

**ENVIRONMENTAL SITE ASSESSMENT  
FOR  
"2,216 ACRE PROPERTY,  
SOUTH OF BUCKEYE ROAD,  
WEST OF U.S. HIGHWAY 301,  
PARRISH,  
MANATEE COUNTY, FLORIDA"**



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American Concrete Institute

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## Ardaman & Associates, Inc.

Geotechnical, Environmental and  
Materials Consultants

November 9, 2005  
File No. 05-8850

TO: Hecht Manatee Property, Ltd.  
c/o Cushman & Wakefield of Florida, Inc.  
One Tampa City Center, Suite 3600  
Tampa FL 33602

Attention: Bruce Erhardt

SUBJECT: Environmental Site Assessment for "2,216 Acre Property, South of Buckeye Road,  
West of U.S. Highway 301, Parrish, Manatee County, Florida"

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Ladies and Gentlemen:

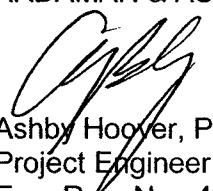
As requested, our firm has completed a Phase I Environmental Site Assessment (ESA) at the above-referenced property. This report will present the results of our historical data review and field exploration, as well as our environmental conclusions and recommendations.


This ESA report was prepared for the exclusive use of Hecht Manatee Property, Ltd., their prospective purchaser and their consultants, for use in the assessment and evaluation of the environmental condition of the subject property, in accordance with generally accepted practices. No other warranty, expressed or implied, is made.

It is a pleasure being of assistance to you. Please contact our office when we may be of further service to you, or should you have any questions concerning this report.

Very truly yours,

ARDAMAN & ASSOCIATES, INC.

  
Ashby Hoover, P.E.  
Project Engineer  
Eng. Reg. No. 49942

  
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Vice President  
Eng. Reg. No. 12305

AH/GHS:nh

**ENVIRONMENTAL SITE ASSESSMENT**  
**"2,216-Acre Property,**  
**South of Buckeye Road, West of U.S. Highway 301,**  
**Parrish, Manatee County, Florida"**

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## **1.0 SUMMARY**

Ardaman & Associates, Inc. has prepared this Phase I Environmental Site Assessment on the subject property, identified as 2,216 acre property, to determine if there is sufficient reason to suspect that significant quantities of toxic or hazardous materials and/or wastes have affected the environmental condition of the soil or groundwater at the site.

This report was prepared for Hecht Manatee Property, Ltd. We have performed this Environmental Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-00. Any exceptions to, or deletions from this practice are presented in Section 11 of this report. The limitations of the Phase I Assessment process are presented in Section 2.4. Resumes of key personnel conducting this assessment are presented in Appendix 16.8.

The subject property is located south of Buckeye Road, west of U.S. Highway 301 in Parrish, Florida. The general physical setting of the property is agricultural. The subject property consists of approximately 2,216 acres of land including undeveloped, lowland areas, improved pasture, rough pasture, fallow fields and row crops. The site visit was performed by Ashby Hoover, Jr., Project Engineer on October 27, 28 and 31, 2005. The property is currently utilized for agricultural purposes. The site was undeveloped and generally natural prior to its existing agricultural usage. Based on review of historical aerial photographs, the subject property appeared generally natural in the 1940 aerial with the exception of a cattle pen and some cleared pasture in the southwest corner of the property and cleared pasture immediately adjacent to Buckeye Road in the northwest corner of Section 09. Current uses of adjoining properties are primarily for agricultural usage with some limited rural residential development. Past uses of adjoining properties were undeveloped and natural prior to their existing state.



The regulatory review revealed that the subject property is a regulated petroleum storage tank site with three (3) regulated tanks currently registered for the property. Additional tanks, both regulated and unregulated have also been located on the site. No petroleum discharges have been reported for the facility. No additional regulated or contaminated facilities were identified within a ½-mile radius of the subject property.



## Conclusions

Based on the information gathered, the following areas of environmental interest or concern were identified.

- The subject property has been utilized for 50+ years for agricultural purposes including improved pasture and row crops. As a result of that usage, herbicides, pesticides and fertilizers have been applied to the site. We have no reason to believe that such products were used in concentrations other than those recommended by manufacturers or those which were typical for the area. Nevertheless, investigation of the agricultural fields could reveal concentrations of agricultural chemicals in unknown concentration levels. Additionally, Arsenic is present in fertilizers and is utilized in many herbicides and pesticides. Of particular concern would be the potential for accumulation of Arsenic in the surficial soils.
- A number of well heads were identified on the property. The potential exists for accumulation of agricultural chemicals in the soils at these locations as a result of concentrated or repeated spills during the storage or mixing process.
- A number of storage or activity areas were identified on the site where equipment maintenance is conducted, where waste products are accumulated and stored and where derelict vehicles have been abandoned. The potential exists for impact to soils and groundwater at these locations as a result of inappropriate discharges.
- Two (2) cattle pen locations were identified on the site. While one is a recent addition to the property and is not assumed to be of significant concern, a cattle pen was located at the south central portion of the site for a number of years. A treatment chute is present in the area. The potential exists for accumulation of pesticides in the soils as result of application to cattle in this area.
- A number of petroleum storage tanks are present on the property and additional tanks are known to have been located on the site. Furthermore, previous investigation of the property has revealed some petroleum impacts associated with the former tanks.

A Phase I and Phase II Investigation of the property was previously conducted by Ardaman & Associates, Inc. between the years 1996 and 1998. While no significant environmental concerns were identified with regard to well heads and agricultural chemical contamination at these locations, some limited petroleum impacts were identified at the locations of the former tanks. No evidence



of remediation of those areas was observed in regulatory files. Additionally, current regulatory standards with regard to soil and groundwater cleanup target levels were not in place at that time and therefore, no investigation as to the potential for Arsenic in the soils was conducted on the site. No investigation of the cattle pen was conducted during the prior assessments.

### **Recommendations**

Ardaman & Associates, Inc. recommends further investigation as to the environmental condition of the subject property. Specifically with regard to the known areas of former petroleum impacts, the location of current mixing and storage areas, with regard to Arsenic throughout the property and in the vicinity of the cattle pen in the south central portion of the site.



## **2.0 INTRODUCTION**

### **2.1 Purpose**

Hecht Manatee Property, Ltd. proposes to offer the subject property for future sale. Therefore, in order to provide a due diligence package for prospective buyers, Ardaman & Associates, Inc. has prepared this Environmental Site Assessment on the subject property identified as 2,216 acres, to determine if there is sufficient reason to suspect that significant quantities of toxic or hazardous materials and/or wastes have affected the environmental condition of the soil or groundwater at the site.

Specifically, the intent of the Phase I is to identify recognized environmental conditions associated with the property. Recognized environmental conditions include the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum products into structures on the property, or into the ground, groundwater or surface water of the property. The limitations of the Phase I Assessment are presented in Section 2.4. Resumes of key personnel conducting this assessment are presented in Appendix 16.8.

### **2.2 Detailed Scope of Services**

The scope of our services has included the following items:

1. Review of geologic and hydrologic data pertaining to the site.
2. Issuance of an Environmental Questionnaire and Disclosure Statement for completion.
3. Review of aerial photographs and property history to determine the uses of the site prior to its existing state of development.



4. Contact of county, regional, state, and federal enforcement and regulatory agencies to identify registered hazardous materials generators, storage facilities, complaints or enforcement actions within a ½-mile radius.
5. Examination, including a site walk on October 27, 28 and 31, 2005 and photo documentation, of the property for evidence of toxic or hazardous materials, use, disposal, spills, or storage on-site and adjacent to the site.
6. Drive-by of the area within a ½-mile radius of the site to identify any potential sources of contamination.
7. Preparation of this report to document the results of our data gathering and analyses, and to present our environmental conclusions and recommendations.

Potential issues beyond the scope of this study include: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands (with the exception of the presence of hazardous or toxic materials in those areas), regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines. Should you be interested in addressing one or more of these issues, Ardaman & Associates, Inc. would be pleased to provide you with a proposal for the necessary studies.

### **2.3 Significant Assumptions**

It is assumed that all answers to questions in interviews and questionnaires were provided in good faith and to the extent of his or her knowledge.

The estimated groundwater flow direction is based on the assumption that the groundwater flows in the same direction as the surface topography as determined from the U.S.G.S. topographic map. This is not always the case as drainage features and subsurface conditions can greatly alter the groundwater flow direction.

## 2.4 Limitations and Exceptions

This Phase I Environmental Assessment presents the results of Ardaman & Associates, Inc's, initial review of the documents and information provided, and is intended only for use by the above mentioned client. It was prepared in accordance with an agreement between the client and Ardaman & Associates, Inc. for consulting services. Should additional documents and information become available, it may be necessary for re-evaluation of our conclusions. The conclusions of this report are based on available data.

The records reviewed for this investigation are limited to those that are Reasonably Ascertainable and are Practically Reviewable as defined by the ASTM Standard Practice E1527-00. Regulatory agency records may contain inaccuracies or may be mis-filed. We have attempted to ascertain all pertinent records regarding the subject property, however, pertinent records may exist that were not able to be reviewed.

Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data and site usage. The assessment of a property may require the review of publicly available documents prepared by a third party. Ardaman & Associates, Inc. makes no warranty as to the accuracy of these documents. No borings, soil or groundwater sampling or chemical testing were conducted specifically for this Phase I Environmental Assessment. Therefore, conclusions regarding the conditions of the site do not represent a warranty that all areas within the site area are of the same quality as may be inferred from observable site conditions and readily-available site history.

This Phase I Assessment is not designed to provide information concerning improvements to the property in particular, the contents or construction materials of buildings and support facilities. Conclusions drawn from the results of this assessment should recognize the limitations of the methods utilized.

This report is not intended to be taken, in any manner, to include any critique or evaluation of the present land use activities or the structural, mechanical or electrical systems which may be incorporated into the project. It is not intended to be an opinion with respect to any legal relationship or responsibilities as between the architect, the engineers, the contractor, potential purchaser or the owner of the project. While we have reviewed some documents, any statement which we make related thereto is based on our experience as engineers and is not intended to be deemed a legal opinion or conclusion. In making this review and subsequent on-site inspections, Ardaman & Associates, Inc., does not assume any of the legal responsibilities of the design architects and engineers, or contractors for this project, nor is any other warranty or representation either expressed or implied, included or intended.

As this review is general in nature and intended to give an overall opinion, any hazardous waste statements made, likewise, provide an opinion only of the probable hazards which could be anticipated at the site based on our reconnaissance.



It is important to realize that a finding of "No Recognized Environmental Conditions" or an opinion that no further inquiry is recommended is not a guarantee that contamination is not present anywhere on the property. Even an exhaustive study may fail to detect the presence of contamination if no observable or readily ascertainable evidence is present indicating the presence of the problem. This investigation was intended to meet or exceed good commercial and customary practice as it existed in this locale at the time this investigation was performed.

## **2.5 Special Terms and Conditions**

A copy of the proposal for services including contractual conditions and limitations between Hecht Manatee Property, Ltd. (the User of this report) and Ardaman & Associates, Inc. is included in Appendix 16.7.

## **2.6 User Reliance**

This report presents the results of Ardaman & Associates, Inc's assessment as described herein, and is intended only for use by Hecht Manatee Property, Ltd. and their consultants for the purpose of evaluating the property relative to real estate transactions related to the property. Other parties may not rely on this report without the express written permission of Ardaman & Associates, Inc. The users of this report are bound by the limitations and conditions as described in Section 2 and Appendix 16.7.



### **3.0 Site Description**

#### **3.1 Location and Legal Description**

As shown in Figure 1, Appendix 16.1, the subject property is located south and west of the intersection of Buckeye Road and U.S. Highway 301 in northern Manatee County, Florida. The property includes all of Sections 07 and 08 and portions of Sections 09, 16, 17 and 18, Township 33 South, Range 19 East, Manatee County, Florida. The site is superimposed on the 1973, Parrish, Florida U.S.G.S. quadrangle map (photo-revised 1987) in Figure 2, Appendix 16.1. Site elevation ranges from approximately 25 feet to 40 feet above mean sea level.

The subject property is bounded by Buckeye Road to the north, by U.S. Highway 301 to the east and by agricultural lands to the south and to the west. The site may be accessed via locked gates from Buckeye Road to the north or through the agricultural fields to the south.

A site sketch of the facility is included as Figure 3, Appendix 16.2. Also included in the appendix is a reduced copy of the boundary survey as supplied to our office by representatives of Cushman & Wakefield of Florida, Inc., the brokers for the property. The subject property is approximately 2,216 acres in total area.

#### **3.2 Site and Vicinity General Characteristics**

The subject property is currently utilized for agricultural purposes with cattle pasture in the far northwest corner of the subject site and fallow or planted fields over much of the remaining portions of the property. A drive-by of the area within a ½-mile radius of the site revealed primarily agricultural properties in the vicinity of the subject site. A few rural residential properties and a



church are also located in proximity to the site. The general setting of the subject property is agricultural.

No businesses in close proximity to the site were suspected to be large quantity generators of hazardous waste and no disposal practices were identified on adjacent properties which would suggest negative environmental impact to the subject property. A number of unregulated petroleum storage tanks are present on adjacent properties. However, due to the nature of those tanks and intervening distance, no negative impact to the subject property is anticipated.

As found during the area drive-by, there were no sources of contamination identified as having a high potential to harm the environmental condition of the site.

### **3.3 Current Use of the Property**

The subject property is primarily utilized for cultivation of tomato. A number of fields of mature grape tomatoes were identified on the site and immature full size tomatoes. Many of the fields are fallow and are either recently tilled or densely overgrown. The far northwest corner of the subject property includes cattle pasture, currently utilized by the Manatee County Sheriff's Department and former cattle pasture is located in the southwest corner of the property.

### **3.4 Description of Improvements on the Site**

The current improvements on the subject property include drainage ditches, irrigation wells, irrigation piping and valves, a number of temporary storage sheds and storage trailers and a few pole barn structures. No heating or cooling for enclosed buildings was identified on the site. No



potable water source was noted. Although, septic tanks may have previously been utilized by residences on the northern portion of the property in the past, none of those residences remain on the property. Currently, portable toilets are utilized by farm workers during on-site activities.

### **3.5 Current Uses of Adjoining Properties**

The uses of the adjoining properties are indicated on the site sketch, as shown in Figure 3 in Appendix 16.2. The adjoining properties to the north, west and south are primarily agricultural. The properties across U.S. Highway 301 to the east, as well as inset onto a portion of the property in Section 09 include rural residential development within agricultural areas.



#### **4.0 USER PROVIDED INFORMATION**

##### **4.1 Title Records**

Neither representatives of Hecht Manatee Property, Ltd. nor Cushman & Wakefield have provided Ardaman & Associates, Inc. with an Environmental chain of title. A chain-of-title search was not performed as part of this investigation. It has been our experience that a chain-of-title search rarely reveals information regarding the environmental condition of a property that can not be obtained from other sources.

Copies of printouts from the Manatee County Property Appraiser Internet site ([www.manateepao.com](http://www.manateepao.com)) are included in Appendix 16.4. The current owner of the property is identified as Hecht Manatee Property, Ltd. with a mailing address of 401 NW 38<sup>th</sup> Court, Miami, Florida, 33126. The most recent transaction date of record is June 23, 2004. Prior to that time, there is also a transfer from Hecht Properties, Ltd. dated December of 1999. According to the property appraiser records, the property is vacant agricultural land with no structural improvements. The parcel is identified as 2,216.02 acres which includes approximately 78 acres of improved pasture, 219 acres of rough pasture, 380 acres of other agricultural land and 1,539 acres of row crop.

##### **4.2 Environmental Liens or Activity and Use Limitations**

As indicated in the Environmental Site Assessment User Information Questionnaire included in Appendix 16.7, representatives of Hecht Manatee Property, Ltd., were not aware of any environmental liens or activity and use limitations regarding the subject property.



#### **4.3 Specialized Knowledge**

Representatives of Hecht Manatee Property, Ltd. did not have any specialized knowledge regarding the subject property. They did indicate that a Phase I was done previously by Ardaman & Associates, Inc. approximately 10 years ago.

#### **4.4 Valuation Reduction for Environmental Issues**

Representatives of Hecht Manatee Property, Ltd. were not aware of the purchase price of the subject property being significantly lower than comparable properties in the area due to environmental issues.

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

The current owner of the subject property is identified as Hecht Manatee Property, Ltd. The general partner is further identified as Mr. Fred Havenick to be reached at 305-649-3000. The property manager on behalf of Pacific Tomato is Moody Widdon who can be reached at 941-737-8889.

#### **4.6 Purpose of Phase I Assessment**

Representatives of Hecht Manatee Property, Ltd. state that the reason for performing this investigation is as follows, "Will be used as part of a due diligence package for the marketing of the property." It is assumed that the purpose is to qualify for the innocent landowner defense to CERCLA liability.



#### 4.7 Other

The prior Phase I Assessment was conducted on the subject property by Ardaman & Associates, Inc. for the benefit of Zoller, Najjar and Shroyer and Mr. Jeff Leftcourt representing Hecht Properties, Ltd. The Phase I of the subject property was conducted by Ardaman & Associates, Inc. as detailed in our report dated April 10, 1997. The owners of the property were in the process of dissolving the limited partnership and the Phase I was conducted to determine an equitable dissolution of the property. The focus of that investigation was 7,800± acres of the Hecht Ranch. The subject of this Update Assessment is 2,216 acres of that 7,800 acres. The conclusions and recommendations of that report were as follows:

**"The results of historical review and site reconnaissance indicate that the subject property was mostly in a natural condition prior to 1948. After this time the natural flatwoods became pasture or cultivated fields. Many wetland areas were drained. No usage of the property other than for agricultural purposes was identified. No significant dumping or landfilling, mining or drilling, or industrial usage of the property was identified. Numerous "activity" areas were identified at the site which generally include well heads, diesel driven pumps, equipment maintenance areas, herbicide/pesticide and fertilizer mixing areas and aboveground storage tanks. Evidence of some level of discharge or soil staining was observed at most of these activity areas. Due to the potential for impact to the subsoil and groundwater at these locations, the activity areas represent a recognized environmental concern."**

A number of the well heads, diesel driven pumps, equipment maintenance areas, herbicide, pesticide and fertilizer mixing areas and above ground storage tanks as discussed in the 1997 report are located on the 2,216 acre subject property.



Subsequently, Phase II Investigation was conducted throughout the 7,800 acres at virtually all of the identified activity areas. The investigation was conducted in two (2) stages. The first report was submitted dated October 21, 1997, which included the sampling and analysis within seven (7) of the identified areas of concern across the property. Subsequently, additional Phase II Investigation was conducted at the remaining areas of concern as documented in a report dated February 11, 1998. All well head locations were evaluated for the presence of Organochlorine pesticides, Organophosphorous pesticides and herbicides in the surficial soils and at all tank locations, soil borings with Organic Vapor Analysis (OVA) were conducted. No exceedances of Soil Cleanup Target Levels (SCTL) enforced at the time were identified at any of the well head locations on the subject property for this Update Assessment. Minimal areas of petroleum impacts in the surficial soils were identified at two (2) locations on the subject site and a fairly large area of soil impacts was identified at the now abandoned well head location adjacent to Buckeye Road at the northeast corner of Section 07.

Mr. Moody Widdon, the farm manager, has indicated that the areas of petroleum contamination previously identified by Ardaman & Associates, Inc. have been remediated with impacted soils removed for off-site disposal. However, he was not aware of any documentation related to that cleanup activity.



## 5.0 Records Review

### 5.1 Standard Environmental Record Sources

Ardaman & Associates, Inc. contacted representative's or reviewed the records of the county, regional, state and federal regulatory and enforcement agencies indicated in Table 1 below. These agencies were contacted to determine whether any hazardous waste generators contaminated sites, storage tanks, spills, violations, complaints or enforcement actions were present or had occurred within a ½-mile radius of the subject property. Select regulatory agencies records encompass a 1-mile radius of the subject property.

Table 1

GOVERNMENT RECORDS SEARCHED		SEARCH DISTANCES	REGULATORY PRINT DATE
U S E P A	CORRACTS TSD	1-Mile	07/10/05
	non-CORRACTS TSD	½-Mile	07/10/05
	CERCLIS	½-Mile	06/21/05
	NPL	1-Mile	06/21/05
	ERNS	½-Mile	07/26/05
	RCRIS (EPA last updated 10/15/04)	½-Mile	07/26/05
	FINDS (EPA last updated 6/6/00)	½-Mile	06/06/00
	SARA TITLE III (SECTION 302)	½-Mile	06/17/98
	SARA TITLE III (SECTION 313)	½-Mile	06/17/98
F D E P	PC	½-Mile	07/05/05
	STI	½-Mile	07/05/05
	NPL	1-Mile	06/29/05
	GWC (FDEP last updated 3/22/05)	½-Mile	07/27/05
	HWG	½-Mile	07/25/05
	SWF/LS	½-Mile	07/25/05
	DWF	½-Mile	06/08/05
	IF	½-mile	06/08/05
	BR	½-mile	07/01/05
	IC	½-mile	07/01/05
	ADS	½-Mile	-
	COUNTY	½-Mile	-





A detailed description of reviewed data bases and files are included in Appendix 16.5. Also included in the Appendix is a list of specific sites identified within the search radius as specified in Table 1.

Generally, listed facilities that are greater than 1500 feet from the subject property, and/or those that do not have confirmed contamination problems, will not likely impact the subject site. Specific listings of sites that have the potential to adversely impact the subject property are discussed below. It is the opinion of Ardaman & Associates, Inc. that any site identified in our search as listed in Appendix 16.5, but not specifically addressed below, is not likely to adversely impact the subject property.

No NPL, CERCLIS, CORRACTS or Non-CORRACTS TSD facilities as regulated by the USEPA were identified within the search radii. Furthermore, neither the subject property nor any adjacent sites were identified as RCRIS Hazardous Waste Generator facilities also as regulated by the USEPA.

A review of the Florida Department of Environmental Protection (FDEP) database of petroleum storage tank (STI) facilities revealed two (2) storage tank facilities within the ½-mile radius. Both facilities are located on the subject property and are identified as Pacific Tomato Growers Farm #06 at Buckeye Road and U.S. Highway 301 in Parrish. Files for these facilities were reviewed at the Manatee County Environmental Management Department. According the facility file, only one (1) of the facilities is currently active. The other facility has been deactivated and included a number of tanks which may have been on the subject of this property or additional areas of Farm # 06. No contamination at those tanks has been reported and they have been appropriately closed according



to Manatee County records. The file currently active for the site indicates that three (3) above ground storage tanks are present on the property which are utilized for driving diesel pumps. Two (2) of the tanks are 1,000 gallon in capacity and the third tank is 2,000 gallons utilized for storage of diesel fuel. Regular inspections have been conducted for the tanks on a yearly basis since 2001 with no significant environmental issues identified. The tanks are all reportedly within secondary containment of appropriate size.

A review of the FDEP database of Industrial Facilities (IF), Solid Waste Facilities (SWF) and Abandoned Dump Sites (ADS) did not identify any regulated facilities within the search radius.

A review of Manatee County Environmental Management Department (MCEMD) records of complaint and enforcement actions was also conducted. Mr. Paul Panik at M.C.E.M.D. provided a list of complaint and enforcement actions in the area. None of the complaints or enforcement actions are specific to the subject site or nearby properties, such that negative environmental impact to the subject property is anticipated.

## **5.2 Additional Environmental Record Sources**

Other than those sources identified in the Table 1 above, no additional record sources were reviewed.

Information obtained from the regulatory agencies did identify existing tanks and former tanks on the subject property. However, no reported discharges were noted and recent inspections have revealed no environmental concerns regarding the on-site tanks.



Information obtained from the regulatory agencies did not reveal any facilities or sources of contamination that have a high potential to harm the environmental condition of the subject property.

### **5.3 Physical Setting Sources**

#### **U.S.G.S. 7.5 Minute Topographic Map**

The site is superimposed on the 1973, Parrish, Florida U.S.G.S. quadrangle map (photo-revised 1987) in Figure 2, Appendix 16.1. Site elevation ranges from approximately 25 feet above mean sea level at the northwest corner to a high of 40 feet above mean sea level in the eastern portions of the site. According to the U.S.G.S. quadrangle map as shown in Figure 2, the direction of regional surficial groundwater flow is most likely to the south or southwest towards the Manatee River and its tributaries located 5 to 6 miles south of the subject property. Due to the significant size of the subject site, localized variations are expected particularly in the vicinity of drainage systems artificially created on the site. Local drainage improvements affect the localized groundwater flow direction.

Ardaman & Associates, Inc. did not conduct field measurements to determine the directional flow of the surficial groundwater as part of this Phase I ESA.



## **Soil Conservation Service - Soil Map**

### **Soils**

The U.S.D.A. Soil Conservation Survey (SCS) for Manatee County, Florida (1983) identifies the primary soil type in the area of the subject property as EauGallie fine sand. Lowland areas of the property are identified as Floridana Immokalee-Okeelanta association.

EauGallie fine sands are nearly level, poorly-drained soils. The surface and subsurface layers are dark gray, grayish-brown and light brownish gray fine sands to a depth of 28 inches. The subsoil is black fine sand coated with organic matter to a depth of 42 inches then grayish brown sandy clay loam to a depth of 50 inches. The substratum is grayish brown fine sand, loamy fine sand and fine sandy loam to a depth of 65 inches. Permeability is rapid in the surface and subsurface layers and moderate to moderately rapid in the subsoil and substratum.

Floridana-Immokalee-Okeelanta association soils are nearly level and are very poorly drained. This map unit consists of about 35 percent Floridana soils, 30 percent Immokalee soils, 20 percent Okeelanta soils, and 15 percent minor soils. These soils are in small to large shallow grassy ponds. Generally, Okeelanta soils are in the lowest places near the center of the ponds; Floridana soils are in an intermediate position; and Immokalee soils are along the edges of the pond.

Typically, the surface layer of the Floridana soils is black and very dark gray fine sand about 19 inches thick. The subsurface layer is gray fine sand about 17 inches thick. The subsoil is dark gray sandy clay loam 17 inches thick. The substratum is light gray fine sand that extends to a depth of 80 inches or more. Permeability is rapid in the surface layers and slow in the subsoil.



Typically, the surface layer of Immokalee soil is black fine sand about 5 inches thick. The subsurface layer is dark gray, gray and light gray fine sand 29 inches thick. The subsoil is dark reddish brown and dark brown fine sand 9 inches thick. The substratum to a depth of 80 inches or more is grayish brown fine sand. Permeability is moderate in the subsoil and rapid in all other layers.

Typically, Okeelanta soils in the uppermost 20 inches are black muck. Below that, to a depth of 54 inches or more, there is black and light brownish gray sand. Permeability is rapid throughout.

Ardaman & Associates, Inc. did not perform soil sampling to determine soil profiles or investigate the presence of radon-generating materials in the site soil as part of this Phase I ESA.

### **Hydrology**

According to the Manatee County SCS for EauGallie fine sands, in most years under natural conditions, the apparent high water table is at a depth of less than 10 inches from the surface for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months out of the year. The SCS identifies the water table for Floridana and Immokalee soils, in undrained areas, as ponded for 6 to 9 months or more out of the year. The water table is at a depth within 40 inches for the rest of the year except in extended dry periods. The Okeelanta soils are ponded for 9 or more months of the year and the water table is near the surface the rest of the time. In most areas, man-made drainage systems affect the natural water table elevations.



## **5.4 Historical Use Information on the Subject Property**

### **Aerial Photograph Review**

Aerial photographs of the property from 1940 to the most recent, 2003, were examined to determine any obvious uses of the subject property during this time. Copies of the 2003 aerial photograph can be found in Appendix 16.4, Figure 16.4-1.

In the earliest available photograph taken in 1940 (1" = 660'), the majority of the subject property appears as natural pine flatwoods. Two (2) exceptions include an area of cleared pasture in the northwest corner of Section 09, immediately adjacent to Buckeye Road, which appears as a dirt roadway at this time and the southwest corner of the property which appears to be a cleared area of cattle pasture. What may be a residential structure appears at the far northeast corner just south and west of the intersection of Buckeye Road and U.S. Highway 301.

By 1951 (1" = 660'), an area at the far southwest corner of the subject site is identified as Bahia, likely indicating that this portion of the property is utilized for sod farming or for cattle grazing. A cattle pen is located at the east end of the pasture area. A small portion of the property at the southeast corner adjacent to U.S. Highway 301 has been cleared as has a portion at the northeast corner of the property. It appears that lakes in these areas may have been excavated as borrow for improvement to Highway 301 to the east.

By 1957 (1" = 660'), the majority of the subject property continues to appear as natural pasture, however, additional areas primarily along the southern portion of the subject site appear as improved pasture at this time. Surrounding areas are generally undeveloped, or natural or improved pasture.



By 1965, additional areas of the subject property have been developed for agricultural purposes. A much larger area at the southwest corner of the site has been cleared and appears to be improved pasture, sod farm or fallow field. Additional areas within Section 07 of the subject property include row crops.

By 1975, some additional areas in the northeast corner of the property in Section 09 now are apparently used as cleared pasture and some of the former row crops in Section 07 are now either fallow or cleared pasture.

By 1984, the majority of the subject property which is currently developed for row crops or pasture is cleared and utilized for pasture or row crops. The 1987, 1994, 1999 and 2003 aerials are essentially unchanged with regard to the subject site. Use of the property is primarily for cleared pasture, rough pasture, row crops or fallow fields.

A copy of the 2003 aerial photograph (1" = 1000') is included in Appendix 16.4, Figure 16.4-1.

In summary, the aerial photographs revealed that the subject property has been utilized for agricultural purposes dating back to some cleared pasture as early as the 1940 aerials. Due to the agricultural usage, it is likely that fertilizers, pesticides and herbicides have been stored, mixed and applied to the site. The potential exists for accumulation of such chemicals in any storage or mixing areas and the potential exists for accumulation of pesticides in cattle pen areas where cattle may have been treated historically.



### **Sanborn Fire Insurance Map Review**

A review of available Sanborn Fire Insurance Maps is typically conducted as they often identify facilities storing hazardous or flammable materials. No Sanborn Maps were available for the vicinity of the subject property.

### **City Directory Review**

No City Directory review was conducted for the subject property itself because there is no physical address for the property. Entries in the area in the Hill-Donnelly Cross Reference Directories have included residences, farms, ranches and a church.

### **Historical Topographic Map Review**

Historical U.S.G.S. topographic maps were reviewed as they often indicate structures and other land uses which may identify potential areas of concern. Maps for the years 1973 and 1987 were reviewed. In the earliest map from 1973, the subject property is primarily identified as an area clear of trees, which may include pasture and agricultural fields. Intermittent wetland and drainageways are present throughout the property and a jeep trail is noted running north to south through the subject site along the Section line between Sections 07 and 08. No structures are physically identified on or in the nearby vicinity.

By the 1987 revision to the map, there is virtually no change to the subject property or surrounding sites. Some additional residential structures are noted primarily east of Highway 301 and further south in the Parrish area.





### **5.5 Historical Use Information on Adjoining Properties**

The same aerial photographs, City Directories, and topographic maps which were reviewed relative to the subject site were reviewed with regard to adjacent properties. Based on these reviews, the adjoining properties in all directions were natural or were utilized for agricultural purposes as early as the 1940's and have been utilized for agricultural purposes since that time. A number of residential structures have been developed north of Buckeye Road and east of Highway 301 in the immediate vicinity of the subject property. No industrial use was identified in the nearby area.

In summary, the historical review revealed that the subject property has been utilized for agricultural purposes for in excess of 50 years. The potential exists for the accumulation of agricultural chemicals on the site as a result of repeated applications, storage and mixing. Furthermore, a significant fleet of equipment would be utilized on-site for farming purposes and maintenance of that equipment is typically conducted on the property which will lead to generation of vehicular wastes such as oil and antifreeze. Additionally, petroleum storage tanks are required on the property for irrigation pump fueling and for fueling of the tractors and other farming equipment.



## **6.0 SITE RECONNAISSANCE**

### **6.1 Methodology and Limiting Conditions**

Ashby Hoover, Jr., Project Engineer and representative of Ardaman & Associates, Inc. visited the subject property on October 27, 28 and 31, 2005 for purposes of conducting site reconnaissance. The Ardaman representative was unaccompanied during the site visit. However, a number of workers representing Pacific Tomato were encountered throughout the property. Mr. Moody Widdon of Pacific Tomato provided access via a locked gate near the northwest corner of the site.

The periphery of the property was observed to the maximum extent practicable and several transects were made across the property. The property was viewed from adjacent public thoroughfares and all identified roads or paths with no apparent outlet on the property were investigated.

Limiting conditions for the site reconnaissance included the vastness of the property and the fact that many areas of the former agricultural fields are now overgrown with head high or taller vegetation. A number of areas of the subject property include dense natural woodland areas. Due to the dense vegetation, detailed inspection of those areas could not be accomplished. Skies were partly cloudy to sunny throughout the site reconnaissance with temperature ranges between 70° and 84°.

### **6.2 General Site Setting**

The subject property is located south of Buckeye Road, west of U.S. Highway 301, north of the community of Parrish in northern Manatee County, Florida. The site consists of approximately 2,216 acres of agricultural land, primarily utilized for cultivation of tomatoes and a small area at the



northwest corner of the property continues to be utilized for cattle grazing. The remaining areas of the subject property are overgrown former agricultural fields, tilled fields and natural lowland areas.

### 6.3 Exterior Observations

Due to the vastness of the subject property, the majority of the site reconnaissance was conducted by 4-wheel drive vehicle. The majority of the subject property could not be traversed without 4-wheel drive. The site was entered from Buckeye Road centrally along the northern property boundary within Section 07. The gate access was provided by Mr. Moody Widdon, the farm manager. Nearly the entirety of the farmed area or formerly farmed area of the area was accessible and inspected. A portion of the far northeast corner of the subject property was densely overgrown and had standing water as deep as 1-foot and therefore could not be traversed. Furthermore, the dense wooded lowland areas of the property were not inspected for purposes of this assessment. Overall, housekeeping practices throughout the property were well managed with only localized storage and disposal areas identified. One (1) primary activity area was noted. During prior assessments, chemical mixing and storage was noted widely throughout the property.

For purposes of this assessments, areas of note will be discussed by number as shown in Figure 3. At location 1 on the subject property, a production well and above ground storage tank was identified. Both the diesel pump and diesel tank were located within secondary containment units. Some accumulated rainwater was observed within the containment units which are covered and some chemical and oil containers were noted. An obvious oil sheen was noted on the surface of the water, however, no stainage of the surrounding soils was noted. A sump pump which appears



to be battery powered was located behind one of the tanks which may be utilized to facilitate removal of the rain water. No hose bib for mixing of chemicals, however, was identified at the pump.

Area 2, also includes a production well and an above ground tank for fueling the diesel pump. Both the tank and pump were located within secondary containment units. A hose bib is, however, attached to the well at this location which may be utilized for filling of spray tanks and mixing of chemicals.

Location 3, located in the south boundary of Section 08, is an area which is referred to by Mr. Widdon as the junkyard. Items identified in the area include a number of farm implements, derelict trucks, a mobile diesel fuel tank, empty and partially full 55-gallon drums (content unknown) and a large area of oil stainage on the ground around a number of waste oil drums. It appears that the drums have overflowed onto the ground surface and the oil has been transported by standing water which has since settled and killed the vegetation in the area. This area was called to the attention of Mr. Widdon during a subsequent telephone conversation.

Location 4 on the subject property is the primary activity area for the Pacific Tomato operations on-site. Four (4) tractor trailers and a cargo storage box are utilized at this location for storage of herbicides, pesticides and fertilizers, as well as equipment. Several sheds are located in the nearby area for equipment, maintenance, parts and piping. It appears that the tractors are serviced at this location as a number of small soil stains were noted in the surficial soils and waste oil tanks and fresh oil and hydraulic tanks are located in the vicinity. All the tanks were located within secondary containment units and no significant stains were identified at those locations. Also



located in the area is a diesel storage tank utilized for fueling the on-site tractors.

Located adjacent to the roadway is the main well head which includes a diesel driven pump and associated tank. Some stains were noted on the concrete slab below the pump. The pump is plumbed to a hose bib located approximately 150 feet to the north, adjacent to the pesticide storage trailer. It appears that the bulk of chemical mixing on-site is conducted at this location.

Location No. 5, is another derelict truck storage area where six (6) trucks were identified. Most of the vehicles had no engines within the engine compartments and appeared to be simply abandoned at this location.

Location No. 6 is a former well location which was identified during a previous assessment. The exact location of the well head could not be identified by Ardaman personnel. Mr. Moody Widdon was asked specifically about this former well. He indicated that to his knowledge, that well was unknown to Pacific Tomato prior to the prior assessment and after learning of that location had the well appropriately abandoned.

Location No. 7 is a former maintenance area which includes a pole barn over a concrete slab. On the date of site reconnaissance, only one (1) tractor and some rolls of sheet plastic were located in the area. Otherwise the former maintenance area was abandoned of equipment or supplies. Some remnants of the former operations were noted which included a fuel pump and a 55-gallon drum of assorted parts and garbage. No stainage of the soils was identified at the perimeter of the slab.



Location No. 8 on the subject property is within a dense Australian Pine area. A former cattle pen and chute at this location are primarily constructed of heavy wood and there is an adjacent pole barn which is currently full of empty chemical containers, the labels of which could not be identified. It appears that this location is consistent with the cattle pen which was identified in the 1951 aerial photograph. The potential exists for the accumulation of pesticides in this area as a result of repeated application to the animals.

Location No. 9 is another wellhead location with associated tank. A number of metered pumps are present at this location which apparently dispense fertilizer and other chemicals throughout the fields at predetermined rates. The 2,000 gallon fuel tank is a registered tank within secondary containment. There is no rain cover over the containment unit and some standing water was noted within the cell. The diesel pump was located on a concrete slab adjacent to the tank. Some stainage of the slab was identified. However, surrounding areas of soil revealed no significant stainage. Located in proximity to a hose bib is a storage trailer which is identified as pesticide storage. Two (2) 2 ½-gallon containers were located directly on the ground surface adjacent to the storage compartment. No spillage, however, was identified. An above ground fertilizer tank as well as concentrated fertilizer carriers are present in the area.

Location No. 10 is within a currently fallow field at which point a petroleum storage tank is located. No stains were identified in proximity to the tank. The tank, however, is not within a secondary containment unit. It does not appear that the tank has been utilized for quite some time.

Location No. 11 is the location of a burn pile on the subject property which appears to be a significant burn area with accumulation of a significant amount of ash. It appears that plastic is



burned at this location due to the texture of the residue. No vehicle parts or fuel filters were identified within the ash pile. The potential does exist for accumulation of metals in the soils at these locations as a result of the burn residue. For the most part, smaller burn areas were identified throughout the field which is an accepted best management practice on the property. Mr. Widdon indicated that plastics are typically not burned on the property, but are disposed in roll off dumpsters. He indicated that the material typically burned on the property included cardboard and paper bags.

Location No. 12 on the subject property is the location of a former wellhead. While the pipe for the wellhead remains, the pump and fuel tank have been removed. This wellhead was identified in prior assessment of the property and was the location of a significant area of petroleum impact. Mr. Widdon indicated that this area had been remediated and the soils had been hauled off-site. He did not know, however, if the cleanup had been supervised or documented.

The final area of concern on the subject property is located in the cattle pasture in the far northeast corner of the site identified with a "C". A small cattle pen is located within the open field. The cattle on the site are managed by the Manatee County Sheriff's Department and this cattle pen is a new addition to the property. It is not anticipated that any pesticides would have accumulated in this recently constructed pen.

#### **6.4 Interior Observations**

There are currently no structures on the subject site, therefore, no interior observations were made.

The property was found as shown in the site photographs in Appendix 16.3.



Hecht Manatee Property, Ltd.  
File No. 05-8850  
November 9, 2005

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The representative did not observe any evidence of surface water contamination such as an oil sheen, turbidity, odor, or distressed vegetation or distressed aquatic life in the on-site drainageways or lowland areas.



Ardaman & Associates, Inc.



## **7.0 INTERVIEWS**

### **7.1 Interview with Owner**

The owner's representative and general partner for Hecht Manatee Property, Ltd. was interviewed by telephone on November 8, 2005. Fred Havenick is the owners representative and has been the general partner of Hecht Manatee Property, Ltd. for 20± years. He was involved in the division of the property by the partnership owners in the late 1990's. According to Mr. Havenick, the entire 2,216 acres of this assessment is leased by Pacific Tomato Growers for agricultural purposes. To his knowledge, portions of the property have been sublet by Pacific Tomato Growers for other agricultural ventures. Mr. Havenick was questioned specifically with regard to his knowledge of any cleanup which may have taken place following the prior Phase I and Phase II Investigations. He indicated that he thought that they had been conducted by Pacific Tomato, but was unaware of the outcome or any documentation of those activities. It was also questioned specifically about a well which was previously identified during the prior assessment which could not be located during this assessment. He indicated that to his memory, that well had been determined to be an inactive abandoned well and therefore, no on-site activities should have occurred at that location following the prior assessments.

### **7.2 Interview with Site Manager**

Mr. Moody Widdon of Pacific Tomato was interviewed with regard to his knowledge of the subject property. Mr. Widdon has managed the property for approximately 16 years. A number of his comments are discussed throughout prior portions of this report. Mr. Widdon indicated that the areas of soils contamination which were identified by Ardaman & Associates, Inc. in 1997, were excavated for off-site disposal at KleenSoil Thermal Treatment facility and he was not aware of any current issues of environmental interest or concern on the subject property. Mr. Widdon was



advised of the large area of waste oil impact in the junk yard location. Mr. Widdon indicated that most solid waste on the site is disposed in roll off dumpsters which are serviced by Waste Management. However, some wooden boxes are burned on the property. All waste oil generated on-site along with oil filters is transported from the site on an as-needed basis by a licensed waste hauler. Major repairs to the farming equipment does not occur on the property, but at a nearby Pacific Tomato Farm # 1.

### **7.3 Interviews with Occupants**

Pacific Tomato is the major occupant of the subject property as was discussed above.

### **7.4 Interviews with Local Government Officials**

Manatee County personnel were contacted in order to gain access to records, specific to petroleum tanks, complaint and enforcement action files. Investigation of those files are discussed in the Records Review section of this report. Fire Department personnel were not interviewed as there is no reason for them to be familiar with this vacant property.

### **7.5 Interviews with Others**

No other persons were interviewed as part of this investigation.



## 8.0 FINDINGS

Based on the information gathered, the following areas of environmental interest or concern were identified.

- The subject property has been utilized for 50+ years for agricultural purposes including improved pasture and row crops. As a result of that usage, herbicides, pesticides and fertilizers have been applied to the site. We have no reason to believe that such products were used in concentrations other than those recommended by manufacturers or those which were typical for the area. Nevertheless, investigation of the agricultural fields could reveal concentrations of agricultural chemicals in unknown concentration levels. Additionally, Arsenic is present in fertilizers and is utilized in many herbicides and pesticides. Of particular concern would be the potential for accumulation of Arsenic in the surficial soils.
- A number of well heads were identified on the property. The potential exists for accumulation of agricultural chemicals in the soils at these locations as a result of concentrated or repeated spills during the storage or mixing process.
- A number of storage or activity areas were identified on the site where equipment maintenance is conducted, where waste products are accumulated and stored and where derelict vehicles have been abandoned. The potential exists for impact to soils and groundwater at these locations as a result of inappropriate discharges.
- Two (2) cattle pen locations were identified on the site. While one is a recent addition to the property and is not assumed to be of significant concern, a cattle pen was located at the south central portion of the site for a number of years. A treatment chute is present in the area. The potential exists for accumulation of pesticides in the soils as result of application to cattle in this area.
- A number of petroleum storage tanks are present on the property and additional tanks are known to have been located on the site. Furthermore, previous investigation of the property has revealed some petroleum impacts associated with the former tanks.

A Phase I and Phase II Investigation of the property was previously conducted by Ardaman & Associates, Inc. between the years 1996 and 1998. While no significant environmental concerns were identified with regard to well heads and agricultural chemical contamination at these locations, some limited petroleum impacts were identified at the locations of the former tanks. No evidence



of remediation of those areas was observed in regulatory files. Representatives of Pacific Tomato indicate that cleanup was conducted, however, they were not ware of any cleanup documentation. Additionally, current regulatory standards with regard to soil and groundwater cleanup target levels were not in place at that time and therefore, no investigation as to the potential for Arsenic in the soils was conducted on the site. No investigation of the cattle pen was conducted during the prior assessments.

#### **9.0 OPINION**

Ardaman & Associates, Inc. recommends further investigation of the environmental condition of the subject property, specifically related to:

- The potential for the presence of Arsenic in surficial soils in well head locations or at random locations throughout the agricultural fields as well as at the burn pile.
- The potential for petroleum impacts at all existing tanks and at Location No. 3, No. 6, No. 10 and No. 12.
- The potential for accumulation of agricultural chemicals in the soils at Location No. 4 and No. 9 as a result of continued use of these well heads and mixing areas.
- The potential for accumulation of chlorinated pesticides in the soils at the former cattle pen at Location No. 8.

#### **10.0 CONCLUSION**

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00. Any exceptions to, or deletions from this practice are presented in Section 11 of this report. This assessment has revealed evidence of recognized environmental conditions, as discussed above, in connection with the subject site.



## 11.0 DEVIATIONS

As allowed by ASTM E1527 Section 7.1.2.1, we have modified the standard search distances for several environmental record sources for this Phase I Environmental Site Assessment. The search distances used for the Regulatory Records Review section are as follows:

REGULATORY RECORD	SEARCH DISTANCES USED	ASTM STANDARD DISTANCES
EPA and FDEP NPL	1 Mile	1 Mile
EPA CERCLA	½-Mile	½-Mile
RCRA non-CORRACTS TSD Facility	½-Mile	1 Mile
RCRA CORRACTS TSD Facility	1-Mile	1-Mile
EPA ERNS	½-Mile	Property
EPA RCRA Generators	½-Mile	Property and Adjoining Property
FDEP Waste Cleanup File	½ Mile	1 Mile
FDEP Stationary Tank Inventory Database	½-Mile	Property and Adjoining Property
FDEP Petroleum Storage Tanks and Contamination Database	½-Mile	½-Mile
FDEP Solid Waste Facility Directory	½-Mile	½-Mile

There was a data failure with regard to the historical investigation of this assessment. Records were only available for the subject site back to 1940 in the form of historical aerial photographs. At that time, portions of the subject property at the far southwest corner and the northeast corner were already utilized as improved pasture. Sanborn Fire Insurance Maps are not available for this area. A chain-of-title search could have been conducted to previous to 1940 but it has been our experience that a chain-of-title search for properties such as this rarely reveal any useful information regarding the environmental condition of the property that can not be obtained from other sources.

## 12.0 ADDITIONAL SERVICES

No additional services were performed as part of this investigation.



### **13.0 REFERENCES**

1. United States Department of the Interior - Geological Survey, Parrish, Florida - Manatee County, 7.5 Minute Series (Topographic), 1973, revised 1987.
2. United States Department of Agriculture, Soil Conservation Service, Soil Survey of Manatee County, Florida, 1983.
3. Hill-Donnelly Cross Reference Directory, Sarasota/Bradenton and Vicinity, various years.
4. Ardaman & Associates, Inc., Additional Phase II Investigation for "Hecht Property, 7800± Acres, Manatee County, Florida", February 12, 1998.
5. Ardaman & Associates, Inc., Limited Phase II Investigation for "Hecht Property, 7800± Acres, Manatee County, Florida", October 21, 1997.
6. Ardaman & Associates, Inc., Environmental Site Assessment for "7800± Hecht Property, Manatee County, Florida", April 10, 1997.

### **14.0 Signatures of Environmental Professionals**

The signatures of the Environmental Professionals associated with this report are on the first page of the document.

### **15.0 Qualifications of Environmental Professionals**

The resumes of the Environmental Professionals associated with this report are presented in Appendix 16.8.

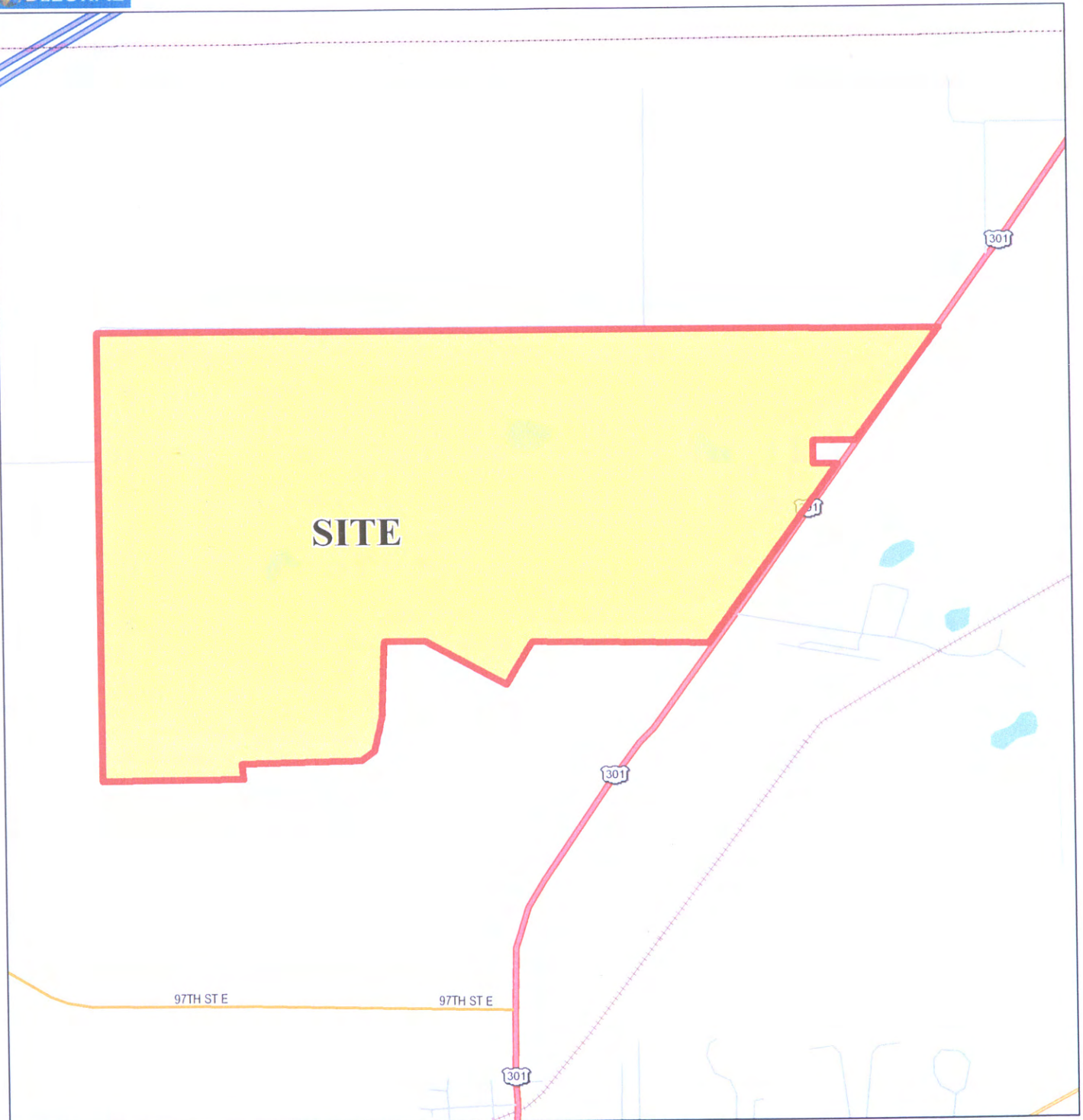


## APPENDICES

**APPENDIX 16.1**

**SITE (VICINITY) MAP AND U.S.G.S. TOPOGRAPHIC MAP**





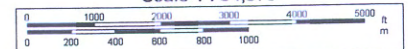
Data use subject to license.

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Scale 1 : 34,375



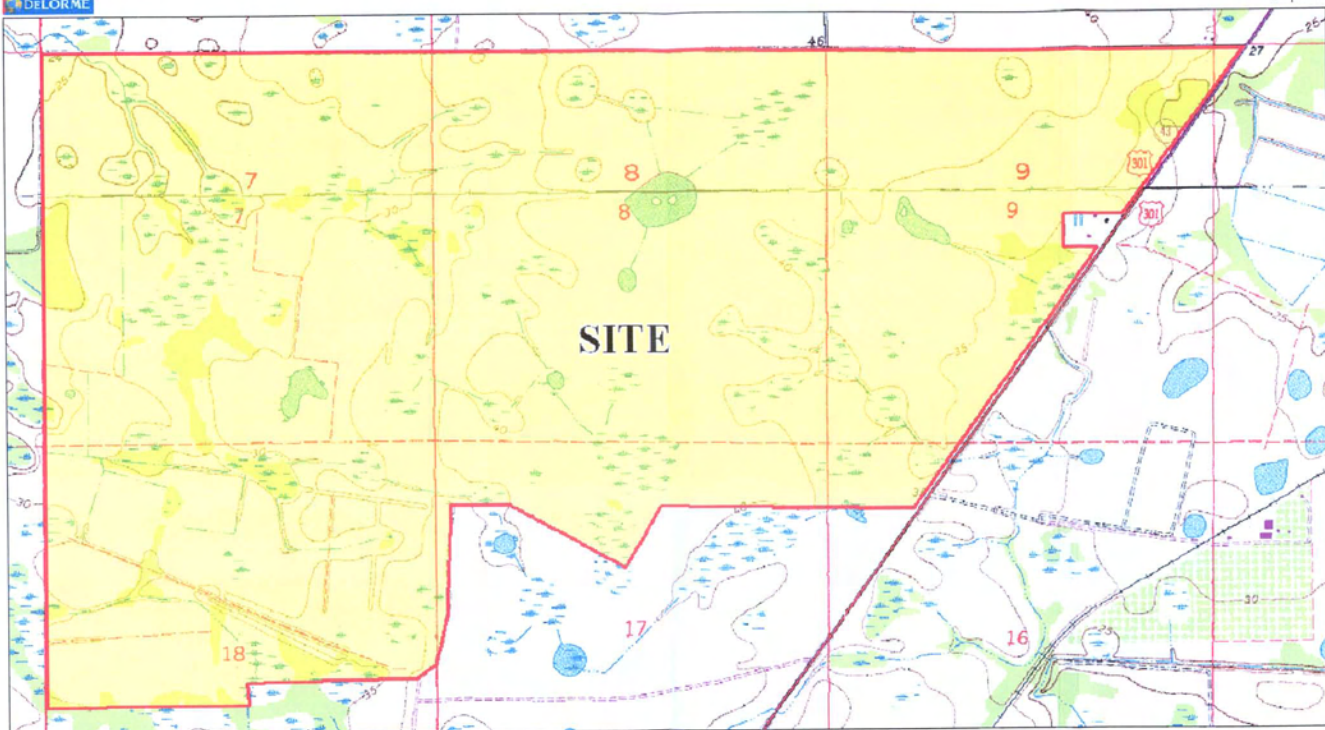
1" = 2,864.6 ft

Data Zoom 12-5

 <b>Ardaman &amp; Associates, Inc.</b> Geotechnical, Enviornmental and Materials Consultants		<b>Location Of Site In Region</b>  <b>2216 - Acre Property</b>  <b>Manatee County, Florida</b>	
Drawn By:	KGS	Date:	11/2/05
Approved By:	File No.		05-8850
		Figure No.	1

DELORME

XMap® 4.5



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0  
MN (4.4°W)

0 1000 2000 ft  
Data Zoom 14-0

 **Ardaman & Associates, Inc.**  
Geotechnical, Environmental and  
Materials Consultants

**Location Of Site On U.S.G.S. Map**  
**2216 - Acre Property**  
**Manatee County, Florida**

Drawn By: KGS Date: 11/2/05

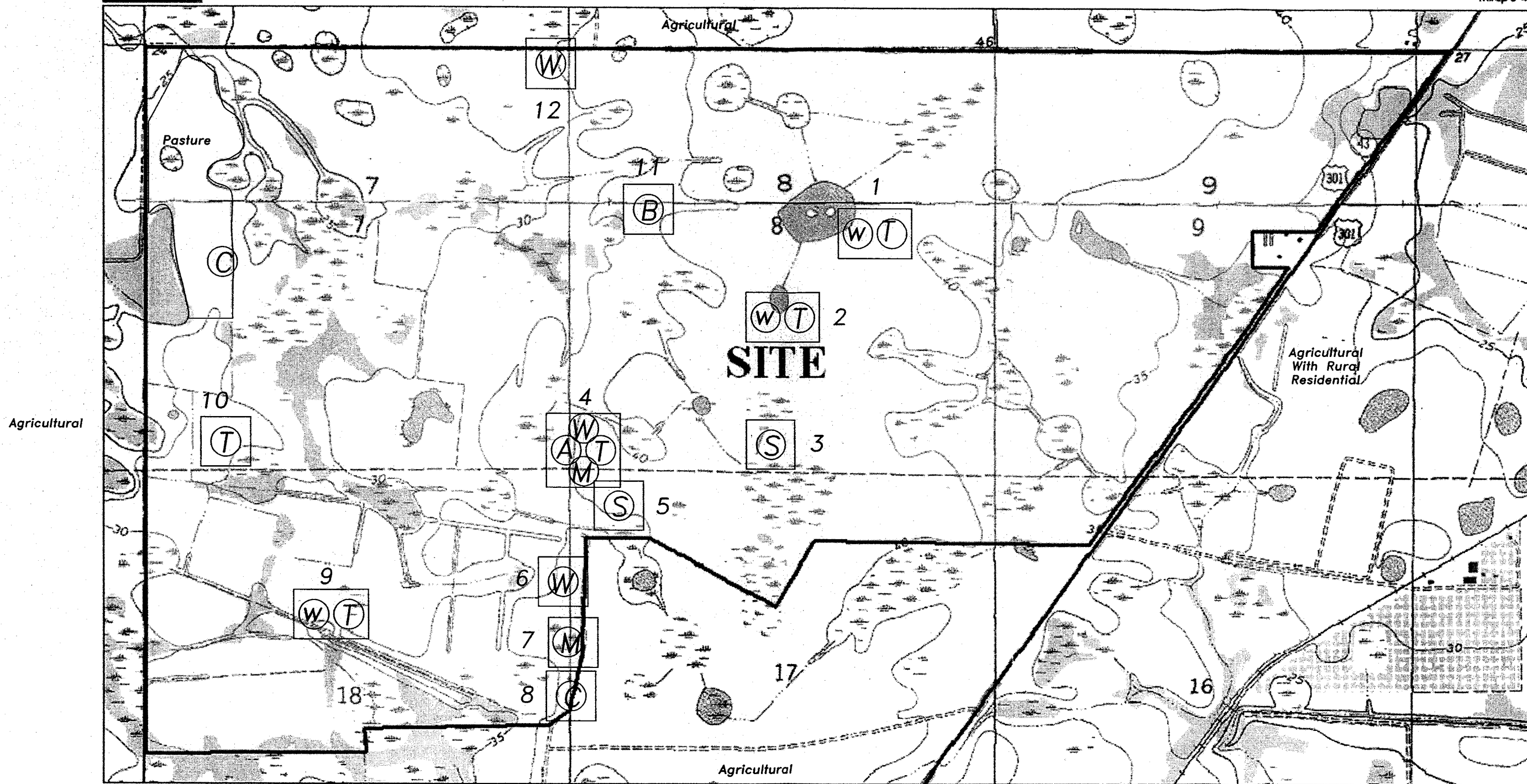
Approved By:

File No. 05-8850

Figure No. 2

**APPENDIX 16.2**

**SITE PLAN AND BOUNDARY SURVEY**



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Data Zoom 14-0

# Area Location Number, as described in body of report.



Tank Location



Well Head Location



Activity Area



Storage Area



Maintenance Area



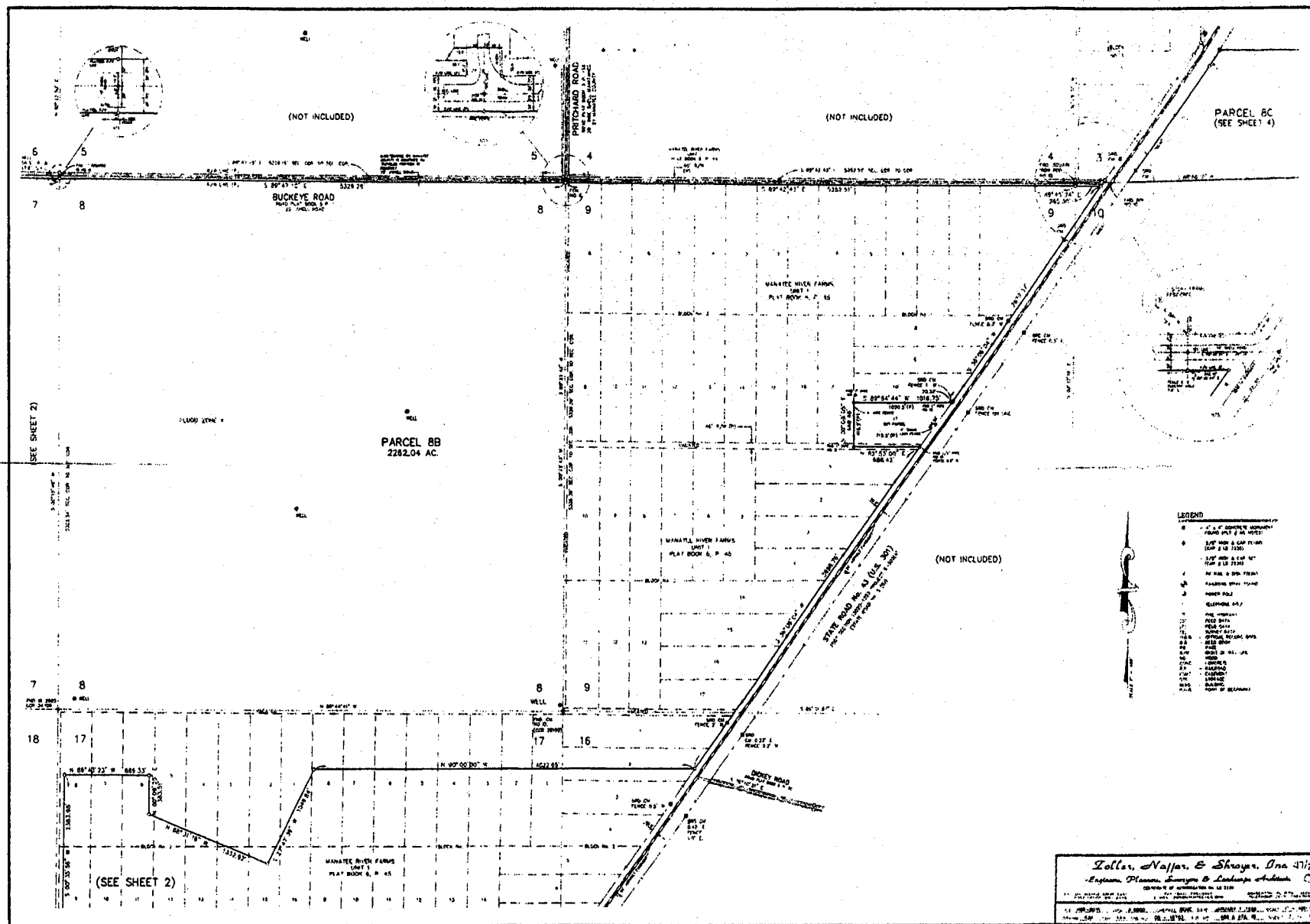
Cattle Pen

Ardaman & Associates, Inc.  
Geotechnical, Environmental and  
Materials Consultants

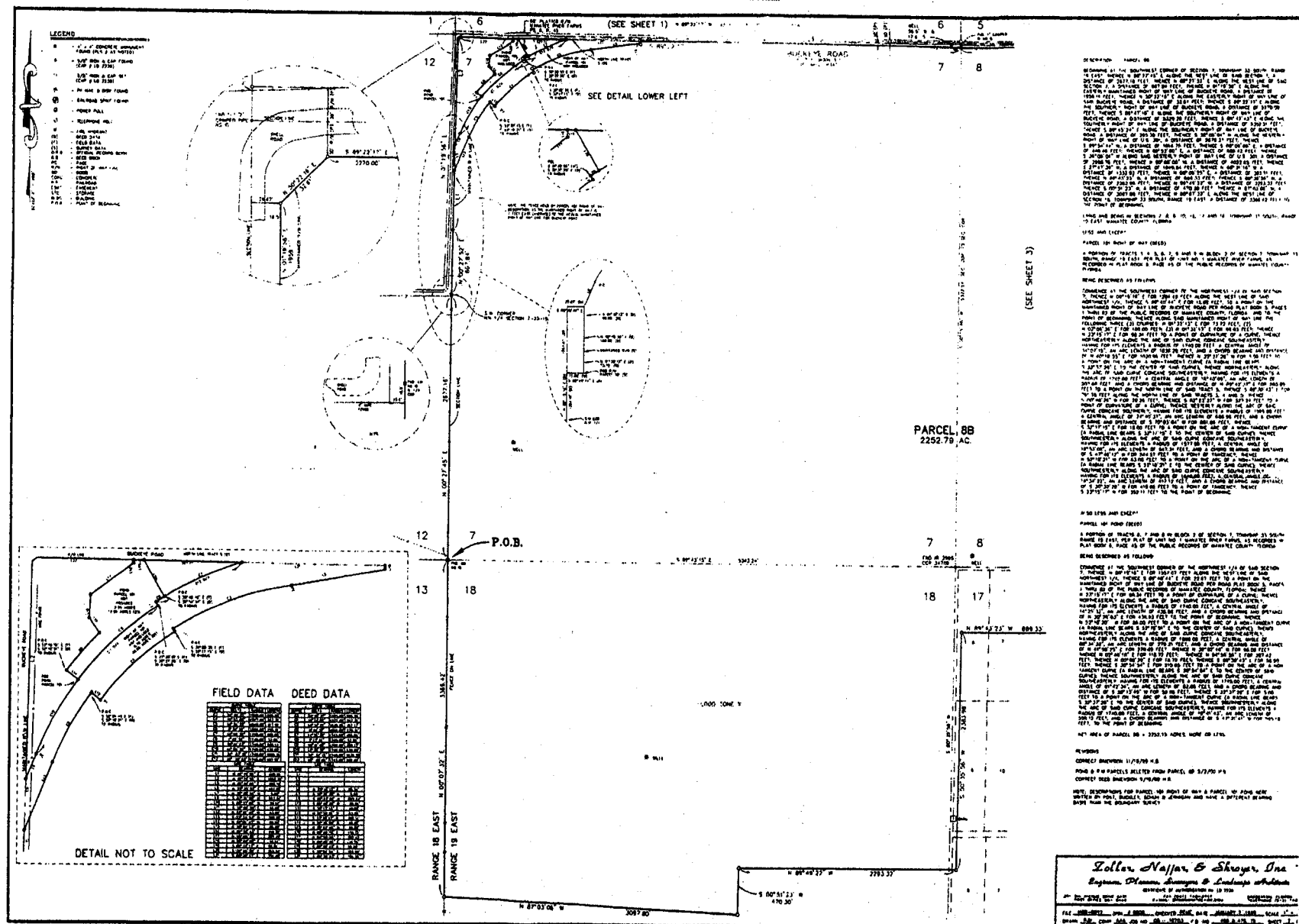
Site Sketch

2216 - Acre Property  
Manatee County, Florida

DRAWN BY: KGS	CHECKED BY:	DATE: 11/3/05
FILE NO. 05-8850	APPROVED BY:	FIGURE: 3







**APPENDIX 16.3**  
**SITE PHOTOGRAPHS**

## Site Photographs



Northern boundary of subject property as seen from northeast corner of the site at U.S. 301 looking west along Buckeye Road



East boundary of subject property as seen from Buckeye Road looking south adjacent to U.S. 301



## Site Photographs



West boundary of subject property as seen from northwest corner of site looking south



Approximate south boundary of subject property as seen from southwest corner of site looking east



## Site Photographs



The subject site includes areas of cultivated tomatoes, . . .



Fallow fields, . . .



## Site Photographs



Pasture, and . . .



Densely overgrown former fields primarily in Sections 09 and 16



## Site Photographs



Location #1 – wellhead and tank



Location #2 – wellhead, tank and hose bib



## Site Photographs



Location #3 – junkyard area where derelict equipment, several drums, and heavy soil stains were noted



Location #4 – activity area with wellhead, tanks, chemical storage and mixing area



## Site Photographs



Location #7 – former equipment maintenance area



Location #8 – former cattle pen, chute and loading ramp



## Site Photographs



Location #9 – wellhead, tank and chemical storage and mixing area



Location #10 – skid tank abandoned in southwest corner of Section 07



## Site Photographs



Location #11 – burn pile with plastic/ash residue



Location #12 – former wellhead location where substantial petroleum impacts to soil were previously identified



## **APPENDIX 16.4**

### **HISTORICAL RESEARCH DOCUMENTATION**



HEI

# MANATEE COUNTY PROPERTY APPRAISER

Other Counties &gt; Links &gt; Man

Home Property Search

## RECORD DETAILS

Owner Name Address Account Advanced Map Search

## Profile

[Values](#)  
[Sales](#)  
[Residential](#)  
[Commercial](#)  
[Out Buildings](#)  
[Permits](#)  
[Land](#)  
[Agriculture](#)  
[Sketch](#)  
[Exemptions](#)  
[Full Legal](#)  
[Map](#)

394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

## ID Block

Account# 394610009  
Section 07  
Township 33S  
Range 19E  
Primary Address BUCKEYE RD NORTH COUNTY NCT  
Location  
2002 Census Tract 001905  
Fire District FD11-PARRISH FD  
Hurricane Evacuation N  
Zone  
FEMA Flood Zone X/0/N/0039 B/100  
FEMA Zone Caveat NOT A FEMA DETERMINATION  
Exemption Status Agricultural Use  
Zoning A  
DOR Use Code 6000  
DOR Description GRAZING, CLASS I  
Future Land Use UF-3  
Neighborhood Name PARRISH NORTH TO COUNTY LINE  
Neighborhood Number 1765  
Neighborhood Group 815  
Market Cluster 8  
Market Area 15  
Zone/Field Reference 1  
Route Number 234  
Map ID 3D0708  
Living/Business area 0  
Total Under Roof 0  
Number of Units 1  
Short Legal Desc BEG AT THE SW COR OF SEC 7, TWN 33S, RNG 19E, TH N 00 DEG 27 MIN 45 SEC E ALG THE W LN OF SD SEC 7, A DIST OF 2677.16 FT; TH N 00 DEG 27 MIN 52 SEC E ALG THE W LN OF SD SEC 7, A DIST  
Unit Desc  
Unit #

## ID Subblock

Account# 394610009  
Lot ID  
Block ID  
Subdivision Number 0393900  
Subdivision Name MANATEE RIVER FARMS CTD PB6/45  
City/County Tax District 0001  
Route Number/Suffix 234

Ret

**Owners**

1 of 1

Name	HECHT MANATEE PROPERTY LTD
Address	401 NW 38TH CT
City	MIAMI
State	FL
Zip Code	33126
International Postal Code	
Country	

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394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

## Sales

1 of 2

Ret

Account#	394610009
Date	23-JUN-2004
Sale Amount	\$9,340,000
Vacant/Improved Indicator	Vacant
Qualification Code	03
Book	1946
Page	3103
Grantee Name	HECHT MANATEE PROPERTY LTD
Grantor Name	HECHT PROPERTIES LTD
Deed Type	WD-WARRANTY DEED

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394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

## Sales

2 of 2

Account#	394610009
Date	23-DEC-1999
Sale Amount	\$1
Vacant/Improved Indicator	Vacant
Qualification Code	03
Book	1622
Page	1817
Grantee Name	HECHT PROPERTIES LTD
Grantor Name	HECHT PROPERTIES LTD
Deed Type	DE-DEED

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394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

## Market Land Lines

1 of 2

Ret

Account#	394610009
Land Type	Acres
Land Code	509
Actual Frontage	
Effective Frontage	
Depth	
Depth Factor	1
Square Feet	96529831
Acres	2216.02
Influence Code 1	FS
Influence Code 2	
Influence Rate	
Agricultural Indicator	Y
Override Rate	
Base Rate	2100
Adjustment %	1
Market Land Value	
Zoning	A
Note	
Amendment 10 %	
Line Number	1

## Land Characteristics

1 of 2

Account#	394610009
Neighborhood	1765 PARRISH NORTH TO COUNTY LINE
Routing Number/Suffix	234
Topo Characteristics	
Utility Factor 1	
Utility Factor 2	
Utility Factor 3	
Road Factor 1	
Road Factor 2	
Traffic Factor	
Fronting Location Factor	
General Location Factor	
Spot Location Factor	
Neighborhood Model	1765
Zoning Model	0
Location Model	0
Utility Model	0
Street Model	0
Size Adjustment	
Total Land Value	
Topo Factor 2	
Topo Factor 3	

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394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

Agricultural Land

1 of 4

Account#

394610009

Line Number

9

Soil Code/Crop Use Code

IMPST

Soil/Crop Description

IMPROVED PASTURE

Soil/Crop Acreage

77.94

Soil/Crop Rate

285

Agricultural Value

\$22,213

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394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

Agricultural Land

◀ 2 of 4 ▶

[Ret](#)

Account#	394610009
Line Number	3
Soil Code/Crop Use Code	RNPST
Soil/Crop Description	ROUGH NATIVE PASTURE
Soil/Crop Acreage	219.13
Soil/Crop Rate	95
Agricultural Value	\$20,817

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394610009

BUCKEYE RD

HECHT MANATEE PROPERTY LT

Agricultural Land

Account#

394610009

Line Number

2

Soil Code/Crop Use Code

AGLND

Soil/Crop Description

AGRICULTURAL LAND

Soil/Crop Acreage

380.27

Soil/Crop Rate

500

Agricultural Value

\$190,135

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Account#

394610009

Line Number

1

Soil Code/Crop Use Code

RWCRP

Soil/Crop Description

ROW CROP

Soil/Crop Acreage

1538.68

Soil/Crop Rate

890

Agricultural Value

\$1,369,425

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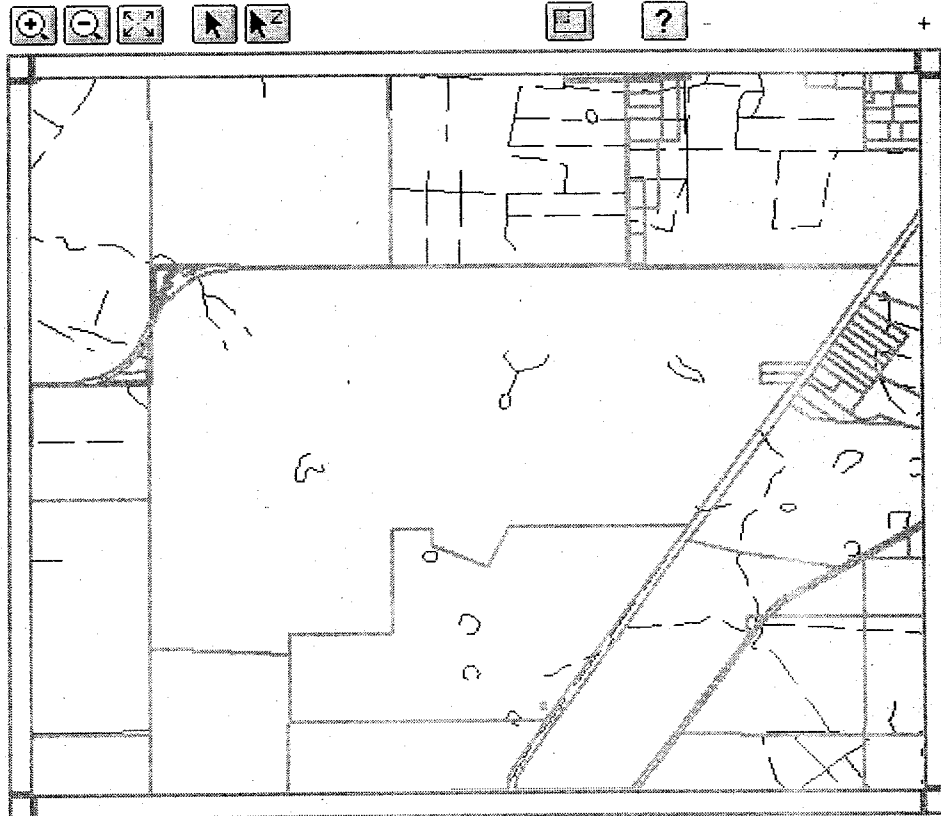
394610009

BUCKEYE RD

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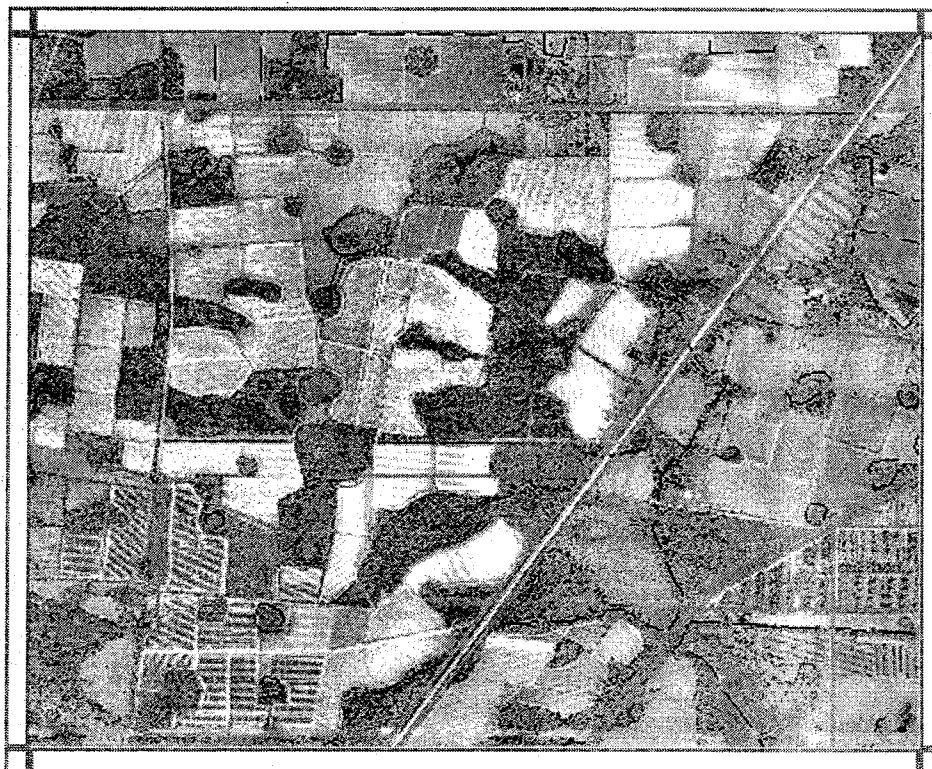


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2003 Aerial		
2216 - Acre Property		
Manatee County, Florida		
DRAWN BY: KGS	CHECKED BY:	DATE: 11/3/05
FILE NO. 05-8850	APPROVED BY:	FIGURE 16.4-1