



Geotechnical, Environmental Consulting & Materials Engineering

Phase I Environmental Site Assessment
60 Acre Parcel – South Lakewood Drive
Brandon, Hillsborough County, Florida

B U I L D O N O U R E X P E R I E N C E

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ASSOCIATES, INC.

Geotechnical, Environmental Consulting & Materials Engineering

August 18, 2005

Project No. 04-05-0260-301

Mr. Ernest L. Angelilli, III
Bayfair Properties, LLC
3717 North B Street
Tampa, Florida 33609

Phase I Environmental Site Assessment
60 Acre Parcel – South Lakewood Drive
Tampa, Hillsborough County, Florida

Dear Mr. Angelilli:

In accordance with your request and authorization, Nodarse & Associates, Inc. (N&A) has performed a Phase I Environmental Site Assessment (ESA) of the Subject Property. A Phase I ESA comprises a number of individual elements whose basic nature and extent are determined in accordance with the standard of care applicable to Phase I ESA's. The standard of care is commonly defined as the care applied by the ordinary practitioner at the time and in the area where the ESA was performed. We believe that we have complied with the applicable standard of care. Note that our services intentionally did not include inquiries with respect to asbestos, lead paint, radon, methane or wetlands.

The accompanying report is an instrument of services of N&A. The report summarizes our findings and relates our opinions with respect to the potential for hazardous materials to exist at the Subject Property at levels likely to warrant mitigation pursuant to current guidelines. Note that our findings and opinions are based on information that we obtained on given dates, through records review, site review and related activities. It is possible that other information exists or subsequently has become known, just as it is possible for conditions that which were observed to have changed after our observation. N&A cannot under any circumstances warrant or guarantee that not finding indicators of hazardous materials means that hazardous materials do not exist on the Subject Property. Additional research, including invasive testing, can reduce your risks, but no techniques now commonly employed can eliminate these risks altogether.

BUILD ON OUR EXPERIENCE

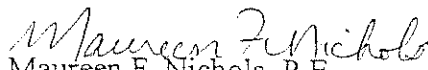
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Bayfair Properties, LLC
Nodarse & Associates, Inc. Project No. 04-05-0260-301
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N&A appreciates the opportunity to provide this site assessment on this project. We look forward to working with you and your organization on future projects. Should you have any questions with regard to the information attached, please do not hesitate to contact us.

Sincerely,

NODARSE & ASSOCIATES, INC.


Maureen F. Nichols, P.E.
Environmental Department Manager


David B. Twedell
Environmental Services Director

C:\Documents and Settings\maurenf\My Documents\Projects\Bayfair Properties\55 Acres-Brandon\Report - Phase I ESA.doc

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
60 ACRE PARCEL – SOUTH LAKEWOOD DRIVE
BRANDON, HILLSBOROUGH COUNTY, FLORIDA**

**PREPARED FOR:
BAYFAIR PROPERTIES, LLC
3717 NORTH B STREET
TAMPA, FLORIDA 33609**

**PREPARED BY:
NODARSE & ASSOCIATES, INC.
N&A PROJECT NO. 04-05-0260-301
AUGUST 18, 2005**

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1.0 INTRODUCTION

1.1 Purpose and Scope of Services

Nodarse & Associates, Inc. (N&A) was requested to conduct a Phase I Environmental Site Assessment (ESA) for a 60 acre parcel located east of Lakewood Drive and an adjacent 5 acre parcel located east of Paul's Drive in Brandon, Hillsborough County, Florida (herein referred to as the "Subject Property"). Authorization to perform the Phase I ESA was provided in the form of a signed agreement between Bayfair Properties, LLC and N&A.

The Phase I ESA is designed to make the client aware of recognized environmental conditions as defined under ASTM 1527-00, which may have an adverse environmental impact upon the Subject Property. This assessment is prepared in conformance with ASTM 1527-00. Any deviations from this procedure are identified within the appropriate sections of the report.

The research and reconnaissance portion of the Phase I activities for the Subject Property consisted of the following elements:

1.2 Research

Review of pertinent and available information regarding possible environmental concerns on or near the Subject Property, including:

- National Priorities Listing
- Comprehensive Environmental Response Compensation and Liability Information System
- Emergency Reporting Notification System
- Resource Conservation and Recovery Act
- Florida Department of Environmental Protection (FDEP) Underground Storage Tank Information Listing
- Active Permitted Solid Waste Disposal Sites Listing
- FDEP Underground Storage Tank Release Listing
- Review of selected aerial photographs
- Review of selected historical data
- Review of selected maps and site diagrams

1.3 Reconnaissance

On-site visual reconnaissance of the Subject Property and improvements for indications of possible environmental concerns was conducted, including:

- structures
- potential sources of surface contamination
- potential sources of airborne contamination
- potential sources of waterborne contamination
- tenant activities and general conditions

Off-site visual reconnaissance of immediately adjacent properties for indications of possible environmental concerns was conducted, including:

- structures
- potential sources of surface contamination
- potential sources of airborne contamination
- potential sources of waterborne contamination
- general practices and conditions

1.4 Site Location and Description

The Subject Property consists of a 55 acre parcel located east of South Lakewood Drive (herein referred to as the western portion of the Subject Property) and an adjacent 5 acre parcel located east of Paul's Drive (herein referred to as the eastern portion of the Subject Property) in Brandon, Hillsborough County, Florida. The Subject Property lies entirely in Sections 27 and 28, Township 29 South, Range 20 East as referenced on the Brandon, Florida U.S.G.S. 7.5 Minute Topographic Map. A site vicinity map and a copy of the legal description of the property, as obtained from the Hillsborough County Property Appraiser's website, are included in **Appendix A**.

2.0 PHASE I SITE ASSESSMENT ACTIVITIES

Field reconnaissance for the Phase I ESA was performed on July 18, 2005. Access to the Subject Property and an explanation of the Subject Property and facilities to be included in the assessment was provided by Bayfair Properties, LLC.

2.1 Regulatory Research

Pertinent and available listings of environmental concern on or near the Subject Property were reviewed pursuant to the requirements in ASTM 1527-00 for evidence of activities which may have an adverse environmental impact on the Subject Property. The area researched was measured from the nearest property boundary for the purpose of determining the distance to the area of concern. A summary of our findings is as follows:

- a. National Priorities List (NPL) - The NPL is an inventory of facilities and/or locations with confirmed environmental contamination. 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) and are often referred to as "Superfund" sites. The NPL is maintained by the Environmental Protection Agency (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 one (1) mile of the Subject Property.**
- b. Comprehensive Environmental Response, Compensation, and Liability Act Index (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. CERCLIS sites are classified as FINAL (on the NPL list), NOT PROPOSED (not yet on the NPL list), or NFRAP (no further remedial action planned). **No CERCLIS sites are listed within one-half mile of the Subject Property.**
- c. Emergency Response Notification System List (ERNS) - The ERNS is a national computer database used to store information on releases of oil and hazardous substances. The ERNS list identifies those facilities and/or locations that have been reported to U.S. Environmental Protection Agency (EPA) under the ERNS because of the release of potentially hazardous material.

The ERNS database is extremely limited in the locational information provided. This database attempts to identify three (3) locations: the location of the spill, the location of the discharge organization, and the location of the individual or organization that reported the spill. **No ERNS sites were reported within the same zip code within one-quarter**

mile of the Subject Property. There were no reported releases of oil or hazardous substances within one-quarter mile of the Subject Property.

Although there were four (4) reported releases of oil or hazardous substances within the surrounding area, it does not appear that any of these incidents occurred in the immediate vicinity of the Subject Property and therefore, these incidents are not considered to be potential environmental concerns at this time.

- d. Resource Conservation and Recovery Act Index System (RCRIS) List and RCRIS Corrective Action (RCRIS COR) List - The RCRIS list reports those facilities and/or locations that are generating, handling, storing or transporting hazardous substances or waste. This list includes RCRA treatment, storage & disposal (TSD) facilities, RCRA generator (GEN) facilities, and RCRA corrective action (COR) facilities. Compliance Monitoring and Enforcement List (CMEL) and RCRA Administrative Action Tracking System (RAATS) information is also included. Due to the activities relating to the handling of hazardous substances or waste, these sites possess the potential for environmental contamination. Inclusion on RCRIS does not necessarily indicate contamination but rather the potential due to the presence and handling of hazardous substances. The RECRIS COR List is a list of RCRIS facilities that have been notified by the EPA to undertake corrective action under RCRA. This list also tracks the specific program events which have occurred at a RECRIS facility (e.g., facility assessment or stabilization), as well as corrective action program priority (high, medium, or lows) **There were no RCRA TSD facilities listed within one-half mile of the Subject Property. There were no RCRA COR facilities listed within one mile of the Subject Property and there were no RCRA GEN facilities listed within one-quarter mile of the Subject Property.**
- e. Florida Sites List (FSL) - The FSL is closely associated with the CERCLIS list and identifies facilities and/or locations that the FDEP has recognized with potential or existing environmental contamination. **There were no sites listed on the FSL within one (1) mile of the Subject Property.**
- f. Solid Waste Facilities (SWF) - The SWF List is concerned with the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination but rather the potential. **No SWF sites were listed within one-half mile of the Subject Property.**
- g. Leaking Underground Storage Tanks (LUST) - The LUST database is concerned with petroleum storage systems and includes facilities and/or locations that have reported the possible release of contaminants. **There were eight (8) reported leaking underground storage tank facilities located within one-half mile of the Subject Property. This included:**
 - 1. 7-Eleven Food Store #23770 – 1020 S. Kings Ave.

2. Amoco #239-Brandon – 1708 W. Brandon Blvd.
3. Firestone #1923-018015 – Brandon & Hilltop
4. Joy Foods #642 – 1545 W. Brandon Blvd.
5. Kmart #4311 – 1602 W. Brandon Blvd.
6. Mobil #02-CN2 – 1640 W. Brandon Blvd.
7. Ponderosa Steak House – 1449 W. Brandon Blvd.
8. Sprint #543 – 617 Providence Rd.

Review of database information provided by FirstSearch for the sites listed above indicates that they are all located between 0.43 and 0.49 miles from the Subject Property. The probability for the petroleum discharges originating from these facilities to adversely impact the Subject Property is considered low. The cleanup of several of these sites is being directed and funded by the FDEP and is underway or near completion. Based on this information, these facilities are not considered to be recognized environmental conditions in connection with the Subject Property at this time.

- h. Stationary Tank Inventory System List (STI) - The Florida Administrative Code requires the 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. **There was one (1) facility registered as having active petroleum tanks located on-site within one-quarter mile of the Subject Property.** This included:

1. Verizon FL Providence RSA – 280 Morrison Road

No petroleum discharge has been reported at this facility. Based on this information, this facility is not considered to be a recognized environmental condition in connection with the Subject Property at this time.

- i. Florida Dry Cleaner Solvent Cleanup Program: The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a dry-cleaning facility or wholesale supply facility. The Dry Cleaner Solvent Cleanup Program database is a listing of all facilities that have applied for this program eligibility. **There were no facilities located within one-half mile of the Subject Property which have applied for eligibility under the Dry Cleaner Solvent Cleanup Program.**

A report of database research can be found in **Appendix B**.

2.2 Aerial Photograph Review

Aerial photographs for the years 2004, 2002, 2000, 1997, 1994, 1991, 1988, 1985, 1979, 1972, and 1966 were obtained from Hillsborough County Survey and Mapping department to check for visual evidence of land use activities that may indicate a potential adverse environmental impact upon the Subject Property. Based upon our review, the following observations are provided:

- 2004 The Subject Property and adjacent properties appear generally as they do today.
- 2002 The Subject Property and adjacent properties appear generally as it does in 2004.
- 2000 A drainage ditch appears on the southern portion of the Subject Property. The remainder of the property appears generally as it does in 2002. Brandon Parkway is not present to the south and appears as vacant land. The adjacent properties appear generally as it does in 2002.
- 1997 The Subject Property appears generally as it does in 2000. Millennium Parkway and the commercial parcels associated with it, to the south of the eastern portion of the property, are not present and appear as undeveloped wooded land. The residential subdivision to the south of the western portion of the property appears to be under development. The remaining adjacent properties appear generally as they do in 2000.
- 1994 The Subject Property appears generally as it does in 1997. The residential subdivision to the south of the western portion of the property is not present and appears as vacant land. The commercial properties adjacent to the north appear less developed than in 1997. The remaining adjacent properties appear generally as they do in 1997.
- 1991 This aerial photo was of poor quality. The Subject Property appears generally as it does in 1994. One residential property appears to the north of the eastern portion of the property. The remaining adjacent properties appear generally as they do in 1994.
- 1988 A long rectangular building appears on the east side of the western portion of the Subject Property. The remainder of the Subject Property appears generally as it does in 1991. The commercial properties to the north of the western portion of the property are not present and appear as a dying out citrus grove. The remaining adjacent properties appear generally as they do in 1991.
- 1985 This aerial photo was of very poor quality. The Subject Property and adjacent properties appear generally as they do in 1988, with the exception of a few residences which appear on the southeast side of the western portion of the property.
- 1979 This aerial photo was of poor quality. The Subject Property and adjacent properties appear generally as they do in 1985.
- 1972 Three small square buildings appear to the north, northwest, and southwest of the long rectangular building located on the east side of the western portion of the property. Residential properties appear on the east side of the western portion of the Subject Property, along Paul's Drive. The remainder of the Subject Property and the adjacent properties appear generally as they do in 1979.
- 1966 Two additional small buildings appear to the northwest and southeast of the long rectangular building located on the east side of the western portion of the property. The remainder of the Subject Property and the adjacent properties appear generally as they do in 1972.

Based on the aerial photographic review, it appears the Subject Property has been developed land since at least 1966. No obvious environmental concerns were noted on the aerial photographs reviewed.

2.3 U.S.G.S. 7.5 Minute Topographic Map

Review of the Brandon, Florida U.S.G.S. 7.5 Minute Topographic Map dated 1956 and photorevised in 1987 (based upon aerial photographs taken in 1984) indicates elevation at the Subject Property is approximately 35 to 45 feet above mean sea level. According to the U.S.G.S. topographic map, the Subject Property was developed with what appears to be residences along Paul's Drive at the time of the original topographic map. No obvious environmental concerns were noted on the topographic map reviewed. A copy of the U.S.G.S. 7.5 Minute Topographic Map is included in **Appendix C**.

2.4 Sanborn and R.L. Polk Directories

Sanborn or R.L. Polk directories were not available for the Subject Property.

2.5 Chain of Title Review

A Chain-of-Title was not provided by the client and therefore was not reviewed as part of this report. The aerial photography record was sufficient to establish on-site activities thus not requiring a chain of title review as part of the preparation of this report.

2.6 On-site Reconnaissance

An onsite visual reconnaissance of the Subject Property and improvements for indications of possible environmental concerns was conducted on July 18, 2005, by Craig Fenner, CFEA and Senior Environmental Technician for N&A. The reconnaissance consisted of systematically traversing the Subject Property to provide an overlapping field of view.

Where possible, photographs were taken to document environmental concerns. **Appendix D** contains the photographs taken during the site reconnaissance. The following items were included in the on-site reconnaissance:

2.6.1 Subject Property

The Subject Property is located east of South Lakewood Drive in Brandon, Hillsborough County, Florida. A site vicinity map and a copy of the legal description, as obtained from the Hillsborough County Property Appraiser's website, are included in **Appendix A**.

2.6.2 Structures and Improvements

At the time of our on-site reconnaissance, the western portion of the Subject Property consists of primarily pastureland with a former small dairy farm operation. This portion of the property appears to have been provided with water and sewer service by an onsite water well and septic system. Two block buildings, a block restroom area, a roofed shed, and a large trough system are among the structures and improvements observed on the east side of the western portion of the Subject Property. A few feed bins were observed on the west side of the western portion of the Subject Property.

The eastern portion of the Subject Property consists of partially wooded undeveloped land. One water well tank was observed on the eastern portion of the Subject Property.

2.6.3 Potential Sources of Surface Contamination

The on-site reconnaissance addressed several items which may pose a potential environmental concern to the Subject Property. These items include, but are not limited to, containers, drums, storage tanks, dumps, pits, ponds, landfills, borrow pits, transformers, surface stains, chemically stressed vegetation, and other similar items which may pose a potential environmental concern to the Subject Property.

At the time of inspection, there was no evidence of buried storage tanks present onsite. A few empty 55-gallon steel drums and two large silos were observed in and around the former dairy operation located on the western portion of the Subject Property. A small pile of abandoned tires was observed on the south side of the western portion of the Subject Property. A large amount of construction debris and debris associated with the former onsite dairy operations was observed in and around the buildings located on the east side of the western portion of the Subject Property. This debris should be removed and transported offsite for proper disposal at a FDEP permitted disposal facility. No dumps, pits, ponds, landfills, borrow pits or lagoons were observed on-site. A small amount of surface debris was observed on the eastern portion of the Subject Property. This debris should be removed from the property and properly disposed. No transformers were noted on the Subject Property. No ground surface staining or chemically stressed vegetation was observed onsite.

2.6.4 Potential Sources of Airborne Contamination

At the time of our on-site inspection, no indications of potential airborne contaminants were observed.

2.6.5 Potential Sources of Waterborne Contamination

At the time of our on-site inspection, no indications of potential waterborne contaminants were observed.

2.6.6 Interviews

A telephone interview was conducted with Mr. Randy Miller, attorney and representative of the current property owner. Mr. Miller indicated that the Subject Property has been in the Guagliardo family since approximately 1927, when it operated as a small dairy farm (part of Florida Dairy). The dairy operations ceased in the mid 1970s and the Subject Property has been used for cattle grazing only since then. Mr. Miller stated that he believed that the Subject Property was undeveloped prior to 1927. Mr. Miller indicated that city water and sewer service are available in the vicinity of the Subject Property, however, there is a water well and septic system onsite. Mr. Miller stated that no cattle dipping vats have been used on the Subject Property and that there has never been any underground storage tanks present onsite. Mr. Miller indicated that one aboveground storage tank was used for a short time to fuel onsite farming equipment but no equipment maintenance activities were conducted onsite. Mr. Miller stated that to the best of his knowledge, there are no

environmental concerns in connection with the Subject Property and the property owners have never been informed by a neighboring property owner or the FDEP regarding any groundwater contamination that might be migrating toward the Subject Property.

2.7 Off-site Reconnaissance

Visual reconnaissance of adjacent property and improvements for indications of possible environmental concerns was conducted on July 18, 2005 by Craig Fenner for N&A. The observations were limited to areas and facilities that were readily visible and were immediately adjacent to the Subject Property.

2.7.1 Surrounding Properties

North The Subject Property is bound to the north by commercial development, consisting of a post office, a rehabilitation facility and a doctor's office.

South The Subject Property is bound to the south by stormwater ponds, Brandon Parkway, and vacant land on the western side and Millennium Park, a small commercial park, on the eastern side.

East The Subject Property is bound to the east by residential development.

West The Subject Property is bound to the west residential development and Lakewood Drive South.

2.7.2 Potential Sources of Surface Contamination

No potential sources of surface contamination were observed on the adjacent properties.

2.7.3 Potential Sources of Airborne Contamination

No potential sources of airborne contamination were observed on the adjacent properties.

2.7.4 Potential Sources of Waterborne Contamination

No potential sources of waterborne contamination were observed on the adjacent properties.

3.0 SUMMARY AND CONCLUSIONS

This survey represents an appropriate inquiry and investigation of the Subject Property to determine the existence of contamination based on:

- Apparent possible sources of on-site contamination;
- Apparent possible neighboring sources of contamination;
- Regulatory information obtained from Federal and State agencies; and
- Information regarding previous owners and operators.

Based upon the information presented in the survey reported above, N&A has the following conclusions and recommendations:

1. Review of available federal and state environmental records indicate no significant evidence of environmentally suspicious land use on the Subject Property.
2. Review of the State's cattle dipping vat list shows Florida Dairy as owning a cattle dip vat in 1934. According to Mr. Randy Miller, a lawyer for the property owner, the Subject Property was part of the Florida Dairy operation from the late 1920s until the mid 1950's, however Mr. Miller stated that there have never been any cattle dipping vats located on the Subject Property. Mr. Miller indicated that Florida Dairy owned several different properties throughout the state. No cattle dipping vats were observed onsite during N&A's onsite reconnaissance. If a cattle dip vat is uncovered during site development activities, an environmental professional should be contacted immediately to assess the impact, if any, to the soil and groundwater in the vicinity of the vat.
3. Review of aerial photographs and topographic maps failed to indicate evidence of environmentally suspicious land activities on the Subject Property or adjacent properties.
4. Reconnaissance of the Subject Property indicate the presence of a small amount of surface debris located on the eastern portion of the property, a small pile of abandoned tires located on the south side of the western portion of the property, a large amount of construction debris and debris associated with the former onsite dairy operations. Although this debris is not considered to be a recognized environmental condition in connection with the Subject Property, it should be removed and transported offsite for proper disposal at a FDEP permitted disposal facility prior to future site development.
5. Evidence of existing water wells was observed on the eastern and western portions of the Subject Property. If there are no plans to utilize these wells in the near future, the wells should be properly abandoned by a licensed water well driller prior to future site development.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM standard 1527-00 of the Subject Property as described under Section 1.1 of this report. Any deviations from this procedure are identified within the appropriate sections of the report. This assessment has

4.0 STANDARD LIMITATIONS

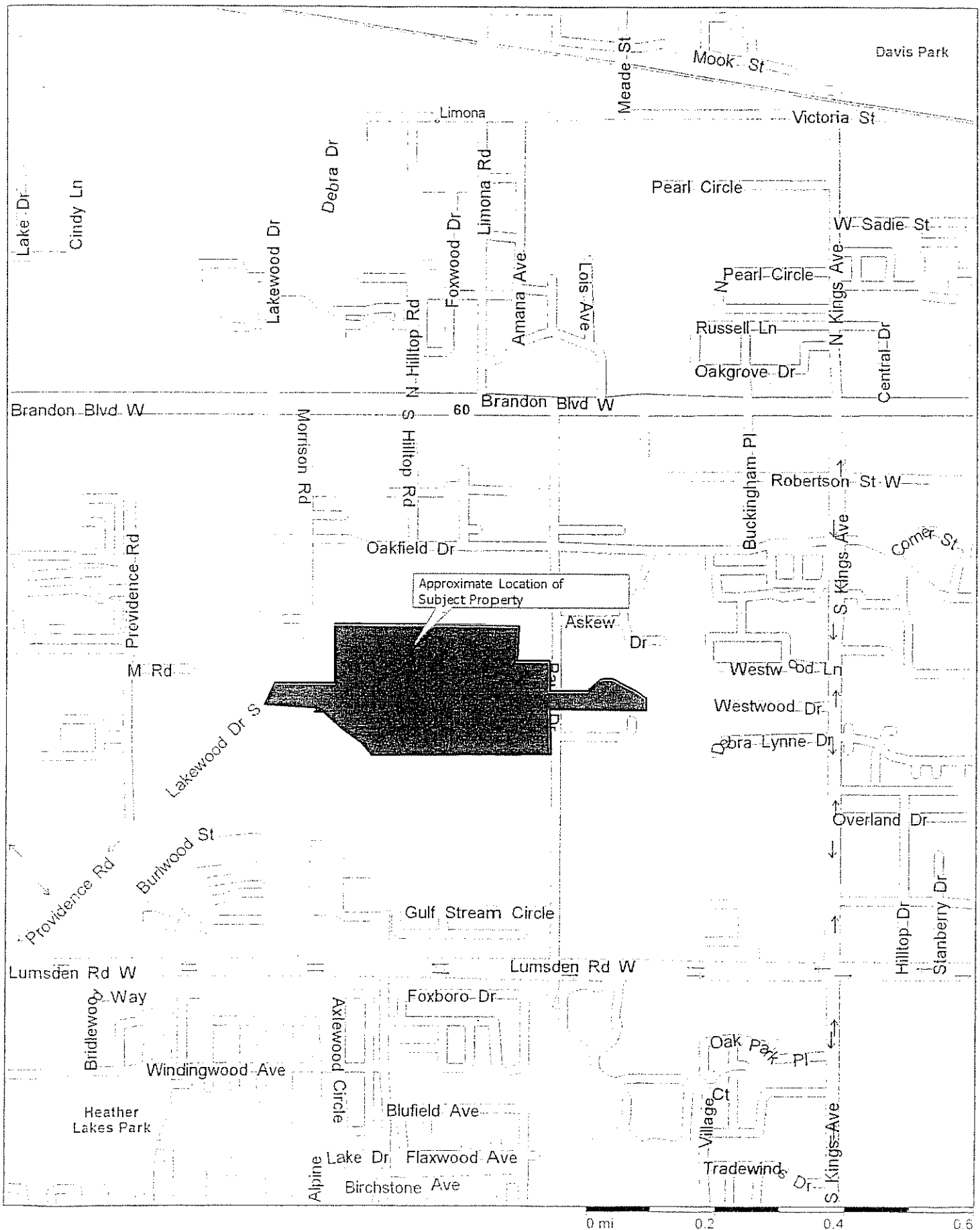
The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations:

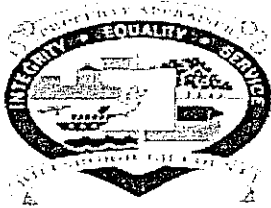
- Accuracy of Information: Certain information utilized by N&A in this report/assessment has been obtained, reviewed, and evaluated from various sources believed to be reliable. Although N&A's conclusions, opinions and recommendations are based, in part, on such information, N&A's services did not include verification of its accuracy or authenticity. Should such information prove to be inaccurate or unreliable, N&A reserves the right to amend or revise its conclusions, opinions and/or recommendations.
- Field Work and Reconnaissance: N&A performed field work and reconnaissance of the Subject Property which is the subject of this report/assessment to document current conditions. N&A focused on areas deemed more likely to exhibit hazardous material conditions while other areas received limited attention or were inaccessible at the time of our field work and reconnaissance.
- Limitations: Because N&A's report is based upon information, the accuracy of which has not been determined, and because N&A's observations made during site reconnaissance are limited as provided above, N&A cannot and does not guarantee that the Subject Property is free of hazardous or potentially hazardous materials or condition, or the latent or undiscovered conditions will not become evident in the future. Since site activities beyond our control could change at any time after the completion of this report/assessment, our observations, findings and opinions can only be considered valid as of the date hereof. This report/assessment is prepared in accordance with the contract and currently accepted industry standards, and no other warranties, representations, or certifications are made. Unless stated otherwise herein, this report is intended for and restricted to the sole use of Bayfair Properties, LLC. Any use, interpretation or reliance upon this report/assessment by anyone other than Bayfair Properties, LLC is at the sole risk of that party, and N&A shall have no liability for such unauthorized use, interpretation or reliance.

APPENDICES

APPENDIX A
SITE VICINITY MAP
AND
LEGAL DESCRIPTION

SITE VICINITY MAP





ROB TURNER, CFA
Hillsborough County
Property Appraiser
Online Inquiry System

You cannot bookmark this page. These results were retrieved from a database - your browser will not read it correctly the next time it is opened. Please print the information you have obtained for your records.

Internet Site

PIN: U-28-29-20-ZZZ-000002-68150.0

Folio: 071848-0000

Prior PIN:

Prior Folio: 000000-0000

PAUL GUAGLIARDO INC

566 RIVIERA DR
TAMPA, FL 33606-3808

Tax District: XA UNINCORPORATED

DOR Code: 6000 PASTURE LAND 1

Plat Book/Page: /

Summary - Sales - Land - Extra Features - Trim - Legal - Map - Nearby Sales - Tax Records - Tax Estimator

Value Summary

Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$1,330,880
Land Value (Agriculture)	\$130,496
Just (Market) Value	\$1,330,880
Assessed Value (A10)	\$130,496
Exempt Value	\$0
Taxable Value	\$130,496

Sales History

Off. Record		Date		Type <u>Inst</u>	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
1851	0523	12	1954	WD	Unqualified	Vacant	\$100
1828	0188	10	1954	WD	Unqualified	Vacant	\$100

Land Lines

[illegible]

L N	Use Code	Land Use Description	A 1 0	R D	Zone	Front	Depth	Total Land Units	UT TP	D T	Depth Fact	Cond Fact	Total Adjust
1	9940	Acreage Cl	M		BMS-TC1	0	0	3.12	AC	0	1.00	1.00	0.90
2	6110	IMPROVED P	M		BMS-TC1	0	0	74.40	AC	0	1.00	1.00	1.00
3	9600	GB LOWLAND	M		BMS-TC1	0	0	4.00	AC	0	1.00	1.00	1.00
4	9610	LOWLANDS	M		BMS-TC1	0	0	4.00	AC	0	1.00	1.00	1.00
5	9940	Acreage Cl	M		BMS-TC1	0	0	74.40	AC	0	1.00	1.00	0.41

Legal Lines

L N	Legal Description
1	BEG AT NW COR OF SE 1/4 THN W 38.42 FT TO ELY R/W
2	LAKEWOOD DR THN SWLY ALG SD R/W ALG CURVE TO RT
3	RAD 813.94 FT ARC 394.96 FT CB S 31 DEG W 391.09
4	FT THN S 45 DEG W 706.03 FT THN CONT ALG R/W S 44
5	DEG 04 MIN 08 SEC W 959.05 FT THN S 45 DEG 55 MIN
6	52 SEC E 49.22 FT THN N 44 DEG 04 MIN 08 SEC E
7	1009.34 FT THN N 88 DEG 55 MIN 08 SEC E 3288.60 FT
8	MOL TO PT ON WLY R/W PAULS DR THN N 785 FT MOL TO
9	NE COR OF SE 1/4 THN CONT ALG SD R/W N 231.20 FT
10	THN W 365 FT N 435 FT W 1584.58 FT S 664.61 FT W
11	659.57 FT TO NW COR OF SE 1/4 AND POB LESS R/W

Trim Information (2004)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$93,680	\$0	\$93,680	807.90	672.22	626.57
By State Law	\$93,680	\$0	\$93,680	626.85	514.58	486.19
By Local Board	\$93,680	\$0	\$93,680	302.69	251.44	234.77
County MSTU	\$93,680	\$0	\$93,680	568.98	474.22	438.26
County Library	\$93,680	\$0	\$93,680	72.19	60.17	55.96
SWFWMD	\$93,680	\$0	\$93,680	47.43	39.53	36.41
Alafia River Basin	\$93,680	\$0	\$93,680	26.98	22.48	16.75
Port Authority	\$93,680	\$0	\$93,680	32.60	24.36	25.28
Children's Board	\$93,680	\$0	\$93,680	56.20	46.84	43.59
Transit Authority	\$93,680	\$0	\$93,680	56.20	46.84	43.57

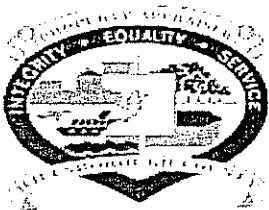
Environmental Lands	\$93,680	\$0	\$93,680	11.75	9.04	9.04
School I & SF	\$93,680	\$0	\$93,680	23.60	17.23	17.23
Parks & Rec	\$93,680	\$0	\$93,680	5.11	3.73	3.73
Totals				2638.48	2182.68	2037.35

	Just Value	Assessed	Exemptions	Taxable
Last Year	\$2,327,600	\$112,400	\$0	\$112,400
Current	\$969,680	\$93,680	\$0	\$93,680

This is a high-contrast, black and white aerial photograph of a city grid, likely New York City. The image is heavily degraded with noise and artifacts. The grid shows streets and buildings. A large body of water is visible in the lower-left quadrant. The text 'W. GRAND BLVD' is visible at the top, and 'GRAND ST' is visible in the lower-left. The image is oriented horizontally, with the grid lines running vertically and horizontally.

VALUE SUMMARY:	
BUILDING	
VALUE:	\$0
EXTRA	
FEATURE	
VALUE:	\$0
LAND VALUE	
(MARKET):	\$1,330,880
LAND VALUE	
(AGRI.):	\$130,496
JUST	
(MARKET)	\$1,330,880
VALUE:	
ASSESSED	
VALUE (A10):	\$130,496
EXEMPT	
VALUE:	\$0
TAXABLE	
VALUE:	\$130,496

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Internet Site

ROB TURNER, CFA
Hillsborough County
Property Appraiser
Online Inquiry System

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PIN: U-27-29-20-ZZZ-000002-66470.0

Folio: 071589-0100

Prior PIN:

Prior Folio: 071509-0000

TAHO PROPERTY LTD

C/O ANN M BRENNAN

PO BOX 470865

KISSIMMEE, FL 34747-0865

Tax District: XA UNINCORPORATED

DOR Code: 0099 VAC UNPLAT <5AC

Plat Book/Page: /

Summary - Sales - Land - Extra Features - Trim - Legal - Map - Nearby Sales - Tax Records - Tax Estimator

Value Summary

Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$155,520
Land Value (Agriculture)	\$0
Just (Market) Value	\$155,520
Assessed Value (A10)	\$155,520
Exempt Value	\$0
Taxable Value	\$155,520

Sales History

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
5672	0937	04	1989	WD	Qualified	Vacant	\$200,000
7319	1033	03	1994	FD	Unqualified	Vacant	\$100
7319	1036	03	1994	FD	Unqualified	Vacant	\$131,000

Land Lines

L N	Use Code	Land Use Description	A 1 0	R D	Zone	Front	Depth	Total Land Units	UT TP	D T	Depth Fact	Cond Fact	Total Adjust	L Unit
1	9940	Acreage Cl	M		BMS-TC2	0	0	4.80	AC	0	1.00	1.00	0.81	400

Legal Lines

L N	Legal Description
1	TRACT BEG 25 FT E AND 30 FT S OF NW COR OF SW 1/4
2	RUN E 250.77 FT ELY 80.38 FT ALONG CURVE CHD
3	BRG N 76 DEG 27 MIN E 79.64 FT N 62 DEG 54 MIN
4	E 135 FT THN ELY 159.61 FT ALONG CURVE CHD BRG
5	S 87 DEG 35 MIN E 152.65 FT S 58 DEG 05 MIN
6	E 289.19 FT SELY 116.7 FT ALONG CURVE CHD BRG
7	S 29 DEG 1 MIN E 111.75 FT S 42.28 FT SWLY ALONG
8	AN ARC TO RIGHT 37 FT CHD BRG S 06 DEG 06 MIN
9	W 36.93 FT N 86 DEG 10 MIN 55 SEC W 736.41 FT
10	W 161.86 FT TO E R/W LINE OF PAUL'S DRIVE THN
11	N 206.82 FT TO POB

Trim Information (2005)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$155,520	\$0	\$155,520	619.98	1077.08	994.88
By State Law	\$155,520	\$0	\$155,520	474.60	803.73	762.09
By Local Board	\$155,520	\$0	\$155,520	231.90	429.24	372.38
County MSTU	\$155,520	\$0	\$155,520	437.37	802.81	698.07
County Library	\$155,520	\$0	\$155,520	55.49	107.67	89.04
SWFWMD	\$155,520	\$0	\$155,520	36.46	65.63	57.50
Alafia River Basin	\$155,520	\$0	\$155,520	20.74	37.32	32.89
Port Authority	\$155,520	\$0	\$155,520	22.46	40.44	36.07
Children's Board	\$155,520	\$0	\$155,520	43.20	77.76	69.38
Transit Authority	\$155,520	\$0	\$155,520	43.20	77.76	69.39
Environmental Lands	\$155,520	\$0	\$155,520	8.34	13.06	13.06
School I & SF	\$155,520	\$0	\$155,520	15.89	1.40	1.40

Parks & Rec	\$155,520	\$0	\$155,520	3.44	5.58	5.58
Totals				2013.07	3539.48	3201.73

	Just Value	Assessed	Exemptions	Taxable
Last Year	\$86,400	\$86,400	\$0	\$86,400
Current	\$155,520	\$155,520	\$0	\$155,520

Hillsborough County Property Appraiser
Parcel Query System

FOLIO: 0715890100
PIN NUMBER: U-27-29-20-ZZZ-000002-66470.0
OWNER 1: TAHO PROPERTY LTD
ADDRESS: 0
UNINCORPORATED
LEGAL DESC: N 206.82 FT TO POB
DOR CODE: 0099

VALUE SUMMARY:	
BUILDING VALUE:	\$0
EXTRA FEATURE VALUE:	\$0
LAND VALUE (MARKET):	\$155,520
LAND VALUE (AGRI.):	\$0
JUST (MARKET) VALUE:	\$155,520
ASSESSED VALUE (A10):	\$155,520
EXEMPT VALUE:	\$0
TAXABLE VALUE:	\$155,520

FOLIO 0715890100 PIN U-27-29-20-ZZZ-000002-66470.0 ACREAGE: 5.01

Map created on 8/18/2005 9:01:11 AM.

0 266 ft

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West line - S.W. 1/4 - Sec. 27-29

DESCRIPTION: (PARCEL - 1, FIVE ACRE TRACT)

A parcel of land lying in the West 1/2 of Section 27, Township 29 South, Range 20 East Hillsborough County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of the SW 1/4 of said Section 27; thence S 09° 51' 01" E, a distance of 25.00 feet to the East Right-of-Way line of Paul's Drive; thence South along said East Right-of-Way line, a distance of 30.00 feet to the Point-of-Beginning; thence East, a distance of 250.77 feet to a Point-of-Curvature; thence along the arc of a curve to the left a distance of 80.38 feet with a radius of 170.00 feet; subtended by a chord of 79.64 feet, chord bearing N 76° 27' 15" E to a Point-of-Tangency; thence N 62° 54' 30" E, a distance of 135.00 feet to a Point-of-Curvature; thence along the arc of a curve to the right a distance of 159.61 feet with a radius of 155.00 feet, subtended by a chord of 152.65 feet, chord bearing S 87° 35' 30" E to a Point-of-Tangency; thence S 58° 05' 30" E, a distance of 289.19 feet to a Point-of-Curvature; thence along the arc of a curve to the right a distance of 116.70 feet with a radius of 115.00 feet, subtended by a chord of 111.75 feet, chord bearing S 29° 01' 15" E to a Point-of-Tangency; thence S 00° 03' 00" W, a distance of 42.28 feet to a Point-of-Curvature; thence along the arc of a curve to the right a distance of 37.00 feet with a radius of 175.00 feet, subtended by a chord of 36.93 feet, chord bearing S 06° 06' 25" W to a Point-of-Curve; thence N 86° 10' 55" W, a distance of 736.41 feet; thence West, a distance of 161.86 feet to the East Right-of-Way line of Paul's Drive; thence North, a distance of 206.02 feet to the Point-of-Beginning

2000

5

3.C.I.R. - Set Capred Iron Rod
(F-C) - Field Collected

F.C.I.R. - Found Capred Iron Rod
F.C.R. - Found Concrete Monument
(base) - Description

UGEN

F.I.R. - Found Iron Rod
F.I.P. - Found Iron Pipe
(b) - Deed

(7) - Field Measurement
(p) - Plat

N.W. - Northwest
S.W. - Southwest

APPENDIX B
SUMMARY OF SITE RESEARCH