

December 1, 2023

Publix Super Markets Inc.
c/o WindCrest Development Group, Inc.
605 East Robinson Street, Suite 340
Orlando, Florida 32801

Attention: Mr. Tom Murray
tmurray@windcrestinc.com

Reference: **Phase I Environmental Site Assessment**
Publix Retail Development
North of County Road 48 and State Road 19
Howey-In-The-Hills, Lake County, Florida 34737
UES Project No. 0140.2300323.0000
UES Report No. 2056537

Dear Mr. Murray:

Universal Engineering Sciences (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the American Society for Testing and Materials (ASTM) Standard E1527-21 for the above-referenced site (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions (RECs) in association with the subject property as defined in ASTM E1527-21. Based on the conclusions of the Phase I ESA, UES did not identify a REC, controlled REC, or significant data gap to be associated with the subject property and does not recommend further assessment of the subject property at this time. Further details regarding the Phase I ESA conducted by UES are presented in the attached report.

CONTINUING OBLIGATIONS

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the subject property.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-21, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

We appreciate this opportunity to provide environmental services to you and we look forward to future endeavors. Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
UNIVERSAL ENGINEERING SCIENCES

A handwritten signature in black ink, appearing to read "Chris McCormick", written over a light blue horizontal line.

Chris McCormick, L.E.P.
Environmental Project Manager
cmccormick@teamues.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Publix Retail Development
North of County Road 48 and State Road 19
Howey-In-The-Hills, Lake County, Florida 34737
UES Project No. 0140.2300323.0000
UES Report No. 2056537

Report Issuance Date: December 1, 2023
Report Viability Date: May 18, 2024

Prepared for:

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ENVIRONMENTAL PROFESSIONAL CERTIFICATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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UES Project No. 0140.2300323.0000
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Report Issuance Date: December 1, 2023

Report Viability Date: May 18, 2024

This Phase I Environmental Site Assessment (ESA) was conducted in accordance with the guidelines of the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and therefore, the federal Environmental Protection Agency's All Appropriate Inquiry Rule. The accuracy, correctness and completeness of the Phase I ESA are provided with the knowledge of ASTM E1527-21. In addition, the accuracy, correctness and completeness of this Phase I ESA are provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended. Qualifications of the personnel participating in this assessment are provided in **Appendix J**.

Declaration of Environmental Professional and Signature

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 312. 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. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Report Prepared by:



Chris McCormick, L.E.P.
Environmental Project Manager
cmccormick@teamues.com

Reviewed by:



Michael J. Geden, P.G.
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EXECUTIVE SUMMARY

Universal Engineering Sciences (UES) has completed a Phase I Environmental Site Assessment (ESA) in compliance with the ASTM International Standard E1527-21 for the property located north of the County Road 48 intersection with State Road 19 in Howey-In-The-Hills, Lake County, Florida 34737 (the "subject property"). The purpose of this assessment was to identify recognized environmental conditions (RECs) in association with the subject property as defined in ASTM E1527-21. The subject property is described in the table below and illustrated on the Site Location Map presented as **Figure 1** and the Site Plan/2023 Aerial Photograph presented as **Figure 2**.

Subject Property Overview

Parcel ID	Acreage	Number of Building(s) and Square Footage	Current Use
23-20-25-0004-000-00200	19.9	None	Vacant land

NOTE: Please carefully review this report in its entirety for a full description of our evaluation procedures and findings.

Based on UES' field observations, historical research, public records review and interviews conducted in accordance with ASTM format E1527-21, the findings of this Phase I ESA are as follows:

- 1) UES reviewed readily available records and conducted a site visit to determine the historical and current use of the subject property. It was undeveloped land containing trees and general vegetation in the early 1940s and then developed as agricultural land (citrus grove) from the 1950s to the 2010s and was vacant land in the 2020s. The subject property has been agricultural land from the 1950s through the present day.
- 2) The subject property historically operated as agricultural (citrus grove). Improper or long term application of agricultural chemicals has been shown, at times, to remain in the soil above the recommended exposure levels established by the FDEP. The Phase I Environmental Site Assessment And Limited Soil Evaluation (dated August 13, 2021) indicates soil samples were collected, field analyzed for arsenic, and select samples were laboratory analyzed for agricultural chemicals to address the historical operation as a citrus grove. Soil borings S01, S19, 19A, S20, S36, and S37 appear on the subject property. Soil boring S21 appears on the west adjoining property near the subject property line. A soil sample was collected from each boring and field analyzed for arsenic and lead utilizing an X-ray fluorescence (XRF) meter. The XRF meter detected an arsenic concentration above 2.1 milligrams per kilogram (mg/kg) at S21. The remaining results were below 2.1 mg/kg. Soil sample S21 was then laboratory analyzed for arsenic and lead. Soil sample S19A was analyzed for Organochlorine Pesticides. The laboratory did not detect any arsenic and pesticide concentrations exceeding Florida Department of Environmental Protection (FDEP) Soil Cleanup Taret Levels (SCTLs). Based on the concentrations being below their SCTLs, the potential for the soil in these areas to be impacted by agricultural chemicals is low. See Section 4.8 for details of the soil evaluation to address this concern.
- 3) A recognized environmental condition (REC) is defined as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at

the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- No RECs were identified in connection with the subject property.
- 4) A controlled REC (CREC) is defined as a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls.
- No controlled RECs were identified in connection with the subject property.
- 5) A historical REC (HREC) is a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls.
- No historical RECs were identified in connection with the subject property.
- 6) UES obtained an ASTM regulatory database report through Environmental Risk Information Services (ERIS) and reviewed pertinent regulatory records from the United States Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP), as needed.
- The subject property is not listed on the federal or state databases.
 - Facilities located within the ASTM search distances were identified on the federal and state databases. Based on the findings of the regulatory records review, these listings do not appear as a REC in connection with the subject property.
- 7) UES was not contracted to obtain an Environmental Lien Search (ELS) Report for the subject property. It is the User's obligation to confirm whether any environmental liens or activity and use limitations are recorded for the subject property.
- 8) Significant Data Gaps considered likely to affect the conclusions of this Phase I ESA were not identified during the preparation of this Phase I ESA.
- 9) The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the subject property.

1.0 INTRODUCTION

1.1 PURPOSE

Universal Engineering Sciences (UES) prepared this Phase I Environmental Site Assessment (ESA) in accordance with the guidelines of the ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The primary purpose of this assessment is to conduct an evaluation of the subject property and surrounding properties to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and de minimis conditions with the past or present uses of the subject property and surrounding properties. ASTM E1527-21 defines these conditions as follows:

- REC: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term REC is not intended to include de minimis conditions which are conditions related to a release that generally do not present a threat to human health or the environment and which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
- CREC: A recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).
- HREC: A previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

1.2 SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E1527-21. The accuracy, correctness and completeness of this Phase I ESA is provided with knowledge of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as set forth in 42 United States Code Section 9601 et seq., as amended.

1.3 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment; UES offers or extends no warranty, express or implied. These findings are relevant to the dates of our property evaluation and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within the report. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property.

1.4 CRITICAL DATES – CONTINUED VIABILITY OF ESA

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this Phase I ESA, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days prior to the date of acquisition of the property or for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction. If within this period the assessment will be used by a user different from the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User’s Responsibilities. An environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction:

Date of Components

Phase I ESA Component	Date
Date of Declaration by the Environmental Professional for the Assessment	December 1, 2023
Earliest Date of Interviews with Owners, Operators, and Occupants	November 20, 2023
Date of Search for Recorded Environmental Liens	Not Provided
Date of Regulatory Records Review	November 22, 2023
Date of Site Reconnaissance	Tuesday, November 28, 2023
Report Viability Date (180 days after the earliest date above)	May 18, 2024

1.5 SPECIAL TERMS AND CONDITIONS

This report, and the information contained herein, shall be the sole property of UES until payment of any unpaid balance is made in full. Publix Super Markets Inc., hereinafter referred to as the "User" of this Phase I ESA report, agrees that until payment is made in full, the User shall not have a proprietary interest in this report, or the information contained herein. UES shall have the absolute right to request the return of all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees by the contractual conditions that govern this assessment.

1.6 USER RELIANCE

This report is intended for the sole use of the User, Publix Super Markets Inc. and WindCrest Development Group, Inc.. Its contents may not be relied upon by other parties without the explicit written consent of UES. This is not a statement of suitability of the subject property for any use or purpose. In accepting this report, all parties herein mentioned agree to the General Conditions of the Agreement between UES and Publix Super Markets Inc..

2.0 USER-PROVIDED INFORMATION

2.1 USER QUESTIONNAIRE

The User is required to complete an AAI compliant User Questionnaire to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). Failure to complete this questionnaire could result in a

determination that “all appropriate inquiry” is not complete. UES was provided with a User Questionnaire completed by Mr. Tom Murray with WindCrest Development Group, Inc. (dated November 20, 2023). A summary of the User responses is provided in the table below.

Summary of User Questionnaire Responses

Question	Response		Comments
	Yes	No	
As the User, are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
As the User, are you aware of any Activity and Use Limitations, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
As the User, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
As the User of this ESA 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do you know the past uses of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do you know of specific chemicals that are present or once were present at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do you know of spills or other chemical releases that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Do you know of any environmental cleanups that have taken place at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

2.2 REASON FOR PERFORMING PHASE I ESA

UES was contracted to perform this Phase I ESA for the prospective owner to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defense to CERCLA liability. The User indicated the reason UES was contracted to perform this Phase I ESA was to purchase the subject property.

2.3 ENVIRONMENTAL LIENS OR ACTIVITY LAND USE LIMITATIONS

Information pertaining to potential environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state or local laws was not supplied to UES by the User. Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-21, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is approximately 19.9 acres of vacant land on one tax parcel (ID#: 23-20-25-0004-000-00200) located north of the County Road 48 intersection with State Road 19 in Howey-In-The-Hills, Lake County, Florida 34737. The subject property is located within Section 23, Township 20 South and Range 25 East, as referenced in the USGS topographic quadrangle map titled "Howey In The Hills, FL" provided as **Figure 1**. Refer to the Site Plan/2023 Aerial Photograph, **Figure 2**. The proposed site plan and the property appraiser record in **Appendix A** for additional details.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

The subject property is vacant agricultural land (former citrus grove) containing trees and general vegetation. Access to the subject property is provided by County Road 48 and State Road 19. The subject property vicinity is characterized primarily by agricultural property (vacant), commercial property (golf course, hotel, lodge, resort, and vacant), residential property (homes and vacant), and utility property (public well). Refer to the Site Plan/2023 Aerial Photograph (**Figure 2**) for additional details pertaining to the subject and surrounding properties.

3.3 CURRENT USE OF THE SUBJECT PROPERTY

The subject property is unoccupied vacant land.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE SUBJECT PROPERTY

There are no structures, roads and/or other improvements at the subject property.

3.5 CURRENT USES OF ADJOINING PARCELS

During UES' site reconnaissance, properties adjoining the subject property were observed from the subject property boundaries, without being entered, or from curbside, for possible sources of impacts or environmental impairment which could migrate to the subject property via surface water runoff, groundwater transport, or other pathways.

Description of Adjoining Parcels

Direction From The Subject Property	Description of Current Use
North	Vacant land
East	County Road 48, public well, lodge, and vacant land
South	State Road 19, home, resort, hotel, golf course, and vacant land
West	Vacant land

4.0 HISTORICAL RECORDS REVIEW

A historical assessment of the subject property, adjoining properties and surrounding area was performed through a review of available standard historical resources including aerial photographs, topographic maps, Sanborn fire insurance maps, and city directory records. Additional standard historical sources were reviewed if deemed useful in identifying RECs and readily available. These sources are cited in the table below.

Historical Records Reviewed

Standard	Reviewed		Source
	Yes	No	
4.1 Aerial Photographs <i>(Required)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Risk Information Services (ERIS) Google Earth Florida Department of Transportation (FDOT) University of Florida (UF)
4.2 USGS Topographic Maps <i>(Required)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ERIS, TopoView
4.3 Fire Insurance Maps <i>(Required)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The ERIS report indicates no coverage is available.
4.4 City Directories <i>(Required)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ERIS
4.5 Property Tax Files	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lake County Property Appraiser records
4.6 Recorded Land Title Records	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.7 Building Department Records	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.8 Other Historical Sources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FDEP Ethylene Dibromide (EDB) Application Zone Delineation Map. Phase I Environmental Site Assessment And Limited Soil Evaluation

4.1 AERIAL PHOTOGRAPHS

UES reviewed a series of aerial photographs in order to evaluate the previous land uses of the subject property and surrounding area. Copies of the aerial photographs are provided in **Appendix B**. Descriptions of UES observations are outlined in the table below.

Summary of Aerial Photographs Observations

Photograph		Remarks
Year	Quality	
1941	Fair	<p><u>Subject Property</u> The subject property appears to be undeveloped land containing trees and general vegetation.</p> <p><u>Adjoining Properties & Surrounding Area</u> County Road 48 and a golf course appears on the south property. The remaining properties appear to be undeveloped land.</p>
1947	Fair	<p><u>Subject Property</u> No significant changes</p> <p><u>Adjoining Properties & Surrounding Area</u> No significant changes</p>
1952	Fair	<p><u>Subject Property</u> Agricultural land (citrus grove) appears on the subject property.</p> <p><u>Adjoining Properties & Surrounding Area</u> A citrus grove appears on the adjoining properties. State Road 19 appears on the east property.</p>
1958 1966	Fair	<p><u>Subject Property</u> No significant changes</p> <p><u>Adjoining Properties & Surrounding Area</u> No significant changes</p>
1972	Good	<p><u>Subject Property</u> No significant changes</p> <p><u>Adjoining Properties & Surrounding Area</u> The resort and hotel appear on a south property.</p>
1974 1979 1983	Good	<p><u>Subject Property</u> No significant changes</p> <p><u>Adjoining Properties & Surrounding Area</u> No significant changes</p>
1995	Good	<p><u>Subject Property</u> No significant changes</p> <p><u>Adjoining Properties & Surrounding Area</u> The marina appears on the east property. The public well appears on the south property.</p>
1999	Good	<p><u>Subject Property</u> No significant changes</p> <p><u>Adjoining Properties & Surrounding Area</u> Homes appear on the south property.</p>

Summary of Aerial Photographs Observations

Photograph		Remarks
Year	Quality	
2004	Good	<u>Subject Property</u> No significant changes <u>Adjoining Properties & Surrounding Area</u> Additional homes appear on the south property.
2008 2013	Good	<u>Subject Property</u> No significant changes <u>Adjoining Properties & Surrounding Area</u> No significant changes
2017	Good	<u>Subject Property</u> The subject property no longer appears to operate as a citrus grove. <u>Adjoining Properties & Surrounding Area</u> The north, east, and west properties no longer appear to operate as a citrus grove.
2019 2023	Good	<u>Subject Property</u> No significant changes <u>Adjoining Properties & Surrounding Area</u> No significant changes

4.2 TOPOGRAPHIC MAPS

UES reviewed a series of historical topographic maps in order to evaluate the previous land uses of the subject property and surrounding area. Copies of the historical topographic maps are provided in **Appendix C**. Descriptions of UES observations are outlined in the table below.

Summary of Historical Topographic Map Observations

Year	Remarks
1969	<u>Subject Property</u> Agricultural land (citrus grove) appears on the subject property. <u>Adjoining Properties & Surrounding Area</u> A citrus grove appears on the adjoining properties. County Road 48 appears on the south property and State Road 19 appears on the east property.
2015	<u>Subject Property</u> Citrus grove is not represented on the map. <u>Adjoining Properties & Surrounding Area</u> Citrus grove is not represented on the map.
2021	<u>Subject Property</u> No significant changes <u>Adjoining Properties & Surrounding Area</u> No significant changes

4.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps providing coverage of the subject property and vicinity were unavailable. A copy of the no coverage letter is provided in **Appendix D**.

4.4 CITY DIRECTORIES

The subject property does not appear in the city directory report. UES notes that the adjoining property entries from the city directory review are not considered to be pertinent to the review since they do not appear as a business that would generate hazardous waste or store petroleum. The city directory findings are provided in **Appendix E**.

4.5 PROPERTY TAX RECORDS

The Lake County Property Appraiser identifies the current owner of the subject property as Lake Harris (Orlando) ASLI VII Owner #1 LLC. The land use code for the subject property is Acreage - Non Agricultural (9900). Refer to **Appendix A** for a copy of the property appraiser report.

4.6 RECORDED LAND TITLE RECORDS

The User did not contract UES to acquire a chain-of-title report for the subject property, which typically contains information regarding historical site ownership.

4.7 BUILDING DEPARTMENT RECORDS

UES did not review building department records in preparation of this Phase I ESA.

4.8 OTHER HISTORICAL SOURCES

The FDEP Ethylene Dibromide (EDB) Application Zone Delineation Map indicates EDB-impacted groundwater has not been identified beneath where the subject property is located. EDB was formerly used in citrus grove applications as a fumigant against nematodes and is a known carcinogen.

The User provided the Phase I Environmental Site Assessment And Limited Soil Evaluation (dated August 13, 2021) written by UES (Project No. 0140.2100203.0000; Report No. 1892506) for K. Hovnanian Homes LLC. The report indicates soil samples were collected, field analyzed for arsenic, and select samples were laboratory analyzed for agricultural chemicals to address the historical operation as a citrus grove. Fifty-two (52) soil borings (S01 thru S52) were placed within the citrus grove area. Soil borings S01, S19, 19A, S20, S36, and S37 appear on the subject property. Soil boring S21 appears on the west adjoining property near the subject property line. A soil sample was collected from each boring approximately 6-inches to 12-inches below the land surface (bls). Each soil sample was field analyzed for arsenic and lead using an X-ray fluorescence (XRF) meter. The XRF meter detected an arsenic concentration above 2.1 milligrams per kilogram (mg/kg) at S21. The remaining results were below 2.1 mg/kg. Soil sample S21 was then laboratory analyzed for arsenic and lead utilizing Environmental Protection Agency (EPA) Method 6010. Soil sample S19A was collected approximately 6-inches to 12-inches below the land surface (bls) and laboratory analyzed for Organochlorine Pesticides utilizing EPA Method 8081. The laboratory did not detect any arsenic and pesticide concentrations exceeding FDEP Soil Cleanup Taret Levels (SCTLs). Based on the concentrations being below their SCTLs, the potential for the soil in these areas to be impacted by agricultural chemicals is low.

4.9 HISTORICAL SUMMARY OF THE SUBJECT PROPERTY AND SURROUNDING AREAS

The subject property was undeveloped land containing trees and general vegetation in the early 1940s. It was then developed as agricultural land (citrus grove) from the 1950s to the 2010s and was vacant land in the 2020s. The subject property has been agricultural land from the 1950s through the present day.

The subject property historically operated as agricultural (citrus grove). Improper or long term application of agricultural chemicals has been shown, at times, to remain in the soil above the recommended exposure levels established by the FDEP. Field and laboratory soil analysis did not detect any arsenic and pesticide concentrations exceeding FDEP Soil Cleanup Taret Levels (SCTLs). See Section 4.8 for details of the soil evaluation to address this concern.

The surrounding area was commercial property (golf course) and undeveloped land in the early 1940s. Agricultural land (citrus grove) appeared from the 1950s to the 2010s and additional commercial land appeared in the 1970s (resort and hotel), 1990s (marina), and 2020s (lodge). Utility land (public well) and residential property (homes) appeared in the late-1990s. The area has been agricultural, commercial, government, and residential land from the mid 2000's through the present day.

5.0 REGULATORY RECORDS REVIEW

5.1 REGULATORY DATABASE REPORT AND RECORDS REVIEW

As a part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the subject property. UES obtained an ASTM regulatory database report from Environmental Risk Information Services (ERIS), which is provided in **Appendix G**. UES also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed. The table below lists the approximate minimum search distances used during this assessment in review of the regulatory database, as set forth in ASTM E1527-21.

Minimum Search Distances - ASTM E1527-21

Source	Search Distance
Federal NPL Site List (National Priorities List)	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List (Comprehensive Environmental Response Compensation and Liability Act of 1980) / Superfund Enterprise Management System (SEMS)	0.5 mile
Federal CERCLIS NFRAP Site List /SEMS Archive List	0.5 mile
Federal RCRA CORRACTS Facilities List (Resource Conservation and Recovery Act)	1.0 mile
Federal RCRA non-CORRACTS TSD Facilities List	0.5 mile
Federal RCRA Generators List	Subject Property & Adjoining Parcels
Federal Institutional Control/Engineering Control Registries	Subject Property Only
Federal ERNS List (Emergency Response Notification System)	Subject Property Only

Minimum Search Distances - ASTM E1527-21

Source	Search Distance
States and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation: <ul style="list-style-type: none"> • State- and Tribal-equivalent NPL • State- and Tribal-equivalent SEMS 	1.0 mile 0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tanks Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	Subject Property & Adjoining Parcels
State and Tribal Institutional Control/Engineering Control Registries	Subject Property Only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

UES' review of the referenced databases considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present potential environmental risks to the subject property, UES considered the following criteria:

- The type of database on which the site is identified.
- The direction and distance of the identified site from the subject property.
- The known or inferred groundwater flow direction in the subject property area.
- The status of any respective regulatory agency-required investigation(s) of the identified site.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) that may be located between the identified site and the subject property.

According to information provided by ERIS and a review of public records maintained by the EPA and/or FDEP:

- The subject property is not listed on any Federal, State or local databases.
- Facilities in the surrounding area are listed on the following databases:
 - Aboveground Storage Tank (AST),
 - Underground Storage Tank (UST),
 - Leaking UST (LUST), and
 - Oil and Hazardous Materials Incidents (SPILLS)

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional evaluation are discussed in the table below.

Facilities Identified Within Minimum Search Distances

Facility	Facility ID(s)	Distance/Direction	Database(s)
CR 48 at Hwy 19 Howey-In-The-Hills	7524	South Adjacent Property	SPILLS
In January 2000, a vehicular accident at this location released diesel (30-gal) and sewage (4,000-gal) to soil. No additional information was available to be reviewed. A discharge was not reported and the State considers the issue closed. Based on the lack of a reported discharge, this facility is not a REC in connection with the subject property.			
Mission Inn Golf & Tennis Resort 10400 CR 48 Howey In The Hills	35-8840331	South Adjacent Property	AST UST LUST
This facility is a non-retail fuel user containing four USTs and three ASTs that were removed from the facility. It currently maintains two ASTs. A discharge was reported in May 1992. A No cleanup Required (NREQ) status was issued to the discharge in May 2001. Based on the resolution of the discharge, this facility is not a REC in connection with the subject property.			

In addition to reviewing the regulatory database report, UES performed reconnaissance of the subject property vicinity to identify any sites not mapped by ERIS due to inadequate or inaccurate address information and to look for unregistered facilities. Additional petroleum storage facilities or facilities suspected to use or generate hazardous materials were not observed in the near vicinity of the subject property during field reconnaissance performed by UES.

5.2 VAPOR ENCROACHMENT SCREENING

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-22). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-21 Phase I ESA.

Vapor migration refers to the movement of *hazardous substances or petroleum products* vapor in the subsurface. A vapor encroachment condition (VEC) is defined as the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E2600-22. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern (AOC) for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in the table below.

Approximate Minimum Search Distance Surrounding the Subject Property (ASTM E2600-22)

Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal SEMS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control Registries	Subject Property Only	Subject Property Only
Federal ERNS List	Subject Property Only	Subject Property Only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent SEMS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile
State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control Registries	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

Based on our regulatory records review detailed in Section 5.1, facilities with known or suspected contamination are not located within the AOC; therefore, no vapor encroachment conditions were identified in connection with the subject property.

6.0 PHYSICAL SETTING SOURCES

The USGS topographic quadrangle map, soil survey report, and regulatory files available regarding properties of environmental concern in the subject property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

6.1 TOPOGRAPHY

The USGS topographic quadrangle map titled "Howey In The Hills, FL" was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation that ranges between approximately 85 feet to 150 feet above sea level. The existing topography slopes north down gradient toward Lake Harris. A copy of the USGS Quadrangle Map is provided as the Site Location Plan as **Figure 1**.

6.2 SOILS / GEOLOGY

The general geology is characterized by 30 to 50 feet of undifferentiated fine to medium grained sands and clayey sands of Holocene age overlying the Miocene age Hawthorn Group. The Hawthorn is approximately 100 feet thick and is comprised of interbedded layers of clay, clayey sand, sandy clay, and phosphatic carbonates. The underlying Tertiary age carbonates gently dip east under an increasing

thickness of younger sediments. According to the United States Department of Agriculture (USDA), Soil Conservation Service, Soil Survey of Lake County, Florida, the surficial soils of the subject property are classified in the table below. A soil map is provided in **Appendix F**.

Surficial Soil Types

Surficial Soil Type	Drainage Type
Candler sand (0 to 5 percent slopes)	Excessively Drained
Candler sand (5 to 12 percent slopes)	Excessively Drained
Candler sand (12 to 40 percent slopes)	Excessively Drained
Lake Sand (0 to 5 percent slopes)	Excessively Drained
Lake Sand (5 to 12 percent slopes)	Excessively Drained

6.3 HYDROGEOLOGY

The general hydrogeology includes an unconfined surficial aquifer separated from the Floridan aquifer by the Hawthorn Group. The surficial aquifer is recharged by rainfall and can yield small to moderate amounts of water to small diameter wells. The Floridan aquifer may reach 2,000 feet in thickness and is the primary source of the public water supply.

The direction of the surficial aquifer flow usually follows the topography of the land and flows toward surface bodies of water. Actual local groundwater flow direction can be influenced by factors such as surface topography, surface water bodies, underground structures, seasonal fluctuations in rainfall, soil and bedrock geology, and nearby production wells. Site-specific groundwater flow can only be determined by the installation of piezometers.

7.0 INFORMATION FROM SITE RECONNAISSANCE

On Tuesday, November 28, 2023, a site reconnaissance of the subject property was completed by Mr. Chris McCormick of UES. UES was unescorted during the site reconnaissance. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying RECs in connection with the subject property. At the time of UES' site visit, the weather was clear and sunny.

7.1 METHODOLOGY

The reconnaissance included walking the accessible portions of the subject property and the site perimeter. This visual observation of the subject property focused primarily on its surface features. Adjoining properties were observed from curbside. Property use and significant features are indicated on the Site Plan/2023 Aerial Photograph presented as **Figure 2**. Representative site photographs of the subject property and adjoining parcels are included in **Appendix H**.

7.2 GENERAL SITE SETTING

The general site setting is characterized primarily by agricultural property (vacant), commercial property (golf course, hotel, lodge, resort, and vacant), residential property (homes and vacant), and utility property (public well). The subject property is vacant agricultural land (former citrus grove) containing trees and general vegetation. Access to the subject property is provided by County Road 48 and State Road 19.

7.3 SITE OBSERVATIONS

Site features observed, encountered, or suspected during UES' site visit are summarized in the table below. Affirmative responses are discussed in more detail in the following the table.

Site Reconnaissance Summary

Item	Observed or Encountered			Comments
	Yes	No	Suspect	
Limiting Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Portions of the subject property's ground surface were not viewed due to the presence of tall vegetation and densely wooded areas. Based on the present and historic usage of the subject property, the inability to properly observe these surface features does not appear to constitute a data failure.
Floor Drains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Heat/Cooling Source	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drinking Water Source	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Domestic Wastewater Discharge Source	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current Tenant Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Past Tenant Operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Polychlorinated Biphenyls (PCBs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hazardous Substances and Petroleum Products	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Odors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pools of Liquid	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drums and Containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unidentified Substance Containers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Site Reconnaissance Summary

Item	Observed or Encountered			Comments
	Yes	No	Suspect	
Stains or Corrosion on Floors, Walls or Ceilings (not including water)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sumps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Impoundments, Pits, Ponds or Lagoons for Waste Disposal or Treatment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stained Soil or Pavement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stressed Vegetation (not from insufficient water)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Adjacent and Nearby Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Solid Waste, Construction Debris and/or Imported Soil Stockpile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other Notable Site Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

8.0 INTERVIEWS

As part of this Phase I Environmental Site Assessment, interviews were conducted to obtain information indicating recognized environmental conditions in connection with the subject property. The following persons or agencies were contacted for interviews in an effort to obtain information regarding the subject property.

Interview Summary

Represents	Comments
Current Property Owner	Mr. Ryan Lefkowitz with Avanti Management Corporation was interviewed by UES using an Owner Questionnaire (dated November 20, 2023). The owner representative indicated they have owned the subject property for 10 years. He did not identify an indicator that would point to a REC existing on the subject property. A copy of the completed questionnaire is presented in Appendix I .
Past Property Owner(s)	Contact information for past owners of the subject property were not supplied to nor found by UES.
Key Site Manager	Mr. Jay Diceglie was identified as the key site manager by the owner representative. He was not available to be interviewed prior to issuing this report.
Occupant	The subject property was unoccupied therefore no occupants were interviewed during the completion of this Phase I ESA.
State Government Agency	UES did not personally contact the Florida Department of Environmental Protection (FDEP). Based on review of FDEP's online OCULUS website and the Waste Cleanup Application, Contamination Locator Map (Map Direct), additional regulatory records pertaining to the subject property were not located. A copy of the map is presented in Appendix G .
State Government Agency	A request for records pertaining to the subject property was made to the Florida Department of Health in Lake County. At the time of this report, we have not received a response. A copy of the request is presented in Appendix I .
Local Government	Kelley Boeder, Office Associate III with the Lake County Fire Department responded to a request for records pertaining to the subject property. The representative indicated in their email response (dated November 20, 2023), there are no records for the subject property. A copy of the response is presented in Appendix I .
Local Government	A request for records pertaining to the subject property was made to the Town of Howey-In-The-Hills. At the time of this report, we have not received a response. A copy of the request is presented in Appendix I .
User	Mr. Tom Murray with WindCrest Development Group, Inc. was interviewed by UES using a User Questionnaire (dated November 20, 2023). Refer to Section 2.1 for User Questionnaire responses. A copy of the completed User Questionnaire is presented in Appendix I .

9.0 FINDINGS AND OPINIONS

The subject property historically operated as agricultural (citrus grove). Improper or long term application of agricultural chemicals has been shown, at times, to remain in the soil above the recommended exposure levels established by the FDEP. The Phase I Environmental Site Assessment And Limited Soil Evaluation (dated August 13, 2021) indicates soil samples were collected, field analyzed for arsenic, and select samples were laboratory analyzed for agricultural chemicals to address the historical operation as a citrus grove. Soil borings S01, S19, 19A, S20, S36, and S37 appear on the subject property. Soil boring S21 appears on the west adjoining property near the subject property line. A soil sample was collected

from each boring and field analyzed for arsenic and lead utilizing an X-ray fluorescence (XRF) meter. The XRF meter detected an arsenic concentration above 2.1 milligrams per kilogram (mg/kg) at S21. The remaining results were below 2.1 mg/kg. Soil sample S21 was then laboratory analyzed for arsenic and lead. Soil sample S19A was analyzed for Organochlorine Pesticides. The laboratory did not detect any arsenic and pesticide concentrations exceeding Florida Department of Environmental Protection (FDEP) Soil Cleanup Taret Levels (SCTLs). Based on the concentrations being below their SCTLs, the potential for the soil in these areas to be impacted by agricultural chemicals is low. See Section 4.8 for details of the soil evaluation to address this concern.

9.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This Phase I ESA has not revealed evidence of recognized environmental conditions (RECs).

9.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

No controlled recognized environmental conditions (CRECs) were found for the subject property.

9.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

No historical recognized environmental conditions (HRECs) were found for the subject property.

9.4 DATA GAPS

The following data gaps were encountered during the course of this Phase I ESA:

- Historical information found for the subject property may have exceeded five-year intervals. However, UES believes that this data gap is not considered significant as the specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. However, based on information obtained from Environmental Risk Information Services and Lake County records, this data gap is not considered significant since it is likely information obtained would be duplicative of information obtained from other sources.

No significant data gaps that would have impacted our ability to identify RECs were encountered as part of this Phase I ESA.

10.0 CONCLUSIONS

UES has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the property located north of the County Road 48 intersection with State Road 19 in Howey-In-The-Hills, Lake County, Florida 34737 the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.2, 1.3 and 1.5 of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking “reasonable steps” with respect to preventing and limiting exposure to

any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency.

11.0 DEVIATIONS

UES prepared this Phase I ESA in compliance with ASTM E1527-21.

12.0 ADDITIONAL SERVICES

Under the terms of the agreement between UES and Publix Super Markets Inc., no other services beyond the Phase I ESA were performed as part of this assessment.

13.0 REFERENCES

13.1 STANDARDS

ATSM International, Standard Practice for: Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-21.

ATSM International, Standard Practice for: Vapor Encroachment Screening on Property Involved In Real Estate Transactions, Designation E2600-22.

13.2 PROPERTY RECORDS

Lake County Property Appraisers, Property Records, Legal Description(s), Zoning and Land Use Information. Available online at: <http://lakecopropappr.com>

13.3 REGULATORY AND HISTORICAL RESOURCES

Environmental Risk Information Services; Regulatory Database Report, Historical Aerials, USGS Topographic Map, and City Directories Order No. 23112000568 dated November 22, 2023.

United States Environmental Protection Agency, Facility Registry System (FRS). Available on-line at: <https://enviro.epa.gov/facts/myproperty/>

OCULUS Electronic Document Management System, FDEP Regulatory Files Review for Storage Tanks, Hazardous Waste, Solid Waste and Waste Cleanup Program Areas. Available on-line at: <https://depedms.dep.state.fl.us/Oculus/servlet/login>

Florida Department of Environmental Protection, Map Direct Application (Groundwater Delineation Map). Available on-line at: https://ca.dep.state.fl.us/mapdirect/?focus=grndwtr_dl

Florida Department of Environmental Protection, Map Direct Application (Contamination Locator Map). Available on-line at: <https://ca.dep.state.fl.us/mapdirect/?webmap=bdfa237157c7426a8f552e40a741685e>

University of Florida Digital Collections website, Aerial Photograph Collection.
Available online at: <http://ufdc.ufl.edu/aerials>.
Photographs: 1941, 1947, 1958, and 1974.

Florida Department of Transportation website, Aerial Photograph Collection.
Available online at: <http://www.dot.state.fl.us/surveyingandmapping/aerialmain.shtm>.
Photographs: 1972, 1983, and 1995.

Google Earth
Photographs: 1999, 2004, 2008, 2013, 2017, and 2023.

13.4 PHYSICAL SETTING SOURCES

United States Geological Survey, Digital US Topographic Maps, 7.5-Minute Quadrangle Map “Howey In The Hills, FL,” dated 2021. Available online at: <http://www.usgs.gov/>

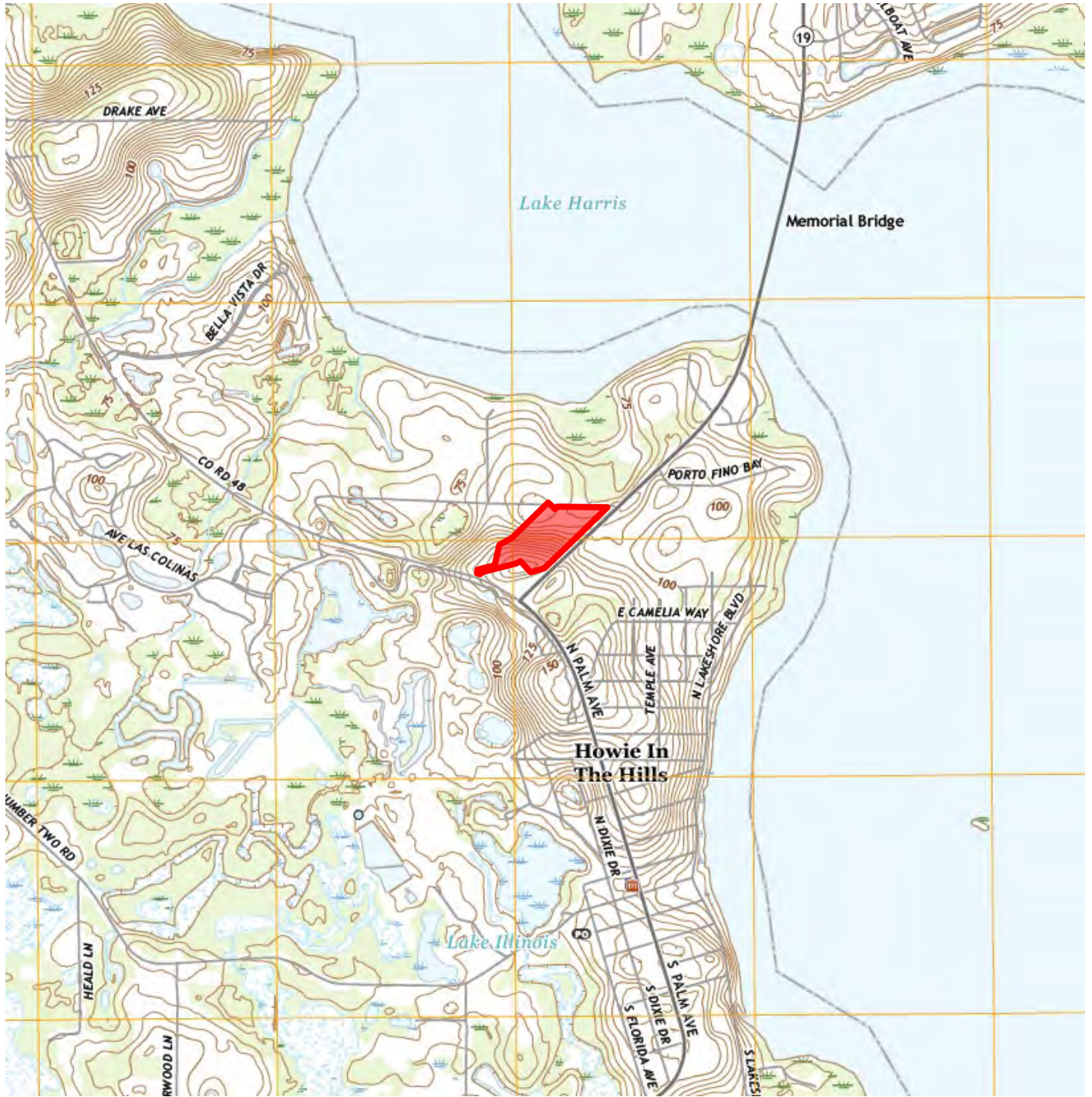
United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). Available online at: <http://websoilsurvey.nrcs.usda.gov/app/>

USDA NRCS Soil Survey off Lake County Area, Florida, dated April 1975.

FIGURES



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Legend

 Subject Property

Image Source: 2021 USGS Quadrangle Maps "Howey In The Hills, FL"



Scale: 1" = 2,000'

**Publix Retail Development
North of County Road 48 and State Road 19
Howey-In-The-Hills, Lake County, Florida 34737**

SITE LOCATION PLAN

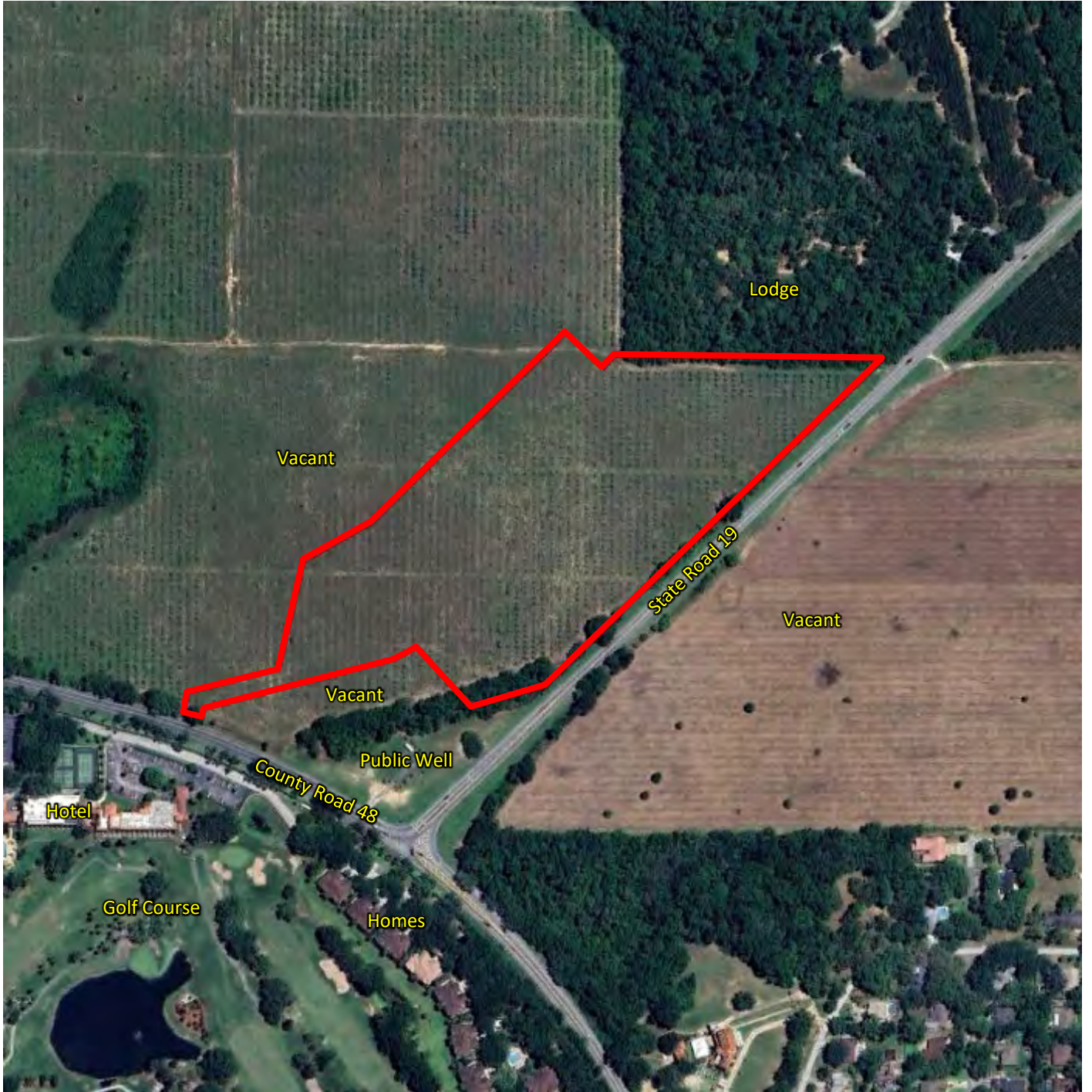
Date: December 1, 2023

Project No: 0140.2300323.0000

Report No: 2056537

Figure No:

1



Legend

 Subject Property

Note: 2023 Image provided by Google Earth



Scale: 1" = 430'

**Publix Retail Development
North of County Road 48 and State Road 19
Howey-In-The-Hills, Lake County, Florida 34737**

SITE PLAN

Date: December 1, 2023

Project No: 0140.2300323.0000

Report No: 2056537

Figure No:

2

APPENDIX A



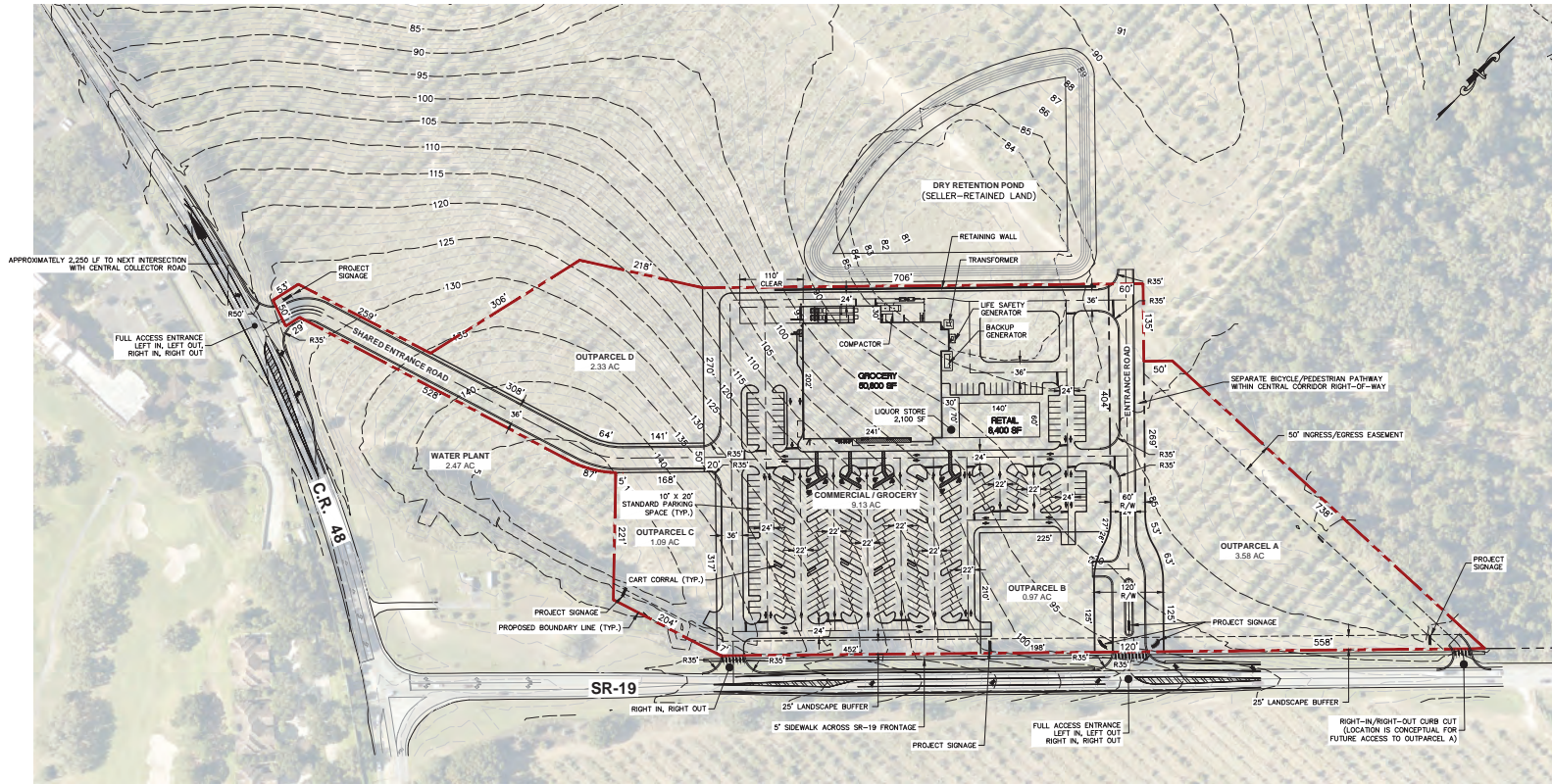
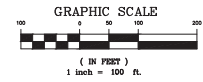
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LAND USE TABLE:

SITE AREA	OWNERSHIP	MAINTENANCE	AREA (AC)	AREA (%)
GROCERY RETAIL	PRIVATE	PRIVATE	9.13	47.50%
OUTPARCEL A	PRIVATE	PRIVATE	3.58	18.63%
OUTPARCEL B	PRIVATE	PRIVATE	0.97	5.07%
OUTPARCEL C	PRIVATE	PRIVATE	1.09	5.69%
OUTPARCEL D	PRIVATE	PRIVATE	2.33	12.13%
SHARED ENTRANCE ROAD	PRIVATE	PRIVATE	0.96	4.99%
PUBLIC RIGHT-OF-WAY	PUBLIC	PUBLIC	1.13	5.90%
TOTAL			19.19	100.00%

SITE DATA:

PARCEL ID: 23-20-25-0002-000-01100
 JURISDICTION: HONEY-IN-THE-HILLS
 ZONING: PUD
 GROSS SITE AREA: 19.19 ACRES ±
 TOTAL BUILDING S.F.: 61,300 SF
 FLOOR AREA RATIO: MAXIMUM: 0.23 (PER OVERALL PD)
 TO BE DETERMINED WITH FINAL SITE PLAN
 MAX BUILDING HEIGHT: 35 FT (45 FT FOR PARAPETS, TOWERS, ETC.)
 PARKING: REQUIRED: 306 SPACES
 5 SPACES PER 1,000SF OF BUILDING AREA
 (61,300 SF / 1,000 SF) * 5 = 306 SPACES MIN.
 326 SPACES PROVIDED
 OPEN SPACE: REQUIRED: 40 ACRES ON OVERALL PD
 0 (ZERO) ACRES. THIS PROJECT IS NOT CONTRIBUTING TO THE OVERALL OPEN SPACE COMMITMENT AS DEFINED UNDER SECTION 5.D OF THE PUD.
 DEDICATIONS & RESERVATIONS: 1.13 AC TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY



PRELIMINARY SITE PLAN
 FOR
LAKE HILLS SHOPPING CENTER
 TOWN OF HONEY IN THE HILLS, FLORIDA

WINDQUEST DEVELOPMENT GROUP, INC.
 405 E. HARRISON BL. SUITE 340
 MOLLAND, FLORIDA 32751
 407-219-3640








NO.	DATE	REVISIONS

JOB # : 22041
 DATE : 09/23/23
 SCALE : 1" = 100'
 DESIGNED BY : JAS
 DRAWN BY : JAS
 APPROVED BY : BSB

C100

PROPERTY RECORD CARD

General Information

Name:	LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC	Alternate Key:	1780438
Mailing Address:	923 N PENNSYLVANIA AVE WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: 	23-20-25- 0004-000- 00200
		Millage Group and City:	000H Howey in the Hills
		2023 Total Certified Millage Rate:	20.4342
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	COUNTY ROAD 48 HOWEY IN THE HILLS FL, 34737	Property Name:	-- Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	GOV LOTS 2, 4, 5, GOV LOTS 6, 7, N OF HWY 48, GOV LOT 8 N OF HWY 48 & W'LY OF HWY 19, GOV LOT 9 W'LY OF HWY 19 IN SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 04MIN 21SEC E 1314.20 FT TO S'LY WATERS EDGE OF LAKE HARRIS & PT A, RETURN TO POB, RUN S 89DEG 35MIN 28SEC W 1100 FT, N 00DEG 27MIN 54SEC E 1484.76 FT TO S'LY WATERS EDGE OF LAKE HARRIS, THENCE E'LY ALONG SAID S'LY WATERS OF LAKE HARRIS TO PT A & LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, AND ALSO THE SOUTHEAST CORNER OF GOVERNMENT LOT 8 RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 567.40 FEET TO THE CENTERLINE OF STATE ROAD 459, RUN THENCE SOUTH 46-47-00 WEST ALONG SAID CENTERLINE 259.13 FEET, NORTH 43-13-00 WEST 50 FEET FOR THE POINT OF BEGINNING, RUN SOUTH 74-54-00 WEST 742.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 48, RUN THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 363.60 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 459, RUN THENCE NORTH 46-47-00 EAST 558.50 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY & LESS FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST RUN NORTH 00-53-14 EAST 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69-35-43 EAST 1186.12 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE 1188.29 FEET, SOUTH 75-35-20 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 1460.31 FEET TO A OINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72-35-58 EAST 223.25 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 223.33 FEET TO THE POINT OF BEGINNING, THENCE LEAVING		

SAID NORTHERLY RIGHT OF WAY LINE NORTH 15-36-38 EAST 52.62 FEET, NORTH 75-08-12 EAST 258.80 FEET, NORTH 75-51-45 EAST 298.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62-15-27 EAST 62.77 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.36 FEET, THENCE SOUTH 41-20-52 EAST 270.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19, THENCE SOUTH 75-06-54 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 531.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66-12-04 WEST 299.49 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 299.69 FEET TO THE POINT OF BEGINNING--ORB 4394 PG 1276

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	WETLAND (9600)	0	0		10.530	Acre		\$474.00	\$474.00
2	ACREAGE - NON AGRICULTURAL (9900)	0	0		144.180	Acre		\$2,162,700.00	\$2,162,700.00

[Click here for Zoning Info](#) 
[Map](#)

[FEMA Flood](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4394 / 1276	10/2013	Warranty Deed	Unqualified	Vacant	\$5,775,500.00
3847 / 276	11/2009	Quit Claim Deed	Unqualified	Vacant	\$100.00
1594 / 1451	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
1594 / 1447	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
1230 / 311	05/1993	Trustees Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$2,163,174	\$2,163,174	\$2,163,174	5.0364	\$10,894.61
SCHOOL BOARD STATE	\$2,163,174	\$2,163,174	\$2,163,174	3.2080	\$6,939.46
SCHOOL BOARD LOCAL	\$2,163,174	\$2,163,174	\$2,163,174	2.9980	\$6,485.20

LAKE COUNTY WATER AUTHORITY	\$2,163,174	\$2,163,174	\$2,163,174	0.2940	\$635.97
NORTH LAKE HOSPITAL DIST	\$2,163,174	\$2,163,174	\$2,163,174	0.1500	\$324.48
ST JOHNS RIVER FL WATER MGMT DIST	\$2,163,174	\$2,163,174	\$2,163,174	0.1793	\$387.86
TOWN OF HOWEY IN THE HILLS	\$2,163,174	\$2,163,174	\$2,163,174	7.5000	\$16,223.81
LAKE COUNTY MSTU AMBULANCE	\$2,163,174	\$2,163,174	\$2,163,174	0.4629	\$1,001.33
LAKE COUNTY VOTED DEBT SERVICE	\$2,163,174	\$2,163,174	\$2,163,174	0.0918	\$198.58
LAKE COUNTY MSTU FIRE	\$2,163,174	\$2,163,174	\$2,163,174	0.5138	\$1,111.44
				Total:	Total:
				20.4342	\$44,202.74

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law


NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Site Notice








November 20, 2023



pointLayer

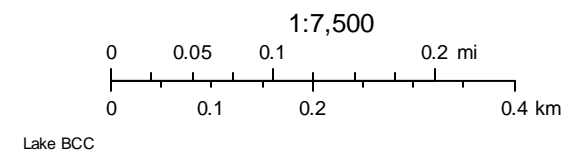
 Override 1

polygonLayer

 Override 1
 County Boundary

 Surrounding Counties
 Street Names
 Local Streets 10K

 Tax Parcels Alternate Key
 Tax Parcels



APPENDIX B



Grounded in Excellence



HISTORICAL AERIALS

Project Property: North of County Road 48 and
State Road 19
North of County Road 48 and State Road 19
Howey-in-the-Hills FL

Project No: 0140.2300323.0000

Requested By: Universal Engineering Sciences

Order No: 23112000568

Date Completed: November 22,2023

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2022	MAXAR TECHNOLOGIES	1" = 500'	
2021	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2007	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
1999	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
1983	Florida Department of Transportation	1" = 500'	
1979	Florida Department of Transportation	1" = 500'	
1972	Florida Department of Transportation	1" = 500'	
1966	United States Geological Survey	1" = 500'	
1958	Agricultural Stabilization & Conserv. Service	1" = 500'	
1952	United States Geological Survey	1" = 500'	
1947	Agricultural Stabilization & Conserv. Service	1" = 500'	
1941	Agricultural Stabilization & Conserv. Service	1" = 500'	

Environmental Risk Information Services

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500
Feet



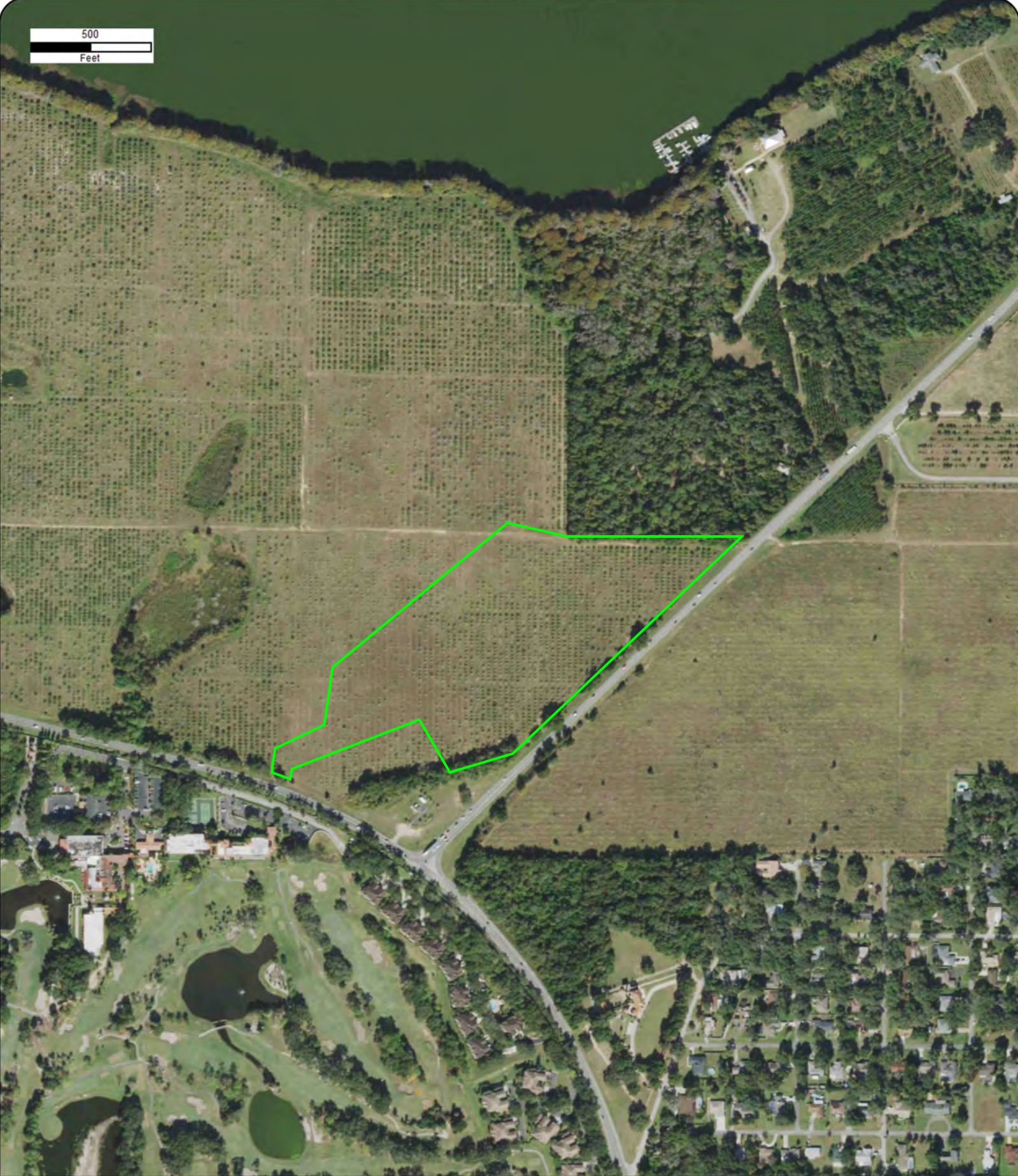
Year: 2022
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



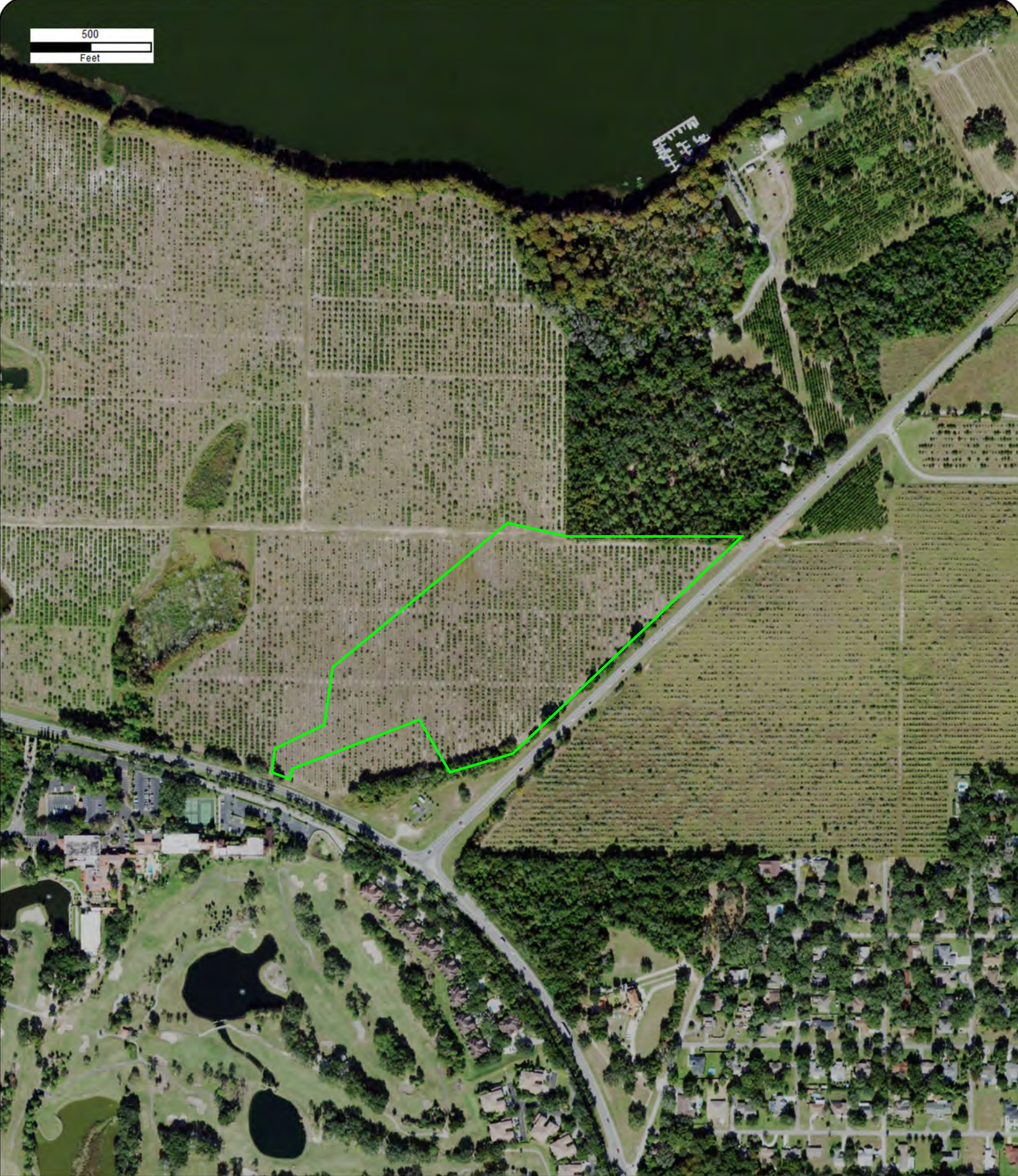
Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



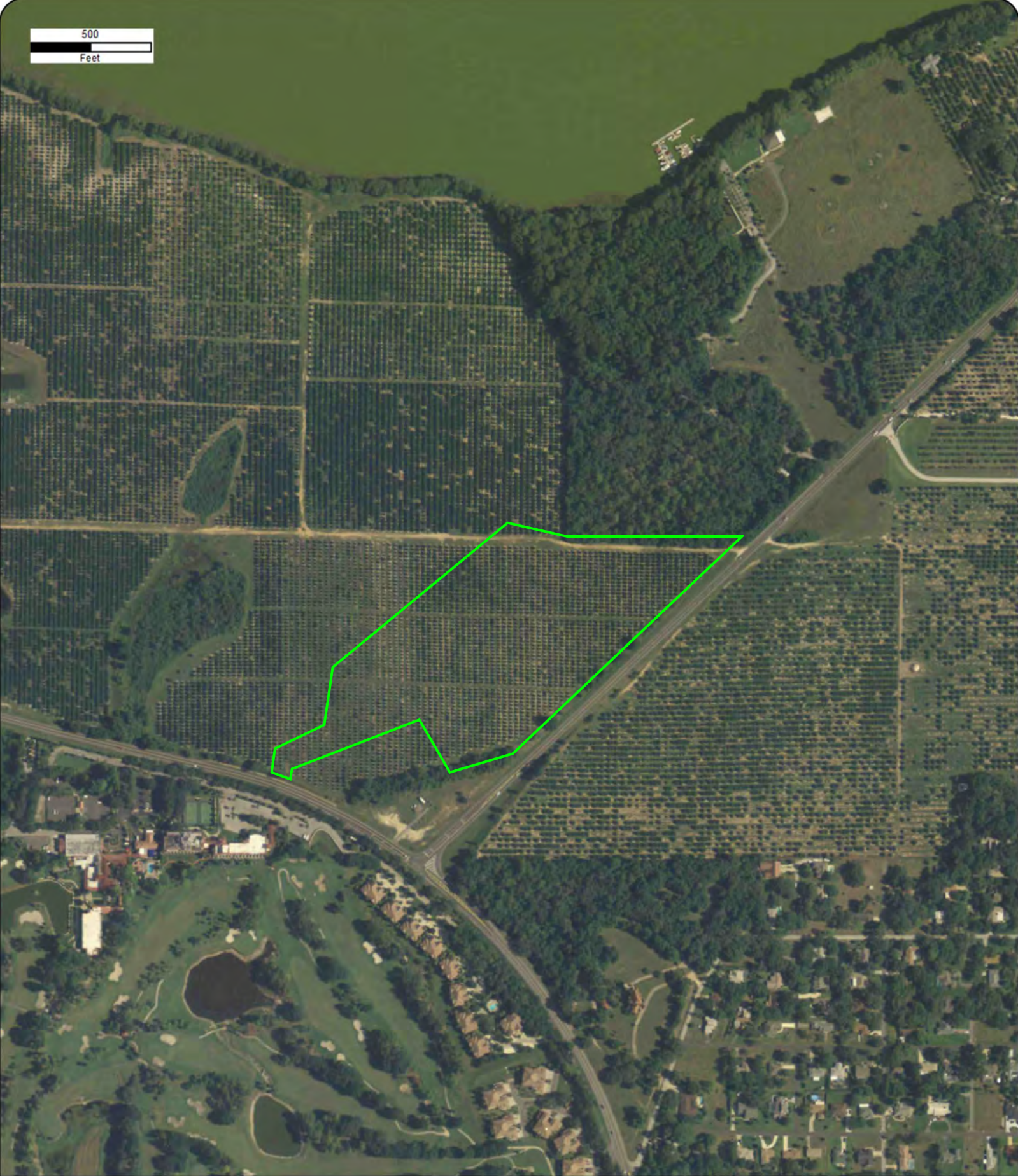
Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 2007
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



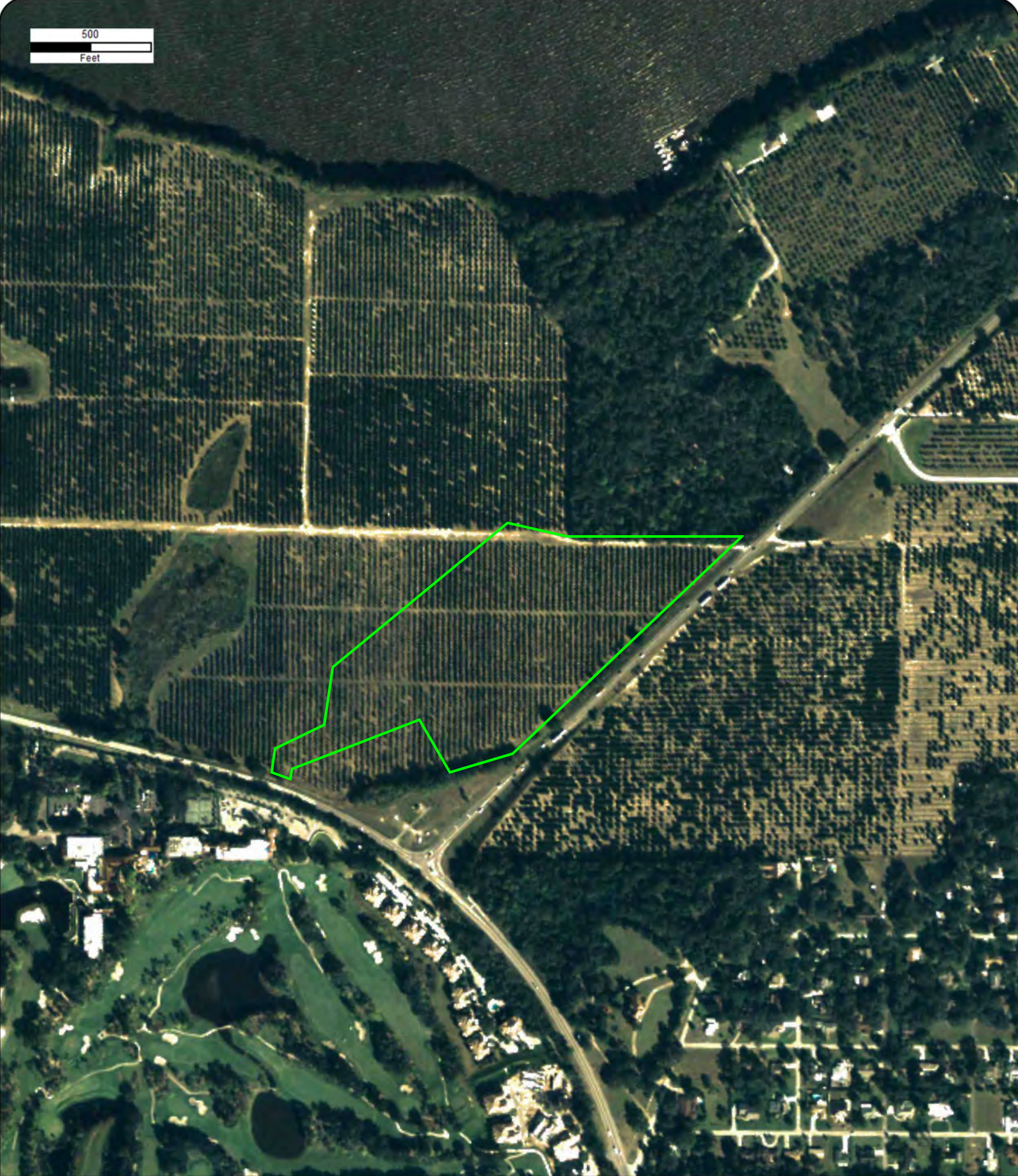
Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



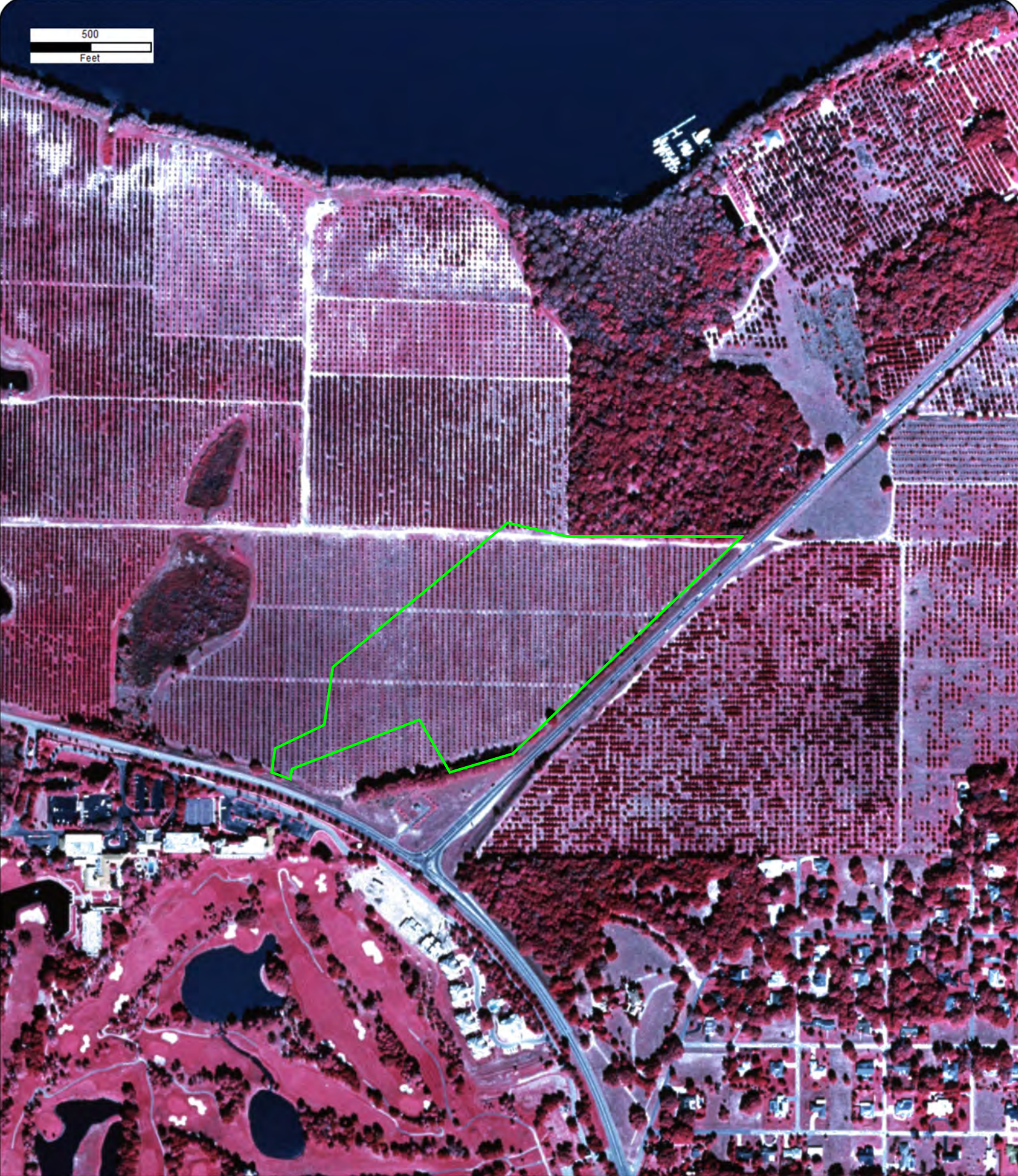
Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1983
Source: FDOT
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1979
Source: FDOT
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1972
Source: FDOT
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1966
Source: USGS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1958
Source: ASCS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1952
Source: USGS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500

Feet



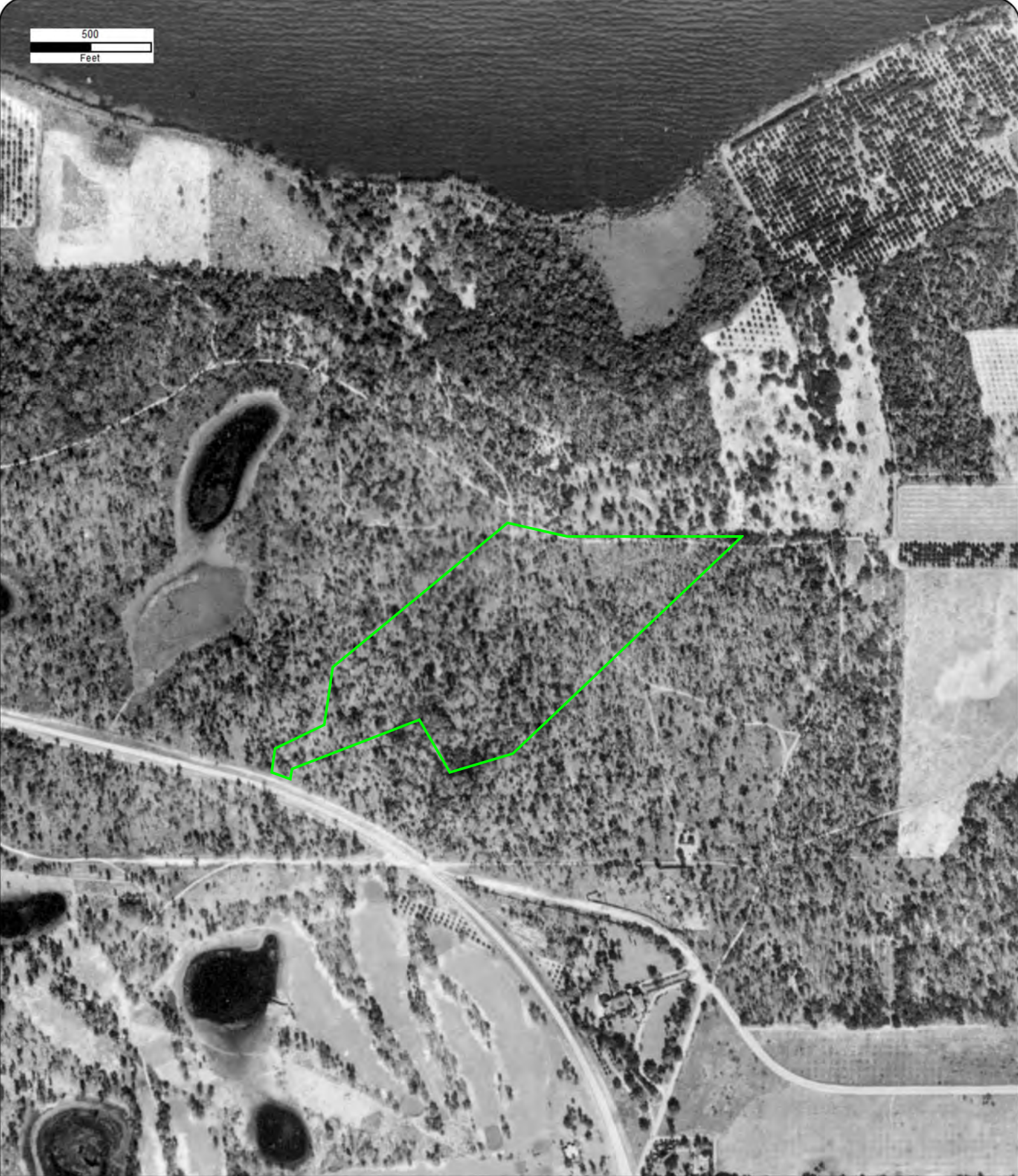
Year: 1947
Source: ASCS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



500
Feet



Year: 1941
Source: ASCS
Scale: 1" = 500'
Comment:

Address: North of County Road 48 and State Road 19,
Howey-in-the-Hills, FL
Approx Center: -81.77686616,28.72729546

Order No: 23112000568



APPENDIX C



Grounded in Excellence



TOPOGRAPHIC MAPS

Project Property: North of County Road 48 and State Road 19
North of County Road 48 and State Road 19
Howey-in-the-Hills FL None

Project No: 0140.2300323.0000

Requested By: Universal Engineering Sciences

Order No: 23112000568

Date Completed: November 22, 2023

Environmental Risk Information Services

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We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2021	7.5
2015	7.5
1969	7.5

Topographic Map Symbolology for the maps may be available in the following documents:

Pre-1947

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

1947-2009

[Topographic Map Symbols](#)

2009-present

[US Topo Map Symbols](#)

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

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This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

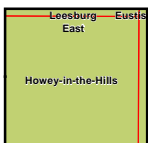
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2021

Order No. 23112000568

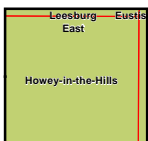


Available Quadrangle(s): Howie In The Hills, FL
Leesburg East, FL



2015

Order No. 23112000568



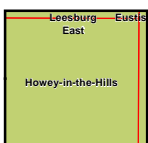
Available Quadrangle(s): Howey In The Hills, FL
Leesburg East, FL





1969 (1-1969) Aerial Photo Year: 1966

Order No. 23112000568



Available Quadrangle(s): Howey In The Hills, FL (1-1969)

Source: USGS 7.5 Minute Topographic Map



APPENDIX D



Grounded in Excellence



—
FIRE
INSURANCE
MAPS

Project Property: North of County Road 48 and State Road 19
North of County Road 48 and State Road 19
Howey-in-the-Hills FL

Project No: 0140.2300323.0000

Requested By: Universal Engineering Sciences

Order No: 23112000568

Date Completed: November 21, 2023

Please note that no information was found for your site or adjacent properties.

APPENDIX E



Grounded in Excellence



CITY
DIRECTORY

Project Property: *North of County Road 48 and State Road 19
North of County Road 48 and State Road 19
Howey-in-the-Hills, FL*

Project No: *0140.2300323.0000*

Requested By: *Universal Engineering Sciences*

Order No: *23112000568*

Date Completed: *November 28, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

November 28, 2023
RE: CITY DIRECTORY RESEARCH
North of County Road 48 and State Road 19
Howey-in-the-Hills,FL

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

10000-11000 of County Rd 48
26300-End of State Rd 19

Search Notes:

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996	POLKS	

Environmental Risk Information Services

A division of Glacier Media Inc.

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10400 BRITTANY UNGARO...RESIDENTIAL
 10400 DOROTHY LIEBL...RESIDENTIAL
 10400 EL CAMPEON GOLF COURSE...GOLF COURSES
 10400 EL CONQUISTADOR RESTAURANT...RESTAURANTS
 10400 GARY GILCHRIST GOLF ACADEMY...GOLF INSTRUCTION
 10400 GROSS WELCH P C...LEGAL SERVICES
 10400 LA HACIENDA...RESTAURANTS
 10400 LA HACIENDA RESTAURANT...FOODSCARRY OUT
 10400 LA HACIENDA RESTAURANT...RESTAURANTS
 10400 LAS COLINAS GOLF COURSE...GOLF COURSES
 10400 MISSION INN GOLF PRO SHOP...GOLF EQUIPMENT & SUPPLIES-RETAIL
 10400 MISSION INN RESORT CLUB...GOLF COURSES
 10400 MISSION INN RESORT CLUB...GOLF PRACTICE RANGES
 10400 MISSION REAL ESTATE...REAL ESTATE
 10400 NICKER'S RESTAURANT...RESTAURANTS
 10400 NICKER'S RESTAURANT...FOODSCARRY OUT
 10400 PACKING HOUSE BY PRODUCTS CO...PACKING & CRATING SERVICE
 10400 SPA MARBELLA...PATIO & DECK BUILDERS
 10400 SPA MARBELLA...SPAS-BEAUTY & DAY

26336 POTOMAC LAND CORP...REAL ESTATE
 26336 RICHARD JOYCE...RESIDENTIAL
 26533 DAVID ROGERS...RESIDENTIAL

10400 DOROTHY LIEBL...RESIDENTIAL
 10400 EL CONQUISTADOR RESTAURANT...RESTAURANTS
 10400 GARY GILCHRIST GOLF ACADEMY...GOLF INSTRUCTION
 10400 GROSS WELCH P C...LEGAL SERVICES
 10400 LA HACIENDA RESTAURANT...RESTAURANTS
 10400 LA HACIENDA RESTAURANT...FOODSCARRY OUT
 10400 MISSION INN GOLF PRO SHOP...GOLF EQUIPMENT & SUPPLIES-RETAIL
 10400 MISSION INN RESORT CLUB...GOLF PRACTICE RANGES
 10400 MISSION INN RESORT CLUB...GOLF COURSES
 10400 MISSION REAL ESTATE...REAL ESTATE
 10400 NICKER'S RESTAURANT...RESTAURANTS
 10400 NICKER'S RESTAURANT...FOODSCARRY OUT
 10400 PACKING HOUSE BY-PRODUCTS CO...PACKING & CRATING SERVICE
 10400 SPA MARBELLA...PATIO & DECK BUILDERS
 10400 SPA MARBELLA...SPAS-BEAUTY & DAY

26326 RAY RONCO...RESIDENTIAL
 26336 DEBORAH JOYCE...RESIDENTIAL
 26533 DAVID ROGERS...RESIDENTIAL
 26533 DAVID ROGERS WOODWORKING...CABINET MAKERS

10400 DOROTHY LIEBL...RESIDENTIAL
10400 EL CONQUISTADOR RESTAURANT...RESTAURANTS
10400 LA HACIENDA RESTAURANT...RESTAURANTS
10400 LAS COLINAS HOA...NONCLASSIFIED ESTABLISHMENTS
10400 MISSION INN GOLF PRO SHOP...GOLF EQUIPMENT & SUPPLIES-RETAIL
10400 MISSION REAL ESTATE...REAL ESTATE
10400 NICKER'S RESTAURANT...RESTAURANTS
10400 SPA MARBELLA...SPAS-BEAUTY & DAY

26326 RAY RONCO...RESIDENTIAL
26336 DEBORAH JOYCE...RESIDENTIAL
26336 KYLE JOYCE...RESIDENTIAL
26336 RICHARD JOYCE...NONCLASSIFIED ESTABLISHMENTS
26336 RICHARD JOYCE...RESIDENTIAL
26336 RYAN JOYCE...RESIDENTIAL
26533 DAVID ROGERS WOODWORKING...CABINET MAKERS

10400 EL CONQUISTADOR RESTAURANT...EATING PLACES
 10400 EL CONQUISTADOR RESTAURANT...FULL-SERVICE RESTAURANTS
 10400 LA HACIENDA RESTAURANT...MEXICAN MENU
 10400 LA HACIENDA RESTAURANT...FULL-SERVICE RESTAURANTS
 10400 LAS COLINAS HOA...NONCLASSIFIED ESTABLISHMENTS
 10400 LAS COLINAS HOA...NCLASSIFIABLE ESTAB
 10400 LAS COLINAS HOA
 10400 MISSION GOLF & TENNIS RESORT...HOTEL
 10400 MISSION INN GOLF & TENNIS RSRT...COUNTRY CLUB MEMBERS
 10400 MISSION INN GOLF PRO SHOP...GOLF EQUIPMENT & SUPPLIES-RETAIL
 10400 MISSION INN GOLF TENNIS RESORT...RESORT GOLF COURSE AND
 RESTAURANT
 10400 MISSION INN RESORT & CLUB...GOLF COURSES & COUNTRY CLUBS
 10400 MISSION INN RESORT & CLUB...RESORTS
 10400 MISSION INN RESORT & CLUB...COUNTRY CLUB MEMBERS
 10400 MISSION REAL ESTATE...REAL ESTATE
 10400 MISSION REAL ESTATE...OFFICES OF REAL ESTATE AGENTS & BROKERS
 10400 MISSION REAL ESTATE...REAL ESTATE AGT,MGR
 10400 NICKER'S RESTAURANT...RESTAURANTS
 10400 NICKERS RESTAURANT...FULL-SERVICE RESTAURANTS
 10400 NICKS RESTAURANT...AMERICAN MENU
 10400 SPA MARBELLA...SPAS-BEAUTY & DAY
 10400 SUPERIOR ASPHALT OF CENTRAL...ASPHALT & ASPHALT PRODUCTS
 10400 SUPERIOR ASPHALT OF CENTRAL...HIGHWAY & ST CONSTR

26326 CONNIE RONCO...RESIDENTIAL
 26326 J KENNEDY...RESIDENTIAL
 26515 ARNOLD BUTT...RESIDENTIAL
 26533 DAVID ROGERS CABINETS...CABINET MAKERS
 26533 DAVID ROGERS WOODWORKING...CABNT/FINISH CARPNTRY
 26533 DAVID ROGERS WOODWORKING...CABINET MAKERS
 26533 DAVID ROGERS WOODWORKING...FINISH CARPENTRY CONTRS

10400 EL CONQUISTADOR RESTAURANT...EATING PLACES
 10400 G KEMNA...RESIDENTIAL
 10400 J NASH...RESIDENTIAL
 10400 JUDITH STANTON...RESIDENTIAL
 10400 LA HACIENDA RESTAURANT...MEXICAN MENU
 10400 LAS COLINAS HOA...NCLASSIFIABLE ESTAB
 10400 MISSION GOLF & TENNIS RESORT...HOTEL
 10400 MISSION INN GOLF & TENNIS RSRT...COUNTRY CLUB MEMBERS
 10400 MISSION INN GOLF TENNIS RESORT...RESORT GOLF COURSE AND
 RESTAURANT
 10400 MISSION INN RESORT & CLUB...COUNTRY CLUB MEMBERS
 10400 MISSION REAL ESTATE...REAL ESTATE AGT,MGR
 10400 NICKS RESTAURANT...AMERICAN MENU
 10400 R MORRIS...RESIDENTIAL
 10400 SUPERIOR ASPHALT OF CENTRAL...ASPHALT & ASPHALT PRODUCTS
 10400 SUPERIOR ASPHALT OF CENTRAL...HIGHWAY & ST CONSTR

26326 J M KENNEDY...RESIDENTIAL
 26336 WILLIAM P OWINGS...RESIDENTIAL
 26515 ARNOLD & VIRGINIA BUTT...RESIDENTIAL
 26515 WILLIAM FIGNER...RESIDENTIAL
 26533 DAVID ROGERS CABINETRY...CABINET MAKERS
 26533 DAVID ROGERS WOODWORKING...CABNT/FINISH CARPNTRY
 26621 STEPHEN J PRITZ...RESIDENTIAL

10400 MISSION INN GOLF & TENNIS RSRT...STEAK AND BARBECUE RESTAURANTS
10400 MISSION REAL ESTATE

NO LISTING FOUND

10400 MISSION INN GOLF & TENNIS RSRT...STEAK AND BARBECUE RESTAURANTS
10400 MISSION INN GOLF & TENNIS

NO LISTING FOUND

COUNTY ROAD 48 (H) 34737

10400 MISSION INN
 GOLF & TENNIS
 RSRT-3000 C001 324-3101
 Dann Leslie...-3000 C001 324-2671
 Dann Wade-3000 C001 324-2671

BUSINESSES 1 HOUSEHOLDS 2

23637 Turay Daniel S .-4218 C001 324-2762
 Turay Laura .. .-4218 C001 324-2974
 26326 Kennedy J M ...-3031 C001 324-3349
 26515 Butt Arnold.....-3042 C001 324-2650
 Butt Virginia-3042 C001 324-2650
 26621 Pritz Stephen J.-3030 C001 324-3519

BUSINESSES 1 HOUSEHOLDS 18

APPENDIX F



Grounded in Excellence



UNIVERSAL

ENGINEERING SCIENCES

**Phase I Environmental Site Assessment
and Limited Soil Evaluation**

**Lake Harris Property
Northwest of State Road 19 & County Road 48
Howey-In-The-Hills, Lake County, Florida 34737**

UES Project No. 0140.2100203.0000

UES Report No. 1892506

Date: August 13, 2021

Prepared for:

**K. Hovnanian Homes LLC
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Maitland, Florida 32751**

Prepared by:

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(407) 423-0504**



Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing • Threshold Inspection
Offices in: Orlando • Daytona Beach • Fort Myers • Gainesville • Jacksonville • Ocala • Palm Coast • Rockledge • Sarasota
Miami • Panama City • Pensacola Fort Pierce • Tampa • West Palm Beach • Atlanta, GA • Tifton, GA

9.0 FINDINGS AND OPINIONS

Based on UES' field observations, historical research, public records review and interviews conducted in accordance with ASTM format E1527-13, the findings and opinions of this Phase I ESA are the following:

1. The subject property is not listed on any federal or state databases. No RECs, CRECs, HRECs, de minimis conditions, or VECs were identified in connection with the property.
2. Soil laboratory analysis detected arsenic concentrations exceeding its residential direct exposure SCTL within the citrus grove area at and around S40. The approximately 4,450 square foot area of arsenic impacted soil delineated in the area of S40 appears as a BER in connection with the subject property. See Section 12 for additional information.
3. Soil laboratory analysis detected concentrations of arsenic, lead, and pesticides within the citrus grove, by the former structure, at the pump houses, and at the mix areas. Based on the concentrations being below their SCTLs, the potential for the soil in these areas to be impacted by agricultural chemicals is low.
4. Facilities located within the ASTM search distances were identified on the federal and state databases. Based on the findings of the regulatory records review, the potential for these facilities to have adversely impacted the subject property is considered low.
5. The User of this report is required to ensure that continuing obligations are followed after purchase or acquisition of the subject property. Any land use restrictions in effect at the subject property must be maintained. The User should ensure that all parties at the subject property are following best management practices and taking "reasonable steps" with respect to preventing and limiting exposure to any hazardous substance releases on the subject property. In the event of a future release on the subject property, the property owner or responsible party should report it to the appropriate regulatory agency. Full cooperation must be provided to any parties authorized to conduct assessments or responses to the site.
6. Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E1527-13, it is the responsibility of the User of this report to confirm that there are no environmental liens or activity and use limitations filed for the subject property. In the event that any are identified, please contact UES immediately for further evaluation.

10.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located northwest of the State Road 19 intersection with County Road 48 in Howey-In-The-Hills, Lake County, Florida 34737. Any exceptions to or deletions from this practice are described in Sections 1.2, 1.3, and 1.4 of this report. This assessment concludes that no evidence of RECs have been identified in connection with the subject property. However, the following BER was identified on the subject property:

- **BER:** Soil laboratory analysis detected arsenic concentrations exceeding its residential direct exposure SCTL within the citrus grove area around S40. An approximately 4,450 square foot area

of arsenic impacted soil was delineated in the area of S40. See Section 12 for additional information.

11.0 DEVIATIONS

UES prepared this Phase I ESA in compliance with ASTM E1527-13. Data gaps encountered in the preparation of this Phase I ESA are included in Section 1.4.

12.0 ADDITIONAL SERVICES

A limited soil evaluation (LSE) was conducted on the subject property to address its historical operation as agricultural (citrus grove). These operations include the use of agricultural chemicals (arsenic and pesticides). Improper or long term application of these chemicals has been shown, at times, to remain in the soil above regulatory limits. The former structure, pump houses, and mix areas are locations where the improper storage and handling of these chemicals have the potential to result in a release and adversely impact the subject property. All field work associated with this assessment was completed in accordance with the Florida Department of Environmental Protection (FDEP) Standard Operating Procedures. All laboratory soil samples were transported to SGS North America, Inc. (SGS) in Orlando, FL. See **Appendix A** for sample location plans.

12.1 CITRUS GROVE ASSESSMENT

On May 24, 2021, fifty-two (52) soil borings (S01 thru S52) were placed within the citrus grove area to address the arsenic concern. A soil sample was collected from each boring approximately 6-inches to 12-inches below the land surface (bls). Each soil sample was field analyzed using an X-ray fluorescence (XRF) meter. Twelve of the soil samples (S05, S09, S11, S21, S22, S23, S34, S35, S39, S40, S44, and S45) were sent to SGS to be analyzed for arsenic and lead utilizing Environmental Protection Agency (EPA) Method 6010. See **Appendix E** for XRF data and laboratory results.

On May 25, 2021, six soil sample borings (S11A, S14A, S17A, S19A, S44A, and S46A) were placed within the citrus grove area to address the pesticide concern. A soil sample was collected from each boring approximately 6-inches to 12-inches bls. All samples were analyzed by SGS for Organochlorine Pesticides utilizing EPA Method 8081. See **Appendix E** for laboratory results.

12.2 PUMP HOUSES AND MIX AREAS ASSESSMENT

Seven (S53 thru S59) soil sample borings were placed on the subject property to address the arsenic and pesticide concerns. S54 was also used to address the stained concrete concern. Soil borings were placed in the following locations:

- Two soil sample borings (S53 & S54) were placed by the west pump house.
- Two soil sample borings (S55 & S56) were placed by the east pump house.
- One soil sample boring (S57) was placed by the west mix area.
- One soil sample boring (S58) was placed by the east mix area.
- One soil sample boring (S59) was placed in the area of the former structure.

A soil sample was collected from each boring approximately 6-inches to 12-inches bls. Each soil sample was field analyzed using an XRF meter. All samples were analyzed by SGS for arsenic utilizing EPA Method 6010, lead utilizing EPA Method 6010, and Organochlorine Pesticides utilizing EPA Method 8081. S54 was

also analyzed for Total Petroleum Hydrocarbons utilizing the Florida Petroleum Residual Organic Method (FL-PRO). See **Appendix E** for XRF data and laboratory results.

12.3 S40 AREA ASSESSMENT

On June 21, 2021, additional soil samples were collected at and around S40 to address the arsenic concentration exceeding State limits in the May 24, 2021 sampling event. Four additional soil borings (S40N, S40E, S40S, & S40W) were placed adjacent to S40. A soil sample was collected at 6-inches to 12-inches bls at each new boring and an additional soil sample was collected at 2-foot bls from S40. Each soil sample was field analyzed using an XRF meter. All samples were analyzed by SGS for arsenic utilizing EPA Method 6010. See **Appendix E** for XRF data and laboratory results.

In July 2021 and August 2021, forty-eight (48) soil sample borings (S60 thru S107) were placed in the S40 area to address the arsenic impacted soil. A soil sample was collected at 6-inches bls and 2-foot bls at each new boring. A soil sample was collected at 4-foot bls at seven borings (S40, S62, S67, S77, S79, S91, and S100) and a sample was collected at 6-foot bls at S100. All soil samples were field analyzed using an XRF meter. Thirty three (33) samples were analyzed by SGS for arsenic utilizing EPA Method 6010. See **Appendix E** for XRF data and laboratory results.

12.4 LSE ANALYTICAL RESULTS

Sixty-three soil samples (63) were collected from the subject property and analyzed by a laboratory based on the criteria set in Sections 12.1 thru 12.3. Concentrations were compared to the FDEP Soil Cleanup Target Levels (SCTLs) established in the Florida Administrative Code (FAC) 62-777 Table II. Please refer to **Table 7** and **Table 8** for positive detection results of the samples. A copy of the Laboratory Analytical Report and Chain-Of-Custody Forms are included as **Appendix E**.

12.4.1 CITRUS GROVE ASSESSMENT RESULTS

The laboratory detected one arsenic concentration exceeding its residential direct exposure SCTL. Thirteen (13) arsenic concentrations, twelve (12) lead concentrations, one dieldrin concentration, three p,p'-Dichlorodiphenyldichloroethylene (4,4'-DDE) concentrations, one p,p'-Dichlorodiphenyltrichloroethane, (4,4'-DDT) concentration, and four endrin concentrations were detected below their SCTLs. The remaining arsenic and pesticide analyte concentrations reported were below the laboratory Method Detection Limit (MDL).

12.4.2 PUMP HOUSES AND MIX AREAS ASSESSMENT RESULTS

The laboratory detected five arsenic concentrations, seven lead concentrations, one 4,4'-DDE concentrations, and one Total Petroleum Hydrocarbon (TPH) concentration below their SCTLs. The remaining arsenic and pesticide analyte concentrations reported were below the laboratory Method Detection Limit (MDL).

12.4.3 S40 AREA ASSESSMENT RESULTS

The laboratory detected fourteen (14) arsenic concentrations exceeding its residential direct exposure SCTL and sixteen (16) arsenic concentrations below its SCTLs. The remaining arsenic concentrations reported were below the laboratory Method Detection Limit (MDL).

12.5 LSE CONCLUSION

The purpose of this assessment was to determine if the site had been impacted by agricultural chemicals. We conclude the following:

1. The subject property historically operated as agricultural (citrus grove). Improper or long term application of agricultural chemicals has been shown, at times, to remain in the soil above the recommended exposure levels established by the FDEP. Soil laboratory analysis detected concentrations of arsenic exceeding its residential direct exposure FDEP Soil Cleanup Target Level (SCTL) and detected concentrations of arsenic, lead, dieldrin, p,p'-Dichlorodiphenyldichloroethylene (4,4'-DDE), p,p'-Dichlorodiphenyltrichloroethane, (4,4'-DDT), and endrin below their SCTLs. An approximately 4,450 square foot area of arsenic impacted soil was delineated in the area of S40.
2. The former structure, pump houses, and mix areas within the citrus grove are locations where improper storage and handling of agricultural chemicals have the potential to result in a release and adversely impact the subject property. Soil laboratory analysis detected concentrations of arsenic, lead, and 4,4'-DDE below their SCTLs. Based on the concentrations being below their SCTLs, the potential for the soil in these areas to be impacted by agricultural chemicals is low.
3. Stained concrete was observed by the diesel pump in the west pump house. The stain appeared to run off the concrete. Soil laboratory analysis detected a Total Petroleum Hydrocarbon (TPH) concentration below its SCTLs. Based on the concentration being below the SCTLs, the potential for the soil in this area to be impacted by the stain is low.

13.0 REFERENCES

References reviewed during the Phase I ESA are documented in **Appendix K**.

14.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

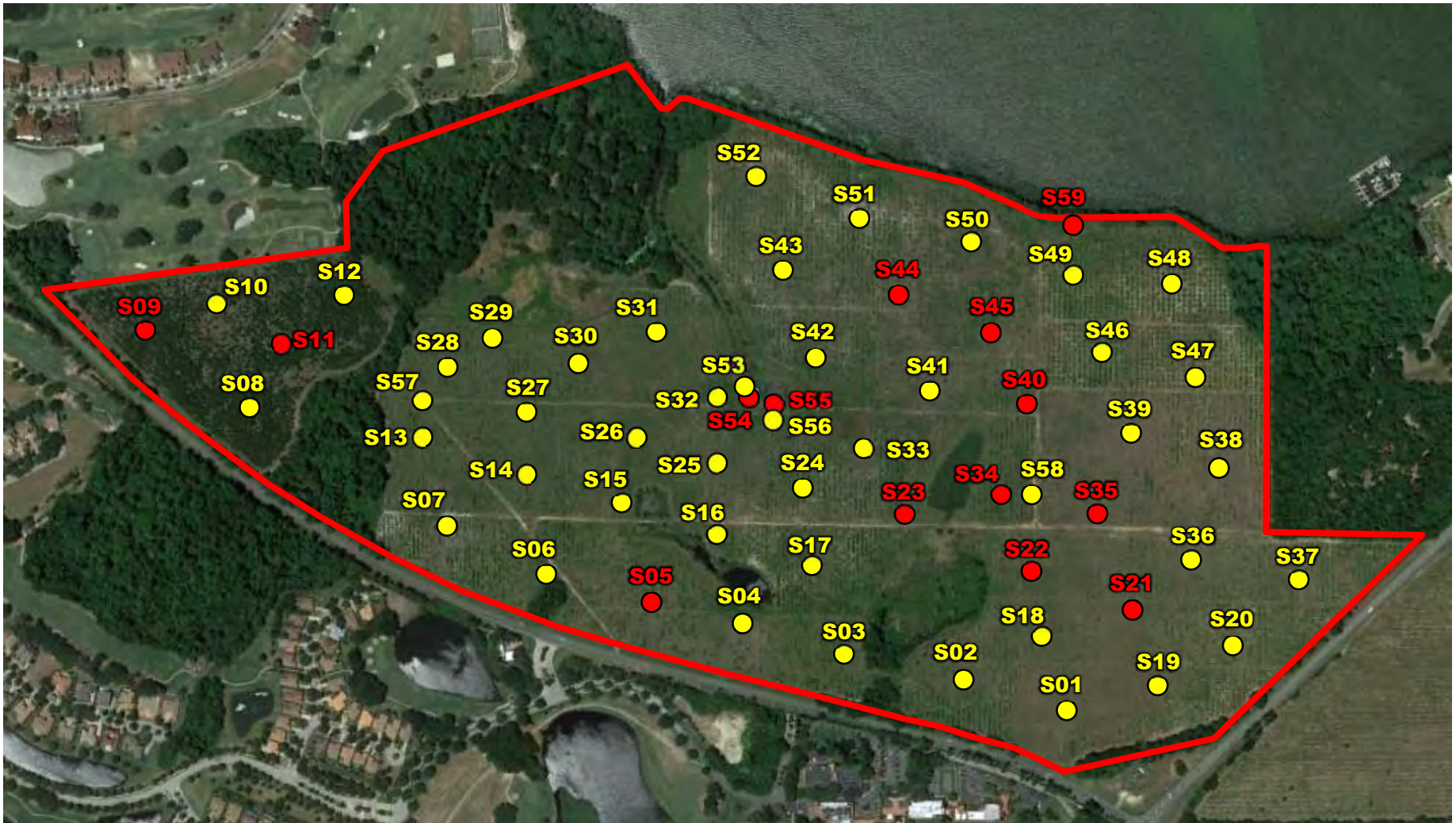
Please refer to the certification page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Chris McCormick, Environmental Project Manager, and reviewed by Michael J. Geden, P.G., both employees of Universal Engineering Sciences. 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 312. 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. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix L**.


APPENDIX A






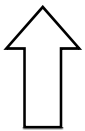


Legend

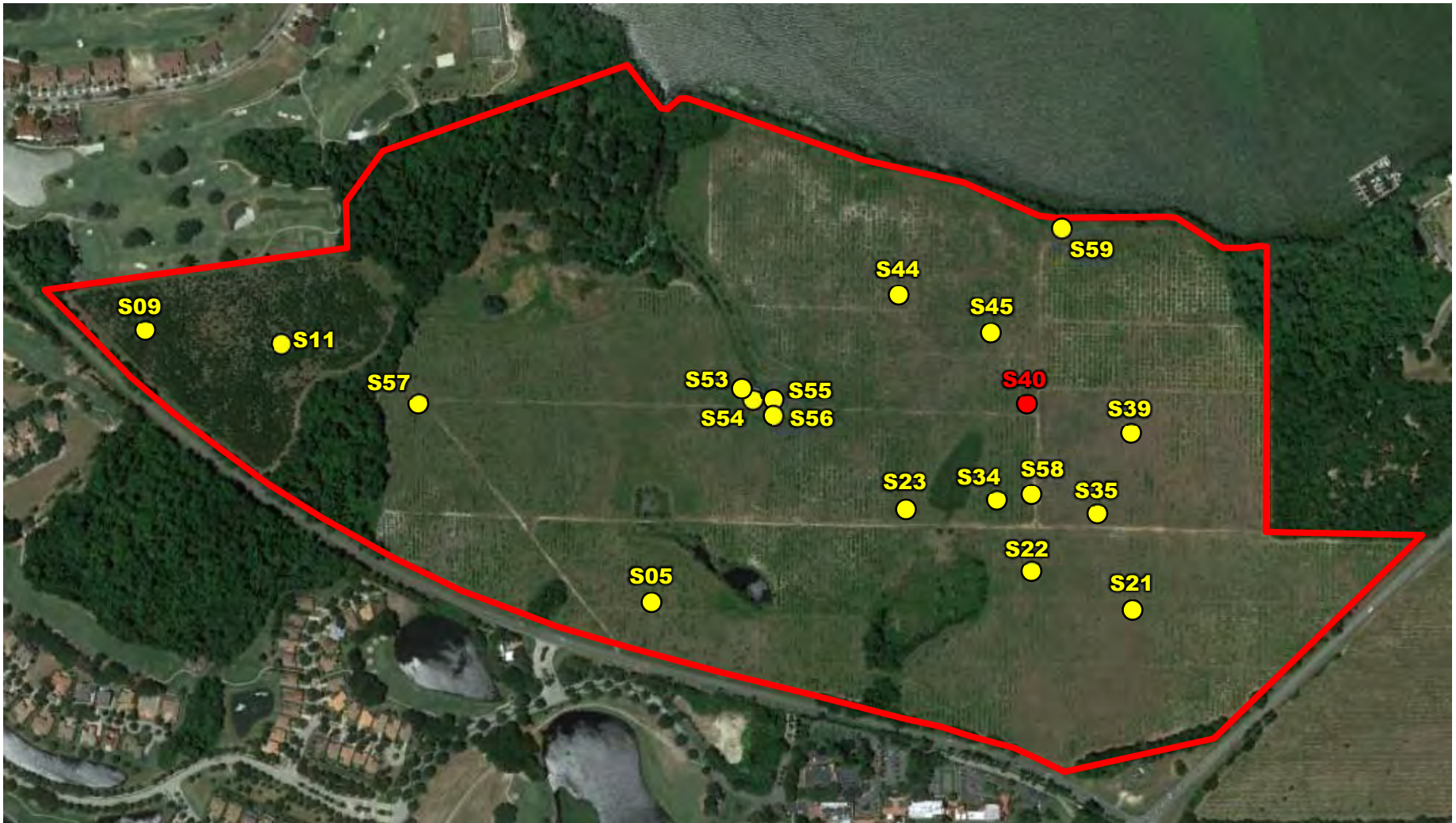
 Subject Property

 Soil Sample (Arsenic) Below 2 ppm

 Soil Sample (Arsenic) At or Above 2 ppm

Note: 2021 Image provided by Google Earth

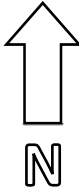

  Scale: Not To Scale	Phase I ESA LSE - Lake Harris Property NWC of State Road 19 & County Road 48 Howey-In-The-Hills, Lake County, Florida 34737	XRF ANALYSIS SAMPLE LOCATION PLAN	
			Project No: 0140.2100203.0000 Report No. 1892506

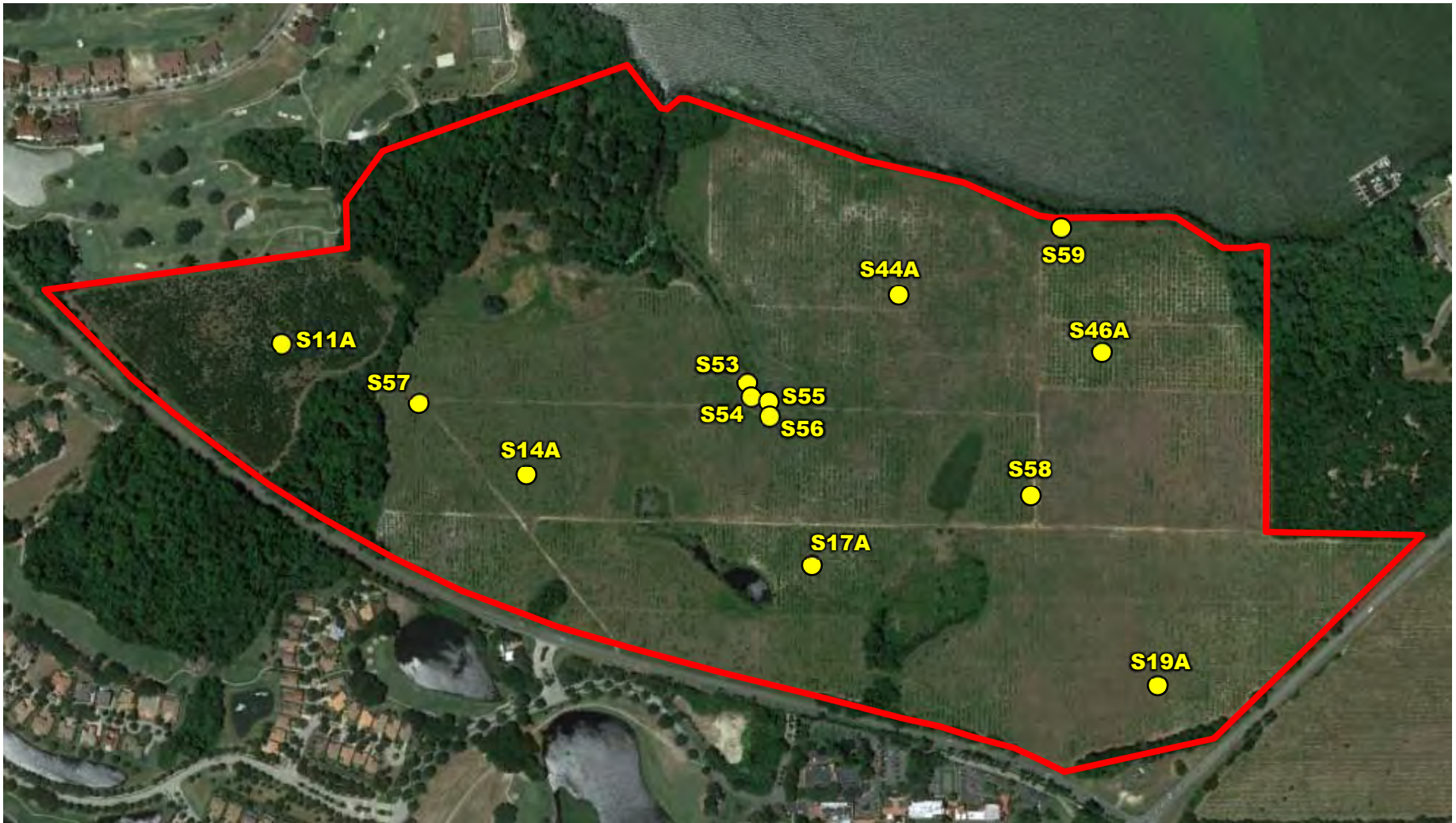


Legend

- Subject Property
- Soil Sample (Arsenic) Passing
- Soil Sample (Arsenic) Failing

Note: 2021 Image provided by Google Earth

 Scale: Not To Scale	Phase I ESA LSE - Lake Harris Property NWC of State Road 19 & County Road 48 Howey-In-The-Hills, Lake County, Florida 34737	ARSENIC ANALYSIS SAMPLE LOCATION PLAN	
			Project No: 0140.2100203.0000 Report No. 1892506



Legend

- Subject Property
- Soil Sample (Pesticide) Passing

Note: 2021 Image provided by Google Earth

 Scale: Not To Scale	Phase I ESA LSE - Lake Harris Property NWC of State Road 19 & County Road 48 Howey-In-The-Hills, Lake County, Florida 34737	PESTICIDE ANALYSIS SAMPLE LOCATION PLAN	
			Project No: 0140.2100203.0000 Report No. 1892506

TABLE 7: ARSENIC SOIL DATA

Lake Harris Property
 NWC of State Road 19 & County Road 48
 Howey-In-The-Hills, Lake County, Florida 34737

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S01	5/24/2021	0.0 - 0.5	ND <2	NC
S02	5/24/2021	0.0 - 0.5	ND <2	NC
S03	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S04	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S05	5/24/2021	0.0 - 0.5	2 ± 0.3	0.31
S06	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S07	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S08	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S09	5/24/2021	0.0 - 0.5	2 ± 0.3	0.15
S10	5/24/2021	0.0 - 0.5	ND <2	NC
S11	5/24/2021	0.0 - 0.5	2 ± 0.3	1.0
S12	5/24/2021	0.0 - 0.5	ND <2	NC
S13	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S14	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S15	5/24/2021	0.0 - 0.5	ND <2	NC
S16	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S17	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S18	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S19	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S20	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S21	5/24/2021	0.0 - 0.5	2 ± 0.4	0.23
S22	5/24/2021	0.0 - 0.5	2 ± 0.4	0.54
S23	5/24/2021	0.0 - 0.5	2 ± 0.4	0.98
S24	5/24/2021	0.0 - 0.5	ND <2	NC
S25	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S26	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S27	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S28	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S29	5/24/2021	0.0 - 0.5	ND <2	NC
S30	5/24/2021	0.0 - 0.5	ND <2	NC
S31	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S32	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S33	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S34	5/24/2021	0.0 - 0.5	4 ± 0.4	2.0
S35	5/24/2021	0.0 - 0.5	2 ± 0.4	0.24
S36	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S37	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S38	5/24/2021	0.0 - 0.5	ND <2	NC
S39	5/24/2021	0.0 - 0.5	2 ± 0.4	0.44
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S40	5/24/2021	0.0 - 0.5	6 ± 0.5	2.7
	6/21/2021	0.5 - 2.0	3 ± 0.4	2.4
	7/2/2021	2 - 4	ND <2	0.10 U
S40N	6/21/2021	0.0 - 0.5	1 ± 0.4	1.2
S40E	6/21/2021	0.0 - 0.5	4 ± 0.4	2.3
S40S	6/21/2021	0.0 - 0.5	11 ± 00.2	3.4
S40W	6/21/2021	0.0 - 0.5	2 ± 0.4	0.8
S41	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S42	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S43	5/24/2021	0.0 - 0.5	ND <2	NC
S44	5/24/2021	0.0 - 0.5	2 ± 0.4	0.17
S45	5/24/2021	0.0 - 0.5	2 ± 0.4	0.26
S46	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S47	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S48	5/24/2021	0.0 - 0.5	ND <2	NC
S49	5/24/2021	0.0 - 0.5	ND <2	NC
S50	5/24/2021	0.0 - 0.5	1 ± 0.4	NC
S51	5/24/2021	0.0 - 0.5	ND <2	NC
S52	5/24/2021	0.0 - 0.5	1 ± 0.3	NC
S53	5/25/2021	0.0 - 0.5	ND <2	0.089 U
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Notes:

- XRF - X-ray Fluorescence
- ppm - Parts per million
- mg/kg - milligrams per kilogram
- U - Not detected at method detection limit (MDL)
- I - Concentration between MDL and the PQL; therefore, it is an estimate.
- NC - Laboratory Sample not collected at this interval

TABLE 7: ARSENIC SOIL DATA

Lake Harris Property
 NWC of State Road 19 & County Road 48
 Howey-In-The-Hills, Lake County, Florida 34737

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S54	5/25/2021	0.0 - 0.5	2 ± 0.4	0.36
S55	5/25/2021	0.0 - 0.5	2 ± 0.4	0.71
S56	5/25/2021	0.0 - 0.5	ND <2	0.093 U
S57	5/25/2021	0.0 - 0.5	1 ± 0.3	0.22
S58	5/25/2021	0.0 - 0.5	1 ± 0.3	0.12
S59	5/27/2021	0.0 - 0.5	2 ± 0.4	1.2
S60	7/2/2021	0.0 - 0.5	3 ± 0.5	NC
		0.5 - 2.0	ND <2	NC
S61	7/2/2021	0.0 - 0.5	4 ± 0.6	NC
		0.5 - 2.0	ND <3	NC
		2 - 4	ND <2	0.094 U
S62	7/2/2021	0.0 - 0.5	7 ± 0.6	NC
		0.5 - 2.0	3 ± 0.4	NC
		2 - 4	ND <2	0.094 U
S63	7/2/2021	0.0 - 0.5	4 ± 0.6	NC
		0.5 - 2.0	ND <2	NC
S64	7/2/2021	0.0 - 0.5	6 ± 0.5	3.6
		0.5 - 2.0	ND <2	NC
S65	7/2/2021	0.0 - 0.5	3 ± 0.4	1.8
		0.5 - 2.0	2 ± 0.4	NC
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S66	7/2/2021	0.0 - 0.5	4 ± 0.5	NC
		0.5 - 2.0	1 ± 0.4	0.21
S67	7/2/2021	0.0 - 0.5	ND <4	NC
		0.5 - 2.0	5 ± 0.4	3.9
	8/3/2021	2 - 4	ND ± <2	0.097 U
S68	7/2/2021	0.0 - 0.5	ND ± <2	NC
		0.5 - 2.0	ND ± <2	NC
S69	7/2/2021	0.0 - 0.5	3 ± 0.5	NC
		0.5 - 2.0	2 ± 0.3	NC
S70	7/2/2021	0.0 - 0.5	2 ± 0.4	NC
		0.5 - 2.0	2 ± 0.4	NC
S71	7/2/2021	0.0 - 0.5	6 ± 0.4	NC
		0.5 - 2.0	ND ± <2	NC
S72	7/2/2021	0.0 - 0.5	5 ± 0.6	NC
		0.5 - 2.0	ND ± <5	NC
S73	7/2/2021	0.0 - 0.5	3 ± 0.5	2.7
		0.5 - 2.0	ND <2	NC
S74	7/2/2021	0.0 - 0.5	4 ± 0.4	2.7
		0.5 - 2.0	2 ± 0.4	NC
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S75	7/2/2021	0.0 - 0.5	2 ± 0.3	NC
		0.5 - 2.0	1 ± 0.3	NC
S76	7/2/2021	0.0 - 0.5	4 ± 0.4	1.6
		0.5 - 2.0	2 ± 0.3	NC
S77	7/2/2021	0.0 - 0.5	1 ± 0.3	NC
		0.5 - 2.0	5 ± 0.6	3.3
	8/3/2021	2 - 4	ND ± <2	0.092 U
S78	7/2/2021	0.0 - 0.5	2 ± 0.3	NC
		0.5 - 2.0	1 ± 0.3	NC
S79	7/2/2021	0.0 - 0.5	3 ± 0.4	NC
		0.5 - 2.0	7 ± 0.5	NC
	8/3/2021	2 - 4	ND ± <2	0.094 U
S80	7/2/2021	0.0 - 0.5	1 ± 0.3	NC
		0.5 - 2.0	2 ± 0.4	0.25 I
S81	7/2/2021	0.0 - 0.5	3 ± 0.4	0.53
		0.5 - 2.0	ND ± <2	NC
S82	7/2/2021	0.0 - 0.5	4 ± 0.5	NC
		0.5 - 2.0	2 ± 0.4	0.90
S83	7/2/2021	0.0 - 0.5	2 ± 0.4	NC
		0.5 - 2.0	1 ± 0.4	1.0
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Notes:

- XRF - X-ray Fluorescence
- ppm - Parts per million
- mg/kg - milligrams per kilogram
- U - Not detected at method detection limit (MDL)
- I - Concentration between MDL and the PQL; therefore, it is an estimate.
- NC - Laboratory Sample not collected at this interval

TABLE 7: ARSENIC SOIL DATA
 Lake Harris Property
 NWC of State Road 19 & County Road 48
 Howey-In-The-Hills, Lake County, Florida 34737

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S84	7/2/2021	0.0 - 0.5	2 ± 0.5	NC
		0.5 - 2.0	ND ± <2	NC
S85	7/2/2021	0.0 - 0.5	3 ± 0.4	NC
		0.5 - 2.0	2 ± 0.4	NC
S86	7/2/2021	0.0 - 0.5	5 ± 0.5	NC
		0.5 - 2.0	6 ± 0.4	NC
S87	7/2/2021	0.0 - 0.5	2 ± 0.4	2.0
		0.5 - 2.0	3 ± 0.5	1.1
S88	7/9/2021	0.0 - 0.5	3 ± 0.4	1.2
		0.5 - 2.0	ND ± <2	NC
S89	7/9/2021	0.0 - 0.5	3 ± 0.4	3.0
		0.5 - 2.0	ND ± <3	NC
S90	7/9/2021	0.0 - 0.5	1 ± 0.4	0.57
		0.5 - 2.0	1 ± 0.3	NC
S91	7/9/2021	0.0 - 0.5	1 ± 0.5	NC
		0.5 - 2.0	5 ± 0.5	3.9
		2 - 4	ND ± <2	0.10 U
S92	7/9/2021	0.0 - 0.5	2 ± 0.4	NC
		0.5 - 2.0	2 ± 0.4	NC
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S93	7/9/2021	0.0 - 0.5	3 ± .7	NC
		0.5 - 2.0	2 ± 0.4	NC
S94	7/9/2021	0.0 - 0.5	3 ± 0.4	2.8
		0.5 - 2.0	3 ± 0.5	1.1
S95	7/9/2021	0.0 - 0.5	3 ± 0.4	2.3
		0.5 - 2.0	2 ± 0.4	1.2
S96	7/9/2021	0.0 - 0.5	5 ± 0.6	NC
		0.5 - 2.0	ND ± <2	NC
S97	7/9/2021	0.0 - 0.5	5 ± 0.6	NC
		0.5 - 2.0	1 ± 0.3	0.35
S98	7/9/2021	0.0 - 0.5	4 ± 0.4	NC
		0.5 - 2.0	ND ± <2	NC
S99	7/9/2021	0.0 - 0.5	2 ± 0.4	NC
		0.5 - 2.0	2 ± 0.4	NC
S100	7/9/2021	0.0 - 0.5	6 ± 0.5	NC
		0.5 - 2.0	6 ± 0.5	NC
		2 - 4	4 ± 0.5	3.5
S101	7/9/2021	4 - 6	ND ± <2	0.10 U
		0.0 - 0.5	2 ± 0.4	NC
		0.5 - 2.0	ND ± <2	NC
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Sample ID	Date	Depth (ft)	XRF Screening (ppm)	Lab Verification (mg/kg)
S102	7/9/2021	0.0 - 0.5	3 ± 0.4	1.4
		0.5 - 2.0	1 ± 0.4	NC
S103	7/9/2021	0.0 - 0.5	1 ± 0.4	NC
		0.5 - 2.0	2 ± 0.5	NC
S104	8/3/2021	0.0 - 0.5	3 ± 0.4	2.3
		0.5 - 2.0	1 ± 0.3	NC
S105	8/3/2021	0.0 - 0.5	5 ± 0.4	NC
		0.5 - 2.0	1 ± 0.3	NC
S106	8/3/2021	0.0 - 0.5	2 ± 0.4	NC
		0.5 - 2.0	ND ± <2	NC
S107	8/3/2021	0.0 - 0.5	3 ± 0.4	1.3
		0.5 - 2.0	ND ± <2	NC
Soil Cleanup Target Level (SCTL)	Residential		2.1	
	Commercial		12	
	Leachability		***	

Notes:

- XRF - X-ray Fluorescence
- ppm - Parts per million
- mg/kg - milligrams per kilogram
- U - Not detected at method detection limit (MDL)
- I - Concentration between MDL and the PQL; therefore, it is an estimate.
- NC - Laboratory Sample not collected at this interval

TABLE 8: LEAD, PESTICIDES, AND TPH SOIL DATA

Lake Harris Property
 NWC of State Road 19 & County Road 48
 Howey-In-The-Hills, Lake County, Florida 34737

Sample			XRF		Analytes					
Sample ID	Date Collected	Sample Interval (fbls)	Arsenic		Lead	Dieldrin	4'-DDE	4,4'-DDT	Endrin	TPH
			Reading (ppm)	Variance (ppm)						
S05	5/24/2021	0.5 - 1.0	2	0.3	1.9	NA	NA	NA	NA	NA
S09	5/24/2021	0.5 - 1.0	2	0.3	1.8	NA	NA	NA	NA	NA
S11	5/24/2021	0.5 - 1.0	2	0.3	7.1	NA	NA	NA	NA	NA
S11A	5/25/2021	0.5 - 1.0	NA	NA	NA	0.00052 U	0.00068 U	0.0030 I	0.00094 U	NA
S14A	5/25/2021	0.5 - 1.0	NA	NA	NA	0.00053 U	0.0010 I	0.00058 U	0.0033 I	NA
S17A	5/25/2021	0.5 - 1.0	NA	NA	NA	0.00062 U	0.0016 I	0.00068 U	0.13	NA
S19A	5/25/2021	0.5 - 1.0	NA	NA	NA	0.00050 U	0.00065 U	0.00055 U	0.00091 U	NA
S21	5/24/2021	0.5 - 1.0	2	0.3	1.0	NA	NA	NA	NA	NA
S22	5/24/2021	0.5 - 1.0	2	0.4	2.6	NA	NA	NA	NA	NA
S23	5/24/2021	0.5 - 1.0	2	0.4	1.7	NA	NA	NA	NA	NA
S34	5/24/2021	0.5 - 1.0	4	0.4	3.3	NA	NA	NA	NA	NA
S35	5/24/2021	0.5 - 1.0	2	0.4	3.5	NA	NA	NA	NA	NA
S39	5/24/2021	0.5 - 1.0	2	0.4	1.3	NA	NA	NA	NA	NA
S40	5/24/2021	0.5 - 1.0	6	0.5	2.7	NA	NA	NA	NA	NA
S40-2	6/21/2021	1.5 - 2.0	3	0.4	NA	NA	NA	NA	NA	NA
S40N	6/21/2021	0.5 - 1.0	1	0.4	NA	NA	NA	NA	NA	NA
S40E	6/21/2021	0.5 - 1.0	4	0.4	NA	NA	NA	NA	NA	NA
S40S	6/21/2021	0.5 - 1.0	11	0.2	NA	NA	NA	NA	NA	NA
S40W	6/21/2021	0.5 - 1.0	2	0.4	NA	NA	NA	NA	NA	NA
S44	5/24/2021	0.5 - 1.0	2	0.4	1.9	NA	NA	NA	NA	NA
S44A	5/25/2021	0.5 - 1.0	NA	NA	NA	0.00056 U	0.0735	0.0084	0.0849	NA
S45	5/24/2021	0.5 - 1.0	2	0.4	1.6	NA	NA	NA	NA	NA
S46A	5/25/2021	0.5 - 1.0	NA	NA	NA	0.0015 I	0.0034 I	0.00059 U	0.0583	NA
S53	5/25/2021	0.5 - 1.0	ND	<2	1.3	0.00051 U	0.00066 U	0.00056 U	0.00092 U	NA
S54	5/25/2021	0.5 - 1.0	2	0.4	2.4	0.00052 U	0.00068 U	0.00057 U	0.00095 U	54.0
S55	5/25/2021	0.5 - 1.0	2	0.4	5.6	0.00058 U	0.00075 U	0.00063 U	0.0010 U	NA
S56	5/25/2021	0.5 - 1.0	ND	<2	2.7	0.00048 U	0.00062 U	0.00052 U	0.00086 U	NA
S57	5/25/2021	0.5 - 1.0	1	0.3	0.12 I	0.00059 U	0.00077 U	0.00065 U	0.0011 U	NA
S58	5/25/2021	0.5 - 1.0	1	0.3	1.7	0.00057 U	0.00075 U	0.00063 U	0.0010 U	NA
S59	5/27/2021	0.5 - 1.0	2	0.4	1.4	0.00048 U	0.0011 I	0.00053 U	0.00087 U	NA
Soil Cleanup Target Level	Residential				12	0.06	2.9	2.9	25	460
	Commercial				1,400	0.3	15	15	510	2700
	Leachability				***	0.002	18	11	1	340

Note 1: All analytical results presented in mg/kg

Note 2: Result presented in **BOLD** exceeds state limits

NA = Not Analyzed

U = Indicates that the compound was analyzed for but not detected.

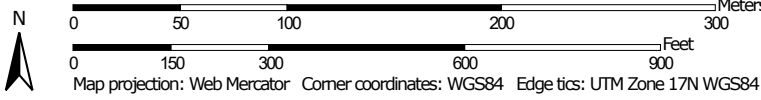
I = The reported value is between the laboratory method detection limit (MDL) and the practical quantitation limit (PQL)

Soil Map—Lake County Area, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:3,530 if printed on A landscape (11" x 8.5") sheet.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County Area, Florida

Survey Area Data: Version 23, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	5.1	18.8%
9	Candler sand, 5 to 12 percent slopes	7.6	28.0%
10	Candler sand, 12 to 40 percent slopes	3.1	11.3%
17	Arents	0.7	2.7%
21	Lake sand, 0 to 5 percent slopes	10.0	36.8%
22	Lake sand, 5 to 12 percent slopes	0.7	2.4%
Totals for Area of Interest		27.1	100.0%

APPENDIX G



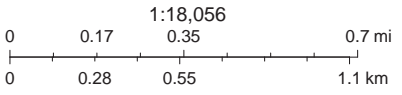
Grounded in Excellence

Tabloid ANSI B Landscape



November 28, 2023

- Brownfield Sites
- Brownfield Areas
- Registered Tanks from STCM
- ELIGIBLE DISCHARGES COMPLETED
- INELIGIBLE DISCHARGES COMPLETED
- Compliance & Enforcement Tracking-Hazardous Waste Facilities
- Solid Waste Facilities
 - Facility
 - Waste Processing Area
 - Solid Waste Disaster Debris Management Sites



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DATABASE REPORT

Project Property: *North of County Road 48 and State Road
19
North of County Road 48 and State Road
19
Howey-in-the-Hills FL*

Project No: *0140.2300323.0000*

Report Type: *Database Report*

Order No: *23112000568*

Requested by: *Universal Engineering Sciences*

Date Completed: *November 22, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *North of County Road 48 and State Road 19
North of County Road 48 and State Road 19 Howey-in-the-Hills FL*

Project No: *0140.2300323.0000*

Coordinates:

Latitude: *28.72729546*
Longitude: *-81.77686616*
UTM Northing: *3,178,020.12*
UTM Easting: *424,134.28*
UTM Zone: *UTM Zone 17R*

Elevation: *99 FT*

Order Information:

Order No: *23112000568*
Date Requested: *November 20, 2023*
Requested by: *Universal Engineering Sciences*
Report Type: *Database Report*

Historicals/Products:

Aerial Photographs *Historical Aerials (with Project Boundaries)*
City Directory Search *CD - 2 Street Search*
ERIS Xplorer [*ERIS Xplorer*](#)
Excel Add-On *Excel Add-On*
Fire Insurance Maps *US Fire Insurance Maps*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*
Topographic Map *Topographic Maps*
Vapor Screening Tool *Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
ERIC	Y	1	0	0	0	0	0	0
CLEANUP DEP	Y	1	0	0	0	0	0	0
WCRPS	Y	1	0	0	0	0	0	0
DELISTED WCP	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANK	Y	0.25	0	0	0	-	-	0
DEL UST AST TANK	Y	0.25	0	0	0	-	-	0
DEL STORAGE TANK	Y	0.25	0	0	0	-	-	0
FF TANKS	Y	0.25	0	0	0	-	-	0
STCS	Y	0.5	0	0	0	0	-	0
INST	Y	0.5	0	0	0	0	-	0
ENG	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWNFIELD AREA	Y	0.5	0	0	0	0	-	0
HAZ WASTE FAC	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County **No County databases were selected to be included in the search.**

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

PRIORITYCLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
HISTORICAL DRYC	Y	0.25	0	0	0	-	-	0
SPILLS	Y	0.125	0	1	-	-	-	1
DWM CONTAM	Y	0.5	0	0	0	0	-	0
DEL CONTAM SITE	Y	0.5	0	0	0	0	-	0
PFAS AFFF	Y	0.5	0	0	0	0	-	0
PFAS	Y	0.5	0	0	0	0	-	0
GW CONTAM	Y	0.125	0	0	-	-	-	0
UIC	Y	PO	0	-	-	-	-	0
WELL SURVEILLANCE	Y	0.25	0	0	0	-	-	0
CDV SOUTHEAST	Y	0.5	0	0	0	0	-	0
TIER 2	Y	0.125	0	2	-	-	-	2
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Total: 0 3 0 0 0 3

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	TIER 2	Town of Howey in the Hills/Well3	Hwy 48 and St. Road 19 Howey in the Hills FL 34737	SSW	0.07 / 393.90	33	16
1	TIER 2	Town of Howey in the Hills / Well 3	Hwy 48 and St. Road 19 Howey in the Hills FL 34737	SSW	0.07 / 393.90	33	17
2	SPILLS		CR 48 at HWY 19 HOWIE-IN-THE-HILLS FL <i>Incident No Incident Date: 7524 01/06/2000</i>	SSW	0.08 / 396.51	33	18

Executive Summary: Summary by Data Source

Non Standard

State

SPILLS - Oil and Hazardous Materials Incidents

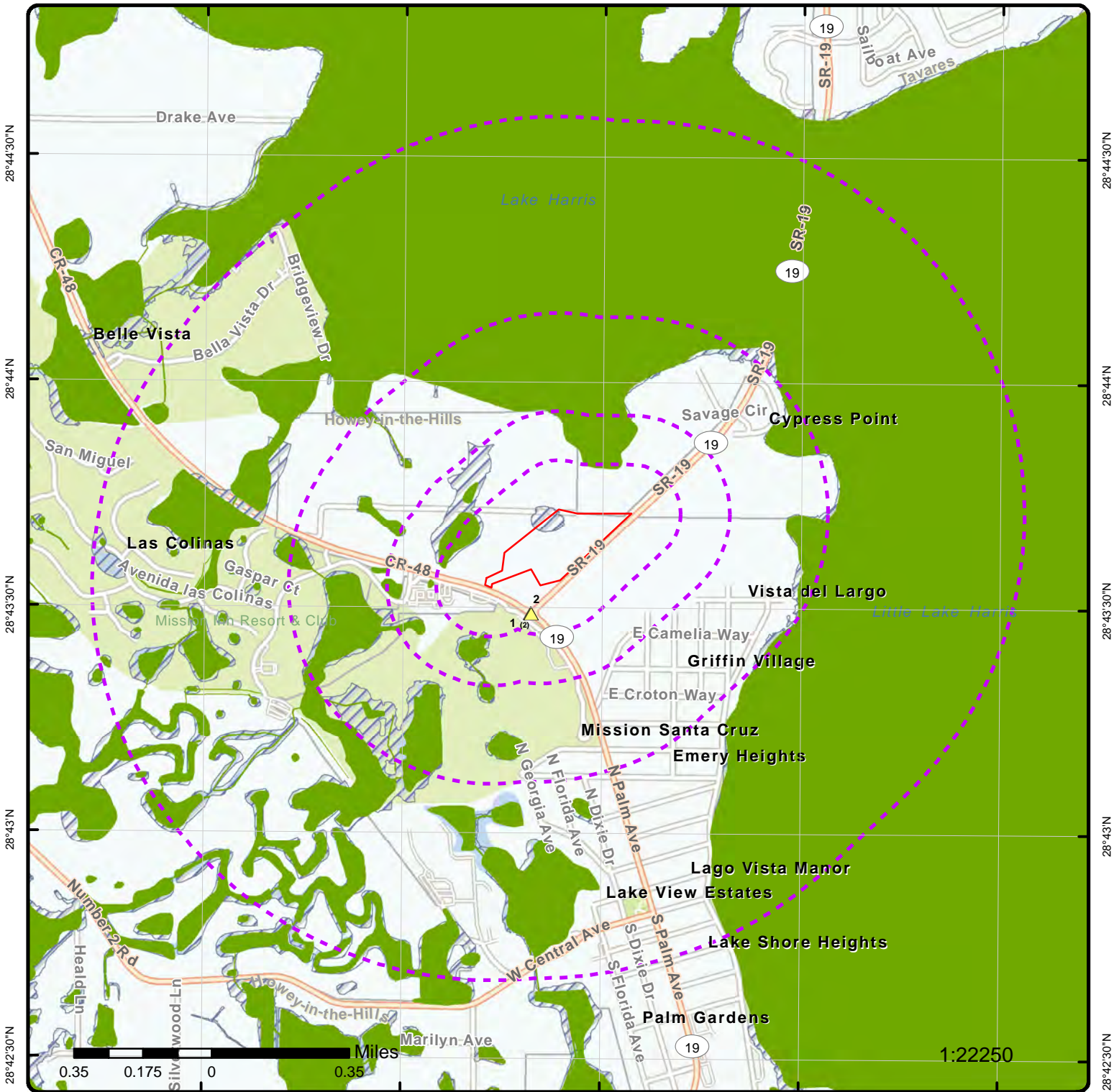
A search of the SPILLS database, dated Nov 1, 2023 has found that there are 1 SPILLS site(s) within approximately 0.12miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	CR 48 at HWY 19 HOWIE-IN-THE-HILLS FL	SSW	0.08 / 396.51	2
<i>Incident No Incident Date: 7524 01/06/2000</i>				

TIER 2 - Tier 2 Report

A search of the TIER 2 database, dated Mar 6, 2023 has found that there are 2 TIER 2 site(s) within approximately 0.12miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Town of Howey in the Hills/Well3	Hwy 48 and St. Road 19 Howey in the Hills FL 34737	SSW	0.07 / 393.90	1
Town of Howey in the Hills / Well 3	Hwy 48 and St. Road 19 Howey in the Hills FL 34737	SSW	0.07 / 393.90	1



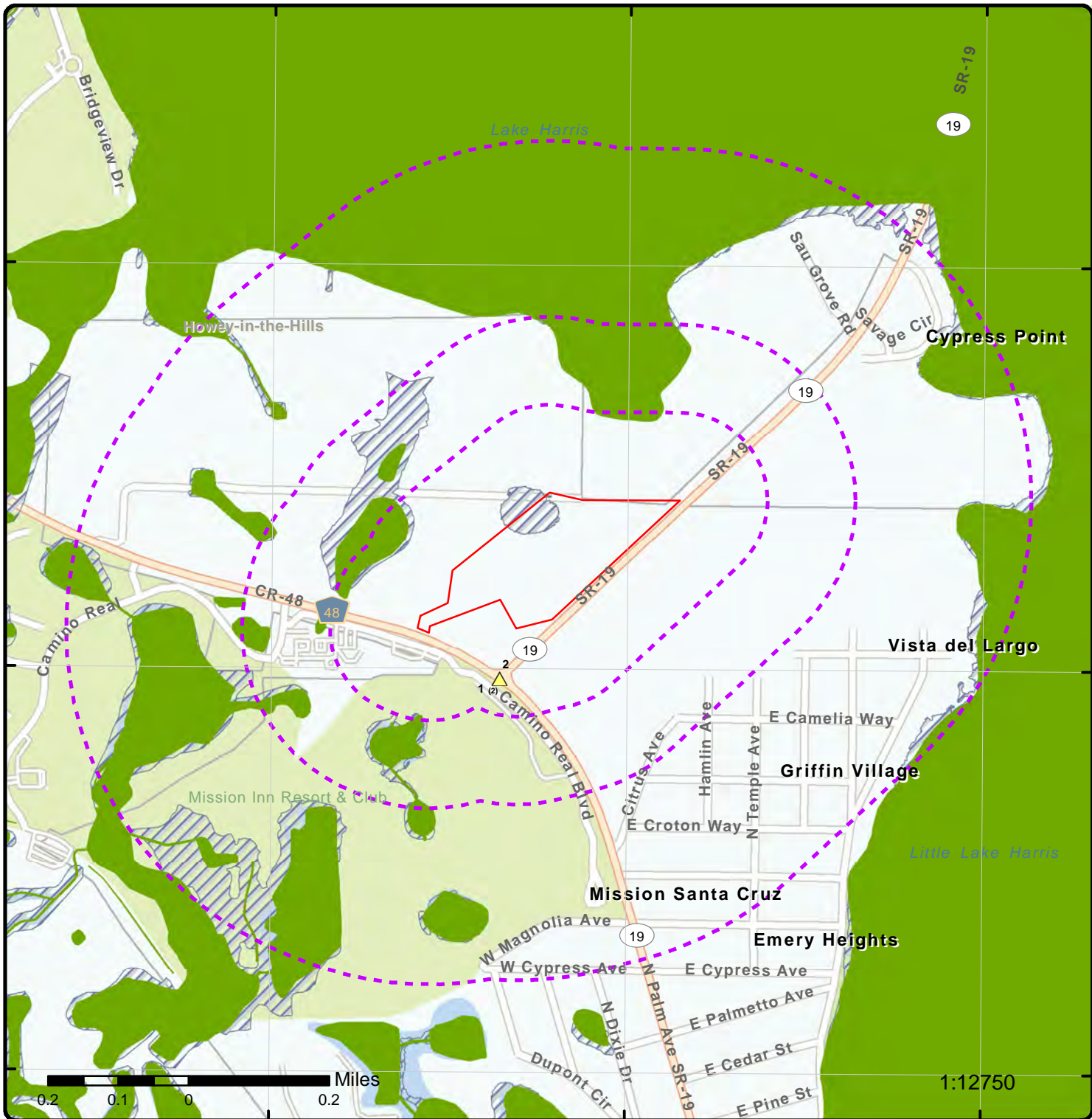
Map: 1.0 Mile Radius

Order Number: 23112000568

Address: North of County Road 48 and State Road 19, Howey-in-the-Hills, FL



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.5 Mile Radius

Order Number: 23112000568

Address: North of County Road 48 and State Road 19, Howey-in-the-Hills, FL



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

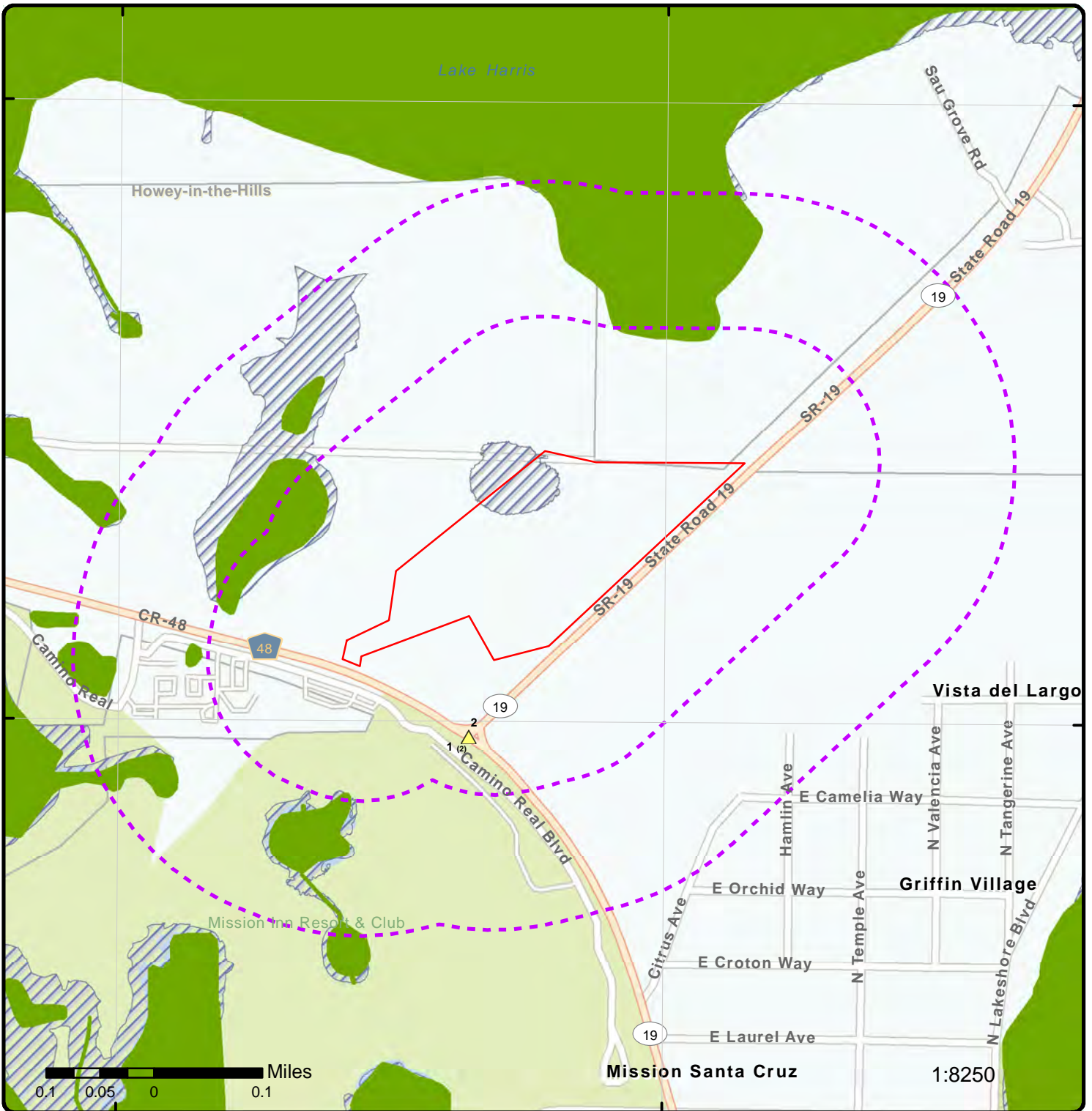
Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 23112000568

Address: North of County Road 48 and State Road 19, Howey-in-the-Hills, FL



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- + Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

81°47'W

81°46'30"W

28°44'N

28°44'N

28°43'30"N

28°43'30"N

28°43'N

28°43'N



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2022

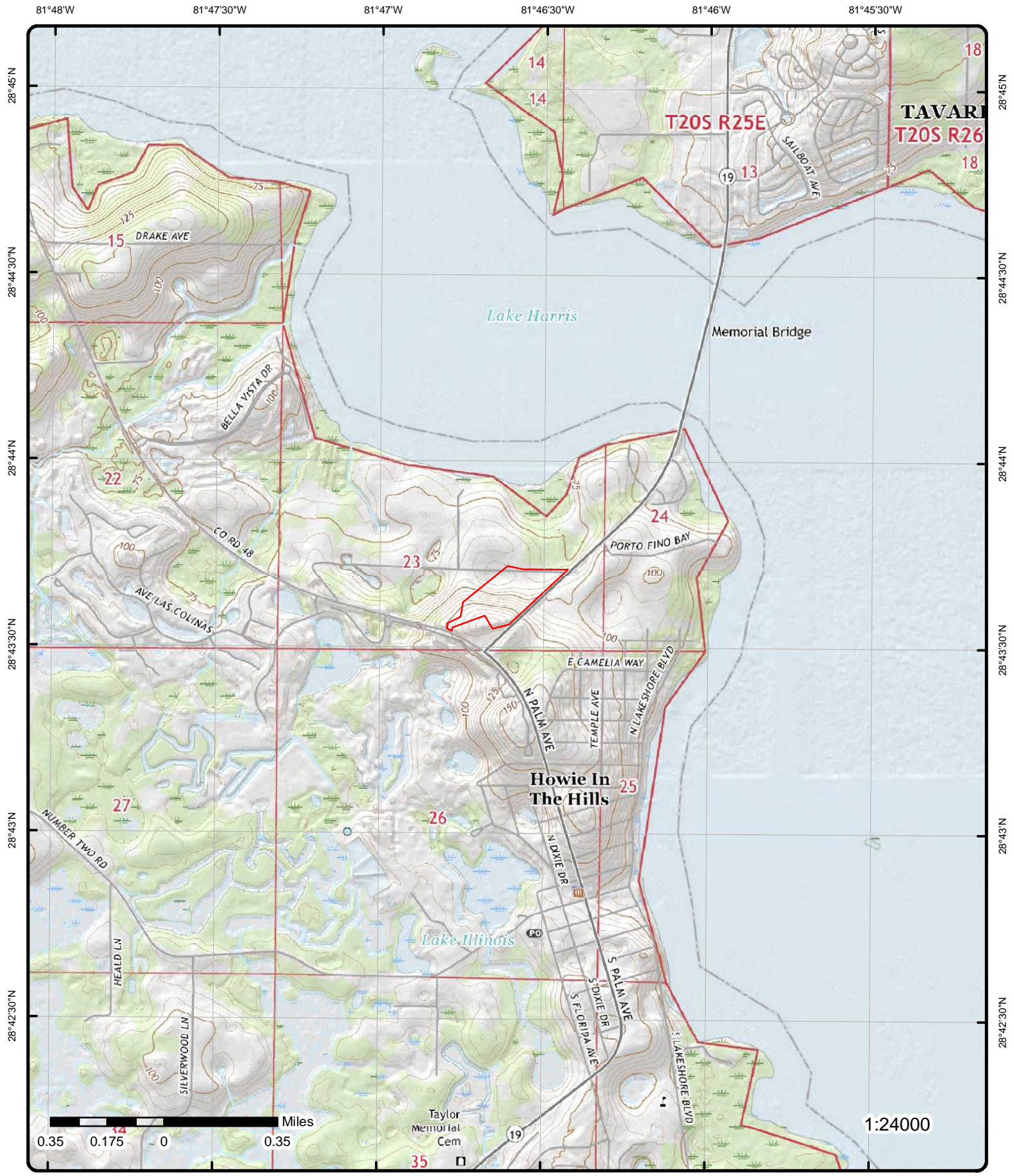
Order Number: 23112000568

Address: North of County Road 48 and State Road 19, Howey-in-the-Hills, FL



© ERIS Information Inc.

Source: ESRI World Imagery



Topographic Map

Year: 2021

Order Number: 23112000568

Address: North of County Road 48 and State Road 19, FL



Quadrangle(s): Howey-in-the-Hills FL, Astatula FL, Leesburg East FL

© ERIS Information Inc.

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 2	SSW	0.07 / 393.90	131.49 / 33	Town of Howey in the Hills/Well3 Hwy 48 and St. Road 19 Howey in the Hills FL 34737	TIER 2

2018 Data

Facility ID:	6062116	Explosive:	False
Filing Year:	2017(Tier2)	Filing Type:	302
			312
CAS No:	7782505	Max Daily Qty:	999
Solid:	False	Avg Daily Qty:	499
Liquid:	True	EHS:	True
Gas:	True	Below Thresholds:	
Pure:	True	Trade Secret:	
Mixture:	False		
First Submit Date:	2018-02-15(Tier2)		
NAICS Code:	221310		
Dun Bradstreet Code:	08666919		
Chemical Name:	Chlorine		
Hazard Not Otherwise Classifi:	False		
Contact Name:	John Town of Howey		
Contact Type:	Owner / Operator		
Contact Email:	Jernest@howey.org		
Contact Work Phone:	352-324-2290		
Contact 24 Hour Phone:	3524344253		
Contact Mobile Phone:	(352) 348-9925		

2019 Data

Facility ID:	6389499	Explosive:	False
Filing Year:	2018(Tier2)	Filing Type:	302
			312
CAS No:	7782505	Max Daily Qty:	999
Solid:	False	Avg Daily Qty:	499
Liquid:	True	EHS:	True
Gas:	True	Below Thresholds:	
Pure:	True	Trade Secret:	
Mixture:	False		
First Submit Date:	2019-02-12(Tier2)		
NAICS Code:	221310		
Dun Bradstreet Code:	08666919		
Chemical Name:	Chlorine		
Hazard Not Otherwise Classifi:	False		
Contact Name:	John Town of Howey		
Contact Type:	Owner / Operator		
Contact Email:	Jernest@howey.org		
Contact Work Phone:	352-324-2290		
Contact 24 Hour Phone:	3524344253		
Contact Mobile Phone:	(352) 348-9925		

2020 Data (Not Filed)

Facility ID:	6389499	Explosive:	False
Filing Year:	2018(Tier2)	Filing Type:	302
			312

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CAS No:	7782505				Max Daily Qty:	999
Solid:	False				Avg Daily Qty:	499
Liquid:	True				EHS:	True
Gas:	True				Below Thresholds:	
Pure:	True				Trade Secret:	
Mixture:	False					
First Submit Date:		2019-02-12(Tier2)				
NAICS Code:		221310				
Dun Bradstreet Code:		08666919				
Chemical Name:		Chlorine				
Hazard Not Otherwise Classifi:		False				
Contact Name:		John Town of Howey				
Contact Type:		Owner / Operator				
Contact Email:		Jernest@howey.org				
Contact Work Phone:		352-324-2290				
Contact 24 Hour Phone:		3524344253				
Contact Mobile Phone:		(352) 348-9925				

1	2 of 2	SSW	0.07 / 393.90	131.49 / 33	Town of Howey in the Hills / Well 3 Hwy 48 and St. Road 19 Howey in the Hills FL 34737	TIER 2
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2022 Data

Facility ID:	7077957				Explosive:	False
Filing Year:	2021(Tier2)				Filing Type:	
CAS No:	7782505				Max Daily Qty:	999
Solid:	False				Avg Daily Qty:	499
Liquid:	True				EHS:	True
Gas:	True				Below Thresholds:	
Pure:	True				Trade Secret:	
Mixture:	False					
First Submit Date:		2022-01-03(Tier2)				
NAICS Code:		221310				
Dun Bradstreet Code:		8666919				
Chemical Name:		Chlorine				
Hazard Not Otherwise Classifi:		False				
Contact Name:		Martha McFarlane				
Contact Type:		Owner / Operator				
Contact Email:		Office@howey.org				
Contact Work Phone:		352-324-2290				
Contact 24 Hour Phone:						
Contact Mobile Phone:						

2023 Data

Facility ID:	7271413				Explosive:	False
Filing Year:	2022(Tier2)				Filing Type:	
CAS No:	7782505				Max Daily Qty:	999
Solid:	False				Avg Daily Qty:	499
Liquid:	True				EHS:	True
Gas:	True				Below Thresholds:	
Pure:	True				Trade Secret:	
Mixture:	False					
First Submit Date:		2023-02-06(Tier2)				
NAICS Code:		221310				
Dun Bradstreet Code:		08666919				
Chemical Name:		Chlorine				
Hazard Not Otherwise Classifi:		False				
Contact Name:		Martha McFarlane				
Contact Type:		Owner / Operator				
Contact Email:		Office@howey.org				
Contact Work Phone:		352-324-2290				
Contact 24 Hour Phone:						
Contact Mobile Phone:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 1	SSW	0.08 / 396.51	131.49 / 33	CR 48 at HWY 19 HOWIE-IN-THE-HILLS FL	SPILLS

Incident No: 7524
Incident Type: Inland
Incident Date: 01/06/2000
County: Lake

Spill Details

Incident Status: Pollutant Name: Diesel fuel Pollutant Category: Description: Spill Incident Party Name: Incident Party Type: Pollutant Actual Volume: 30 Pollutant Unit Measure: gallon	Criminal Indicator: Hurricane Indicatr: On Scene Response:
---	---

Spill Details

Incident Status: Pollutant Name: Diesel fuel Pollutant Category: Description: Incident Party Name: Incident Party Type: Pollutant Actual Volume: 30 Pollutant Unit Measure: gallon	Criminal Indicator: Hurricane Indicatr: On Scene Response:
---	---

Spill Details

Incident Status: Pollutant Name: Sewage Pollutant Category: Description: Spill Incident Party Name: Incident Party Type: Pollutant Actual Volume: 4000 Pollutant Unit Measure: gallon	Criminal Indicator: Hurricane Indicatr: On Scene Response:
--	---

Spill Details

Incident Status: Pollutant Name: Sewage Pollutant Category: Description: Incident Party Name: Incident Party Type: Pollutant Actual Volume: 4000 Pollutant Unit Measure: gallon	Criminal Indicator: Hurricane Indicatr: On Scene Response:
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Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
SPILLS		SR 19 <i>Incident No Incident Date:</i> 39498 05/19/2008	HOWEY IN THE HILLS FL		813597884
SPILLS		CR 48 West of HWY 19 <i>Incident No Incident Date:</i> 7535 01/06/2000	HOWEY-IN-THE-HILLS FL		813611846
SPILLS		SR-19 Bridge <i>Incident No Incident Date:</i> 61853 11/6/2018 6:22:00 AM	HOWEY IN THE HILLS FL		872537550
SPILLS		1/2 mile South of Yalaha Bakery off CR 48 <i>Incident No Incident Date:</i> 25758 03/14/2005	YALAHA FL		813622447
UST	DIDION EUGENE / PASTURE	ONE QUARTER MI E OF YALAHA BAKERY ON 48 <i>Facility ID Facility Status:</i> 9807288 CLOSED <i>Tank Status Status Date:</i> B - REMOVED FROM SITE 12-MAY-2005, B - REMOVED FROM SITE 12-MAY-2005	HOWEY IN THE HILLS FL	34732	894382487

Unplottable Report

Site: SR 19 HOWEY IN THE HILLS FL SPILLS

Incident No: 39498
Incident Type: Inland
Incident Date: 05/19/2008
County: Lake

Spill Details

Incident Status:		Criminal Indicator:
Pollutant Name:	Hydraulic oil	Hurricane Indicatr:
Pollutant Category:		On Scene Response:
Description:	Leak/overflow	
Incident Party Name:		
Incident Party Type:		
Pollutant Actual Volume:	10	
Pollutant Unit Measure:	gallon	

Site: CR 48 West of HWY 19 HOWEY-IN-THE-HILLS FL SPILLS

Incident No: 7535
Incident Type: Inland
Incident Date: 01/06/2000
County: Lake

Spill Details

Incident Status:		Criminal Indicator:
Pollutant Name:	Diesel fuel	Hurricane Indicatr:
Pollutant Category:		On Scene Response:
Description:	Spill	
Incident Party Name:		
Incident Party Type:		
Pollutant Actual Volume:	30	
Pollutant Unit Measure:	gallon	

Spill Details

Incident Status:		Criminal Indicator:
Pollutant Name:	Diesel fuel	Hurricane Indicatr:
Pollutant Category:		On Scene Response:
Description:		
Incident Party Name:		
Incident Party Type:		
Pollutant Actual Volume:	30	
Pollutant Unit Measure:	gallon	

Spill Details

Incident Status:		Criminal Indicator:
Pollutant Name:	Sewage	Hurricane Indicatr:
Pollutant Category:		On Scene Response:
Description:		
Incident Party Name:		
Incident Party Type:		

Pollutant Actual Volume: 4000
Pollutant Unit Measure: gallon

Spill Details

Incident Status:
Pollutant Name: Sewage
Pollutant Category:
Description: Spill
Incident Party Name:
Incident Party Type:
Pollutant Actual Volume: 4000
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicatr:
On Scene Response:

Site:

SR-19 Bridge HOWEY IN THE HILLS FL

SPILLS

Incident No: 61853
Incident Type: Inland
Incident Date: 11/6/2018 6:22:00 AM
County: Lake

Spill Details

Incident Status: Pending-DM
Pollutant Name: Wastewater, n.o.s.
Pollutant Category: Wastewater
Description: Accident
Incident Party Name: DEP District Office
Incident Party Type: Agency
Pollutant Actual Volume: 6000
Pollutant Unit Measure: pounds

Criminal Indicator: No
Hurricane Indicatr: No
On Scene Response: No

Spill Details

Incident Status: Pending-DM
Pollutant Name: Wastewater, n.o.s.
Pollutant Category: Wastewater
Description: Accident
Incident Party Name: Police/Sheriff
Incident Party Type: Agency
Pollutant Actual Volume: 6000
Pollutant Unit Measure: pounds

Criminal Indicator: No
Hurricane Indicatr: No
On Scene Response: No

Spill Details

Incident Status: Pending-DM
Pollutant Name: Wastewater, n.o.s.
Pollutant Category: Wastewater
Description: Accident
Incident Party Name: Shelley's Residuals Management Facility
Incident Party Type: Responsible Party
Pollutant Actual Volume: 6000
Pollutant Unit Measure: pounds

Criminal Indicator: No
Hurricane Indicatr: No
On Scene Response: No

Spill Details

Incident Status: Pending-DM
Pollutant Name: Wastewater, n.o.s.
Pollutant Category: Wastewater
Description: Accident
Incident Party Name: Local Fire Department
Incident Party Type: Agency
Pollutant Actual Volume: 6000
Pollutant Unit Measure: pounds

Criminal Indicator: No
Hurricane Indicatr: No
On Scene Response: No

Site:

1/2 mile South of Yalaha Bakery off CR 48 YALAHA FL

SPILLS

Incident No: 25758
Incident Type: Inland
Incident Date: 03/14/2005
County: Lake

Spill Details

Incident Status:
Pollutant Name: Empty Drums/Containers
Pollutant Category:
Description: Dumping
Incident Party Name:
Incident Party Type:
Pollutant Actual Volume: 0
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicatr:
On Scene Response:

Spill Details

Incident Status:
Pollutant Name: Empty Drums/Containers
Pollutant Category:
Description: Abandoned Containers
Incident Party Name:
Incident Party Type:
Pollutant Actual Volume: 0
Pollutant Unit Measure: gallon

Criminal Indicator:
Hurricane Indicatr:
On Scene Response:

Site:

DIDION EUGENE / PASTURE
ONE QUARTER MI E OF YALAHA BAKERY ON 48 HOWEY IN THE HILLS FL 34732

UST

Facility ID: 9807288
Facility Status: CLOSED
Facility Type: Z
Type Desc: Other Regulated Facility
Facility Phone: 4792855694
Dep Co: P
Owner ID: 58048
Owner Phone: 4792855694
Owner: DIDION EUGENE J
Owner Address1: PO BOX 352
Owner Address2:
Owner City: HOWEY IN THE HILLS
Owner State: FL
Owner Zip 5: 34732
Contact: EUGENE J DIDION
Source: Tank Facility - All Locations and Tank Information; Tank Facility - All Locations and Owner Information
Oculus Docs Inventory URL: <https://erisservice7.ecologeris.com/ErisExt/flo/ocure.ashx?ID=9807288&CAT=11>
Information Portal Fac URL: <http://prodenv.dep.state.fl.us/DepNexus/public/facilitysearch?pagination=true&facility.id=9807288>
Information Portal Doc URL: <http://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/9807288/facility!search>

County: LAKE
Lat/Long Method:
Lat DD:
Lat MM:
Lat SS:
Long DD:
Long MM:
Long SS:

Tank Information

Tank ID: 1
Tank Status: B - REMOVED FROM SITE
Status Date: 12-MAY-2005
Installation Date:
Tank Desc:

Capacity:
Substance: A - Leaded Gas
Placement: UNDERGROUND
Tank Vessel Indic: TANK

Tank Information

Tank ID: 2
Tank Status: B - REMOVED FROM SITE
Status Date: 12-MAY-2005

Capacity:
Substance: D - Vehicular Diesel
Placement: UNDERGROUND

Installation Date:
Tank Desc:

Tank Vessel Indic: TANK

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. 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. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Sep 19, 2023

Inventory of Open Dumps, June 1985:

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Sep 19, 2023

Comprehensive Environmental Response, Compensation and Liability Information System -

[CERCLIS](#)

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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). 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.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jul 10, 2023

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jul 10, 2023

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jul 10, 2023

RCRA Very Small Quantity Generators List:

[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jul 10, 2023

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Sites with Controls:

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jul 10, 2023

Federal Engineering Controls-ECs:

[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Oct 26, 2023

Federal Institutional Controls- ICs:

[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Oct 26, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Aug 12, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED 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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Mar 13, 2023

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Sep 20, 2023

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Sep 22, 2023

LIEN on Property:

[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Sep 19, 2023

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Sep 19, 2023

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

Superfund Waste Cleanup & State-Funded Action Sites:

[SHWS](#)

List of hazardous waste cleanup sites participating in various federal and state funded cleanup programs. Florida's State-Funded Action Sites and Superfund Waste Cleanup Sites lists are maintained and made available by the Florida Department of Environmental Protection (FDEP). This database is state equivalent CERCLIS.

Government Publication Date: Sep 18, 2023

Delisted State-Funded Action Sites:

[DELISTED SHWS](#)

This database contains a list of closed hazardous waste sites of various federal and state funded cleanup programs that were removed from the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Sep 18, 2023

ERIC Waste Cleanup:

[ERIC](#)

Environmental Restoration Integrated Cleanup (ERIC) is a single database for tracking contaminated site cleanup activities in the Florida Department of Environmental Protection (DEP)'s Division of Waste Management (DWM). Includes records from 11 different DEP data systems, allowing tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Florida Department of Environmental Protection Cleanup Sites:

[CLEANUP DEP](#)

The Cleanup Sites layer feeds the FDEP's Contamination Locator Map (CLM). It provides locations and document links for sites currently in the cleanup process and sites awaiting cleanup funding. Cleanup programs include: Brownfields, Petroleum, EPA Superfund (CERCLA), Drycleaning, Responsible Party Cleanup, State Funded Cleanup, State Owned Lands Cleanup and Hazardous Waste Cleanup.

Government Publication Date: Aug 11, 2023

Waste Cleanup Responsible Party Sites:

[WCRPS](#)

List of Open, Closed, and Inactive Waste Cleanup Responsible Party sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Apr 11, 2021

Delisted Waste Cleanup Sites:

[DELISTED WCP](#)

List of sites which once appeared on - and have since been removed from - the list of Waste Cleanup Sites made available by the Florida Department of Environmental Protection.

Government Publication Date: Aug 11, 2023

Solid Waste Facilities and Landfills:

[SWF/LF](#)

The Solid Waste Facility Inventory Report made available by the Florida Department of Environmental Protection (FDEP) includes all types of authorized and unauthorized facilities: municipal solid waste, landfills, dumps, construction and demolition disposal, recycling facilities, and more.

Government Publication Date: May 25, 2023

Leaking Tanks:

[LST](#)

The Storage Tank Regulation Section is part of the Petroleum Restoration Program in the Florida Department of Environmental Protection (FDEP)'s Division of Waste Management. In 1983, Florida was one of the first states in the union to pass legislation and adopt rules for underground and aboveground storage tank systems. Since then, over 28,000 facilities have reported discharges of petroleum products from storage tank systems. Florida relies on groundwater for about 92 percent of its drinking water needs, and has some of the most stringent rules in the country.

Government Publication Date: Sep 29, 2023

Delisted Leaking Tanks:

[DELISTED LST](#)

Whereas Leaking Tanks (LST) includes only facilities which currently have contamination as recorded by the Florida Department of Environmental Protection, this list contains facilities which were once included in LST data but no longer appear on the list made available by FDEP. Facilities may be removed from the current LST list because the discharge has been cleaned up, or the discharge is not required for 62-770.

Government Publication Date: Sep 29, 2023

Underground Storage Tanks:

[UST](#)

List of Underground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. In an effort to minimize the occurrence and environmental risks of releases and discharges, FDEP administers standards pertaining to the construction, installation, operation, maintenance, repair, closure, and disposal of underground storage tank systems that store regulated substances.

Government Publication Date: Aug 11, 2023

Aboveground Storage Tanks:

[AST](#)

List of Aboveground Storage Tank facilities made available by the Florida Department of Environmental Protection (FL DEP). Includes facilities tracked for active storage tanks, storage tank history, or petroleum cleanup activity. The Florida Department of Environmental Protection (FDEP) provides standards for aboveground storage tanks (ASTs) that have individual storage tank capacities greater than 550 gallons. The state also regulates the registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems that store regulated substances.

Government Publication Date: Aug 11, 2023

Storage Tank Facilities:

[TANK](#)

List of storage tank facilities made available by the Florida Department of Environmental Protection (FL DEP) for which tank information is not available. In the case of closed facilities - where all tanks have been removed or closed, and there is also no petroleum discharge or on-going cleanup activity - the owner data may not be current, but rather would represent the most recent information made available to FL DEP.

Government Publication Date: Aug 11, 2023

Delisted AST UST Storage Tanks:

[DEL UST AST TANK](#)

This database contains a list of closed UST and AST storage tank sites that were removed from the Florida Department of Environmental Protection (FDEP) storage tank database.

Delisted Storage Tanks:

[DEL STORAGE TANK](#)

List of sites that once appeared on - and have since been removed from - the list of UST and AST storage tank facilities made available by the Florida Department of Environmental Protection.

Government Publication Date: Aug 29, 2023

Federal Facilities Listing:

[FF TANKS](#)

The Florida Department of Environmental Protection (FDEP) Storage Tank Program registers facilities and storage tanks where aboveground or underground storage tanks store pollutants, hazardous substances, and/or mineral acid substances regulated by Chapter 62-761, Florida Administrative Code, or when aboveground storage tanks or compression vessels store a hazardous substance which requires registration according to Chapter 376, Florida Statutes.

Government Publication Date: Aug 29, 2023

Storage Tank/Contaminated Facility Search:

[STCS](#)

List of facilities and tanks in the Florida Department of Environmental Protection (FDEP) Bureau of Petroleum Storage Systems Storage Tank/Contaminated Facility Search. Note that tank details do not appear for facilities for which all tanks have been removed.

Government Publication Date: Aug 31, 2023

Institutional Controls Registry:

[INST](#)

The Institutional Controls registry is maintained by the Florida Department of Environmental Protection (FDEP). The registry aims to help preserve adequate protection of contaminated soil regions and help to minimize any chances of exposure.

Government Publication Date: Aug 11, 2023

Engineering Controls:

[ENG](#)

A listing of all engineering controls that are in place to eliminate or reduce the potential for contaminant migration and exposure to contaminants. These controls may include caps, barriers, guards or fences. The list is maintained by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Aug 11, 2023

Voluntary Cleanup Sites:

[VCP](#)

A listing of active and closed voluntary cleanup sites registered by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Jul 1, 2022

Brownfield Sites:

[BROWNFIELDS](#)

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of sites within designated Brownfield Areas within Florida where Brownfield Site Rehabilitation Agreement (BSRA)s have been executed between FDEP and a responsible party.

Government Publication Date: Sep 8, 2021

Brownfield Areas:

[BROWNFIELD AREA](#)

Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. This is a list of Brownfield Areas, defined by the FDEP as contiguous areas of one or more brownfield sites, some of which may not be contaminated, that have been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. Because a variety of sources and methods were used to derive information for this data, locations are approximate.

Government Publication Date: Aug 3, 2023

Hazardous Waste Facility List:

[HAZ WASTE FAC](#)

List of Hazardous Waste Financial Assurance Facilities made available by the Division of Waste Management of the Florida Department of Environmental Protection (FDEP). The FDEP's Hazardous waste financial responsibility requirements exist to ensure that certain hazardous waste facilities and transporters have the financial resources available to provide for closure, postclosure and corrective action requirements and/or pay for bodily injury or property damage that might result from accidents, spills or other unexpected events, known as liabilities. These closure, postclosure, corrective action and liability requirements are called financial assurance.

Government Publication Date: Oct 23, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 20, 2023

Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 4, which includes Florida, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 20, 2023

Delisted Tribal Leaking Storage Tanks:

[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks:

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 8, 2023

Toxics Release Inventory (TRI) Program:

[TRIS](#)

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:

[PFAS NPL](#)

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 14, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:

[PFAS FED SITES](#)

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to September 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Sep 5, 2023

SSEHRI PFAS Contamination Sites:

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills:

[ERNS PFAS](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Sep 23, 2023

PFAS NPDES Discharge Monitoring:

[PFAS NPDES](#)

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Sep 4, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Oct 11, 2023

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data 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.

Government Publication Date: Jul 26, 2023

Toxic Substances Control Act:

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Oct 26, 2023

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRCD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Jan 21, 2023

Drycleaner Facilities:

[FED DRYCLEANERS](#)

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jul 23, 2023

Delisted Drycleaner Facilities:

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jul 23, 2023

Formerly Used Defense Sites:

[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

FUDS Munitions Response Sites:

[FUDS MRS](#)

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

[FORMER NIKE](#)

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

[PIPELINE INCIDENT](#)

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Dec 30, 2022

Material Licensing Tracking System (MLTS):

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites:

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System:

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: May 25, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 30, 2023

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Apr 19, 2023

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2023

State

Priority Ranking List:

PRIORITYCLEAN

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility or wholesale supply facility (Chapter 376, Florida Statutes). The program is administered by the Florida Department of Environmental Protection (FDEP). The statute was sponsored by the drycleaning industry to address environmental, economic, and liability issues resulting from drycleaning solvent contamination. The program provides limited liability protection to the owner, operator and real property owner of drycleaning or wholesale supply facilities for cleanup of drycleaning solvent contamination if the parties meet the eligibility conditions stated in the law.

Government Publication Date: Aug 11, 2023

Dry Cleaning Facilities:

DRYCLEANERS

A listing of dry cleaning facilities registered with the Florida Department of Environmental Protection (FDEP). The information contains facility identification number, site location information, related party (owner) information, and facility type and status. Data is taken from the Storage Tank & Contamination Monitoring database, the registration repository of dry cleaner facility data.

Government Publication Date: Oct 18, 2023

Delisted Dry Cleaning Facilities:

DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Florida Department of Environmental Conservation (DEC).

Government Publication Date: Oct 18, 2023

Historical Dry Cleaners:

HISTORICAL DRYC

The Florida Department of Environmental Protection (FDEP) provided this historical database of regulated and non-regulated dry cleaning facilities. These facilities were at one time tracked and registered by the FDEP OCULUS Electronic Document Management System as "drums" in the underground storage tank database.

Government Publication Date: Aug 2, 2013

Oil and Hazardous Materials Incidents:

SPILLS

Statewide listing of oil and hazardous materials spills and incidents recorded by the Florida Department of Environmental Protection (FDEP).

Government Publication Date: Nov 1, 2023

Contaminated Sites:

DWM CONTAM

Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM) listing of active or known sites that include sites requiring cleanup but are not actively being worked on due to the agency's lack of funding (primarily petroleum and drycleaning).

Government Publication Date: Jul 14, 2023

Delisted Contaminated Sites:

DEL CONTAM SITE

List of sites which were once included on the Florida Department of Environmental Protection (FDEP) Division of Waste Management (DWM)'s Contaminated Sites list. As sites on the Contaminated Sites (CS) list are cleaned up or closed under risk based corrective action, they are removed from the CS list.

Government Publication Date: Sep 30, 2015

Aqueous Film Forming Foam (AFFF):

PFAS AFFF

A list of fire fighter training facilities that use or possibly used Aqueous Film Forming Foam (AFFF). This list is made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Aug 22, 2023

PFAS Investigation at Federal Facilities:

PFAS

List of sites - including Federal Facilities - in Florida at which either a) there has been confirmed or suspected usage of Aqueous Film Forming Foam (AFFF), or b) the Division of Waste Management has identified as a potential source or environmental impact related to per- and polyfluoroalkyl substances (PFAS). The Florida Department of Environmental Protection (DEP) is committed to the protection of the groundwater resources of the state and the public health and safety of residents. The DEP will continue its efforts to investigate and understand PFAS in the environment and the ecological and human health risks associated with PFAS contamination. Listings made available by the Florida Department of Environmental Protection (DEP).

Government Publication Date: Aug 23, 2023

Ground Water Contamination Areas:

[GW CONTAM](#)

List of areas of known groundwater contamination made available by the Florida Department of Environmental Protection (DEP). 38 counties have been delineated primarily for the agricultural pesticide ethylene dibromide (EDB), and to a much lesser extent, volatile organic and petroleum contaminants. Permitted water wells in these areas must meet specific well construction criteria and water testing prior to well use. This dataset only indicates the presence or absence of specific groundwater contaminants and does not represent all known sources of groundwater contamination in the state of Florida.

Government Publication Date: Jul 12, 2023

Underground Injection Control Wells:

[UIC](#)

Class I Underground Injection Control (UIC) wells that are currently or were previously active, as well as proposed sites, regulated by the Florida Department of Environmental Protection (FDEP). Class I UIC wells are used to inject nonhazardous waste, hazardous waste (new hazardous waste wells were banned in 1983), or municipal waste below the lowermost underground source of drinking water.

Government Publication Date: Nov 8, 2023

Well Surveillance Program Facilities:

[WELL SURVEILLANCE](#)

List of facilities made available by the Florida Health Well Surveillance group. The Well Surveillance group manages several programs to identify and monitor areas in Florida where contaminated drinking water is suspected and may pose a threat to public health. The section coordinates with the County Health Departments (CHDs) to locate potable wells and conduct water sampling for contaminants of concern. The Well Surveillance Section is composed of the State Underground Petroleum Environmental Response Act (SUPER Act), Drinking Water Toxics Program (Toxics), Drycleaner Solvent Cleanup Program (DSCP). Includes locations of known cattle dipping vats.

Government Publication Date: Sep 25, 2023

Cattle Dip Vats:

[CDV SOUTHEAST](#)

A list of Cattle Dip Vats in Southeast Florida made available by the Florida Department of Environmental Protection.

Government Publication Date: Jan 19, 2017

Tier 2 Report:

[TIER 2](#)

A list of Tier 2 facilities in the state of Florida. The list tracks the inventory of chemicals within a particular facility. This list is provided by the Florida Division of Emergency Management.

Government Publication Date: Mar 6, 2023

Delisted County Records:

[DELISTED COUNTY](#)

Records removed from county databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Nov 14, 2023

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX H



Grounded in Excellence



Photo 1: Northwest section of the subject property facing southeast



Photo 2: Northeast section of the subject property facing southwest

SITE PHOTOGRAPHS



Photo 3: Southeast section of the subject property facing northwest



Photo 4: Southwest section of the subject property facing northeast

SITE PHOTOGRAPHS



Vacant land on the north adjoining properties



Vacant land on the east adjacent property

SITE PHOTOGRAPHS



Public well on the south adjoining property



Vacant land on the south adjoining property

SITE PHOTOGRAPHS



Hotel and homes on the south adjacent properties



Vacant land on the west adjoining property

SITE PHOTOGRAPHS

APPENDIX I



Grounded in Excellence



USER INTERVIEW RECORD

Table with 2 columns: Field Name, Value. Fields include PROJECT (Lake Harris Publix Development), COMPLETED BY NAME & TITLE (Thomas J Murray, P.E. VP), PHONE / EMAIL (407/219-3540 tmurray@windcrestinc.com), and DATE (11-20-2023).

The User (client) must provide the following information to the Environmental Professional To qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Did a search of recorded land title records (or judicial records where appropriate) identify environmental liens (ELs) filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?

YES NO If YES, explain: Not to my knowledge

2. Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?

YES NO If YES, explain: Not to my knowledge

3. 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 (40 CFR 312.28)?

YES NO If YES, explain: No

4A. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? YES NO

4B. If NO, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property (40 CFR 312.29)? YES NO If YES, explain:

5. 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 (40 CFR 312.30)?

YES NO If YES, explain:

a.) Do you know any of the past uses of the *property*?

YES NO If YES, explain: _____

b.) Do you know of specific chemicals that are present or once were present at the *property*?

YES NO If YES, explain: Only from review of past phase I performed by UES

c.) Do you know of spills or other chemical releases that have taken place at the *property*?

YES NO If YES, explain: Not to my knowledge

d.) Do you know of any environmental cleanups that have taken place at the *property*?

YES NO If YES, explain: Not to my knowledge

6. Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of releases at the *property* (40 CFR 312.31)?

YES NO If YES, explain: Not to my knowledge

ALSO NEEDED:

(a) The reason why the Phase I ESA is being performed;
Required by Purchaser

(b) The type of *property* and type of *property* transaction, for example, sale, purchase, refinance, foreclosure, exchange, etc.;;
Purchase

(c) The complete and correct address for the subject property (a map or other documentation showing the subject property location and boundaries is helpful);
NWC SR19 & CR48 in Howey-In-The-Hills, FL

(d) Identification of all parties who will rely on the Phase I Report;
Publix Super Markets, Inc. & WindCRest Development Group, Inc.

(e) Identification of the site contact and how the contact can be reached;
Tom Murray via email tmurray@windcrestinc.com

(f) Any special terms and conditions which must be agreed upon by the Environmental Professional.
Publix Requirements

(g) Any other knowledge or experience with the subject property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the subject property and its environmental condition). Not to my Knowledge



OWNER INTERVIEW RECORD

PROJECT:	LakeHill PD - Commercial Property
COMPLETED BY NAME / TITLE:	Ryan Lefkowitz/VP, Avanti Management Corporation, as Agent of Owner
PHONE / EMAIL:	407-628-8488; rlefkowitz@avantiprop.com
DATE:	11/20/2023

1. How long have you owned the subject property? approx. 10 years

2. What is the use of the subject property? agriculture

3. Indicate the utility providers to the subject property as applicable:

Drinking Water: Howey-in-the-Hills

Sanitary Sewer: Howey-in-the-Hills via Central Lake CDD

Electric: n/a

Natural Gas: n/a

Other [Irrigation/Drinking Water Well(s), Septic System(s)]: n/a

4. Do you have any knowledge of prior usage of the subject property? Adjoining properties?

YES NO If YES, explain: _____

5. Are you aware of any environmental concerns regarding the subject property or adjoining properties?

YES NO If YES, explain: _____

6. Are you aware of any underground storage tanks, aboveground storage tanks or other storage or use of petroleum products or hazardous materials at the subject property?

YES NO If YES, explain: There is a water pump on the property utilized for irrigation located adjacent to the irrigation canal that was dredged from Lake Harris. Above-ground fuel storage was present.

7. Are you aware of any Safety Data Sheets for any chemicals stored or used at the subject property?

YES NO If YES, explain: _____

8. Are you aware of any environmental site assessment reports, environmental compliance audit reports that exist for the subject property?

YES NO If YES, can you provide a copy? Attached

9. Are you aware of any Community Right-to-Know Plans, health and safety plans, spill prevention, countermeasure, and control plans for the subject property?

YES NO If YES, explain: _____

10. Are you aware of any environmental permits for the subject property (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)?

YES NO If YES, explain: _____

11. Do you know of spills or chemical releases that have taken place at the subject property?

YES NO If YES, explain: _____

12. Do you know of any environmental cleanups that have taken place at the subject property?

YES NO If YES, explain: _____

13. Are you aware of any government notices or past, pending or threatened litigation or administrative proceeding regarding any possible violations of environmental laws or liabilities relating to hazardous substances or petroleum products at the subject property?

YES NO If YES, explain: _____

14. Can you provide contact information for any of the past owners or occupants of the subject property?

YES NO If YES, provide name and phone number or email address:

15. Provide the name and email or phone number of the key site manager:
Jay Diceglie, (407) 383-7462

16. Provide any other helpful information about the property: _____

Chris McCormick, L.E.P.

From: Florida Department of Health <fdh@mycusthelp.net>
Sent: Monday, November 20, 2023 12:34 PM
To: Chris McCormick, L.E.P.
Subject: Public Records Request :: P108725-112023

This Message Is From an External Sender

This message came from outside your organization.

Dear Christopher McCormick:

This email is to confirm receipt of your public records request. If this request requires extensive use of resources, this office will contact you again once an estimate of the costs associated with producing the records you seek is prepared. The tracking number associated with your request is in the subject line of this email. If you have any questions, please let me know. Your request was received in this office on 11/20/2023 and given the reference number **P108725-112023** for tracking purposes.

Records Requested: I am conducting a Phase I Environmental Site Assessment located north of the County Road 48 intersection with State Road 19 in Howey-In-The-Hills, Lake County, Florida 34737. It appears on one tax parcel (ID# 23-20-25-0004-000-00200) (Alt Key 1780438). Do you have any records related to environmental issues at this site (i.e. wells, septic systems, petroleum product/hazardous substance use, storage or disposal, spills, releases or cleanups)? I appreciate you taking time to review my site. Let me know if you need more information.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

Florida Department of Health

To track your request and respond, visit the [Public Records Center](#), then click on "View My Public Records Requests."

Chris McCormick, L.E.P.

From: Boeder, Kelly <kelly.boeder@lakecountyfl.gov>
Sent: Tuesday, November 21, 2023 10:21 AM
To: Chris McCormick, L.E.P.; Fire Rescue Info
Subject: RE: RFI – North of County Road 48 & State Road 19 Howey-In-The-Hills

Categories: Orange category

This Message Is From an External Sender

This message came from outside your organization.

Thank you for contacting Lake County Fire Rescue

A search of our reporting program shows there are no records of any calls that resulted in any LCFR Hazardous Materials Team intervention or notification of the Environmental Protection Agency going back to June of 2017.

If there is anything further we can do to assist you, please don't hesitate to contact us at the FireRescueInfo@lakecountyfl.gov email address, or the phone number listed below.



KELLY BOEDER, Notary Public
Office Associate III

OFFICE OF FIRE RESCUE
Administration

[CUSTOMER SATISFACTION SURVEY LINK](#)

A 315 W. Main St., Suite 411, Tavares, FL 32778

P 352-343-9458 | F 352-343-9516

E kelly.boeder@lakecountyfl.gov | W www.lakecountyfl.gov

*NOTE: Florida has a very broad public records law.
Your email communications may be subject to public disclosure.*

From: Chris McCormick, L.E.P. <CMcCormick@teamues.com>
Sent: Monday, November 20, 2023 12:30 PM
To: Fire Rescue Info <FireRescueInfo@lakecountyfl.gov>
Subject: RFI – North of County Road 48 & State Road 19 Howey-In-The-Hills

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am conducting a Phase I Environmental Site Assessment located north of the County Road 48 intersection with State Road 19 in Howey-In-The-Hills, Lake County, Florida 34737. It appears on one tax parcel (ID# 23-20-25-0004-000-00200) (Alt Key 1780438). In red below



Do you have any records related to petroleum product/hazardous substance use, storage or disposal, spills, releases or cleanups?

I appreciate you taking time to review my site. Let me know if you need more information.

Regards,

Chris McCormick, L.E.P.

Environmental Project Manager
Orlando Environmental, Health & Safety Services
Orlando Branch

3532 Maggie Boulevard
Orlando, Florida 32811
Office: 407-423-0504
Direct: 407-472-7975



Note: Universal Engineering Sciences has been rebranded as UES. Please visit our website www.teamues.com for additional information.

Chris McCormick, L.E.P.

From: Public Records <publicrecords@howey.org>
Sent: Monday, November 20, 2023 3:30 PM
To: Chris McCormick, L.E.P.
Subject: RE: RFI – North of County Road 48 & State Road 19 Howey-In-The-Hills

Categories: Orange category

This Message Is From an External Sender

This message came from outside your organization.

Dear: Chris McCormick, – This e-mail acknowledges receipt of your public records request dated November 20, 2023. In accordance with Chapter 119 of the Florida Statutes and its exemptions, the Town will comply fully with the public records law and provide you with an opportunity to inspect the requested public records in a reasonable time period, all in accordance with Florida law. Your request is currently being reviewed by the respective record custodian(s). You will be notified of the current format of the records and whether costs may be applicable for copying or extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the Town, or both, in order to accommodate your request. You will be contacted within a reasonable period of time and provided with the necessary information.

In the meantime, if you have any questions, please email me at publicrecords@howey.org

Best Regards,

John Brock
Town Clerk for the Town of Howey-in-the-Hills P.O. Box 128
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737
Town Hall: 352-324-2290

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Howey-in-the-Hills regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. If you do not want your e-mail address released in response to a public records request, contact this office by phone. If you are NOT the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.



John Brock

Town Clerk for the Town of Howey-in-the-Hills
P.O. Box 128

101 N. Palm Avenue
Howey-in-the-Hills, FL 34737
Town Hall: 352-324-2290
Cell: 352-272-1925
jbrock@howey.org

From: Chris McCormick, L.E.P. <CMcCormick@teamues.com>
Sent: Monday, November 20, 2023 12:31 PM
To: Public Records <publicrecords@howey.org>
Subject: RFI – North of County Road 48 & State Road 19 Howey-In-The-Hills

Caution: This email originated from outside the organization. DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Hello,

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Do you have any records related to petroleum product/hazardous substance use, storage or disposal, spills, releases or cleanups?

I appreciate you taking time to review my site. Let me know if you need more information.

Regards,

Chris McCormick, L.E.P.
Environmental Project Manager
Orlando Environmental, Health & Safety Services
Orlando Branch

3532 Maggie Boulevard
Orlando, Florida 32811
Office: 407-423-0504
Direct: 407-472-7975



Note: Universal Engineering Sciences has been rebranded as UES. Please visit our website www.teamues.com for additional information.

APPENDIX J



Grounded in Excellence



Education

BS in Biology, University of Central Florida

Years of Experience

Total 21/ UES 10

Certifications

- 40-Hour Hazardous Waste Operations and Emergency Response Training (HAZWOPER)
- 8-Hour OSHA Health and Safety Refresher Training, Full Face Respirator Test
- Florida Stormwater Erosion Inspector
- Asbestos Survey & Mechanical Training (AHERA Building Inspector)
- NIOSH 582 Equivalent – Level I

Christopher McCormick

Environmental Project Manager

Christopher McCormick has 21 years of professional experience in the environmental consulting industry. He has managed and performed numerous asbestos inspections and supervised various contaminated soil and mold abatements in Florida.

Christopher also has extensive experience sampling soil, groundwater from wells, mold, and asbestos containing materials (ACM). He has also installed numerous temporary wells and installed erosion control fencing. He has also performed Infrared scans using a thermo-camera during inspections of commercial/residential properties for moisture and indoor air quality (IAQ) surveys. Christopher has also performed construction materials testing: slump tests, air content test, concrete cylinders, density testing with a nuclear gauge. His most recent relevant project experience includes: completion of Transaction Screen Process (TSP) reports and Phase I Environmental Site Assessments (ESA).

PROJECT EXPERIENCE

Former S&H Fabrication Annual Spring 2013 Semi-Annual Surface Water and Groundwater Monitoring Report, Orange County Solid Waste Management Facility, 5901 Young Pine Road

Orlando, Orange County, Florida

The subject property, an Orange County Solid Waste Management Facility (OCSWMF), is managed by the OCUSWD. It is comprised of two scale houses, eight retention ponds, a compost yard, a used tire processing area, one active and three closed Class I Landfill cells, one active and one closed Class III Landfill cells, and various other operating facilities. The semi-annual surface water and groundwater monitoring is conducted in accordance with OCSWMF's Monitoring Plan Implementation Schedule (MPIS) attached to the Landfill Operations Permit Number SF48-0128169-032. Christopher collected the samples for this semi-annual surface water and groundwater sampling event from four of the eight designated surface water monitoring locations (SW-P5, SW-P6, SW-P11, and SW-P12) at the subject property for quality assurance/quality control purposes. He also inspected the monitor wells to ensure that they are functioning properly.

Asbestos Survey, Six Vacant Duplex Structures, City of Ocoee Public Works

Orange County, Florida

Christopher performed pre-demolition asbestos surveys and sampling of the interiors, exteriors and roofs of the six vacant residential structures constructed in 1950 to identify suspect ACM for the City of Ocoee Public Works Department. All of the structures were constructed with concrete block walls and wood roof systems. Christopher obtained samples of building materials which were observed during a walk-through inspection of the subject facilities that are typically suspected of containing asbestos as a constituent. The bulk samples were submitted to an NVLAP approved laboratory for analysis using EPA approved methods for industry accepted standards. According to Federal Regulation 49 CFR, Part 763 (AHERA), under the direction of an asbestos consultant licensed in the State of Florida, Mr. Robert Sport and Chris, conducted these activities and compiled and submitted a detailed report to the City of Ocoee.

Operation and Maintenance (O&M) of Remedial System

Sanford, Seminole County, Florida

Christopher assisted the project manager for annual this remedial O&M project. His duties/responsibilities included sample collection and analysis for annual report, cleaning and general maintenance of the treatment system, and repairs to the treatment system which was damaged by lightning. Universal designed and implemented the Remedial Action Plan and is responsible for all reporting to the Florida Department of Environmental Protection (FDEP) Central District, as well as summarizing the remedial activities conducted periodically.

Phase I ESA, Lake Charm Drive Subdivision

Oviedo, Seminole County, Florida

The subject property being considered for re-development as a new residential subdivision consisted of approximately 38 acres. Christopher conducted an evaluation of the past and current uses of subject property and surrounding properties to identify recognized environmental conditions which would warrant further evaluation with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products.

Limited Groundwater Screening, WaWa Facility 5820 Edgewater Drive

Orlando, Orange County, Florida

Christopher collected the samples for this limited groundwater screening project.



Education

BS, Earth Science,
Northeastern Illinois
University

Years of Experience

41

Licenses

- Professional Geologist, FL #PG408
- Professional Geologist, AR
- Professional Geologist, NC

Certifications

- Employee Development Course in Hazardous Materials and Site Investigations
- Trained in Hazardous Waste Cleanup and Disposal Techniques
- Short Course, Ground Water Modeling, NWWA
- Short Course, RCRA Rules and Regulations, Government Institutes

Affiliations

- FPMA (Florida Petroleum Marketers Association)

Michael J. Geden, PG

Senior Project Geologist

Mike Geden has 41 years of professional experience in conducting and managing multiple groundwater investigations, site assessments, risk assessments, feasibility studies and site remedial actions. Project components have included literature and record searches, design and implementation of field assessment programs including installation and sampling of soil borings and groundwater monitor wells, geophysical investigations, single and multiple well aquifer testing, groundwater modeling and report preparation. Sites involved include those on the National Priorities List (NPL), RCRA, industrial, residential and open land. Clients have included the federal government, state, county and municipal governments and private industrial concerns.

PROJECT EXPERIENCE

Site Assessment /Remediation– Two Adjacent Brownfield Sites, Proposed Hotel/Commercial Site, 400 and 434 North Orange Avenue at Amelia Street

Orlando, Florida

Michael was the project geologist for the site assessment for this project which involved approximately six acres in downtown Orlando, Florida. Universal began work on this property as a Phase I Environmental Site Assessment (ESA) which identified the potential for contamination. A subsequent Phase II ESA confirmed the presence of soil contamination. Universal completed a site assessment to delineate the extent of Benzo(a)pyrene (BAP) in the soil. The assessment also showed that the soil contamination had not transitioned into the groundwater. Since the downtown area was designated as a brownfield area the property was designated a brownfield site to provide tax credits for the further assessment and remediation of the property. The property was split in half by two separate owners/developers with each parcel being eligible for the tax credits. The final assessment delineated the extent of impact on each parcel and Universal excavated the impacted soil for off-site disposal. The final assessment, remedial action and subsequent SRCO were completed within the same calendar year allowing the property owners to recoup 75% of the environmental cost.

Site Assessment/Remediation Proposed Mills Park

Orlando, Florida

Michael was the project geologist and manager. A Phase I ESA identified potential impacts to the property related to the presence of two railroad tracks that traversed a former lumber yard and other commercial/industrial parcels. The property was proposed for redevelopment as a multi-tenant retail and residential development. In April 2007, the City of Orlando designated the property as a Brownfield Site (BF480702000). The site assessment identified benzo (a) pyrene and its equivalents and arsenic in the soil beneath the former railroad tracks at concentrations that exceed the State of Florida cleanup criteria for residential use properties. Universal developed a remedial strategy for the excavation and off-site disposal of the estimated 8,800 cubic yards of contaminated soils. Upon removal of the soils the site was granted an SRCO by the FDEP.

Managed Assessment and Remedial Actions, Former Defense Fuels Supply Point

Lynn Haven, Florida

This facility formerly provided bulk fuels to Tyndell Air Force Base, but was decommissioned. Site activities included removal of bulk fuel storage tanks and the railroad network, delineation of

petroleum contamination within the soils and groundwater and the installation of groundwater and soil remediation systems. Active remediation at the site included dual-phase groundwater recovery, standard recovery wells, and air sparging. Soils at the site underwent enhanced bio-remediation. Recovered groundwater was treated in an on-site stripper and is then returned via infiltration galleries and spray fields.

Managed Assessment and Remedial Actions, Defense Fuels Supply Point, MacDill Air Force Base

Tampa, Florida

This operational facility provides bulk fuels to the Air Force Base. Site activities included delineation of petroleum contamination within the soils and groundwater and the installation of groundwater remediation systems. Refurbishing of the bulk storage tanks by the Air Force allowed for the installation of an air sparging system under the tanks which were placed back in operation. Contaminated soils in the basins and at the pumping facility were addressed as the refurbishing of the facility continued. Product recovery was completed at two locations and the installation of additional groundwater remedial systems was completed.

Program Manager, Petroleum Restoration Program

Central District, Florida

Provides overall management of all sites in the Central District assigned to Universal under the State of Florida Petroleum Restoration Program (PRP). Tasks include review of initial PRP offer, assignment of task to a project manager in one of six Universal offices in the Central District, allocation of company resources and review of all project deliverables.

Project Manager/Project Geologist, Retail Property

Seminole County, Florida

Former UST site had been redeveloped as a retail outlet. Petroleum contamination spread from the former tank location under an adjacent busy highway. Implemented approved remedial action consisting of in-situ chemical oxidation of high concentration source area. This action was followed by repopulation of the microbial community through the injection of Petrox. Finally, an oxygen release compound was injected into the surficial aquifer to aid in the biodegradation of the remaining contamination. Natural groundwater flow is expected to carry the microbes and nutrients to the impacted areas under the roadway.

Project Manager/Project Geologist, Commercial Warehouse

St. Cloud, Florida

Completed expedited site remediation in support of a warehouse facility sale. Assessed soil and groundwater impacts associated with an abandoned UST at the site. Negotiated with the FDEP for a soil and groundwater removal action in the vicinity of the tank. Following removal and clean soil determination, demonstrated two consecutive quarters of clean groundwater sampling which lead the State to issue a determination of No Further Action for the property. Property could then be sold for full worth with no environmental restrictions.

Project Manager/Project Geologist – Multiple Sites

Seminole County, Orange County, Osceola County, Volusia County and Polk County, Florida

Projects involved assessment, remedial design and implementation and long term monitoring under the FDEP Petroleum Cleanup Program which was the predecessor to the current PRP. Many sites had been redeveloped as retail facilities requiring that all work be completed with minimal disruption to retail operations.

Managed Assessment and Tank Closures, Entertainment Complex

Polk County, Florida

Worked with facility Environmental Compliance personnel to bring USTs into compliance at multiple properties. Services included aiding in the registration of tanks, contamination assessments at 5 tank farm locations, excavation and closure of tanks at 3 locations and abandonment of groundwater monitoring wells and one potable well which were no longer in service. Client received notifications of clean closure and a No Further Action determination on all sites addressed.

Managed Site Assessment and Closures, Multiple Retail Properties

Orange and Volusia Counties, Florida

Worked with a local development company to complete limited site assessments at multiple former petroleum sites. These sites, which had been redeveloped as retail properties were in the State Petroleum Cleanup program, but due to low scores, were not eligible for state funding. Negotiated scope of work with regulatory agencies to determine contaminant status of soil and groundwater at each site. Performed remedial actions as necessary to obtain a determination of No Further Action at each site.

Managed Assessment and Initial Remedial Action, Oil Treating Facility

Santa Rosa County, Florida

Conducted contamination assessment at an oil treating facility following the discovery that a small quantity of oil was leaking out of a hillside through naturally occurring groundwater seeps into a local stream system. A series of monitor wells, soil borings and soil gas surveys were completed to trace the oil back to the source. Aquatic toxicity surveys were completed and a risk assessment performed before initial remediation designs were completed. Remediation designs included an interception trench and shallow and deep recovery wells.

Project Geologist, Spill Response

Chiefland, Florida

Coordinated emergency response services at the site of a 5,000 gallon gasoline spill, which resulted from a highway accident involving an overturned tanker truck. Gasoline ran into a storm sewer system which ultimately discharged to a sinkhole. Project involved recovery of the free-floating product and contaminated soil from the sinkhole. Groundwater samples were collected and analyzed daily from the nearby municipal well field. Monitoring wells were installed between the sinkhole and the well field to provide an early warning of any contaminant movement. A standby carbon-adsorption treatment system was installed at the municipal well field. A soil gas survey revealed that a substantial amount of gasoline leaked out of the storm sewer system and was held in the soil beneath the storm sewer pipe. Vacuum extraction system to remediate the contaminated soil was designed, constructed, and put into operation within 60 days.

Project Manager/Project Geologist - St. Cloud Power Plant Petroleum Cleanup (OUC/FDEP)

St. Cloud, Florida

Managed the assessment of the St. Cloud Power Generation Facility during and after petroleum contamination remediation. This project was funded under the FDEP Petroleum Cleanup Program in a cost sharing agreement between the City of St. Cloud, Orlando Utilities Commission and the FDEP. The assessment determined the impact of accidental operational releases of petroleum products from the facility into the surrounding soil and groundwater. Once the extent of impact was identified, a plan for cleanup was developed and implemented.

Site Reconnaissance, US Navy Properties

Oahu, Hawaii

Completed initial site reconnaissance of all US Navy underground storage tank sites at military installations on the island of Oahu in Hawaii. Included site visits, initial mapping, records review and monitoring well inventory. Task was a part of a wide ranging multi-year contract with PACDIV to provide initial site characterizations of all fuel storage facilities within the district.

Toxicity Testing

Persian Gulf, Saudi Arabia

Part of research team testing the toxicity of an oil dispersant on sensitive corals in the Persian Gulf. Included establishing test tracts including control tracts and exposing corals within the tracts to crude oil and various mixtures of crude oil and dispersant. Follow team monitored the health of the corals on a quarterly basis for impacts.

Project Manager/Project Geologist – Former Central Florida Drum

Winter Springs, Florida

Managed preparation of a Phase I Site Assessment for a large parcel of land being purchased by a national home builder. A portion of the property had formerly been used as a drum recycling operation and is a listed brownfield site with known groundwater contamination. Michael completed an extensive Site Assessment to delineate impacted soils within the brownfield area and to screen for contaminants in the former citrus groves. The assessment identified two impacted areas. The Primary Area of Concern (PAC) consists of approximately 4.5 acres where soil is impacted with organochlorine pesticides, metals, BaP, BaP Eqs and PCB-1260. This area is also underlain by a chlorinated solvent plume in the groundwater. In addition to the Primary Area of Concern, soil containing primarily BaP, BaP Eqs and arsenic contamination was identified at a smaller adjacent parcel. Prepared a Limited Scope Remedial Action Plan (LSRAP) to address hot spots in the groundwater that exceeded the natural attenuation default concentrations for TCE. Addressing the hot spots allowed for natural attenuation monitoring of the remaining plume and eventual closure with groundwater use restrictions. Universal treated the hot spots with two applications of a chemical oxidant (PersulfOx). One application was applied through existing air sparge points from a prior remedial effort and the second application was completed using Universal's GeoProbe. Complete semi-annual sampling of monitoring wells within the impacted areas under the Brownfield agreement and as post active remediation

monitoring. Developed a LSRAP that proposed relocation of impacted soils from Area 1B to the PAC. The relocated soils were capped with clean fill and the area will remain a green space within the proposed development. Prepared the Voluntary Cleanup Tax Credit application which was reviewed and certified by a CPA and submitted on behalf of the client to the FDEP Brownfield Program

Project Manager/Project Geologist - Industrial Site Assessment

Sanford, Seminole County, Florida

Managed the supplemental site assessment of a former manufacturing facility which used tetrachloroethene (PCE) historically as a vapor degreaser. PCE leached through the concrete structure of the degreaser into the soils and groundwater under the building. The assessment used the membrane interface probe (MIP) for direct measurement of contaminant impact and to determine the lithology beneath the site. This investigation revealed a zone of DNAPL residing on top of one of the clay layers beneath the former degreasing unit. Universal collected groundwater samples from three hydrologic units utilizing a GeoProbe to delineate the extent of impact. Universal maintained a system for recovering impacted groundwater from the shallow aquifer which was treated on-site and discharged under permit to the POTW.

Project Manager/Project Geologist, Vacant Central Florida Industrial Property

Florida

Vacant property encompassing 5.21 acres was used as a manufacturing facility from approximately 1954 through 1961 and the remaining building (Bldg G) was then used for storage. TCE was detected in residential wells in 1992 and City water was supplied to the adjacent residential neighborhood. In 2007 the FDEP directed that a Site Assessment be completed. Prepared a Work Plan for a groundwater investigation of the surficial aquifer completed an off-site well survey to identify existing wells that were being used for residential or irrigation purposes. One residential well was found to have site related chemicals of concern (CoC) in excess of the GCTL and Universal worked with the FDEP Water Supply Restoration Program to have the residence attached to the City water supply. The detection of CoCs in off-site GeoProbe samples prompted Universal to file Initial Notice of Contamination Beyond Property Boundaries. Utilized a cone penetrometer and identified 3 water bearing units, and two confining layers in the unconsolidated sediments above the limestone bedrock. Utilized a membrane interface probe to identify source areas associated with former septic systems

and at the former industrial process area. In subsequent investigations utilized a GeoProbe for the collection of discrete groundwater samples which were then analyzed at an on-site mobile laboratory for rapid delineation of the extent of impact. Utilized an in-house wetlands specialist who delineated the extent of the on-site wetlands and then obtained a permit from the US Army Corps of Engineers to access the wetlands for the collection of groundwater samples. Submitted a Site Assessment Report and a Supplemental Site Assessment Report to the FDEP.

Project Manager/Project Geologist - Sherwood Medical Industries NPL Site Operations & Management Activities

Deland, Florida

Responsible for total operation of all selected remedies at the Sherwood Medical NPL site in accordance with two approved Records of Decision (ROD). As Project Manager, Mike represents the interests of the client directly to the EPA in operational matters. Additionally, Mike is responsible for instrumentation of operating remediation system, installation of telemetry system to allow remote monitoring of system operation, weekly, monthly and quarterly O&M and preventative maintenance operations, preparation and implementation of a new O&M manual, semi-annual sampling of all monitoring points and regulatory reporting. All data is compiled into semi-annual reports which are submitted to the Florida Department of Environmental Protection and the United States Environmental Protection Agency, Region IV.

Project Manager/Project Geologist - Supplemental Field Investigation, Sherwood Medical Industries NPL Site

Deland, Florida

EPA requested the collection of additional data to better define extent of contamination at two identified source areas and on the adjacent private properties. Tasks included collection of groundwater data utilizing the GeoProbe Membrane Interface Probe and Electron Capture Detector, completion of multi-aquifer pumping test, installation of shallow, intermediate and deep aquifer monitoring wells and the collection of discrete depth groundwater samples utilizing dispersion sampling equipment. Second phase of effort required installation of FLUTE sampling technology to determine location of DNAPL within the interbedded sands, silts and clays of the confining layer.

Project Manager/Project Geologist – Source Area Remedial Action, Sherwood Medical Industries NPL Site

Deland, Florida

Source area had been defined in the Supplemental Site Assessment. A groundwater sample collected from within the basin showed a PCE concentration of 88,000 ug/l, and the highly impacted area covered 2,500 square feet. The PCE concentration suggested the potential for a limited area of phase separated compounds beneath the basin which had the potential to continue to spread through groundwater migration. Prepared a Remedial Action Plan for enhancement of the natural attenuation process utilizing Hydrogen Release Compound [extended release formula] (HRC-X™) for addressing high concentration contaminants found below the source area. Four monitoring clusters (one upgradient, one source area and two downgradient) were installed to monitor groundwater quality within the injection area as well as upgradient and downgradient. The HRC-X was injected into the subsurface at each grid location utilizing a GeoProbe Model 6620DT direct push rig and a GeoProbe GS2000 injection machine. Collected samples from the wells on a semi-annual basis in association with the routine O&M sampling at the site. Submitted to the FDEP and the EPA an Implementation Report on December 4, 2008 which showed PCE concentrations were reduced between 78% and 100% (non-detect) in the six source area and downgradient wells.

Project Manager/Project Geologist Sherwood Medical Industries NPL Site

Deland, Florida

Completed Soil Vapor Survey at NPL cleanup site at the request of the USEPA. Contaminant concentrations detected in the groundwater below the operating facility posed the potential for possible vapor intrusion into the manufacturing facility. While vapor concentrations were very high beneath the buildings and paved portions of the property, risk assessment modeling showed that exposure to the potential vapors was with acceptable levels. Samples were collected again 5 years later to compare changes in the concentrations and to re-evaluate exposure scenarios.

Project Manager/Project Geologist Sherwood Medical Industries NPL Site

Deland, Florida

Completed surface water, sediment and fish sampling at a lake adjacent to the NPL cleanup site. The adjacent lake is an operable unit of the site and fishing and swimming ban had been imposed on the lake based on the original Remedial Investigation report. New investigation

demonstrated that contaminants were not bioaccumulating within the fish caught in the lake. Study also showed that contaminants within the sediments were not partitioning to the surface water and that the sediments were being buried by natural siltation further eliminating the exposure potential. Results of the investigation resulted in the fishing ban being lifted from the lake.

Project Manager/Project Geologist - Marine Corps Base Camp Lejuene

Jacksonville, North Carolina

Managed initial remedial investigation activities which were completed at Marine Corps Base Camp Lejeune NPL site including geophysical and hydrogeological investigations, soil, groundwater monitoring wells, potable supply wells, surface water and sediment sampling at 20 study sites on the installation. Sites included suspected chemical burial sites, abandoned landfills, underground storage tanks, and past and present industrial areas.

Project Manager/Project Geologist – Alabama Army Ammunition Plant

Childersburg, Alabama

Over a twenty year period Managed remedial investigation activities at the Alabama Army Ammunition Plant which were initiated following the completion of an initial records search in 1979. The site was placed on the NPL in 1987 and a portion of the property (Area A) was sold to private owners in 1990. Investigations have included sampling of soil, sediments, surface water and groundwater and several phases of remedial actions have been completed. A close working relationship with the regulatory agencies (EPA and Alabama Department of Environmental Management) allowed for the quick delineation of operable units based on analytical results and remediation under interim RODs. Area A of the property was completely remediated.

Project Manager - Information Management for NPL Assessment, Alabama Army Ammunition Plant

Childersburg, Alabama

Provided CERCLA oversight, community relations, closure report preparation, maintained administrative records, prepared site management plan, and DoD property transfer services for this project. Tasks involved the review of the community relations plan and maintaining the community outreach program. Also assisted in the preparation of the site-wide Record of Decision. Coordinated partnering meetings with each of the project stakeholders which included EPA, ADEM, AEC, USACE, IOC, AMC, CHPPM, the local community, and the prime contractors.