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Orlando, FL 32803

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Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
651 Garrison Street
#110
Lakewood, CO 80215

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land
Management Operations]
3825 Rouse Road
Orlando, FL 32817

407.894.5969
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November 13, 2024

Rick Rudometkin
City of Belle Isle
1600 Nela Avenue
Belle Isle, Florida 32809

Proj: 6810 Conway Road Site – Orlando, Orange County, Florida
Parcel ID #29-23-30-0000-00-023
Section 29, Township 23 South, Range 30 East
(BTC File #1535-45)

Re: Phase I Environmental Site Assessment Report Summary

Dear Mr. Rudometkin:

Per your request, below is a brief summary of the Phase I Environmental Site Assessment (ESA) report we prepared for the City in September of 2024 for the approximately 20.4-acre 6810 Conway Road Site located in the City of Orlando, at the physical address of 6810 Conway Road, within Section 29, Township 23 South, Range 30 East, Orange County, Florida.

At the time of the site investigation the subject property included undeveloped lands covered by natural vegetation and a stormwater management pond on its southern portion. There were no structures or evidence of any pre-existing structures identified on the subject site at the time of the assessment. Except for the stormwater management pond, there were no other notable improvements identified on the parcel at the time of the investigation. The Phase I ESA performed was done so in general conformance with the scope and limitations of ASTM International's Standard Practice E1527-21 for Phase I ESAs (hereafter referred to as ASTM E1527-21). The assessment revealed no Recognized Environmental Conditions (RECs), no Controlled Recognized Environmental Conditions (CRECs) and no Significant Data Gaps (SDGs) in connection with the subject property. While this is the case, the user of this assessment should be aware of the following non-REC item (Business Environmental Risk, defined in ASTM E1527-21) prior to completing a commercial real estate transaction involving the subject property:

- Historical Agricultural Use—Past use of a portion of the subject property for agricultural purposes for citrus crop production over multiple decades

Through the review of historical record sources, particularly aials dating in the period 1947 through 1990, the southern portion of the subject property was planted in citrus trees. This past use is being noted due to the assumed ubiquitous use of controlled substances (pesticides, herbicides and fertilizers) commonly used in this type of operation, as well as the long time use of the lands for this purpose. It is important to note that the legal application (i.e., in accordance with manufacturer's specifications and customary practices) of such substances, in the course of standard operational practices, does not constitute a "release to the environment" by definition. No structures or irrigation infrastructure were identified on the subject property through historical aials or our on-site investigation that could represent potential agricultural chemical mixing/storage areas or areas where petroleum products may have been stored/handled. In addition, no reasonably ascertainable information was obtained during the course of our assessment, including historical records review, site reconnaissance observations, and regulatory record reviews, indicating that a past release had occurred on the subject property. Therefore, the mere existence of this historical land use does not meet the definition of a REC.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Galletti".

Joseph Galletti
Vice President

INSTEP-LEP #123/NREP-REPA #5898

6810 Conway Road Site – Orlando, Orange County, Florida (BTC File #1535-45)

Phase I Environmental Site Assessment

Page 1