



July 22, 2015

**TO:** **Wire Ranch Investors, LLC**  
P.O. Box 470176  
Celebration, Florida 34747

**Attention:** **Mr. David Waronker**

**SUBJECT:** **Phase I Environmental Site Assessment**  
Wheeler Farms  
Gall Boulevard  
Zephyrhills, Pasco County, Florida

Dear Mr. Waronker:

Andreyev Engineering, Inc. has completed the Phase I Environmental Site Assessment of the above referenced site. This assessment has been completed pursuant to the standards and conditions set forth in ASTM E 1527-13. The following report presents the scope of our work, data review and evaluation, together with conclusions and recommendations developed on the basis of the environmental assessment findings. Our services did not include any additional services which may be applicable to a commercial real estate transaction, such as asbestos, radon, wetlands, regulatory compliance, or other non-scope items identified in Section 13.0 of ASTM E 1527-13.

We appreciate the opportunity to be of service to you on this project and trust that the information included herein is complete and sufficient for your purposes. Should you have any questions concerning the contents of this report, please do not hesitate to contact the undersigned.

Sincerely,

**ANDREYEV ENGINEERING, INC.**

Robert Cornelius, P.E.  
FL Registration No. 69864

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Appendix B	User Provided Information
Appendix C	Site Photographs
Appendix D	Radius Database Survey
Appendix E	Aerial Photograph
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## ASTM E 1527-13 ENVIRONMENTAL PROFESSIONAL CERTIFICATION

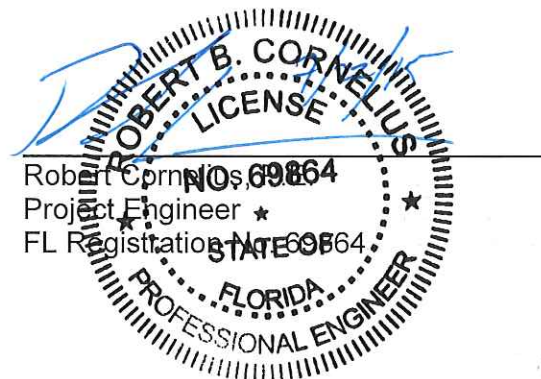
The Phase I Environmental Site Assessment for the subject parcel identified as Wheeler Farms, Zephyrhills in Pasco County, Florida has been conducted and reviewed by *Environmental Professionals* as defined in §312.10 of 40 CFR 312, and has been determined to be in accordance with professional practices and standards contained in ASTM E 1527-13, entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

For this Phase I ESA, the activities which included site reconnaissance, regulatory review, historical source review and report preparation were conducted by Rob Cornelius, Project Engineer, of AEI.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR.

We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject property. Our qualifications as *Environmental Professionals* are included in **Appendix G**. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signed this 22 day of July, 2015



## 1.0 Introduction

Andreyev Engineering, Inc. (AEI) has completed this Phase I Environmental Site Assessment (ESA) pursuant to ASTM E 1527-13 requirements for the subject property. This report is an instrument of service of AEI and presents the results of the Phase I ESA of the subject site, performed for Wire Ranch Investors, LLC In accordance with ASTM 1527-13, Wire Ranch Investors, LLC is designated as the “User” of this report. The current owner and property manager of the subject site is Mr. Rusty Purvis. For the purpose of this report, Mr. Purvis is identified as the “Key Site Manager”.

### 1.1 Purpose and Scope of Services

The purpose of ASTM E 1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. The purpose of this Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bonafide prospective purchaser* limitations on CERCLA liability which are identified as the “*landowner liability protections*” (LLPs). This practice constitutes “*all appropriate inquiry*” into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B). An evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in ASTM 1527-13. The purpose of this Phase I ESA was to identify *a) Recognized Environmental Conditions; b) Historical Recognized Environmental Conditions, and/or; c) Controlled Recognized Environmental Conditions* in connection with the subject property. Each item is defined as follows:

*a) Recognized Environmental Conditions.* The term *Recognized Environmental Conditions* (RECs) as defined by ASTM E 1527-13, refers to “the presence or likely presence of any *hazardous substances or petroleum products* in, on, or at a *property*: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a *material threat* of a future release to the environment. *De minimis conditions* are not recognized environmental conditions”.

*b) Historical Recognized Environmental Conditions:* The term *Historical Recognized Environmental Condition* (HREC) refers to the past *release of any hazardous substances or petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority; without subjecting the *property* to any required controls.

*c) Controlled Recognized Environmental Conditions:* The term *Controlled Recognized Environmental Condition* (CREC) is a *recognized environmental condition* resulting from a past *release of hazardous substances or petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority, with *hazardous substances or petroleum products* allowed to remain in place subject to the implementation of required controls such as activity use limitations, engineering controls, or institutional controls.

The Phase I ESA tasks for this report consisted of the following:

- Conducted site reconnaissance activities.
- Conducted interviews with present and past owners, operators, and occupants of the property, and with local government officials, as applicable.
- Conducted a records review, which included Federal and State Regulatory Databases.
- Conducted a historical source review of reasonably ascertainable historical records.
- Source Documentation and Report Preparation.

## 1.2 Data Failure, Data Gaps, and Other Specific Limiting Conditions

In addition to the general limitations specified in Section 7.0, the following specific limiting conditions were encountered while conducting this Phase I ESA:

*Data Failure:* In accordance with ASTM E 1527-13, *data failure* occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful are reviewed, and the historical research objectives in 8.3.1 through 8.3.2.2 have not been achieved.

During the preparation of this Phase I ESA, the five year interval review of historical sources back to 1940 could not be achieved, or for five year intervals from between 1940 and 2015, which represents *data failure*. AEI does not believe that this *data failure* is significant and considered aerial photographs, city directories and the USGS Topographic Map to be the only reasonably ascertainable and/or likely to be useful historical sources.

*Significant Data Gaps:* According to ASTM E 1527-13, a *data gap* is “a lack of or inability to obtain site information required by this practice despite good faith efforts by the environmental professional to gather such information”. *Data gaps* can apply to the site reconnaissance, interviews, regulatory data review, and historical source review activities. Any *significant data gaps* for the subject site are specified in the applicable sections of the report, and are also summarized in Section 6.1 of this report.

*Other Specific Limiting Conditions:* No specific limiting conditions were encountered during our assessment.

## 1.3 User Provided Information and Previous Reports

### *User Provided Information*

a. *ASTM 1527-13 User Questionnaire:* In accordance with Section 6 of ASTM 1527-13, the User has various responsibilities, including providing specific information for the subject site, as available, to the environmental professional. AEI provided the User an ASTM Questionnaire to be completed for the subject site. The User completed the questionnaire on June 24, 2015, and a copy is included in **Appendix A**. No other information was provided to AEI by the User.

b. *Other User Provided Information:* AEI was provided an aerial boundary survey for the subject site by Wire Ranch Investors, LLC. AEI used this information to determine the approximate property boundaries of the site.

## **Previous Reports**

No previous reports were provided to AEI.

## **1.4 Significant Assumptions**

No significant assumptions have been made during the preparation of this Phase I ESA.

## **2.0 SITE AND VICINITY CHARACTERISTICS**

### **2.1 Site Location**

The subject property consists of approximately 22 acres of undeveloped land identified as Wheeler Farms, located west of the intersection of Gall Boulevard and Phelps Road in Zephyrhills, Pasco County, Florida. **Appendix B** contains parcel information for the site obtained from the Pasco County Property Appraiser Interned Site. Specifically, the site lies in Section 26, Township 25 South, Range 21 East, as shown on the U.S.G.S., "Dade City, FLA" Quadrangle Map, included as **Figure 1**.

### **2.2 Topographic Map Review**

The U.S. Geological Survey, 7.5 Minute, "Dade City, FLA" Quadrangle Map, dated 1960, photorevised 1988 showing the area on which the subject property is located, was reviewed. Based on this review, the subject property ranges in elevation of approximately +85 feet to +125 above National Geodetic Vertical Datum (NGVD). The topography in the area of the subject site is sloping from west to east. The subject property is identified as a citrus grove. Citrus groves are also identified to the south and west of the subject site. No structures are present on the subject site. No other significant features or observations are noted. No *RECs*, *HRECs*, or *CRECs* were identified as a result of review of the USGS topographic map. The U.S. Geological Survey (USGS), Florida Quadrangle Map, is included as **Figure 1**.

### **2.3 Surface Water Features**

Based on site reconnaissance activities and the review of aerial photographs and topographic map, no surface water features are present of the subject property. The closest surface water feature is a pond approximately 750 feet south of the subject property.

### **2.4 Soil Survey Review**

According to the USDA "Soil Survey of Pasco County", two soil types were identified for the subject site, as follows:

- a. Tavares fine sand, which has 0 to 5 percent slopes, is moderately well drained.
- b. Arredondo fine sand, 0 to 5 percent slopes, which has 0 to 1 percent slopes, is well drained.

### 3.0 SITE RECONNAISSANCE & INTERVIEW

#### 3.1 Description Subject Property

The subject property consists of approximately 22 acres of undeveloped land currently utilized as a hay field, located west of the intersection of Gall Boulevard and Phelps Road in Zephyrhills, Pasco County, Florida. Site fencing was present along the northern and eastern border of the site. Evidence of underground utilities was not observed on the subject site. The subject site and vicinity features observed at the time of this assessment are illustrated on the site map included as **Figure 2**.

#### 3.2 On-Site Reconnaissance

An onsite visual reconnaissance of the subject property and improvements for indications of "Recognized Environmental Conditions" was performed on July 6, 2015 by Rob Cornelius of AEI. The reconnaissance consisted of a systematic walking inspection of the subject property and an inspection of the surrounding properties. During this inspection, particular attention was given to features which may indicate "Recognized Environmental Conditions" such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. Where possible, photographs were taken to document site conditions and any potential environmental conditions of concern. **Appendix B** contains the photographs taken during the site reconnaissance. As a result of the onsite reconnaissance, the following observations were noted:

- The subject site is currently utilized as a hay field. There are no structures or other improvements on the subject site.
- No site fencing was observed around the boundary of the property.
- One pole mounted transformer was observed along the northern perimeter of the property. The transformer was clean, identified as Non-PCB and no leakage was observed.
- No stormwater features such as catch basins or drainage swales were observed on-site.
- No petroleum underground storage tanks (USTs) or petroleum above ground storage tanks (ASTs) were observed on-site. No emergency generators were observed on-site.
- No unidentified containers were identified during the site reconnaissance. No 55-gallon drums were observed on-site.
- No evidence of stressed vegetation or petroleum stained soils were observed during the site reconnaissance.

The following summary of items noted during the site reconnaissance is provided.

ITEM	OBSERVED	NOT OBSERVED
55-Gallon Drums		X
Underground Storage Tank(s)		X
Aboveground Storage Tank(s)		x
Drains or Sumps		X
Septic Tank(s) or Drainfield System(s)		X
Surface Water		X
Drainage Systems		X
Site Fencing	x	
Electrical Transformers	X	
Pits and/or Lagoons		X
Stressed Vegetation		X
Petroleum Stained Soil		X
Pools of Liquid		X
Monitoring Well(s)		X
Water Supply Well(s)		x
Irrigation Wells		X
Solid Waste Dumpster		x
Unidentified Substance Containers		X
Hazardous Substances and Petroleum Products Containers		x



ITEM	OBSERVED	NOT OBSERVED
Chemical Odor(s)		X

As a result of the on-site reconnaissance activities, No *RECs*, *HRECs*, or *CRECs* were identified.

### 3.3 Off-Site Reconnaissance

Visual reconnaissance of adjacent properties and improvements for indications of possible environmental concerns was conducted on July 6, 2015. The observations were limited to areas and facilities that were readily visible and were immediately adjacent to the subject property. Particular attention was given to off-site features which may indicate “Recognized Environmental Conditions” such as fuel storage tanks, utilities, fill ports, vents, stained soils, debris, evidence of improper storage of hazardous materials or improper waste discharge and stressed vegetation. The adjacent off-site properties are identified as follows:

- The subject property is bound on the north by residential properties.
- The subject property is bound on the east by residential properties and pasture land.
- The subject property is bound on the south by pasture land and further south by a residential community.
- The property is bound on the west by a residential property further west by Gall Boulevard and a residential community and a commercial storage facility. An empty 450 gallon AST was observed at the residential property approximately 500 feet west from the subject property. No signs of leakage or stained soils were observed around the AST.

As a result of the off-site reconnaissance, no “Recognized Environmental Conditions” were identified.

### 3.4 Interviews

#### Interview with Key Site Manager

AEI interviewed Mr. Rusty Purvis, the current owner and property manager of the property. Mr. Purvis indicated the following:

- His family has owned the subject property for approximately 60 years.
- Mr. Purvis indicated that the property is currently being utilized to grow hay. Previously the site was a citrus grove. It was converted from citrus to hay approximately 6 years ago.
- Mr. Purvis indicated there are no maintenance materials or chemicals stored on-site and that chemicals have never been stored on-site.
- Mr. Purvis indicated that he is not aware of any petroleum products or chemical spills within the subject property since she has owned and managed property.

- Mr. Purvis indicated that there is no pending litigation involving the property.
- Mr. Purvis indicated that he was not aware of any dumping on the subject property.
- Mr. Purvis indicated that there are no activity use limitations (AULs) associated with the property.

### **Interviews with Government Officials**

On July 14, 2015, AEI contacted the Pasco County Fire Department concerning any hazardous material incidents in the area of the subject site. As of the date of this report, AEI has not received a response, which is identified as a *data gap*.

On July 14, 2015, AEI Contacted the Pasco County Sherriff Department concerning any hazardous material incidents in the area of the subject site. The PCSD did not have any records available for the subject site that would indicate any hazardous material incidents.

### **Summary of Interviews**

As a result of the interviews conducted, no “Recognized Environmental Conditions” were identified.

## **4.0 REGULATORY RECORDS REVIEW**

### **4.1 ASTM Database Search Results**

Information from several available lists provided by the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) were reviewed pursuant to the requirements in ASTM E 1527-13 for evidence of activities which may have an adverse environmental impact on the subject site. The U.S. EPA compiles and publishes information regarding facilities that are involved in the generation, transportation, treatment, storage, and disposal of Hazardous Wastes; information concerning the control and use of hazardous chemicals in the environment; and permits for facilities which may affect the environmental integrity of its surroundings. The EPA also provides information concerning sites involved in the Superfund cleanup program. The FDEP also maintains data systems which list facilities subject to environmental regulation and enforcement action. These databases include the Florida Sites, Solid Waste Facilities (SWF), Leaking Underground Storage Tanks (LUST), and the Stationary Tank Inventory (STI) list. The following descriptions include only those state and federal regulatory agency databases required by ASTM E 1527-13, including available tribal information. Summaries of applicable federal and state databases are provided below and Appendix D contains a detailed listing of the sites identified by the radius search performed by Environmental Data Resources, Inc. on June 29, 2015:

- Federal National Priorities List (NPL) - The NPL is a database of confirmed and proposed Superfund sites. These sites fall under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA). The NPL is maintained by the EPA and allows them to rank those sites according to the extent of environmental health and safety concerns and schedule them for remedial action. **No NPL sites were listed within a 1-mile approximate search distance of the subject site.**

- Federal Delisted National Priorities List (DNPL) - This database is a subset of delisted Superfund Sites. **No Delisted NPL sites were listed within a 1-mile approximate search distance of the subject site.**
- Federal Comprehensive Environmental Response, Compensation & Liability Index System (CERCLIS) - CERCLIS is an identification of those facilities and/or locations that are currently being investigated by the EPA or associated state environmental agencies to ascertain the presence of potential or existing contamination. Preliminary site assessments are normally conducted by either the EPA or the appropriate state environmental agency for all sites included in CERCLIS. Many of the sites investigated through CERCLA will be placed on NPL for remedial action and will be included in the Sites Enforcement Tracking System (SETS) for identification of potential liability. **No CERCLIS sites were listed within a 1/2-mile approximate search distance of the subject site.**
- Federal No Further Remedial Action Planned (NFRAP) Database - NFRAP is a database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has been determined no further steps will be taken to list a designated site on the NPL. **No NFRAP sites were listed within a 1/2-mile approximate search distance of the subject site.**
- Federal Resource Conservation and Recovery Act Corrective Action Sites (RCRA CORRACTS) - This is an EPA database of RCRIS sites with reported violations and subject to corrective actions. **No RCRA CORRACT sites were listed within a 1-mile approximate search distance of the subject site.**
- Federal RCRA TSD Facilities - The RCRA TSD List is the database which lists those facilities and/or locations that are permitted to store, treat or dispose of hazardous waste materials. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination. **No TSD facilities listed within a 1/2-mile approximate search distance of the subject site.**
- Federal RCRA Generator Facilities - The RCRA Generator List is the database which lists those facilities which generate or transport hazardous waste or meet other RCRA requirements for hazardous waste. These facilities include Large Quantity Generators, Small Quantity Generators and Conditionally Exempt Generators. **No RCRA quantity generator facilities were listed within a 1/4-mile approximate search distance of the subject site.**
- Federal IC/EC Database - These are Superfund sites which have either an institutional control (IC) or an engineering control (EC) associated with contaminated media. In addition, facilities listed in the Brownfield Management System (BMS) database which is designed to assist EPA in collecting, tracking and updating information as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. **There were no Federal IC/ED facilities listed within a 1/2-mile approximate search distance of the subject site.**
- Federal Emergency Response Notification System List (ERNS) - This is a database of emergency response actions. Data received since January 2001 has been received from the National Response System database as the EPA no longer maintains this data. The National Response System database is a national computer database used to store

information on the releases of oil and hazardous substances. This list identifies those facilities and/or locations that have been reported because of the release of potentially hazardous material. Included in the ERNS listing is the date of the incident, the response action, the hazardous substances involved and the location. **No ERNS incidents were listed relating to the subject site.**

- State/Tribal Sites - The Florida Sites List (FSL) database is closely associated with the CERCLIS List and identifies facilities and/or locations that the FDEP has recognized with potential for existing environmental contamination. **No sites were listed on the FLS within a 1-mile approximate search distance of the subject site.**
- State and Tribal Solid Waste Facilities (SWF) - The Solid Waste Facilities List is the database concerned with the handling of solid waste and includes locations identified with solid waste landfilling or associated activities involving the handling of solid wastes. The presence of a site on this list does not necessarily indicate existing environmental contamination, but rather the potential for contamination. **No SWF facilities were identified within a 1/2-mile approximate search distance of the subject site.**
- State and Tribal Leaking Underground Storage Tanks (LPST) Sites - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the possible release of petroleum constituents in accordance with requirements specified in Chapter 62-770, FAC. Included within this list are sites that are in the Florida Early Detection Incentive (EDI) Program and the Petroleum Liability Insurance Restoration Program (PLIRP). These programs are part of the Pre-Approval Cleanup Program which provides for cleanup of eligible sites. **No State LPST facilities reported a discharge within a 1/2-mile approximate search distance of the subject site.**
- State and Tribal Stationary Tank Inventory System List (PST) Sites - The Florida Administrative Code requires registration of underground and aboveground stationary petroleum storage tanks. Inclusion on this list indicates the presence of stationary petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. **Based on review of the STI List, five facilities were identified within a 1/2-mile approximate search distance of the subject property. One of these sites was located within 500 feet of the subject property.** This facility consists of the following.
  - JB Wheeler – 8618 Gall Boulevard, Zephyrhills, FL 34248
- State and Tribal IC Database - This database is the FDEP Institutional Control Registry (ICR) Database, and are sites that have institutional controls (ICs). This database was developed to assist with tracking those properties upon which an institutional control has been implemented pursuant to Chapter 376 and 403, Florida Statutes, for Brownfield sites. The ICR has been prepared for the public and local governments to monitor the status of those controls. **No IC facilities listed within a 1/4-mile approximate search distance of the subject site.**
- State and Tribal EC Database - This is a subset of the FDEP Institutional Control Registry Database, and are sites that have engineering controls (ECs). **No EC facilities listed within a 1/4-mile approximate search distance of the subject site.**

- State and Tribal Brownfields Database - This database is the FDEP Brownfield Redevelopment Program Database, and is based upon 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 coordinator's contact information. **No Brownfields sites were listed within a 1/2-mile approximate search distance of the subject site.**
- State Dry Cleaning Facilities and Dry Cleaning Solvent Cleanup Sites - The FDEP requires active dry cleaning facilities to be registered pursuant to Chapter 62-781, FAC. The Dry Cleaning Solvent Cleanup Program was established for cleanup of dry cleaning sites who reported a release of drycleaning solvents between 1996 and 1998. **No operating dry cleaning sites and no dry cleaning solvent cleanup sites were listed within a 1/2-mile approximate search distance of the subject site.**

## 4.2 Additional Regulatory Record Review Information

### FDEP Ethylene Dibromide Information

Due to a history of citrus groves located in the area of the site, as identified in Section 5.0 of this report, on July 14, 2015, the FDEP Water Resource Management mapping website was reviewed. Ethylene Dibromide (EDB) was commonly used in the past as a pesticide for citrus grove maintenance. EDB is a carcinogenic compound which was determined by the EPA to have the potential to produce adverse health effects after prolonged consumption in drinking water.

The FDEP has mapped EDB impacted areas throughout the State of Florida. According to their mapping website, the subject site is not located within an EDB impacted area.

## 4.3 Summary of Regulatory Record Review Information

Subject Site:

Based on AEI's regulatory review of on-site facilities, no on-site "Recognized Environmental Conditions" were identified.

Off-Site Facilities:

Based on AEI's regulatory review of off-site facilities, no off-site "Recognized Environmental Conditions" were identified.

## 5.0 HISTORICAL USE INFORMATION

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area in order to help identify the likelihood of past uses, having led to "Recognized Environmental Conditions" in connection with the subject property. This section will utilize as many of the standard historical sources specified in ASTM E 1527-13 as feasible, to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier.

## 5.1 Chain-of-Title Review

A 50 year chain-of-title review was not requested or reviewed for the subject property.

## 5.2 Aerial Photograph Review

Historical aerial photographs were reviewed to aid in the evaluation of the previous uses or occupancies of the property and surrounding area in order to identify those uses or occupancies that were likely to have led to "Recognized Environmental Conditions" in connection with the subject property. A series of historical aerial photographs were reviewed on June 17, 2014 to determine if the subject property is likely to have been impacted through visual identification of structures, land features, or topographic attributes. This review was limited to the scale, quality, and number of aerial photographs available through Google Earth, FDOT A+Plus website and the PALMM website. **Appendix E** contains a copy of the 2015 aerial photograph. Observations and interpretations of the aerial photographs available for 2014, 2012, 2010, 2008, 2006, 2004, 1999, 1995, 1991, 1988, 1985, 1982, 1979, 1977, 1973, 1967, 1957, 1951 and 1941

- 2015** The subject site appears essentially the same as during the site reconnaissance. The subject site is vacant and undeveloped. Off-Site Properties: The subject property is bound on the north by residential properties. The subject property is bound on the east by residential properties and pasture land. The subject property is bound on the south by pasture land and further south by a residential community. The property is bound on the west by a residential property further west by Gall Boulevard and a residential community and a commercial storage facility.
- 2012** The subject property and off-site properties appears essentially the same as the 2015 aerial photograph.
- 2010** The subject property and off-site properties appears essentially the same as the 2012 aerial photograph.
- 2008** The subject property and off-site properties appears essentially the same as the 2010 aerial photograph, except there appears to be citrus crops on the western portion of the subject property. There are citrus crops to the west of Gall Boulevard as well.
- 2006** The subject property and off-site properties appear essentially the same as the 2008 aerial photograph.
- 2004** The subject property and off-site properties appears essentially the same as the 2006 aerial photograph.
- 1999** The subject property appears essentially the same as the 2004 aerial photograph.
- 1995** The subject property and off-site properties appears essentially the same as the 1999 aerial photograph.

- 1991** The subject property and off-site properties appears essentially the same as the 1995 aerial photograph, there is less residential development to the north and west of the subject property.
- 1988** The subject property and off-site properties appears essentially the same as the 1991 aerial photograph.
- 1985** The subject property and off-site properties appears essentially the same as the 1988 aerial photograph.
- 1982** The subject property and off-site properties appears essentially the same as the 1985 aerial photograph, except there appears to be more citrus groves to the west of the subject site.
- 1979** The subject property and off-site properties appears essentially the same as the 1982 aerial photograph.
- 1977** The subject property and off-site properties appears essentially the same as the 1979 aerial photograph.
- 1973** The subject property and off-site properties appears essentially the same as the 1977 aerial photograph, except there is less development in the general vicinity.
- 1967** The subject property and off-site properties appears essentially the same as the 1973 aerial photograph.
- 1957** The subject property and off-site properties appears essentially the same as the 1979 aerial photograph, except there is very little development in the general area.
- 1951** The subject property and off-site properties appears essentially the same as the 1957 aerial photograph, although the western portion of the subject property appears to be an immature citrus grove. The western portion of the subject property is lightly wooded.

### **5.3 City Directory Review**

Due to the limited development history of the subject site and off-site properties, city directories were not reviewed as part of this Phase I ESA.

### **5.4 Summary of Previous Uses of Subject Site and Adjacent Properties**

#### **Subject Site**

Based on the aerial photographs and the interviews, the subject property consisted of vacant undeveloped land from prior to 1951 until the present. The site was utilized for citrus from prior to 1951 until approximately 2008, when it was used as a hay field. No "Recognized Environmental Conditions" were identified for the subject property as a result of the historical source review.

## Off-Site Properties

The off-site properties were mainly citrus groves from prior to 1951 until approximately 2008. Limited residential development occurred in the general vicinity of the site beginning at approximately 1991. No "Recognized Environmental Conditions" were identified for the off-site properties as a result of the historical source review.

## **6.0 PHASE I ESA RESULTS**

### **6.1 Findings and Conclusions**

This survey represents an appropriate inquiry and investigation of the subject property to determine the existence of "Recognized Environmental Conditions" based on:

- Apparent possible sources of onsite contamination;
- Apparent possible neighboring sources of contamination;
- Regulatory information obtained from Federal and State agencies; and
- Information regarding previous owners operators and uses of the property.

Based upon the information presented in the survey reported above, AEI has the following findings and conclusions:

1. The subject property consists of approximately 22 acres of undeveloped land identified as Wheeler Farms, located west of the intersection of Gall Boulevard and Phelps Road in Zephyrhills, Pasco County, Florida.
2. The review of the U.S. Geological Survey, 7.5 Minute, "Dade City, FLA " Quadrangle Map, dated 1960 and photorevised 1988 did not identify any "Recognized Environmental Conditions".
4. The subject property consists of approximately 22 acres of land currently utilized a hay field located west of the intersection of Gall Boulevard and Phelps Road in Zephyrhills, Pasco County, Florida.
5. As a result of the on-site reconnaissance activities, no "Recognized Environmental Conditions" were identified.
6. As a result of the off-site reconnaissance activities, no "Recognized Environmental Conditions" were identified.
7. As a result of the interviews conducted, no "Recognized Environmental Conditions" were identified.
8. As a result of the regulatory review activities, no "Recognized Environmental Conditions" were identified.
9. Based on the historical data review no "Recognized Environmental Conditions" were identified.
10. Based on the results of the site reconnaissance, interviews, regulatory data review and historical source review of this review, the following data gaps were identified:



- a. Unable to obtain information from a local government official that was contacted by AEI regarding any hazardous materials incidents reported for the subject site.
- b. Unable to meet the five year interval review of historical information for aerial photographs and city directories back to 1940.

11. Based on the current site conditions, regulatory status and the review of historical aerial photographs, the items in Paragraph 10 are not considered to be *significant data gaps*.

11. AEI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the approximately 22 acres of undeveloped land identified as Wheeler Farms, located west of the intersection of Gall Boulevard and Phelps Road in Zephyrhills, Pasco County, Florida. This report revealed no "Recognized Environmental Conditions" for the subject property.

## **6.2 Opinion of Additional Phase I Investigation Activities**

In accordance with ASTM E 1527-13, Paragraph 12.6.1, it is the opinion of the Environmental Professional that no additional Phase I ESA activities are applicable to detect the presence of "Recognized Environmental Conditions" for the subject site.

## **7.0 LIMITATIONS, TERMS AND SPECIAL CONDITIONS**

### **7.1 Warranty**

AEI warrants that it has completed a Phase I ESA for the subject site in accordance with ASTM E 1527-13, and this practice constitutes "*all appropriate inquiry*" into the previous ownership and uses of the *property* consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B). No other warranties are implied or expressed. Wire Ranch Investors, LLC are advised that the conditions observed by AEI on July 6, 2015, may be subject to change. In addition, certain indicators of the presence of hazardous materials may have been latent at the time of the site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited to the standard historical sources identified in ASTM E 1527-13. No Phase I ESA can wholly eliminate the uncertainty regarding the potential for "Recognized Environmental Conditions". *All appropriate inquiry* does not mean an exhaustive assessment of a clean property.

### **7.2 User Reliance and User Responsibilities**

*User Reliance:* Wire Ranch Investors, LLC are the designated users for this project, and are the only intended beneficiaries of this report, unless otherwise designated by AEI. Wire Ranch Investors, LLC are the only parties to which AEI has explained any risks involved Wire Ranch Investors, LLC point of view. Reliance on this report by any party other than Wire Ranch Investors, LLC would perforce result in reliance on assumptions whose extent and nature would distort the meaning and impact of the findings and opinions related herein, in turn resulting in potential misinterpretation of these findings and opinions and unwise actions based on those misinterpretations. AEI's findings and opinions related in this report may not be relied upon by any other party except Coast Development Corp, unless otherwise designated by AEI in writing.

*User Responsibilities:* As indicated in Section 6 of ASTM E 1527-13, the user has various responsibilities. These responsibilities include providing information (as available) to the environmental professional as part of the *all appropriate inquiry* process to qualify for *landowner liability protections* under CERCLA. It is the responsibility of the user to satisfy the “user’s responsibilities” specified in ASTM E 1527-13.

### **7.3 Limitations and Exceptions**

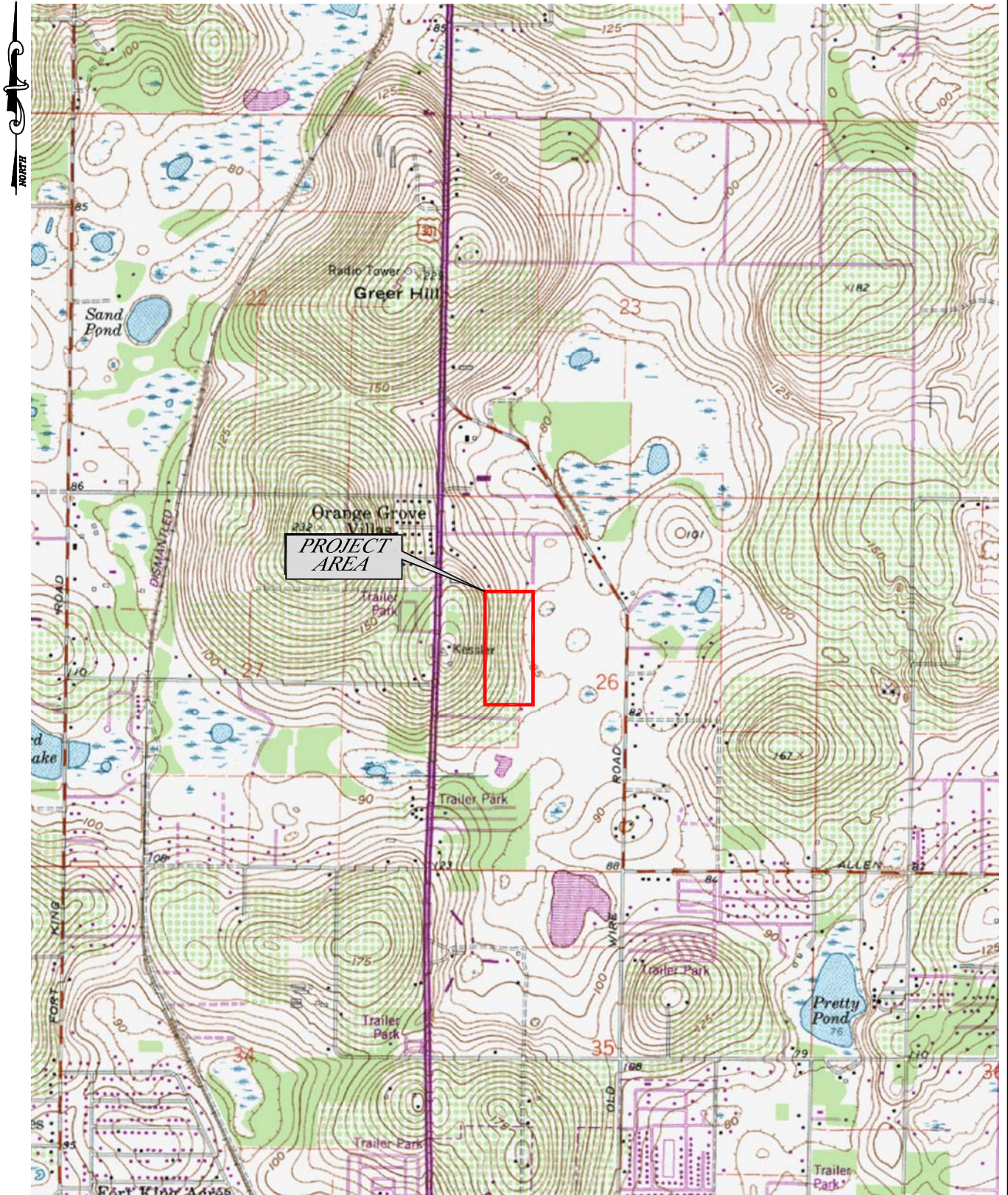
This report is limited to information concerning the observed physical characteristics of the subject property, as well as adjacent properties and environmental record sources up to the time of this report. In accordance with our proposal, no other additional services which may be applicable to a commercial real estate transaction, such as asbestos, lead paint, radon, lead in drinking water, regulatory compliance, or other non-scope items identified in Section 13.0 of ASTM E 1527-13 were conducted. The findings and opinions conveyed via this Phase I ESA report are based on the information obtained from a variety of regulatory and historical sources enumerated herein, which AEI believes are reliable and accurate. However, AEI can not guarantee the authenticity or reliability of the historical or regulatory information this report has relied upon. According to ASTM 1527-13, Section 4.6, this Phase I ESA is viable for 180 days within acquisition, or 180 days of the transaction date for transactions not involving an acquisition. Updating this report is subject to the requirements specified in Sections 4.6 and 4.7.

### **8.0 REFERENCES**

The following references were utilized in completing this Phase I ESA:

1. Pasco County Property Appraiser
2. USGS Topographic Map, Dade City, FLA, dated 1960, photorevised 1988
3. NRCS Soil Survey of Pasco County, Florida
4. EDR FirstSearch Report, ASTM Database Report, June 29, 2015
5. 2014 Aerial Photograph
6. FDOT APLUS Website, Aerial Photographs 1991, 1988, 1985, 1982, 1979, 1977, 1973
7. Google Earth Application, Aerial Photographs 2014, 2012, 2010, 2008, 2006, 2004, 1999, 1995
8. PALMM Website, Aerial Photographs, 1967, 1957, 1951

## FIGURES



REFERENCE:  
 U.S.G.S. DADE CITY, FLA.  
 QUADRANGLE MAP  
 DATED 1960  
 PHOTOREVISED 1988  
 SECTION 26  
 TOWNSHIP 25 SOUTH  
 RANGE 21 EAST



**Andreyev  
 Engineering,  
 Inc.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**WHEELER FARMS**

ZEPHYRHILLS, FL

APPROXIMATE SCALE:

1" = 2000'

DATE: 07/13/15

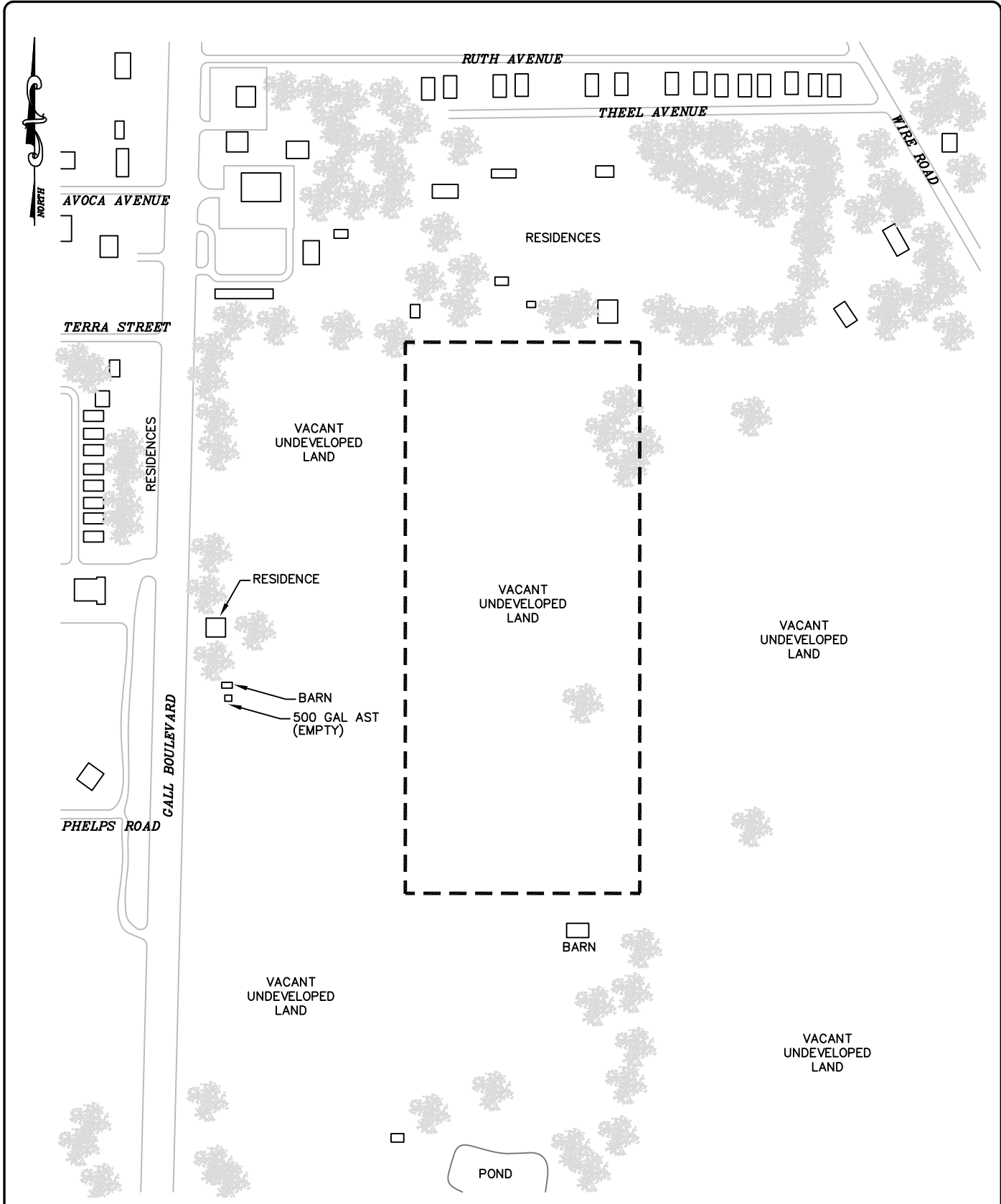
ENGINEER: RC

PN: CPEN-15-0136

DRAWN BY: DLS

U.S.G.S. TOPOGRAPHIC MAP

FIGURE 1



**LEGEND:**

--- APPROXIMATE SUBJECT PROPERTY BOUNDARY



**Andreyev  
Engineering,  
Inc.**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**WHEELER FARMS**

ZEPHYRHILLS, FL

SITE VICINITY MAP

FIGURE 2

APPROXIMATE SCALE:

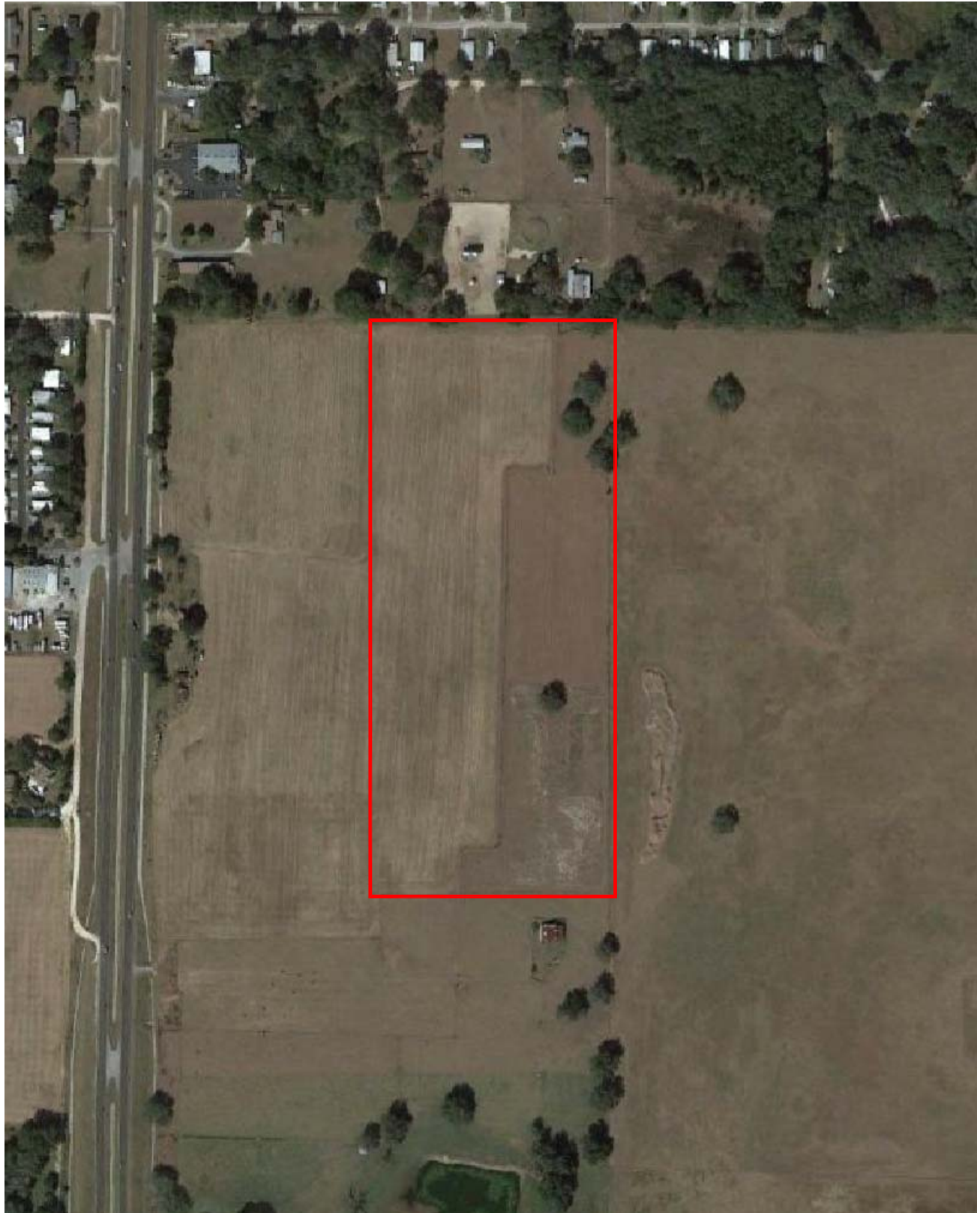
1" = 100'

DATE: 07/13/15

ENGINEER: RC

PN: CPEN-15-0136

DRAWN BY: DLS



**LEGEND:**

— APPROXIMATE SUBJECT PROPERTY BOUNDARY

**REFERENCE:**

2014 GOOGLE EARTH AERIAL IMAGERY DATED 1/21/2014



**Andreyev  
Engineering,  
Inc.**

APPROXIMATE SCALE:

1"=100'

DATE: 07/13/15

ENGINEER: RC

PN: CPEN-15-0136

DRAWN BY: DLS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**WHEELER FARMS**

ZEPHYRHILLS, FL

2014 AERIAL PHOTOGRAPH

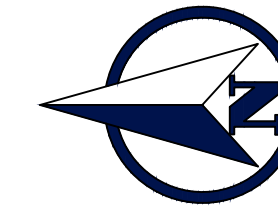
FIGURE 3

## **APPENDICES**

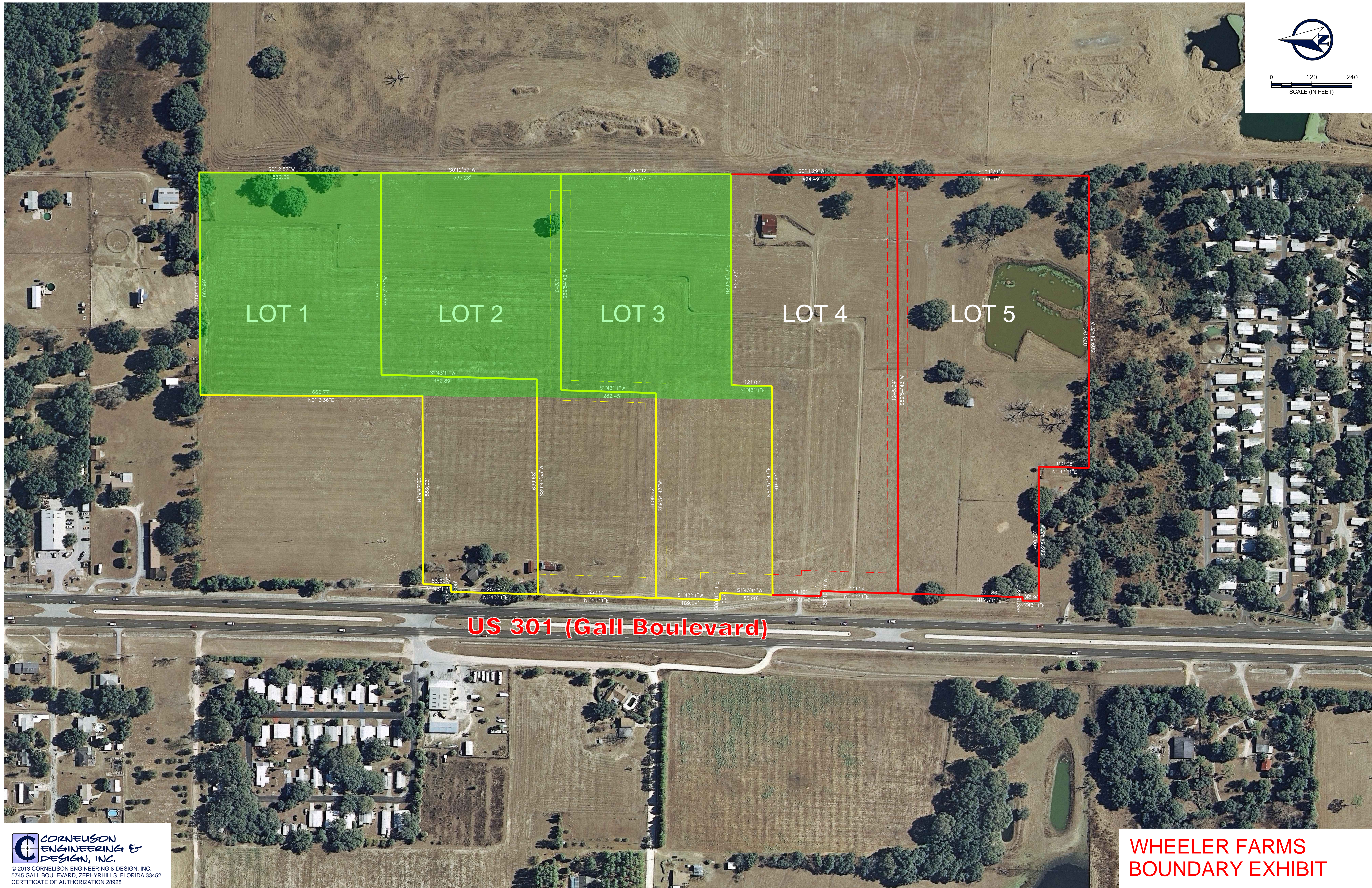
## **APPENDIX A**

### **PROPERTY APPRAISER AND USER PROVIDED INFORMATION**





0 120 240  
SCALE (IN FEET)





**APPENDIX B**  
**USER QUESTIONNAIRE**

## ASTM E 1527-05 User Questionnaire

**I. Background:** In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, (Brownfields Amendments) the **user** must provide the information below (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Use additional sheets as necessary.

Wire Ranch Investors LLC

**II. Designated User of Phase I ESA:** \_\_\_\_\_

**III. Property Address:** \_\_\_\_\_  
\_\_\_\_\_

### IV. General Questions for User:

a) Indicate the reason why the Phase I is required, and type of property transaction.

**To determine the presence or absence of any environmental concern. This is a**

**raw land acquisition**

b) Do you have any knowledge or experience with the property that may be pertinent to the environmental professional?

*no*

### V. Specific Questions for User:

The following questions must be completed by the user:

1. *Environmental Cleanup liens that are filed or recorded against the site. (40 CFR 321.25).* 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. *Activity and Land Use Limitations (AULs) that are in place on the site or that have been recorded in a registry (40 CFR 312.26).* Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? *no*

3. *Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).* As the user of this ESA, 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? *no*

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). 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. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). 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?

a) Do you know the past uses of the property?

To the best of my knowledge, a hay farm

b) Do you know the specific chemicals that are present or once were present on 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 on the property? No

6. The degree of obviousness of the presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this Phase I ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence of likely presence of contamination on the property? No

This User Questionnaire has been completed by:

DAVID WACONKER, Manager  
(Typed or Printed Name & Title)

Signature:

\_\_\_\_\_

Date:

6/24/2015  
\_\_\_\_\_

**APPENDIX C**  
**SITE PHOTOGRAPHS**



Photograph 1 – View from northwestern corner of property, facing east



Photograph 2 – View of northeastern corner of property, facing west



Photograph 3 – View of property from northeast corner



Photograph 4 – View of property from southeastern corner



Photograph 5 – View of property from southeastern corner



Photograph 6 – View of property from southeastern corner



Photograph 7 – View of property from northern boundary



Photograph 8 – View of property from northern boundary



Photograph 9 – View of property from northern boundary



Photograph 10 – View of residence to the north of the subject property



Photograph 11 – View of electrical transformer located along northern boundary of property





**APPENDIX D**  
**RADIUS DATABASE SURVEY**

**Wheeler Farms**

8618 Gall Boulevard  
Zephyrhills, FL 33540

Inquiry Number: 4340231.1s  
June 29, 2015

# FirstSearch Report

# Search Summary Report

**TARGET SITE      8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>NFRAP</i>	Y	0	0	0	0	0	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	0	0	0
<i>RCRA GEN</i>	Y	0	0	0	1	-	0	1
<i>Federal IC / EC</i>	Y	0	0	0	0	0	0	0
<i>ERNS</i>	Y	0	0	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	0	1	1
<i>State/Tribal LTANKS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal Tanks</i>	Y	2	0	1	3	-	0	6
<i>State/Tribal IC / EC</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	0	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	0	0	0
<i>US Brownfields</i>	Y	0	0	0	0	0	0	0
<i>Other Haz Sites</i>	Y	0	0	-	-	-	0	0
<i>Spills</i>	Y	0	0	-	-	-	0	0
<i>Other</i>	Y	0	0	0	0	-	0	0
- Totals --		2	0	1	4	0	1	8

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## Search Summary Report

**TARGET SITE: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	03/26/2015	1.125	0	0	0	0	0	0	0
	Proposed NPL	03/26/2015	1.125	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	03/26/2015	1.125	0	0	0	0	0	0	0
<b>CERCLIS</b>	CERCLIS	10/25/2013	0.625	0	0	0	0	0	0	0
<b>NFRAP</b>	CERC-NFRAP	10/25/2013	0.625	0	0	0	0	0	0	0
<b>RCRA COR ACT</b>	CORRACTS	03/10/2015	1.125	0	0	0	0	0	0	0
<b>RCRA TSD</b>	RCRA-TSDF	03/10/2015	0.625	0	0	0	0	0	0	0
<b>RCRA GEN</b>	RCRA-LQG	03/10/2015	0.375	0	0	0	0	-	0	0
	RCRA-SQG	03/10/2015	0.375	0	0	0	0	-	0	0
	RCRA-CESQG	03/10/2015	0.375	0	0	0	1	-	0	1
<b>Federal IC / EC</b>	US ENG CONTROLS	03/16/2015	0.625	0	0	0	0	0	0	0
	US INST CONTROL	03/16/2015	0.625	0	0	0	0	0	0	0
<b>ERNS</b>	ERNS	03/30/2015	0.125	0	0	-	-	-	0	0
<b>State/Tribal CERCLIS</b>	SHWS	01/23/2015	1.125	0	0	0	0	0	0	0
<b>State/Tribal SWL</b>	SWF/LF	04/20/2015	0.625	0	0	0	0	0	1	1
<b>State/Tribal LTANKS</b>	LUST	04/02/2015	0.625	0	0	0	0	0	0	0
	LAST	05/12/2015	0.625	0	0	0	0	0	0	0
	INDIAN LUST	02/03/2015	0.625	0	0	0	0	0	0	0
<b>State/Tribal Tanks</b>	UST	04/02/2015	0.375	1	0	1	0	-	0	2
	AST	04/02/2015	0.375	1	0	0	3	-	0	4
	INDIAN UST	02/03/2015	0.375	0	0	0	0	-	0	0
<b>State/Tribal IC / EC</b>	ENG CONTROLS	03/01/2015	0.625	0	0	0	0	0	0	0
	INST CONTROL	03/01/2015	0.625	0	0	0	0	0	0	0
<b>State/Tribal VCP</b>	VCP	05/22/2015	0.625	0	0	0	0	0	0	0
<b>ST/Tribal Brownfields</b>	BROWNFIELDS	04/06/2015	0.625	0	0	0	0	0	0	0

## Search Summary Report

**TARGET SITE: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>US Brownfields</b>	US BROWNFIELDS	03/23/2015	0.625	0	0	0	0	0	0	0
<b>Other Haz Sites</b>	US CDL	02/25/2015	0.125	0	0	-	-	-	0	0
	FI Sites	12/31/1989	1.125	0	0	0	0	0	0	0
	PRIORITYCLEANERS	04/09/2015	0.375	0	0	0	0	-	0	0
<b>Spills</b>	HMIRS	03/30/2015	0.125	0	0	-	-	-	0	0
	SPILLS	04/15/2015	0.125	0	0	-	-	-	0	0
	SPILLS 90	12/10/2012	0.125	0	0	-	-	-	0	0
	SPILLS 80	09/01/2001	0.125	0	0	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	03/10/2015	0.375	0	0	0	0	-	0	0
	TRIS	12/31/2013	0.125	0	0	-	-	-	0	0
	TSCA	12/31/2012	0.125	0	0	-	-	-	0	0
	FTTS	04/09/2009	0.125	0	0	-	-	-	0	0
	SSTS	12/31/2009	0.125	0	0	-	-	-	0	0
	ICIS	01/23/2015	0.125	0	0	-	-	-	0	0
	PADS	07/01/2014	0.125	0	0	-	-	-	0	0
	MLTS	03/31/2015	0.125	0	0	-	-	-	0	0
	RADINFO	04/07/2015	0.125	0	0	-	-	-	0	0
	FINDS	01/18/2015	0.125	0	0	-	-	-	0	0
	RAATS	04/17/1995	0.125	0	0	-	-	-	0	0
	DRYCLEANERS	04/02/2015	0.375	0	0	0	0	-	0	0
	FL Cattle Dip. Vats	02/04/2005	0.375	0	0	0	0	-	0	0
	INDIAN RESERV	12/31/2005	1.125	0	0	0	0	0	0	0
	US AIRS	10/16/2014	0.125	0	0	-	-	-	0	0
	PRP	10/25/2013	0.125	0	0	-	-	-	0	0
	- Totals --			2	0	1	4	0	1	8

# Site Information Report

**Request Date:** JUNE 29, 2015  
**Request Name:** ROBERT CORNELIUS

**Search Type:** COORD  
**Job Number:** NA

**Target Site:** 8618 GALL BOULEVARD  
 ZEPHYRHILLS, FL 33540

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	82.186100	82.1861000 - 82° 11' 9.96"	Easting: 383679.9
Latitude:	28.283900	28.2839000 - 28° 17' 2.04"	Northing: 3129049.8
Elevation:	132 ft. above sea level		Zone: Zone 17

## Demographics

<b>Sites:</b> 7	<b>Non-Geocoded:</b> 1	<b>Population:</b> N/A		
<b>RADON</b>				
Federal EPA Radon Zone for PASCO County: 3				
Note: Zone 1 indoor average level > 4 pCi/L. : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.				
_____				
Federal Area Radon Information for PASCO COUNTY, FL				
Number of sites tested: 81				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area	0.670 pCi/L	96%	4%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported
State Database: FL Radon				
Radon Test Results				
<u>Zip</u>	<u>Total Buildings</u>	<u>% of sites&gt;4pCi/L</u>	<u>Data Source</u>	
—	_____	_____	_____	

# Site Information Report

## RADON

33540	3	0.0	Certified Residential Database
33540	23	4.3	Mandatory Non-Residential Database
33540	3	33.3	Mandatory Residential Database



# Target Site Summary Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

TOTAL: 8

GEOCODED: 7

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	UST --8630469 --CLOSED	J B WHEELER	8618 GALL BLVD ZEPHYRHILLS, FL 34248	0.00	+ 0	1
A2	AST --CLOSED --8837342 --CLOSED	WHEELER J B	8618 GALL BLVD ZEPHYRHILLS, FL 33541	0.00	+ 0	2

## Sites Summary Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

TOTAL: 8

GEOCODED: 7

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
3	UST --9046192 --CLOSED	ROLLINS FRUIT CO	8607 GALL BLVD ZEPHYRHILLS, FL 33541	0.15 SW	+ 31	3
B4	AST --OPEN --9046684 --OPEN	PHILLIPS & JORDAN INC	8940 GALL BLVD ZEPHYRHILLS, FL 33541	0.27 NNW	- 14	4
B5	RCRA-CESQG --FLR000139543	PHILLIPS & JORDAN, INC	8940 GALL BLVD ZEPHYRHILLS, FL 33541	0.27 NNW	- 14	9
C6	AST --CLOSED --8736684 --CLOSED	CODE ORANGE PROPERTIES	9021 OLD WIRE RD ZEPHYRHILLS, FL 33540	0.35 NNE	- 54	12
C7	AST --CLOSED --9802787 --CLOSED	CEMEX INC - POWER KLEEN-MIN AC	9021 OLD WIRE RD ZEPHYRHILLS, FL 33540	0.36 NNE	- 54	13

# Sites Summary Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

TOTAL: 8

GEOCODED: 7

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SWF/LF --INACTIVE (I) --96561	ALEX TIRES & WHEELS, INC.	19831 US HIGHWAY 301 DADE CITY, FL 33525	NON GC	N/A	N/A

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

UST

**EDR ID:** U001368248      **DIST/DIR:** 0.000      **ELEVATION:** 132      **MAP ID:** A1

**NAME:** J B WHEELER

**Rev:** 04/02/2015

**ADDRESS:** 8618 GALL BLVD  
ZEPHYRHILLS, FL 34248

ID/Status: 8630469  
ID/Status: CLOSED

**SOURCE:** FL Department of Environmental Protection

**UST:**

Facility Id: 8630469

Facility Status: CLOSED

Type Description: Residential

Facility Phone: (813) 782-6138

Region: STATE

Positioning Method: UNVR

Lat/Long (dms): 28 17 2 / 82 11 13

Owner Records Not Found for this facility id:

**Tank Info:**

Tank Id: 1

Status: B

Status Date: 30-SEP-1991

Install Date: 01-JUN-1982

Substance: Leaded gas

Content Description: Leaded Gas

Gallons: 1000

Vessel Indicator: TANK

Tank Location: UNDERGROUND

DEP Contractor: No

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# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** A100157303      **DIST/DIR:** 0.000      **ELEVATION:** 132      **MAP ID:** A2

**NAME:** WHEELER J B

**Rev:** 04/02/2015

**ADDRESS:** 8618 GALL BLVD  
ZEPHYRHILLS, FL 33541

ID/Status: CLOSED  
ID/Status: 8837342  
ID/Status: CLOSED

**SOURCE:** FL Department of Environmental Protection

**AST:**

Facility ID: 8837342  
Facility Status: CLOSED  
Type Description: Fuel user/Non-retail  
Facility Phone: (813) 782-6138  
DEP Contractor Own: No  
Region: STATE  
Positioning Method: ADDM  
Lat/Long (dms): 28 16 59.9904999 / 82 11 17.5406000

**Owner:**

Owner Id: 23838  
Owner Name: WHEELER, J B.  
Owner Address: 8618 GALL BLVD  
Owner Address 2: Not reported  
Owner City,St,Zip: ZEPHYRHILLS, FL 33541  
Owner Contact: J. B. WHEELER  
Owner Phone: (813) 782-6138

**Tank Id:** 1

Status: Removed  
Status Date: 30-SEP-1991  
Install Date: 01-OCT-1975  
Substance: Vehicular diesel  
Content Description: Vehicular Diesel  
Gallons: 450  
Tank Location: ABOVEGROUND

[Click here for Florida Oculus:](#)

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

UST

**EDR ID:** U001368522      **DIST/DIR:** 0.149 SW      **ELEVATION:** 163      **MAP ID:** 3

**NAME:** ROLLINS FRUIT CO      **Rev:** 04/02/2015  
**ADDRESS:** 8607 GALL BLVD      ID/Status: 9046192  
ZEPHYRHILLS, FL 33541      ID/Status: CLOSED

**SOURCE:** FL Department of Environmental Protection

UST:  
Facility Id: 9046192  
Facility Status: CLOSED  
Type Description: Agricultural  
Facility Phone: (813) 782-7909  
Region: STATE  
Positioning Method: UNVR  
Lat/Long (dms): 28 14 6 / 82 20 9

Owner:  
Owner Id: 18629  
Owner Name: ROLLINS FRUIT CO  
Owner Address: 8607 GALL BLVD  
Owner Address 2: Not reported  
Owner City,St,Zip: ZEPHYRHILLS, FL 33541  
Owner Contact: W H ROLLINS  
Owner Phone: (813) 782-7909

Tank Info:  
Tank Id: 1  
Status: A  
Status Date: Not reported  
Install Date: 01-MAY-1975  
Substance: Vehicular diesel  
Content Description: Vehicular Diesel  
Gallons: 500  
Vessel Indicator: TANK  
Tank Location: UNDERGROUND  
DEP Contractor: No

[Click here for Florida Oculus:](#)

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** U003109685      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B4

**NAME:** PHILLIPS & JORDAN INC  
**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541

**Rev:** 04/02/2015  
ID/Status: OPEN  
ID/Status: 9046684  
ID/Status: OPEN

**SOURCE:** FL Department of Environmental Protection

**AST:**

Facility ID: 9046684  
Facility Status: OPEN  
Type Description: Fuel user/Non-retail  
Facility Phone: (813) 783-1132  
DEP Contractor Own: No  
Region: STATE  
Positioning Method: AGPS  
Lat/Long (dms): 28 17 17 / 82 11 8

**Owner:**

Owner Id: 43709  
Owner Name: PHILLIPS & JORDAN INC  
Owner Address: PO BOX 2295  
Owner Address 2: Not reported  
Owner City,St,Zip: ZEPHYRHILLS, FL 33541  
Owner Contact: WENDELL DURMAN  
Owner Phone: (813) 783-1132

**Tank Id: 1**

Status: Removed  
Status Date: 01-JUN-1994  
Install Date: 01-DEC-1989  
Substance: Vehicular diesel  
Content Description: Vehicular Diesel  
Gallons: 3000  
Tank Location: ABOVEGROUND

**Tank Id: 2**

Status: Removed  
Status Date: 01-JUN-1994  
Install Date: 01-OCT-1990  
Substance: Vehicular diesel  
Content Description: Vehicular Diesel  
Gallons: 3000  
Tank Location: ABOVEGROUND

**Tank Id: 3**

Status: In service  
Status Date: 01-SEP-1995  
Install Date: 01-SEP-1995  
Substance: Unleaded gas  
Content Description: Unleaded Gas  
Gallons: 6000

- Continued on next page -

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** U003109685      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B4

**NAME:** PHILLIPS & JORDAN INC  
**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541

**Rev:** 04/02/2015  
ID/Status: OPEN  
ID/Status: 9046684  
ID/Status: OPEN

**SOURCE:** FL Department of Environmental Protection

Tank Location: ABOVEGROUND

Construction:

Tank Id: 3

Construction Category: Primary Construction

Construction Description: Steel

Tank Id: 3

Construction Category: Overfill/Spill

Construction Description: Spill containment bucket

Tank Id: 3

Construction Category: Overfill/Spill

Construction Description: Level gauges/alarms

Tank Id: 3

Construction Category: Secondary Containment

Construction Description: Double wall

Tank Id: 3

Construction Category: Miscellaneous Attributes

Construction Description: Compartmented

Monitoring:

Tank ID: 3

Monitoring Description: Monitor dbl wall tank space

Tank ID: 3

Monitoring Description: Visual inspection of ASTs

Piping:

Tank ID: 3

Piping Category: Miscellaneous Attributes

Piping Description: Dispenser liners

Tank ID: 3

Piping Category: Primary Construction

Piping Description: Steel/galvanized metal

Tank ID: 3

Piping Category: Miscellaneous Attributes

Piping Description: Abv, no soil contact

- Continued on next page -



# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** U003109685      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B4

**NAME:** PHILLIPS & JORDAN INC  
**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541

**Rev:** 04/02/2015  
ID/Status: OPEN  
ID/Status: 9046684  
ID/Status: OPEN

**SOURCE:** FL Department of Environmental Protection

Tank ID: 3  
Piping Category: Corrosion Protection  
Piping Description: External protective coating

Tank ID: 3  
Piping Category: Miscellaneous Attributes  
Piping Description: Suction piping system

Tank Id: 4  
Status: In service  
Status Date: 01-SEP-1995  
Install Date: 01-SEP-1995  
Substance: New/lube oil  
Content Description: New/Lube Oil  
Gallons: 2250  
Tank Location: ABOVEGROUND

Construction:  
Tank Id: 4  
Construction Category: Primary Construction  
Construction Description: Steel

Tank Id: 4  
Construction Category: Overfill/Spill  
Construction Description: Spill containment bucket

Tank Id: 4  
Construction Category: Secondary Containment  
Construction Description: AST containment

Tank Id: 4  
Construction Category: Miscellaneous Attributes  
Construction Description: Compartmented

Monitoring:  
Tank ID: 4  
Monitoring Description: Visual inspection of ASTs

Piping:  
Tank ID: 4  
Piping Category: Miscellaneous Attributes  
Piping Description: Abv, no soil contact

- Continued on next page -

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** U003109685      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B4

**NAME:** PHILLIPS & JORDAN INC  
**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541

**Rev:** 04/02/2015  
ID/Status: OPEN  
ID/Status: 9046684  
ID/Status: OPEN

**SOURCE:** FL Department of Environmental Protection

Tank ID: 4  
Piping Category: Primary Construction  
Piping Description: Steel/galvanized metal

Tank ID: 4  
Piping Category: Miscellaneous Attributes  
Piping Description: Pressurized piping system

Tank Id: 5  
Status: In service  
Status Date: 01-SEP-1995  
Install Date: 01-SEP-1995  
Substance: New/lube oil  
Content Description: New/Lube Oil  
Gallons: 1900  
Tank Location: ABOVEGROUND

Construction:  
Tank Id: 5  
Construction Category: Primary Construction  
Construction Description: Steel

Tank Id: 5  
Construction Category: Overfill/Spill  
Construction Description: Spill containment bucket

Tank Id: 5  
Construction Category: Secondary Containment  
Construction Description: AST containment

Tank Id: 5  
Construction Category: Miscellaneous Attributes  
Construction Description: Compartmented

Monitoring:  
Tank ID: 5  
Monitoring Description: Visual inspection of ASTs

Piping:  
Tank ID: 5  
Piping Category: Miscellaneous Attributes  
Piping Description: Abv, no soil contact

- Continued on next page -

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** U003109685      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B4

**NAME:** PHILLIPS & JORDAN INC  
**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541

**Rev:** 04/02/2015  
ID/Status: OPEN  
ID/Status: 9046684  
ID/Status: OPEN

**SOURCE:** FL Department of Environmental Protection

Tank ID: 5  
Piping Category: Miscellaneous Attributes  
Piping Description: Pressurized piping system

Tank ID: 5  
Piping Category: Primary Construction  
Piping Description: Steel/galvanized metal

[Click here for Florida Oculus:](#)

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

## RCRA-CESQG

**EDR ID:** 1010562589      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B5

**NAME:** PHILLIPS & JORDAN, INC

**Rev:** 03/10/2015

**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541  
PASCO

**ID/Status:** FLR000139543

**SOURCE:** US Environmental Protection Agency

### RCRA-CESQG:

Date form received by agency: 06/20/2007

Facility name: PHILLIPS & JORDAN, INC

Facility address: 8940 GALL BLVD

ZEPHYRHILLS, FL 335417407

EPA ID: FLR000139543

Mailing address: PO BOX 2295

8940 GALL BLVD

ZEPHYRHILLS, FL 33539-2295

Contact: GENE STYRON

Contact address: PO BOX 2295

ZEPHYRHILLS, FL 33539-2295

Contact country: US

Contact telephone: (813) 783-2499

Contact email: Not reported

EPA Region: 04

Land type: Private

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

### Owner/Operator Summary:

Owner/operator name: PHILLIPS & JORDAN INC

Owner/operator address: PO BOX 2295

ZEPHYRHILLS, FL 33539

Owner/operator country: US

Owner/operator telephone: (813) 783-1132

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 06/20/2007

Owner/Op end date: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

## RCRA-CESQG

**EDR ID:** 1010562589      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B5

**NAME:** PHILLIPS & JORDAN, INC

**Rev:** 03/10/2015

**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541  
PASCO

**ID/Status:** FLR000139543

**SOURCE:** US Environmental Protection Agency

Owner/operator name: PHILLIPS & JORDAN INC  
Owner/operator address: PO BOX 2295  
ZEPHYRHILLS, FL 33539  
Owner/operator country: US  
Owner/operator telephone: (813) 783-1132  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 06/20/2007  
Owner/Op end date: Not reported

### Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

. Waste code: D001  
. Waste name: IGNITABLE WASTE

### Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: State Statute or Regulation  
Date violation determined: 06/20/2007  
Date achieved compliance: 08/17/2007  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: 06/20/2007  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

- Continued on next page -

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

## RCRA-CESQG

**EDR ID:** 1010562589      **DIST/DIR:** 0.272 NNW      **ELEVATION:** 118      **MAP ID:** B5

**NAME:** PHILLIPS & JORDAN, INC

**Rev:** 03/10/2015

**ADDRESS:** 8940 GALL BLVD  
ZEPHYRHILLS, FL 33541  
PASCO

**ID/Status:** FLR000139543

**SOURCE:** US Environmental Protection Agency

Regulation violated: Not reported  
Area of violation: Used Oil - Generators  
Date violation determined: 06/20/2007  
Date achieved compliance: 08/17/2007  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: 06/20/2007  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:  
Evaluation date: 06/20/2007  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Used Oil - Generators  
Date achieved compliance: 08/17/2007  
Evaluation lead agency: State

Evaluation date: 06/20/2007  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: State Statute or Regulation  
Date achieved compliance: 08/17/2007  
Evaluation lead agency: State

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** A100379223      **DIST/DIR:** 0.351 NNE      **ELEVATION:** 78      **MAP ID:** C6

**NAME:** CODE ORANGE PROPERTIES

**Rev:** 04/02/2015

**ADDRESS:** 9021 OLD WIRE RD  
ZEPHYRHILLS, FL 33540

ID/Status: CLOSED  
ID/Status: 8736684  
ID/Status: CLOSED

**SOURCE:** FL Department of Environmental Protection

**AST:**

Facility ID: 8736684  
Facility Status: CLOSED  
Type Description: Fuel user/Non-retail  
Facility Phone: (813) 788-0010  
DEP Contractor Own: No  
Region: STATE  
Positioning Method: AGPS  
Lat/Long (dms): 28 17 19 / 82 11 2

**Owner:**

Owner Id: 68230  
Owner Name: ASPHALT PAVING SYSTEMS INC  
Owner Address: 9021 OLD WIRE RD  
Owner Address 2: Not reported  
Owner City,St,Zip: ZEPHYRHILLS, FL 33540  
Owner Contact: Not reported  
Owner Phone: Not reported

**Tank Id: 1**

Status: Removed  
Status Date: 01-DEC-1997  
Install Date: 01-MAR-1986  
Substance: Vehicular diesel  
Content Description: Vehicular Diesel  
Gallons: 10000  
Tank Location: ABOVEGROUND

**Tank Id: 2**

Status: Removed  
Status Date: 01-MAY-2011  
Install Date: 01-MAR-1998  
Substance: Vehicular diesel  
Content Description: Vehicular Diesel  
Gallons: 10000  
Tank Location: ABOVEGROUND

[Click here for Florida Oculus:](#)

# Site Detail Report

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

AST

**EDR ID:** A100265848      **DIST/DIR:** 0.363 NNE      **ELEVATION:** 78      **MAP ID:** C7

**NAME:** CEMEX INC - POWER KLEEN-MIN ACID TANK      **Rev:** 04/02/2015  
**ADDRESS:** 9021 OLD WIRE RD      ID/Status: CLOSED  
ZEPHYRHILLS, FL 33540      ID/Status: 9802787  
ID/Status: CLOSED

**SOURCE:** FL Department of Environmental Protection

AST:  
Facility ID: 9802787  
Facility Status: CLOSED  
Type Description: Fuel user/Non-retail  
Facility Phone: (813) 782-5534  
DEP Contractor Own: No  
Region: STATE  
Positioning Method: AGPS  
Lat/Long (dms): 28 17 19 / 82 11 4

Owner:  
Owner Id: 44618  
Owner Name: POWER KLEEN CORP  
Owner Address: 101 S BAYVIEW BLVD  
Owner Address 2: ATTN: JOHN P SANDERS  
Owner City,St,Zip: OLDSMAR, FL 34677  
Owner Contact: JOHN P SANDERS  
Owner Phone: (813) 854-2648

Tank Id: 17  
Status: Removed  
Status Date: 28-MAR-2006  
Install Date: 01-OCT-1999  
Substance: Z  
Content Description: Other Non Regulated  
Gallons: 165  
Tank Location: ABOVEGROUND

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## Database Descriptions

**NPL:** NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

**NPL Delisted:** Delisted NPL 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 NPL - National Priority List Deletions

**CERCLIS:** CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

**NFRAP:** CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

**RCRA TSD:** RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

**RCRA GEN:** RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

**ERNS:** ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

## Database Descriptions

State/Tribal CERCLIS: SHWS State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state. SHWS - Florida's State-Funded Action Sites

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Solid Waste Facility Database

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Petroleum Contamination Detail Report LAST - Leaking Aboveground Storage Tank Listing. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Storage Tank Facility Information AST - Storage Tank Facility Information. BROWARD CO AST - Aboveground Storage Tanks. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: ENG CONTROLS The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems. ENG CONTROLS - Institutional Controls Registry Inst Control - Institutional Controls Registry.

State/Tribal VCP: VCP Listing of closed and active voluntary cleanup sites. VCP - Voluntary Cleanup Sites

ST/Tribal Brownfields: BSRA BROWNFIELDS AREAS - Brownfields Areas Database. BROWNFIELDS - Brownfields Sites Database. The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes. BROWNFIELDS - Brownfield Site Rehabilitation Agreements Listing

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

## Database Descriptions

Other SWF: LF HILLSBOROUGH LF PALM BEACH - Palm Beach County LF. Palm Beach County Inventory of Solid Waste Sites. LF PALM BEACH - Palm Beach County LF

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains 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 Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs FL SITES - Sites List. PRIORITYCLEANERS - Priority Ranking List.

Other Tanks: Broward Co. UST All known regulated storage tanks within Broward County, including those tanks that have been closed Broward Co. UST - Underground Storage Tanks Miami-Dade Co. Tanks - Storage Tanks.

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Oil and Hazardous Materials Incidents. Miami-Dade Co. SPILL - Fuel Spills Cases. SPILLS 80 - SPILLS80 data from FirstSearch. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. DRYCLEANERS - Drycleaning Facilities. Enforcement Miami-Dade - Enforcement Case Tracking System Sites. FL Cattle Dip. Vats - Cattle Dipping Vats. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. PRP - Potentially Responsible Parties.

## Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Environmental Protection

Updated Semi-Annually

State/Tribal SWL: Department of Environmental Protection

Updated Semi-Annually

State/Tribal LTANKS: Department of Environmental Protection

Updated Quarterly

State/Tribal Tanks: Department of Environmental Protection

Updated Quarterly

## Database Sources

State/Tribal IC / EC: Department of Environmental Protection

Updated Semi-Annually

State/Tribal VCP: Department of Environmental Protection

Varies

ST/Tribal Brownfields: Department of Environmental Protection

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Hillsborough County Environmental Protection Commission

Varies

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: Broward County Environmental Protection Department

Updated Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

# Street Name Report for Streets near the Target Property

Target Property: 8618 GALL BOULEVARD  
ZEPHYRHILLS, FL 33540

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Arts Rd	0.23 North		
Avoca Ave	0.17 NW		
Phelps Rd	0.25 SW		
Poncan Cir	0.13 SW		
Ruth Ave	0.21 North		
Terrabella Ave	0.15 NW		
Theel Ave	0.18 NNE		
US Hwy 301	0.10 West		
Wicklow Ave	0.24 NNW		

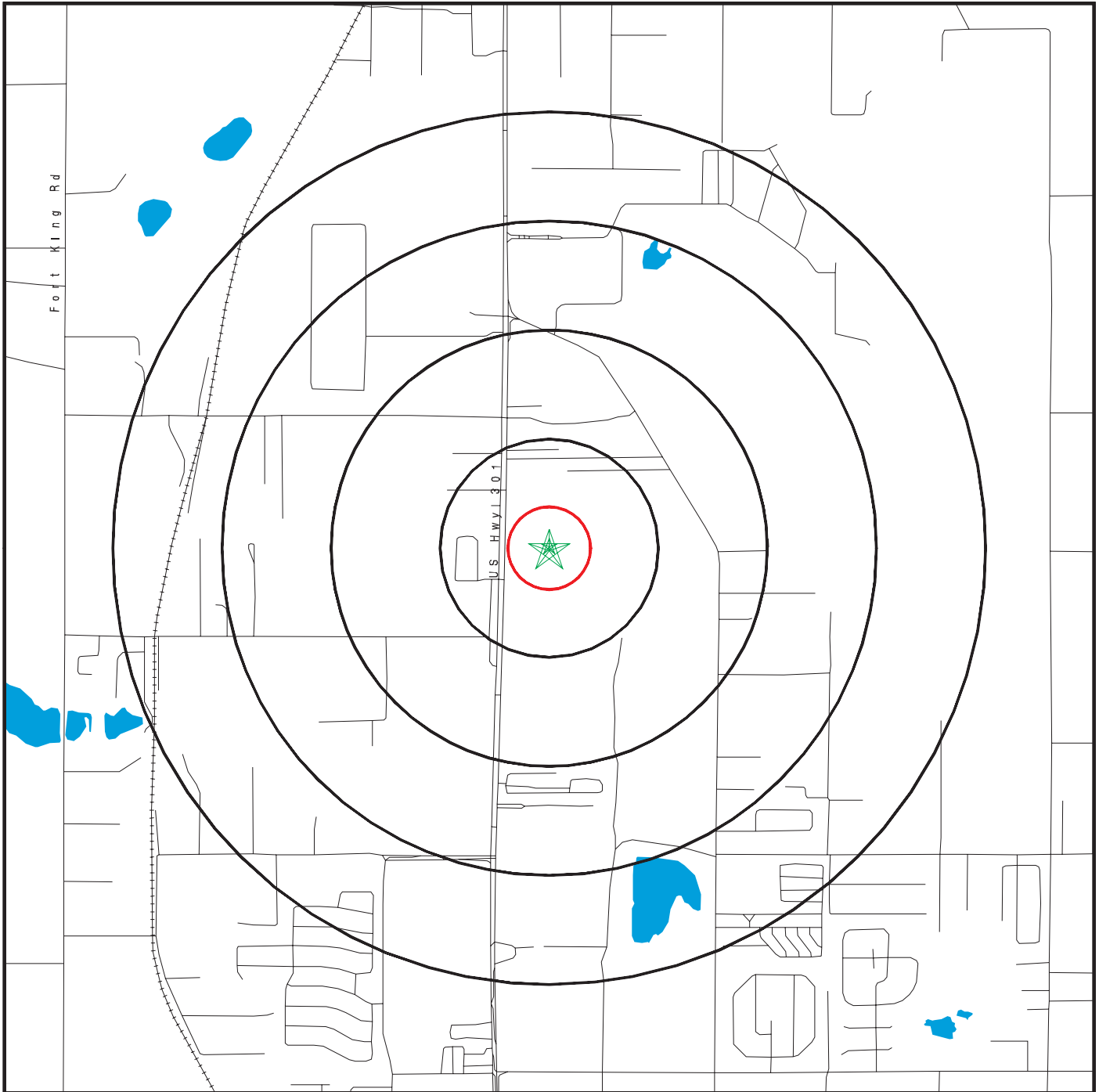
# Environmental FirstSearch

1.125 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



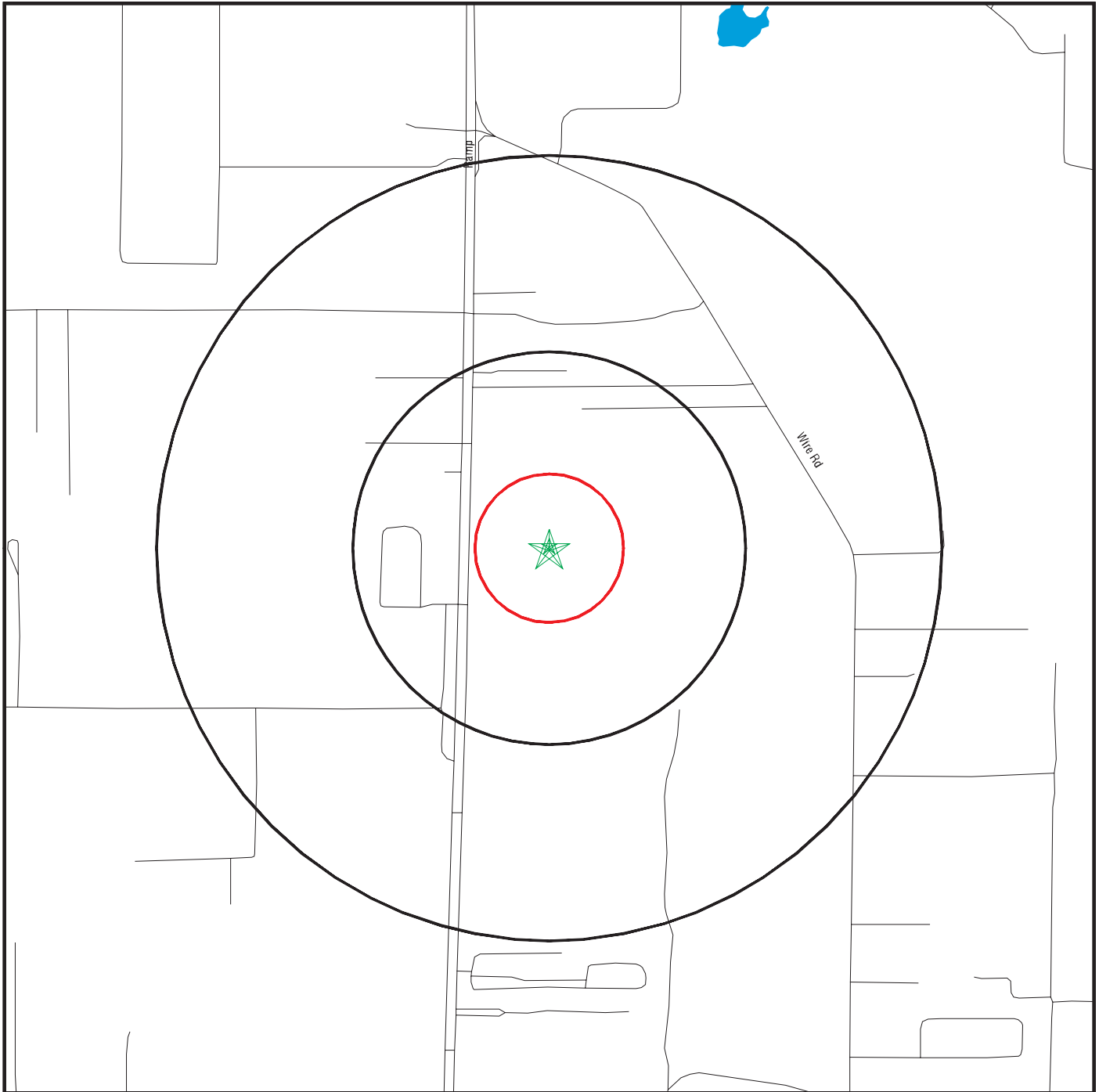
8618 GALL BOULEVARD ZEPHYRHILLS, FL 33540



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 28.2839 Longitude: 82.1861)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ FL Brownfield
- ▨ National Priority List Sites

8618 GALL BOULEVARD ZEPHYRHILLS, FL 33540



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 28.2839 Longitude: 82.1861)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ▣ FL Brownfield
- ▣ National Priority List Sites



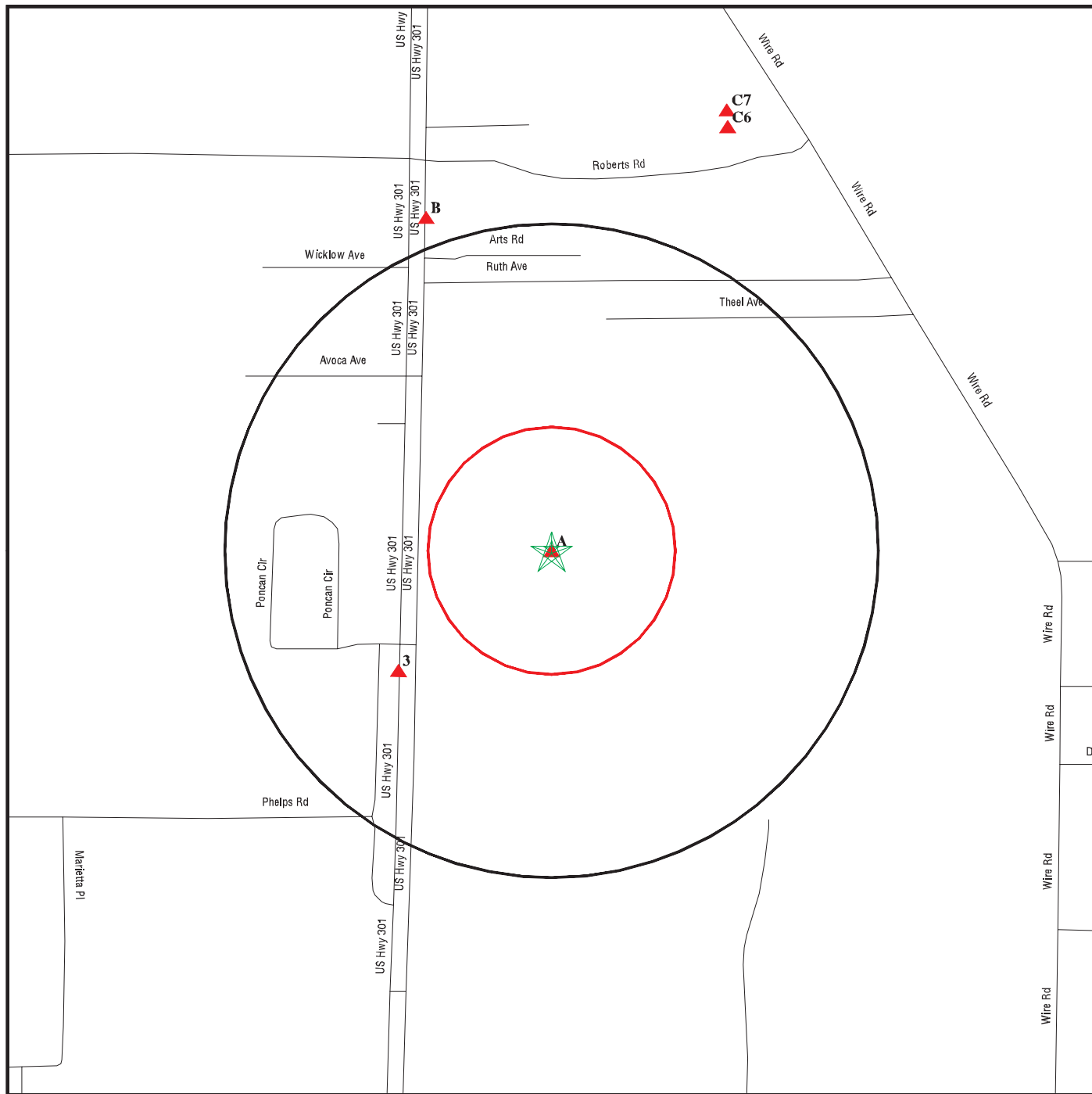
# Environmental FirstSearch

0.375 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



8618 GALL BOULEVARD ZEPHYRHILLS, FL 33540



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

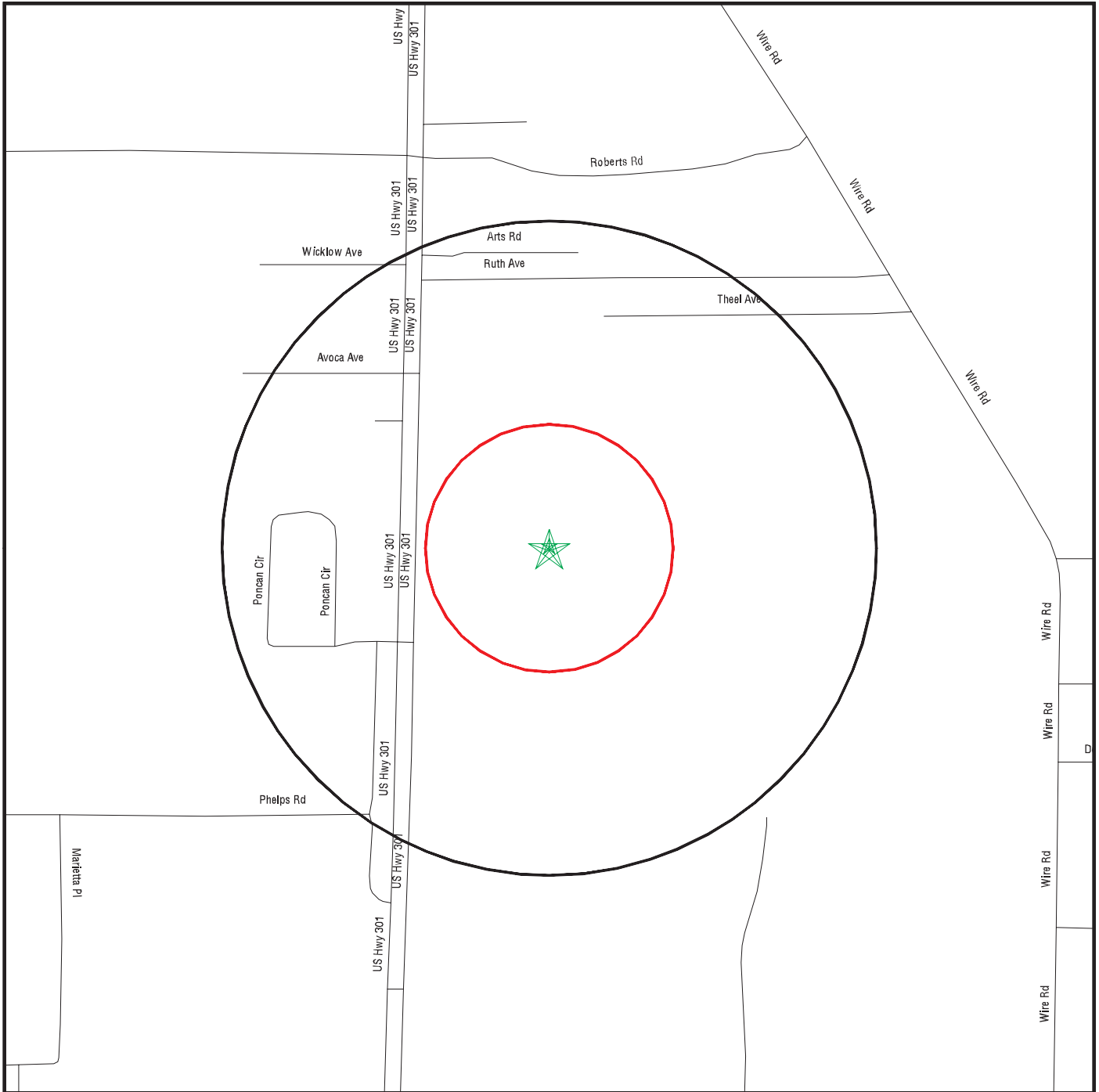
- ★ Target Property (Latitude: 28.2839 Longitude: 82.1861)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▨ FL Brownfield
- ▨ National Priority List Sites

# Environmental FirstSearch

0.375 Mile Radius  
Non ASTM Map, Spills, FINDS



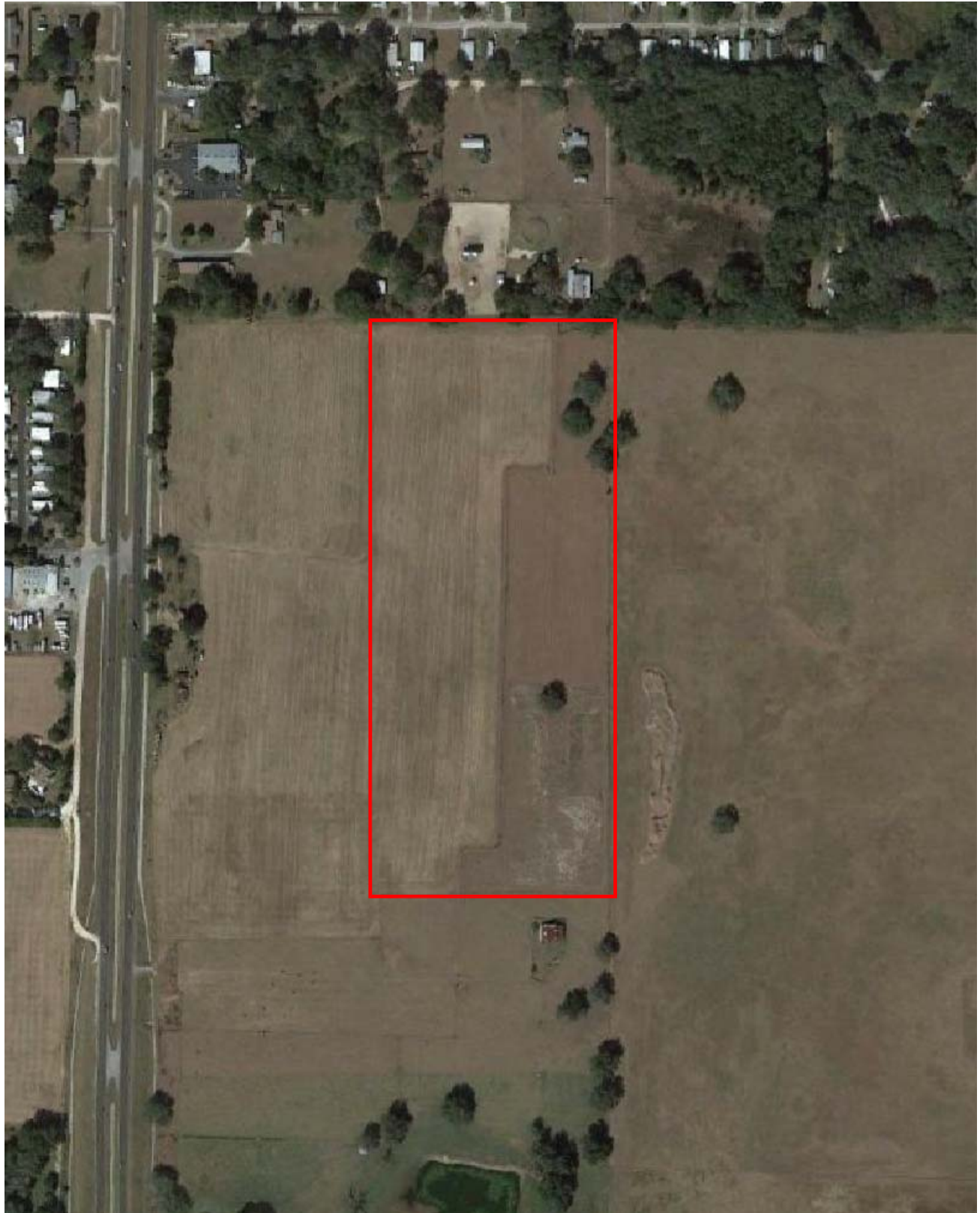
8618 GALL BOULEVARD ZEPHYRHILLS, FL 33540



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ Target Property (Latitude: 28.2839 Longitude: 82.1861)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA
- FL Brownfield

**APPENDIX E**  
**AERIAL PHOTOGRAPH**



**LEGEND:**

— APPROXIMATE SUBJECT PROPERTY BOUNDARY

**REFERENCE:**

2014 GOOGLE EARTH AERIAL IMAGERY DATED 1/21/2014



**Andreyev  
Engineering,  
Inc.**

APPROXIMATE SCALE:

1"=100'

DATE: 07/13/15

ENGINEER: RC

PN: CPEN-15-0136

DRAWN BY: DLS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**WHEELER FARMS**

ZEPHYRHILLS, FL

2014 AERIAL PHOTOGRAPH

FIGURE 3

**APPENDIX G**  
**RESUME**



## **CURRICULUM VITAE**

### **Robert B. Cornelius, P.E.**

Geotechnical Engineer

**BUSINESS RESIDENCE:** 1170 W. Minneola Avenue  
Clermont, Florida 34711

**EDUCATION:** Bachelor of Science, Civil Engineering  
University of Central Florida, Orlando, Florida; 2004

**REGISTRATIONS:** Professional Engineer, Florida Registration #69864

**CERTIFICATIONS:** OSHA – 40 Hour HAZWOPER

**YEARS OF EXPERIENCE:** 10

#### **SUMMARY OF CAPABILITIES:**

Sinkhole Investigations  
Deep Foundation Engineering  
Soil Mechanics  
Shallow Foundation Engineering

Quality Control-Quality Assurance  
Engineered Materials Testing and Inspection  
Geotechnical Instrumentation  
Environmental Assessments

Mr. Cornelius has more than 10 years of experience providing geotechnical engineering, materials testing and consulting services. These services include planning/coordinating subsurface exploration and laboratory testing programs, geotechnical engineering analyses and providing recommendations relating to the design and construction of roadways, structures and earthwork projects.

#### **EMPLOYMENT HISTORY:**

Andreyev Engineering, Inc., Clermont, Florida (6/2011 – Current)  
Windermere Engineering Services, Inc., Windermere/Ocoee, Florida 10/2009 –6/2011)  
Ardaman & Associates, Inc., West Palm Beach, Florida (9/2004 - 2/2009)

## **EXPERIENCE:**

### **Andreyev Engineering Clermont, Florida Geotechnical Engineer**

#### **Responsibilities:**

Responsible for inspecting structures and properties for damages and surface features, conducting floor elevation surveys, coordinating geophysical studies, reviewing published data, planning and carrying out subsurface exploration programs, interviewing homeowners, data evaluation/analysis, and report preparation. Prepared recommendations for land and foundation stabilization for properties with confirmed sinkhole activity. Responsible for monitoring stabilization processes conducted by the contractor.

### **Windermere Engineering Services Ocoee, Florida Geotechnical Engineer**

#### **Responsibilities:**

Provide technical investigation and subsequent analysis of soils and data to determine the cause and remediation of damages to structures resulting from subsurface movement.

### **Ardaman and Associates, Inc. West Palm Beach, Florida Staff Geotechnical Engineer**

#### **Responsibilities:**

Duties included coordination and reporting of subsurface soil explorations, quality control, performing field inspections for various ground improvement methods, in addition to monitoring the installation of deep foundations such as prestressed piles and augercast piles.

The following is a description of projects for which Mr. Cornelius has provided geotechnical engineering services for:

### **Sinkhole Investigations in Florida**

Served as Geotechnical Engineer on numerous sinkhole claim assignments in Central and South Florida. Responsible for inspecting structures and properties for damages and surface features, conducting floor elevation surveys, coordinating geophysical studies, reviewing published data, planning and carrying out subsurface exploration programs, interviewing homeowners, data evaluation/analysis, and report preparation. Prepared recommendations for land and foundation stabilization for properties with confirmed sinkhole activity. Responsible for monitoring stabilization processes conducted by the contractor.

### **Ambergris Cay Development, Turks & Caicos**

Responsibilities included serving as the field engineer for the subsurface exploration program on this remote island in Turks and Caicos, in addition to performing subsequent data reduction and coordinating laboratory testing.

**Turkey Point Nuclear Plant Maintenance Building, Homestead, Florida**

Responsibilities included serving as the staff engineer for this project which included installation of augercast piles, pile grout testing, and subsequent engineering analyses and reporting.

**Stewart Toyota Project, Lake Park, Florida**

Responsibilities included performing and reporting fire-proofing inspections and QA/QC on various portions of this commercial building project.

**City Place Office Tower, West Palm Beach, Florida**

Responsibilities included monitoring of installation of test piles, instrumentation and monitoring of load tests, monitoring installation of production augercast piles, grout testing, fireproofing inspections on the high rise structure, and subsequent engineering analysis and reporting.

**Boca Raton Resort and Club, Boca Raton, Florida**

Responsibilities included monitoring the installation of helical pulldown micropiles, grout testing, and subsequent engineering analysis and reporting as well as coordinating the testing schedule with the client.