



FLORIDA ENVIRONMENTAL TESTING, INC.
Environmental Testing, Assessments & Consulting

July 17, 2005

4338 Glennis Drive
Lakeland, Florida 33813
Phone / Fax (863) 644-0950

Ms. Patricia M. Lubian
Regions Bank
2800 Ponce De Leon Blvd.
10th Floor
Coral Gables, Florida 33134

Reference: PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)
ANDERSON PROPERTY (Vacant Land)
1385 DAUGHTERY ROAD
LAKELAND, FLORIDA 33809

Dear Ms. Lubian:

The attached report describes the Phase I Environmental Site Assessment (ESA) activities conducted by Florida Environmental Testing, Inc. (FET) for the Anderson Property located at 1385 Daughtery Road in Lakeland, Florida. The report provides observations, conclusions, and recommendations developed from work performed at the assessment site.

This report has been prepared on behalf of and exclusively for the use of Regions Bank and shall not be relied upon by any other party. This report and the findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party by Florida Environmental Testing, Inc. Two (2) copies of the report are included for your use. Additional copies of the report, if necessary, can be provided to you at an additional expense of \$75.00 per copy.

I have performed the Phase I Environmental Site Assessment that accompanies this letter. I am a Certified Florida Environmental Assessor (CFEA #253) through the National Registry of Environmental Professionals. This audit report follows the criteria established in the ASTM Standard on Environmental Site Assessments for Commercial Real Estate, E 1527-00. There are certain non-scope considerations that are not addressed in the E 1527-00 Standard, these include but are not limited to Radon, Lead-Based Paint, Wetlands, Endangered Species, Asbestos-Containing Materials and Lead in Drinking Water. These non-scope considerations were not included as part of this site assessment.

Florida Environmental Testing, Inc. appreciates the opportunity to have been of assistance to you on this project and is looking forward to working with you as your Environmental Consultant in the future. If you have any questions concerning this report, or if we can be of further service, please do not hesitate to contact me at (863) 644-0950.

Sincerely,

Glenn E. Gross, CFEA #253
President

GEG/gcg

cc: FET file (#8142)

NOTE: This revised reliance letter is intended to replace the reliance letter originally issued with the Phase I Environmental Site Assessment dated April 25, 2005. This revised reliance letter was issued by FET to Regions Bank at the request of Mr. Emilian Antunez of Life Saver Investment Corporation of Miami. This reliance letter voids any and all previous reliance letters.

OR Book 3388, Page 949:

The Resolution Trust Corporation sold what is now the subject property to Mr. David Cornelius. May 2, 1994. (Special Warranty Deed)

OR Book 3475, Page 108:

Mr. David Cornelius sold ½ undivided interest in the subject property to Mr. George D. Anderson. September 6, 1994 (Quit Claim Deed).

David Cornelius and George D. Anderson are the current owners of record for the subject property.

A review of the chain-of-title records to the 1920's did not indicate any unusual corporate ownership of the subject property. Historical aerial photographs have indicated that the subject property has only been utilized for limited citrus production since at least the early 1950's. **No obvious environmental impairment could be identified through a review of the property ownership records for the subject property.**