice

*Updated when available*

**Dry Cleaners: FDEP** Florida Department of Environmental Protection Storage Tank & Contamination Monitoring.

*Updated quarterly*

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**Target Property:** SR 54  
LAND O LAKES FL 34638

**JOB:** P09-1019

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Gunn Hwy	0.12 SE		
State Highway 54	0.12 SE		
State Road 54	0.12 SE		
Suncoast Pky	0.24 SW		

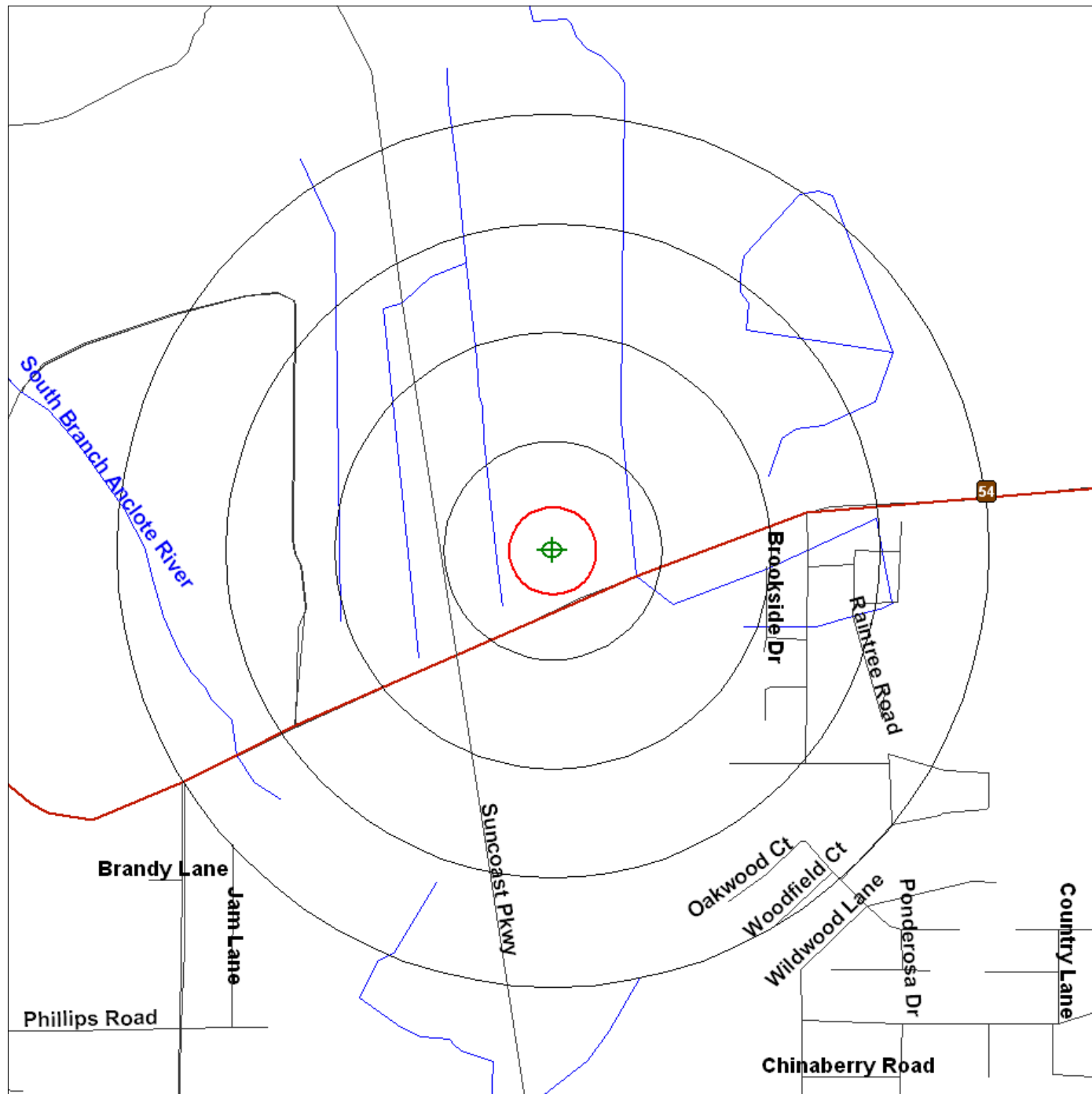


# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCACOR, STATE Sites



**SR 54 , LAND O LAKES FL 34638**



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 28.192781 Longitude: -82.541589) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

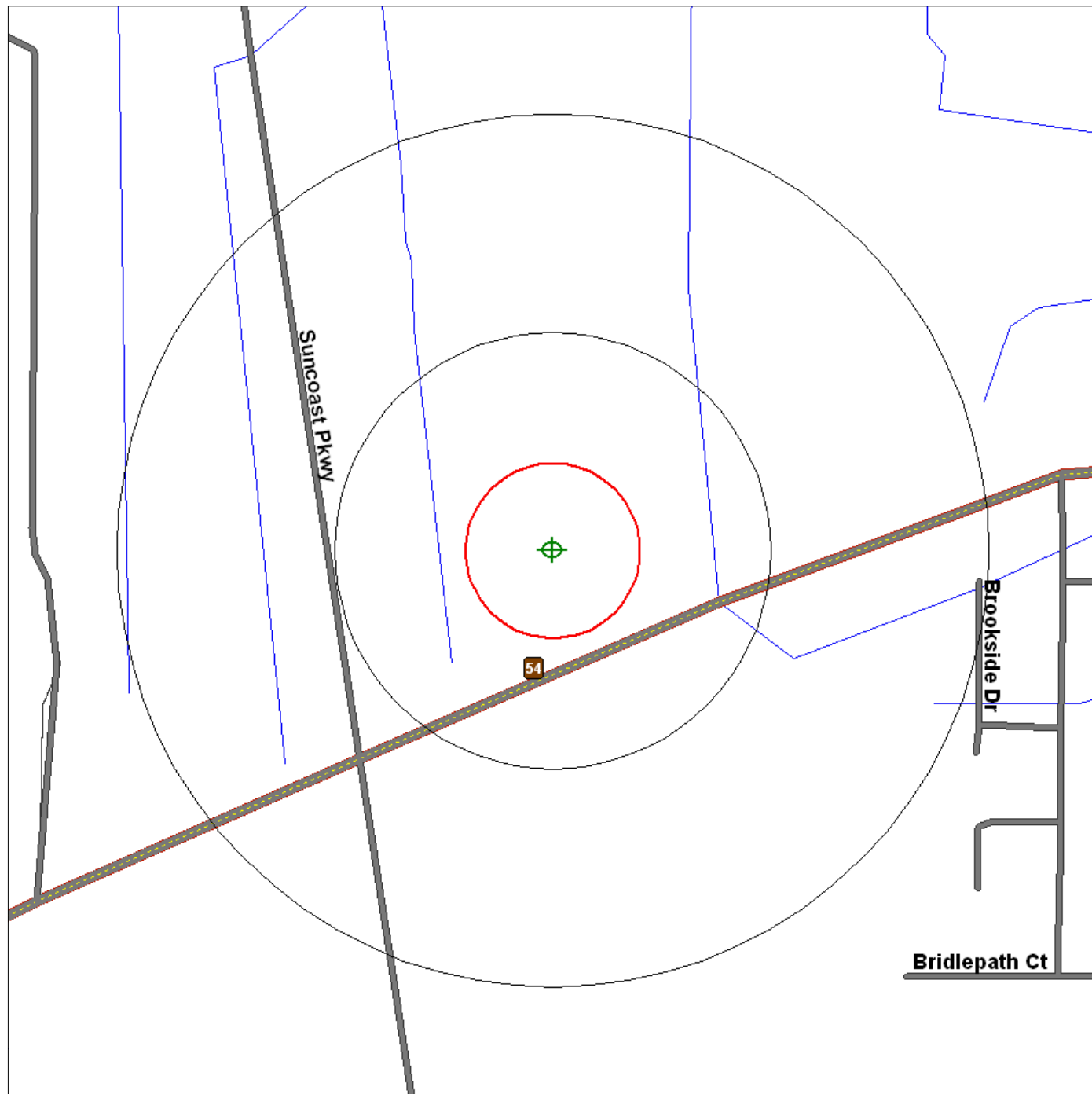




**Environmental FirstSearch**  
 .5 Mile Radius  
 ASTM Map: CERCLIS, RCRATSD, LUST, SWL



**SR 54 , LAND O LAKES FL 34638**



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 28.192781 Longitude: -82.541589) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
  - Triballand.....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





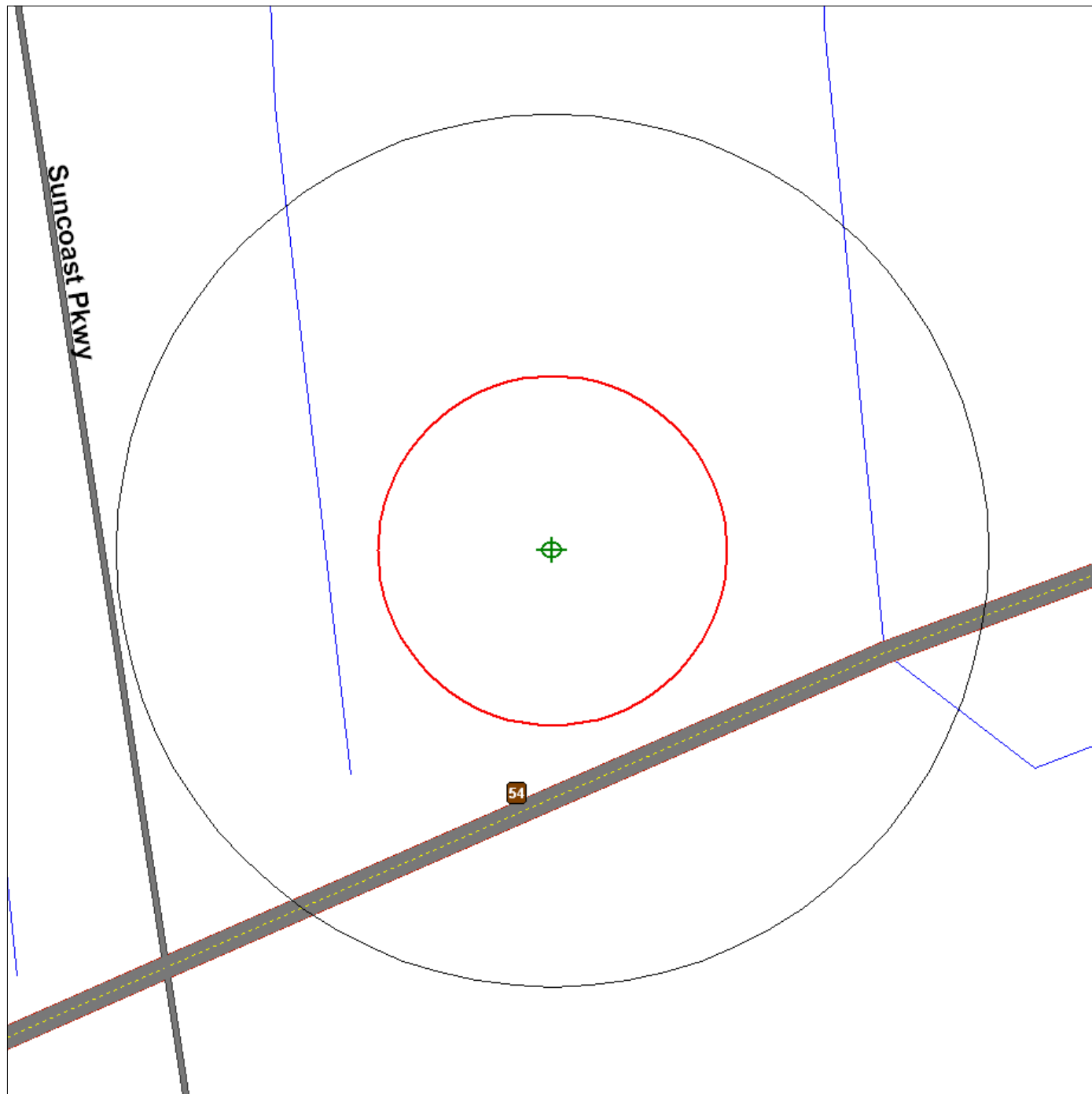
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST, FED IC/EC, METH LABS



## SR 54 , LAND O LAKES FL 34638



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 28.192781 Longitude: -82.541589) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....

Triballand.....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



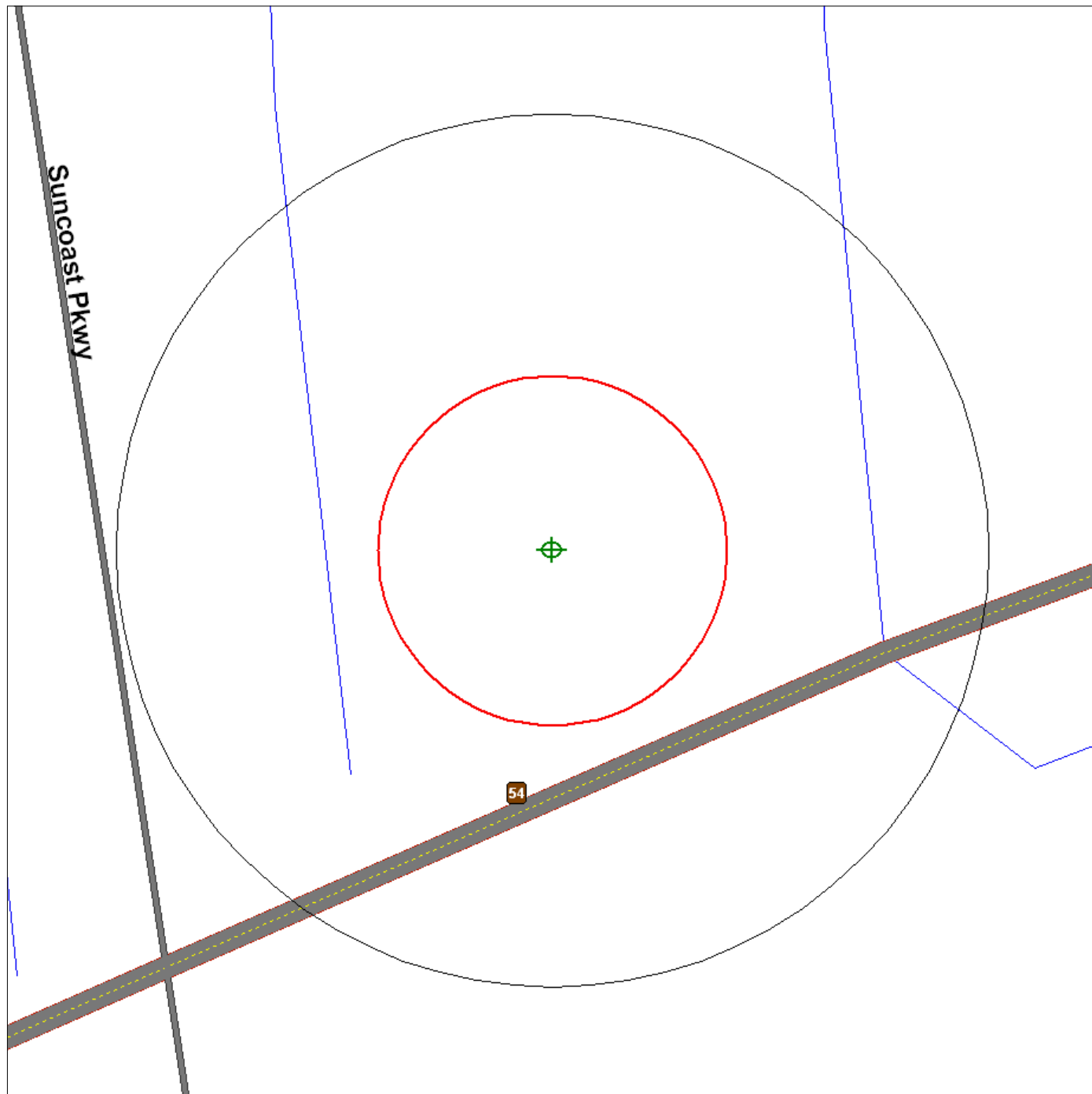


# Environmental FirstSearch

.25 Mile Radius  
Non-ASTM Map: No Sites Found



## SR 54 , LAND O LAKES FL 34638



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 28.192781 Longitude: -82.541589) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- National Historic Sites and Landmark Sites .....
- Railroads .....



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

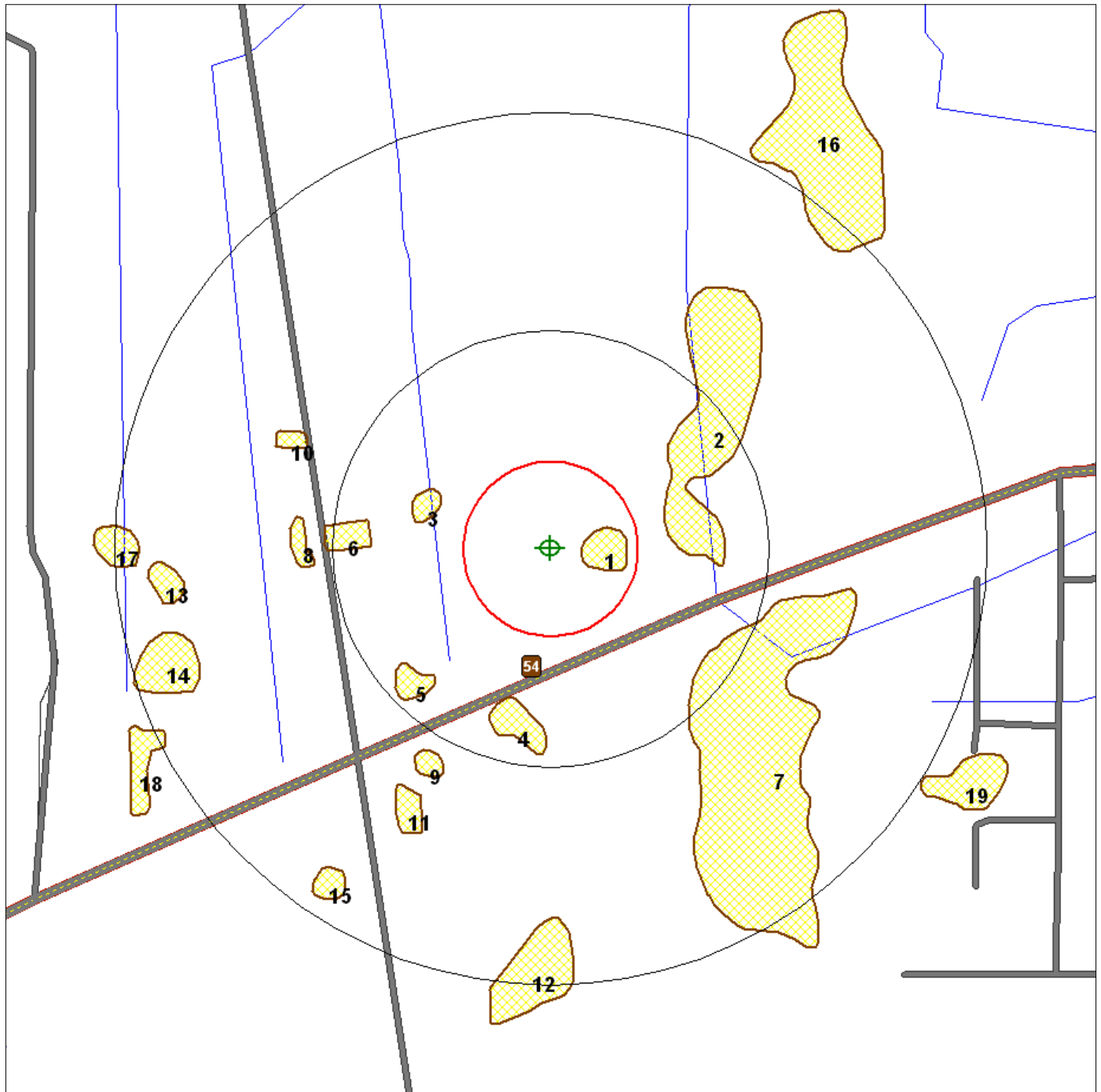


# Environmental FirstSearch

.5 Mile Radius  
Wetlands Sites



SR 54 , LAND O LAKES FL 34638



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 28.192781 Longitude: -82.541589) .....

Identified Site, Multiple Sites, Receptor .....


NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....

Triballand.....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Wetlands ..... 

**Appendix VIII**  
**User Questionnaire**

October 27, 2009  
EAC Project No.: P09-1024

**Paradise Development**  
Mr. Chuck Ernst  
2901 Rigsby Lane  
Safety Harbor, Florida 34695

**RE: USER PROVIDED INFORMATION QUESTIONNAIRE - Vacant Lots - Parcel ID #'s 30-26-18-0000-00200-0010 / 30-26-18-0000- 00W0 - PascoCounty - Florida**

Dear Mr. Ernst:

As part of the new All Appropriate Inquiry (AAI) guidelines for completing a Phase I Environmental Site Assessment, it is required that the "user" of the report to answer various questions. Please provide answers (to the best of your knowledge) to the following questions. Your answers will be incorporated into the Phase I Environmental Site Assessment Report we are completing for the subject property. Please sign and return this questionnaire to our office when completed.

1) Are you aware of any Environmental Cleanup Liens against the property that are filed or recorded under federal, tribal, state, or local law? *No*

2) Are you aware of any activity and or Land Use Limitations such as Engineering Controls, Land Use Restrictions or Institutional Controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

*No*

3) Do you have any Specialized Knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? *N/A*

4) Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? *Yes*

5) Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the property? *yes*  
*UNDEVELOPED LAND USED FOR CATTLE GRAZING*  
*ORNAMENTAL TREE FARM*

(b) Do you know of specific chemicals that are present or once were present at the property? *No*

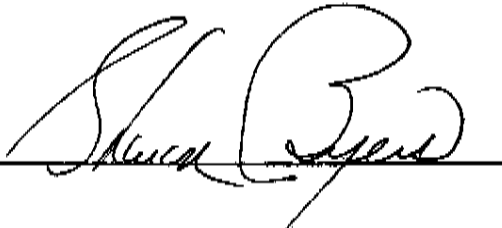
(c) Do you know of spills or other chemical releases that have taken place at the property? *No*

(d) Do you know of any environmental cleanups that have taken place at the property? *No*

6) Based on your knowledge and experience related to the property, are there any obvious indications that point to the presence or likely presence of contamination at the property? *No*

Completed by:

Signature:



Date:

*10/28/09*

**Appendix IX**  
**50 Year Chain of Title Search**

# ***ENVIRONMENTAL TITLE***

TITLE CONSULTANTS – P.O. BOX 6507, BRADENTON, FL 34281 – PHONE/FAX 941-758-1928

OCTOBER 21, 2009

ENVIRONMENTAL ASSESSMENTS & CONSULTING, INC.  
10861 Gulf Blvd, Suite 101  
St. Petersburg, florida 33706

Attention: William H. Goulet, Division Manager


Reference: Project No. P09-1019

Dear Mr. Goulet,

The enclosed “HISTORICAL TITLE REPORT” covers the time period from 001/01/1959 to 10/06/2009. A diligent search of the Public Records of PASCO County, Florida revealed no Environmental Liens of Judgement, no easements or rights-of-ways for underground pipelines and no active reservations for oil, gas and mineral rights.

Please contact me for any additional information .

Sincerely,



MORGAN V. SWEARENGEN  
Title Consultant



# **ENVIRONMENTAL TITLE**

## **Title Consultants**

**P.O. BOX 6507, BRADENTON, FL 34281 – PHONE/FAX 941-758-1928 - EMAIL "MONK4116@HOTMAIL.COM"**

**PROJECT: ENVIRONMENTAL PHASE ONE OFFICIAL RECORDS REPORT**  
**PROJECT NO: 09-1019**

Environmental Title hereby certifies to ENVIRONMENTAL ASSESSMENTS & CONSULTING, INC. that we conducted a search of Pasco County, Florida from 1/1/1959 to 10/6/2009 as to the following:

DESCRIPTION: Tax ID #'s 10-25-18-0000-00500-0000 and 9-25-18-0000-03600-0000

The following instruments appearing in the Chain of Title, Warranty Deed (WD), Fee Simple Deed (FSD), County Deed (CD), (BS) Bill of Sale, Quit Claim Deed (QCD), Guardian's Deed (GD), Agreement for Deed (AGD), appear in Plat Books (PB), Deed Books (DB), (CO) Circuit Court Order and Official Record Books (OR).

1. Owned by SOLOMON L. HAYMAN prior to 1/1/59.
2. WD 10/26/78 in OR 972-1937 from SOLOMON L. HAYMAN, TRUSTEE OF HAYMAN FAMILY TRUST to PORTA WESTFALIA INVESTMENTS LTD.
3. WD 4/20/78 in OR 942-1488 from MABEL and MERIDITH DOBRY to PORTA WESTFALIA INVESTMENTS LTD.
4. QC 4/19/88 in OR 1409-194 from C. E. & CONNIE PETERSON to MELITTA CANADA, INC.
5. QC 4/19/88 in OR 1409-196 from ROBERT T. SHEVIN to MELITTA CANADA, INC.

**\*Note:** Porta Westfalia Investments merged with Melitta Canada, Inc 6/4/85 in OR 1416-1424

6. WD 12/14/86 in OR 1566-225 from MELITTA CANADA, INC. to ROBERT VAN WORP.
7. Tr. D 1987 in OR 1969-1445 from ROBERT VAN WORP to ROBERT VAN WORP, as Trustee.
8. WD 8/30/02 in OR 5053-345 from ROBERT VAN WORP, as Trustee to DAGGAR DEV., LLC

**\*Note:** Daggarr Development merged into Entryway Development, LLC

- \*9. SWD 11/19/03 in OR 5629-152 from ROBERT VAN WORP, as Trustee to WIN-SUNCOAST, LTD.
- \*10. WD 11/19/03 in OR 5629-161 from ENTRYWAY DEVELOPMENT, LLC. To WIN-SUNCOAST, LTD.

- \*11. WD 11/19/03 in OR 5629-181 from ENTRYWAY DEVELOPMENT, LLC to WIN-SUNCOAST, LTD.

CURRENT OWNERS: WIN-SUNCOAST, LTD.

IN WITNESS WHEREOF, ENVIRONMENTAL TITLE has caused the CHAIN OF TITLE to be signed this 21 day of October, 2009. File #P09-1019

  
MORGAN V. SWEARENGEN  
TITLE CONSULTANT

**No Guarantee, No Warranty or Insurance Title to Property:** Environmental Title does not guarantee nor warrant title to a property. Furthermore, Environmental Title does not insure title to a property. Environmental Title shall not be liable for any loss to the extent that such loss was due to inaccurate or misleading information in the source records and databases outside of Environmental Title's control and from which Environmental Title has obtained the data. This report is prepared for information purposes and the responsibility hereunder is confined to the party for which it is compiled. In consideration of the limited charges thereof, and in accordance with Florida Statutes Section 627.7843, the liability for any negligence, errors or omissions with respect to the contents hereof is limited to the actual loss or damage of the certified party up to a maximum of \$1,000.00, or the amount charged for this report. This report is being provided for the use only as a part of an overall Phase I Environmental Site Assessment as performed by a qualified Environmental engineer/consultant as specified in the ASTM Standard E 1527-05 and as specified in the Comprehensive Environmental Response, Compensation and Liabilities Act of 1980, as amended and may not be relied upon for any other purpose.

**Appendix X**  
**Certificate of Environmental Contractor /**  
**Resumes of Environmental Professionals**

# **ENVIRONMENTAL ASSESSOR DATA**

Environmental Assessor Company: Environmental Assessments + Consulting, Inc.

Name of Assessor Verifying Form: William H. Goulet, PG

Property Address: Vacant Parcels PIN #'s 30-26-18-0000-00200-0010 / 30-26-18-0000-00200-00W0 – Pasco County – Land O' Lakes - Florida

Description of Assessment Report(s): ASTM 1527-05 standards, Phase I; Well Fargo Pre-Foreclosure

Please state:

## 1. Certification and Licensing Information

EAC firm: Florida Geology Business - GB0000199; Florida Board of Engineers - 9893; Florida Department of Environmental Protection Certified Petroleum Cleanup Contractor – 00786

William H. Goulet, PG: FLORIDA REGISTERED PROFESSIONAL GEOLOGIST (Registration No. 1455)

- ◆ 40-Hour OSHA Health & Safety Course in Hazardous Materials - General Site Worker (meets 29 CFR 1910.120), Test Institute, Tampa, Florida, 1993
- ◆ Assessing Environmental Risk in Property Transactions, Enviropact, Inc. Training Center, Tampa, Florida 1992
- ◆ AHERA Certified Project Designer, Management Planner and Building Inspector

## 2. Length of Experience

Conducted Phase 1 ESAs since 1987

2001  
to Present      **ST. PETERSBURG OFFICE - DIVISION MANAGER  
ENVIRONMENTAL ASSESSMENTS + CONSULTING, INC.  
LICENSED PROFESSIONAL GEOLOGIST**

Responsible for coordinating and performing Phase I and Phase II Environmental Site Assessments, Contamination Assessments and Underground Storage Tank (UST) projects from initial client contact to report preparation including contract negotiations, field work and lab coordination. As senior environmental geologist for EAC responsibilities also include consulting with client and acting as liaison with State and Federal agencies on compliance and regulatory issues involving underground storage tank sites. Other responsibilities include daily business operations, marketing, client development and advertising for the St. Petersburg office.

1999-2001      **GEOLOGIST  
SELF EMPLOYED**

Key technical geologist and working interest owner on gas and field development, Starr County, Texas. Property acquisition and evaluation. Conducted research and compile analyst reports for Small Capitalization Companies including Environmental and Oil & Gas related issues.

1992-1995      **SENIOR GEOLOGIST / DIVISION MANAGER  
EVANS ENVIRONMENTAL & GEOLOGY, CLEARWATER, FLORIDA**

Corporate wide responsibility for Underground Storage Tank Cleanup Management (8 offices and 3 states). Responsible for coordinating Contamination Assessments and Underground Storage Tank (UST) projects from initial client contact to report preparation including contract negotiations, field work and lab coordination. As senior geologist for EE & G, responsibilities also included business forecasting, annual fiscal budget generation, education of employees and Hazardous Materials training.

1989 - 1992      **PROJECT GEOLOGIST  
DIAL SERVICES (DSI Engineering)**

Sales and marketing of environmental services. Also responsible for managing Environmental Site Assessment projects including report preparation, field work and lab coordination. Responsibilities also included proposal writing and consulting with client.

1987 - 1989      **HAZARDOUS TANK REMOVAL PROJECT SPECIALIST  
COUNTY OF VENTURA (CA) ENVIRONMENTAL DEPARTMENT**

Reviewed reports for completeness and accuracy. Responsible for contaminated site response and cleanup, Storage Tank removal Oversight.

3.      List of Memberships in Environmentally-Related Groups and Associations

Membership in INSTEP (International Society of Technical and Environmental Professionals), the FEAA (Florida Environmental Assessors Association) and The environmental Committee to the Florida Petroleum Marketers Association. (FPMA)

4.      List of Assessing Personnel and Their Positions

Mr. William H. Goulet, PG, See above; Mr. Drew Scott, Environmental Specialist, BA Georgia Southern University, Environmental Resource Management, Phase I Experience 5 years; Mr. John P. Bradshaw, P.G., President of EAC, holds the highly-recognized State Certifications of Licensed Environmental Professional (LEP) and Certified Florida Environmental Assessor (CFEA). Mr. Bradshaw is also a Florida Licensed Professional Geologist (FL Reg. No. 1906).

5.      Description of Standards Complied with in Phase I and Phase II Audits

This Phase I ESA was conducted in accordance with the scope and limitations of the 2005 EPA's Final All Appropriate Inquiry (AAI) Standard (40 CFR 312) and in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1527-05. Any and all Phase II's are conducted in compliance with the American Standards for Testing and Materials (ASTM) Practice E-1903-97 (Re-approved 2002).

6.      Please attach a Cover Sheet for Professional Liability Insurance in the Amount of \$1,000,000 per occurrence, or More

Please see attached.

7.      Describe Any Prior Environmental Inspections Provided to Buyer or Seller

EAC has not provided any Prior Environmental Inspections to Suncoast Crossings.

8.      Describe Any Previous or Current Affiliations with Buyer or Seller

EAC has no current affiliations with to Suncoast Crossings.

***"I certify under penalty for false statements as set forth in 18 USC 1001, et.seq., that the above information is true and correct tot he best of my knowledge., and that I am aware that First Union Small Business Capital will be relying on the conclusions and recommendations provided within the Phase I report."***



By: \_\_\_\_\_ Date: October 28, 2009

## **WILLIAM H. GOULET, MS, PG**

PINELLAS/NORTH FLORIDA DIVISION MANAGER - Environmental Assessments + Consulting, Inc.  
STATE-LICENSED PROFESSIONAL GEOLOGIST

### **PROFESSIONAL DESIGNATIONS**

FLORIDA REGISTERED PROFESSIONAL GEOLOGIST (Registration No. 1455)  
CALIFORNIA REGISTERED ENVIRONMENTAL ASSESSOR (Inactive)

### **EDUCATIONAL BACKGROUND**

Bachelor of Arts in Geology, Occidental College, Los Angeles, California 1985  
Masters of Science in Geology, Texas A & M University, College Station, Texas 1986

### **RELEVANT PROFESSIONAL COURSES**

- ◆ 40-Hour OSHA Health & Safety Course in Hazardous Materials - General Site Worker (meets 29 CFR 1910.120), Test Institute, Tampa, Florida, 1993
- ◆ Assessing Environmental Risk in Property Transactions, Envirofact, Inc. Training Center, Tampa, Florida 1992
- ◆ AHERA Certified Building Inspector, META, Tampa, Florida 1993, 2002

### **PROFESSIONAL EXPERIENCE**

2001  
to Present

**ST. PETERSBURG OFFICE - DIVISION MANAGER  
ENVIRONMENTAL ASSESSMENTS + CONSULTING, INC.  
LICENSED PROFESSIONAL GEOLOGIST**

Responsible for coordinating and performing Phase I and Phase II Environmental Site Assessments, Contamination Assessments and Underground Storage Tank (UST) projects from initial client contact to report preparation including contract negotiations, field work and lab coordination. As senior environmental geologist for EAC responsibilities also include consulting with client and acting as liaison with State and Federal agencies on compliance and regulatory issues involving underground storage tank sites. Other responsibilities include daily business operations, marketing, client development and advertising for the St. Petersburg office.

1999-2001

**GEOLOGIST  
SELF EMPLOYED**

Key technical geologist and working interest owner on gas and field development, Starr County, Texas. Property acquisition and evaluation. Conducted research and compile analyst reports for Small Capitalization Companies including Environmental and Oil & Gas related issues.

1995-1999 **ASSOCIATE VICE PRESIDENT  
RAYMOND JAMES & ASSOCIATES**

Financial Advisor, St. Petersburg Branch. Expertise in Oil & Gas and Environmental related issues.

1992-1995 **SENIOR GEOLOGIST / DIVISION MANAGER  
EVANS ENVIRONMENTAL & GEOLOGY, CLEARWATER, FLORIDA**

Corporate wide responsibility for Underground Storage Tank Cleanup Management (8 offices and 3 states). Responsible for coordinating Contamination Assessments and Underground Storage Tank (UST) projects from initial client contact to report preparation including contract negotiations, field work and lab coordination. As senior geologist for EE & G, responsibilities also included business forecasting, annual fiscal budget generation, education of employees and Hazardous Materials training.

1989 - 1992 **PROJECT GEOLOGIST  
DIAL SERVICES (DSI Engineering)**

Sales and marketing of environmental services. Also responsible for managing Environmental Site Assessment projects including report preparation, field work and lab coordination. Responsibilities also included proposal writing and consulting with client.

1987 - 1989 **HAZARDOUS TANK REMOVAL PROJECT SPECIALIST  
COUNTY OF VENTURA (CA) ENVIRONMENTAL DEPARTMENT**

Reviewed reports for completeness and accuracy. Responsible for contaminated site response and cleanup.

## **COMMUNITY ACTIVITIES**

City of Madeira Beach Civil Service Board Appointment 1996 - 1999  
Civil Service Board Chairman 1999 - 2004  
Madeira Beach Elks Club

**Appendix XI**  
**Certificate of Insurance**



# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
09/03/2009

PRODUCER (305)822-7800 FAX 305-362-2443  
Collinsworth, Alter, Fowler, Dowling & French  
P. O. Box 9315  
Miami Lakes, FL 33014-9315  
Anna Howren ahowren@cafdf.com 305-503-9120

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED Environmental Assessments & Consulting, Inc.  
1882 Porter Lake Drive  
Suite 105  
Sarasota, FL 34240

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	Endurance Amer Specialty Ins A XV	41718
INSURER B:	Hartford Underwriters Ins A+ XV	30104
INSURER C:		
INSURER D:		
INSURER E:		

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	ECC10100282201	09/15/2009	09/15/2010	EACH OCCURRENCE	\$ 2,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
		<input type="checkbox"/> DEDUCTIBLE					\$
		RETENTION \$					\$
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	21WECGD1025	01/09/2009	01/09/2010	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				E.L. EACH ACCIDENT	\$ 1,000,000
						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A		OTHER Professional Liability Claims-Made Form Retro:9/15/00	ECC10100282201	09/15/2009	09/15/2010	\$2,000,000 Each Claim \$2,000,000 Annual Aggregate \$10,000 Deductible Each Claim	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

\*The issuing insurer will endeavor to mail 30 days written notice to the certificate holder except in the event of non-payment where 10 (ten) days notice shall be given.

## CERTIFICATE HOLDER

## CANCELLATION

"SPECIMEN"

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Meade Collinsworth/ZO



<b>ACORD CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) <b>9/16/2009</b>
PRODUCER <b>PHM PRO MARKETING INC</b> 8339 Market Street Bradenton, FL 34202 (941) 907-0911	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED <b>ENVIRONMENTAL ASSESSMENT &amp; CONSULTING INC</b> 1882 PORTER LAKE DRIVE SARASOTA, FL 34240	INSURERS AFFORDING COVERAGE	NAIC#
	INSURER A: <b>ALLSTATE INSURANCE COMPANY</b>	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INBR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMSMADE <input type="checkbox"/> OCCUR  GENTL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$
<b>X</b>	<b>X</b>	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	<b>049502446</b>	<b>09/15/09</b>	<b>09/15/10</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMSMADE  DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS DTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
		OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

<b>CERTIFICATE HOLDER</b>  <b>FDEP</b> <b>FLORIDA DEPT OF ENVIRONMENTAL PROTECTION</b> <b>2600 BLAIR STONE ROAD</b> <b>TALLAHASSEE, FL 32399</b>	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
---	--

<b>ACORD CERTIFICATE OF LIABILITY INSURANCE</b>		DATE PREPARED: <b>11/26/2008</b>
PRODUCER <b>FEM PRO MARKETING INC</b> 8339 Market Street Bradenton, FL 34202 (941) 907-0911		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
INSURED <b>ENVIRONMENTAL ASSESSMENT &amp; CONSULTING INC</b> 1892 PORTER LAKE DRIVE SARASOTA, FL 34240		INSURERS AFFORDING COVERAGE INSURER A: <b>ALLSTATE INSURANCE COMPANY</b> INSURER B: INSURER C: INSURER D: INSURER E:

**COVERAGES**  
 THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

FORM NO.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
1	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> GLASSBREAK <input type="checkbox"/> OCCUR <input type="checkbox"/> AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Per Occurrence) \$ MED EXP (Any one Person) \$ PERSONAL AND ADJ INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OPAGE \$
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	049502446	09/15/08	09/15/09	COMBINED SINGLE LIM (Each Occurrence) \$ <b>1,000,000</b> BODILY INJURY (Per Person) \$ BODILY INJURY (Per Accident) \$ PROPERTY DAMAGE (Per Occurrence) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTOMOBILE - EA ACCIDENT \$ OTHER THAN AUTOMOBILE \$
	EXCESS UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER (State or Territorial) SPECIAL PROVISIONS APPLY OTHER				MEDICAL - TOTAL LIMITS \$ P.I. EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLYCLINIC \$

DESCRIPTION OF OPERATION (LOCATIONS, VEHICLES) EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

<b>CERTIFICATE HOLDER</b> FDEP FLORIDA DEPT OF ENVIRONMENTAL PROTECTION 2500 BLAIR STONE ROAD TALLAHASSEE, FL 32399	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE ASSUROR, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE <i>Spittle O'Brien</i>
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**Appendix XII  
Mold Checklist**

## **Mold Checklist**

NOTE: If visible mold (larger than 10 SF) is observed during the ESA, it should be noted in the report.

<b>Interview – Is the owner/operator aware of:</b>	<b>YES</b>	<b>NO</b>		
1. Current or past flood damage?		X		
2. Current or past water leaks?		x		
3. Past abatement or correction mold conditions occurred?		x		
4. Complaints of symptoms common to mold response?		x		
5. Current or past allegations of mold-related ailments, sick building syndrome or similar condition?		x		
<b>Inspection</b>	<b>YES</b>	<b>NO</b>	<b>NA</b>	<b>NI</b>
<b>6.0 Roof</b>				
6.1 Is there any visible mold present?			x	
6.2 Is the roof in poor condition?			x	
6.3 Are roof vents blocked?			x	
<b>7.0 Heating Ventilation and Air Conditioning - Air intake vents</b>				
7.1 Is there any evidence of mold on or around the air intake?			x	
7.2 Is there evidence of standing water near the air intake?			x	
7.3 Is there any accumulation of organic materials near the air intake?			x	
7.4 Is the air intake unscreened?			x	
7.5 Is the air intake blocked?			x	
7.6 Is there a cooling tower located within 25 feet of the air intake?			x	
<b>8.0 Heating Ventilation and Air Conditioning - Air Handling</b>				
8.1 Is there evidence of mold in, on or around an air handling unit?			x	
8.2 Are return air filters moldy, dirty or blocked?			x	
8.3 Is there standing water in or around the air handling units?			x	
<b>9.0 Ductwork and Plenums</b>				
9.1 Are return air ducts and plenum clean?			x	
9.2 Are supply ducts clean?			x	
9.3 Was mold observed in supply or return air ducts or plenum?			x	
<b>10.0 Building Exterior</b>				
10.0 Did you observe staining or discoloration of the building exterior which is not an intended finish and did not appear to result from rust?			x	
10.2 Is there a musty smell or strong odor present?			x	
10.3 Does the exterior slope away from the building?			x	
10.4 Are crawlspace vents blocked?			x	

11.0 Building Interior				
11.1 Is there any visible mold present?			X	
11.2 Is there a musty smell or strong odor present?			X	
11.3 Did you observe staining or discoloration of the floor, walls, ceiling, fixtures or finish materials?			X	
11.4 Did you observe evidence of current or past water leaks?			x	
11.5 Did you observe crumbling or degrading of walls or ceilings?			x	
11.6 Did you observe bubbling or swelling of painted surfaces?			x	
11.7 Are sewer injectors located in the building?			x	
a) Do they appear to be working properly?			x	

**Wells Fargo specifically recognizes that, though the individual completing this inspection is a trained observer of real estate, recognizing, detecting, and measuring the presence of mold may be beyond the scope of her/his expertise. Neither the individual completing this inspection, nor the firm engaged in completion of this assignment has any liability for the identification of mold-related concerns except as defined in applicable industry standards.**

**This Parcel is undeveloped vacant land**

**Appendix XIII**  
**Phase I ESA Non-Scope Requirement Data Historical Research Table;**  
**Specific Issues Table; Asbestos Laboratory Results and Summary**  
**Table and / or Lead Paint Laboratory Results and Summary Table;**  
**Interview Log**

	QA/QC - 1		Current or Past Issues
Y/N	Issue	Y/N	Issue
N	Above Ground Storage Tank(s)	N	Underground Storage Tank(s)
N	Clarifiers	N	Fill or Evacuation Ports
N	Vent Pipes	N	Fuel Islands
N	Drums	N	Other Containers
N	Surface Staining	N	Solid Waste Disposal
N	Sumps	N	Pits
Y	Ponds	N	Lagoons
N	Stockpiled Soils	N	Distressed Vegetation
N	Oil or Gas Wells	N	Monitoring Wells
N	Domestic Water Wells	N	Dry Wells
<b>N</b>	Underground Pipelines	N	Chemical Processes



N	Waste Treatment	N	Hazardous Waste Storage
N	Septic Systems	N	Waste Water Discharge
N	Dry Cleaners	N	Repair or Servicing Facilities
N	Photo Processing	N	Manufacturing
N	Distribution Warehouse	N	Asbestos Containing Materials
N	High Radon Levels	N	Suspect Lead Containing Paint
N	Lead in Water	N	Others





Environmental Assessments + Consulting, Inc.  
 10681 Gulf Boulevard, Suite 203  
 St. Petersburg, Florida 33706  
 TEL 727 . 367 . 7700 FAX 801 . 740 . 9640

**INTERVIEW LOG**

Company/Agency: Pasco County Utilities Department  
 Contact: Bret Time/Date: 10-23-09  
 Comments: Pasco County Utilities Service Water + Sewer

Company/Agency: Pasco County Code Enforcement  
 Contact: Officer Koscielnika Time/Date: 10-23-09  
 Comments: No open violations on the Subject Property

Company/Agency: Pasco County Fire Department  
 Contact: Fire Marshall Time/Date: 10-23-09  
 Comments: No Emergency Response to the Subject Site concerning Environmental Issues!

Company/Agency: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Time/Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

TEL 941 . 378 . 8844  
 FAX 941 . 378 . 9966

TEL 727 . 367 . 7700  
 FAX 801 . 740 . 9640

TEL 954 . 970 . 1426  
 FAX 954 . 970 . 1434

**Sarasota**

**St. Petersburg**

**Ft. Lauderdale**

**No asbestos samples were taken as this property is vacant  
undeveloped land**

**No mold survey was conducted during this site visit as this property  
is undeveloped vacant land**